

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 091045

I hereby certify that GRESIK ROBERT H & MARILYN TS / Avenue Construction LLC

has permission to Build new garage & entry

148 REGAN LN

CB 350 C006001

Provided that the person or persons, firm or corporation accepting this permit shall comply with all 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 lath or other work is used-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

Thomas M. McAuley 10/15/09
 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: 09-1045	Issue Date:	CBL: 350 C006001
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Location of Construction: 148 REGAN LN	Owner Name: GRESIK ROBERT H & MARIE JT	Owner Address: 148 REGAN LN	Phone:
Business Name:	Contractor Name: Averill Construction LLC /Jeff	Contractor Address: 22 Washington Ave South Portland	Phone 2074090787
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home w/ Garage - Build new garage & entry	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 5	8058#
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003		

Proposed Project Description: Build new garage & entry	Signature:	Signature: <i>Jm</i> 10/15/09
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: Ldobson	Date Applied For: 09/22/2009	Zoning Approval		
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<ol style="list-style-type: none"> 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: <i>9/27/09</i>	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: <i>10/14/09</i>	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: <i>9</i>
	Permit Issued OCT 15 2009 CITY OF PORTLAND		

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

BUILDING PERMIT INSPECTION PROCEDURES

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

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 or setting precast piers

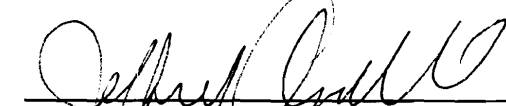
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

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.

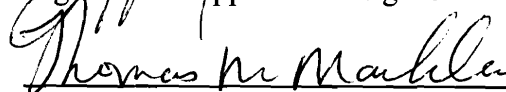
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



Signature of Applicant/Designee

10/15/09
Date



Signature of Inspections Official

10/15/09
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1045	Date Applied For: 09/22/2009	CBL: 350 C006001
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Location of Construction: 148 REGAN LN	Owner Name: GRESIK ROBERT H & MARIE JT	Owner Address: 148 REGAN LN	Phone:
Business Name:	Contractor Name: Averill Construction LLC /Jeff	Contractor Address: 22 Washington Ave South Portland	Phone (207) 409-0787
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	

Proposed Use: Single Family Home w/ Garage - Build new garage & entry	Proposed Project Description: Build new garage & entry
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/22/2009

Note:**Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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 with Conditions **Reviewer:** Tom Markley **Approval Date:** 10/15/2009

Note:**Ok to Issue:**

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

Comments:

10/14/2009-mes: Both owners came in and discussed changes to their proposed garage - I am allowing a 6'8" sideyard setback under section 14-433. Permit has not been issued yet. Gave back to reviewer.



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>148 Regan Lane</u>		
Total Square Footage of Proposed Structure/Area <u>8588.5844</u>		Square Footage of Lot <u>8588.5844</u>
Tax Assessor's Chart, Block & Lot Chart# <u>350 C</u> Block# <u>6</u> Lot# <u>51</u>	Applicant * must be owner, Lessee or Buyer * Name <u>MANIPAL B. GRESIK</u> Address <u>148 Regan Lane</u> City, State & Zip <u>Portland, Me</u>	Telephone: <u>878-2850</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30,000⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ <u>320⁰⁰</u>
Current legal use (i.e. single family) <u>Single Family / garage</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>New Garage and Entry</u>		
Contractor's name: <u>Aveill Construction LLC</u> Address: <u>22 Washington Ave</u> City, State & Zip: <u>South Portland, Me 04106</u> Telephone: <u>999-8723</u> Who should we contact when the permit is ready: <u>Self Aveill</u> Telephone: <u>409-0787</u> Mailing address: <u>22 Washington Ave - South Portland Me.</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.

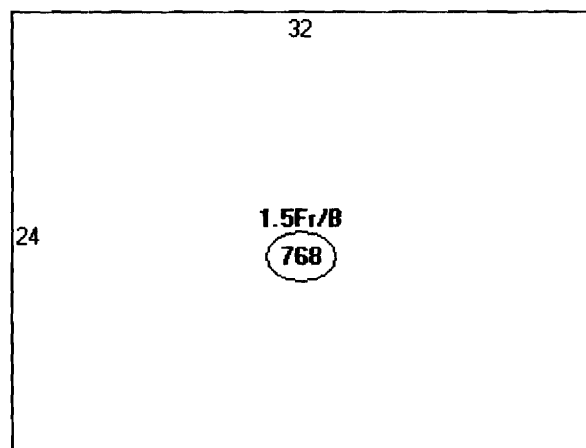
Signature: [Signature]

Date: Sept 18, 2019

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

Descriptor/Area

A: 1.5Fr/B
768 sqft



$$8058 \times 35 = 282030$$

96 shed 8x12
768 house

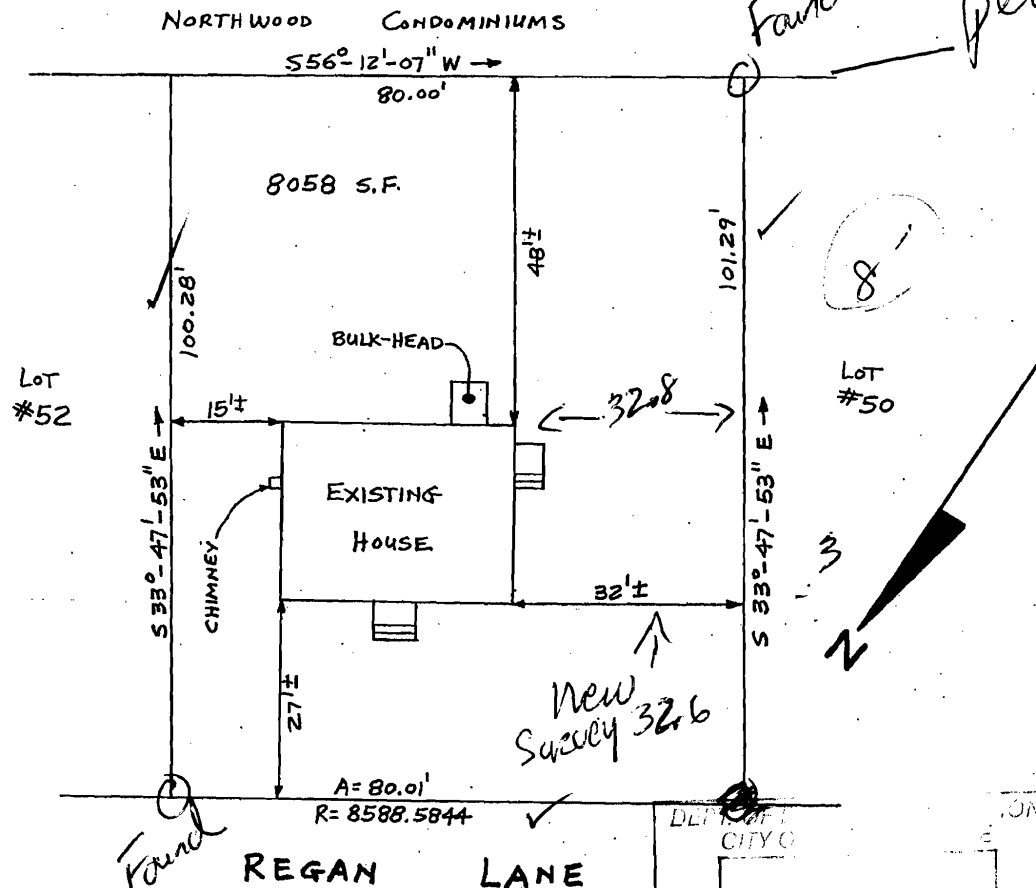
858 garage 24.5 x 35

1722

OK

**CERTIFICATION PLAN
FOR
MAINE SAVINGS BANK
AND ITS MORTGAGE
TITLE INSURER**

632-9734



Notes:

1. This plan shows existing conditions as of the date shown below.
2. This plan was not made from an instrument survey and is not for recording purposes.
3. Certification of this plan is for mortgage purposes only.
4. The municipality has determined that these premises conformed with the local zoning ordinances at the time of construction.
5. In accordance with the local municipality, these premises do not fall within a flood hazard zone.
6. I hereby certify to Maine Savings Bank and its title insurer that this plan depicts the results of a current examination of the premises described in RA# Book 147, Page 2 of the Cumberland County Registry of Deeds and that all easements, encroachments and buildings are located on the ground as shown thereon.

**LOT #51
NORTHWOOD III
PORTLAND, MAINE**

PREPARED BY

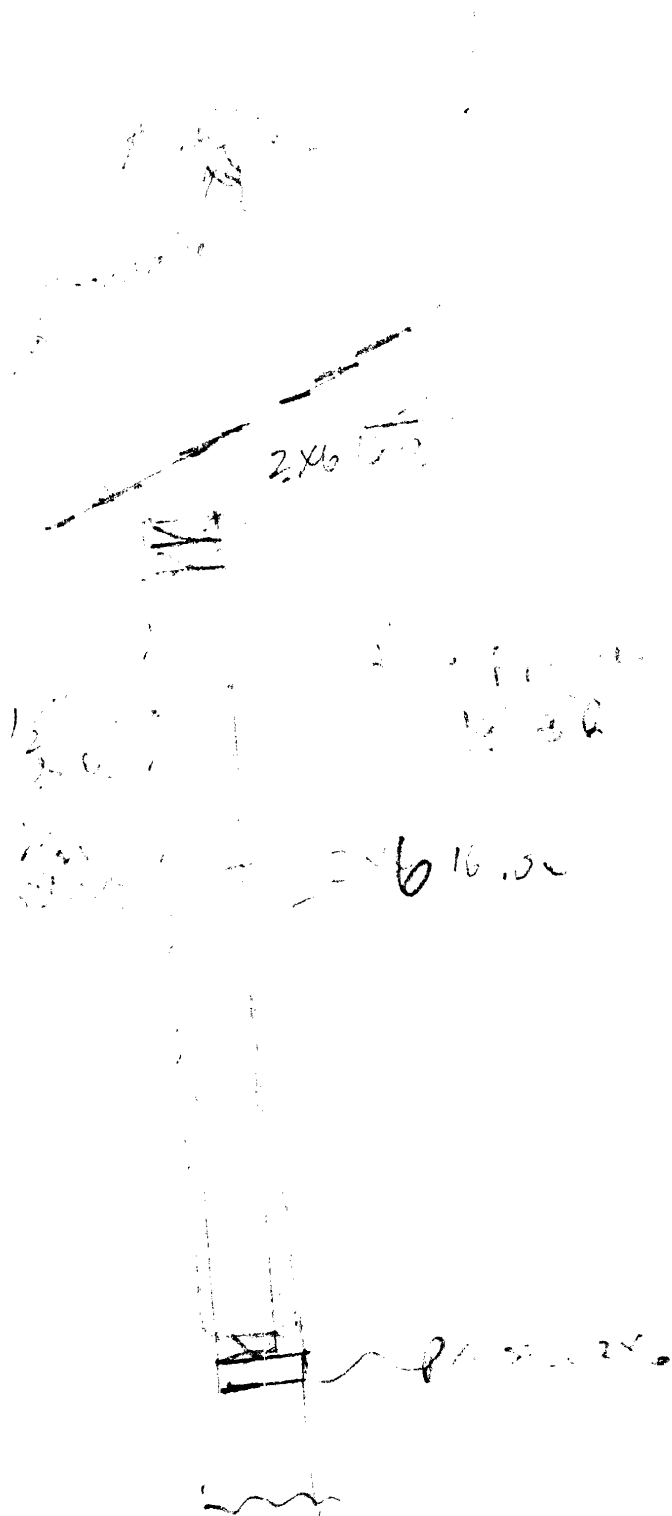
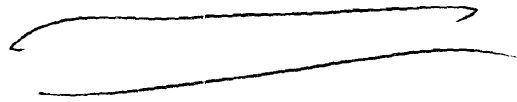
R. A. MANTHORNE

REGISTERED LAND SURVEYOR #653

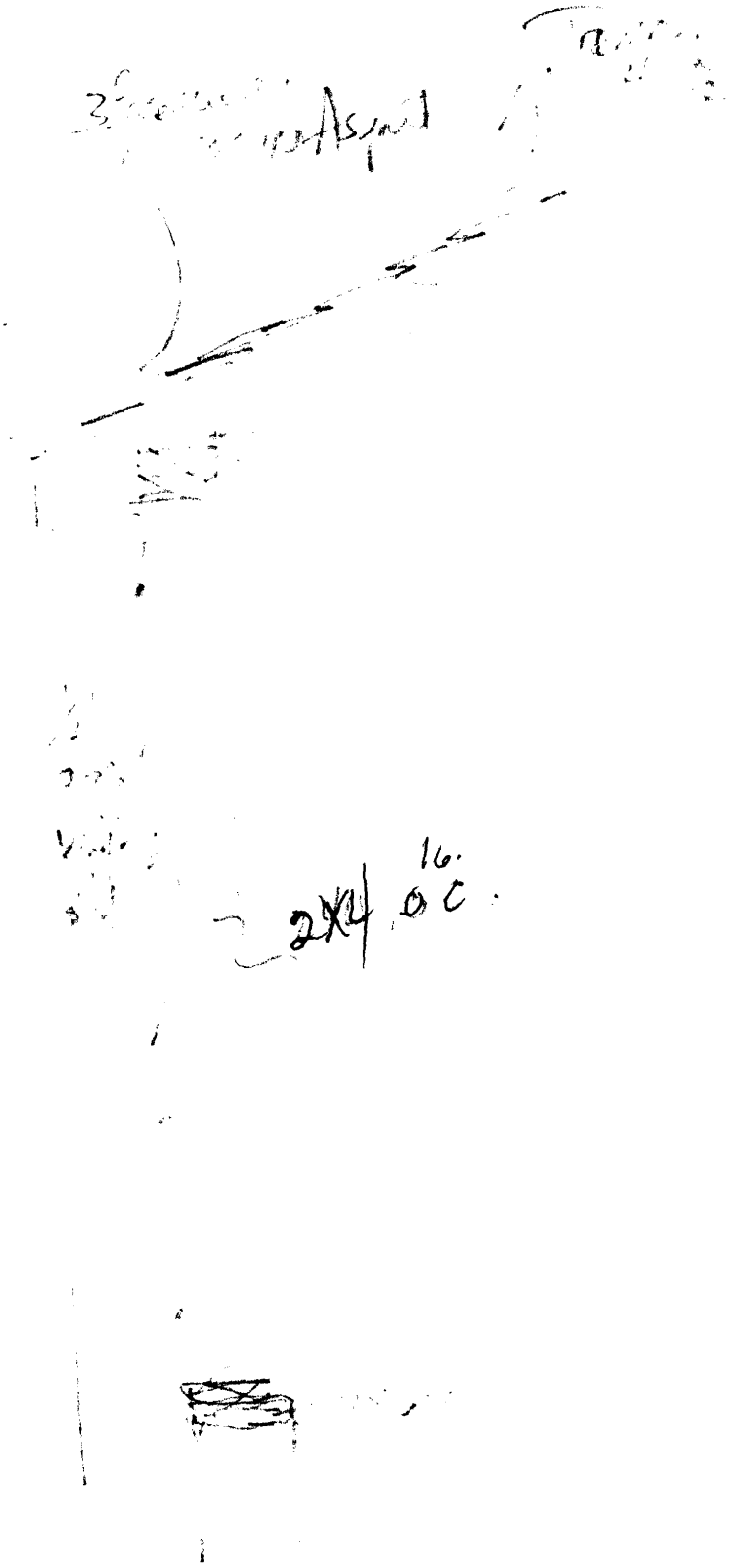
R. A. Manthorne

1-18-86

Front Frame

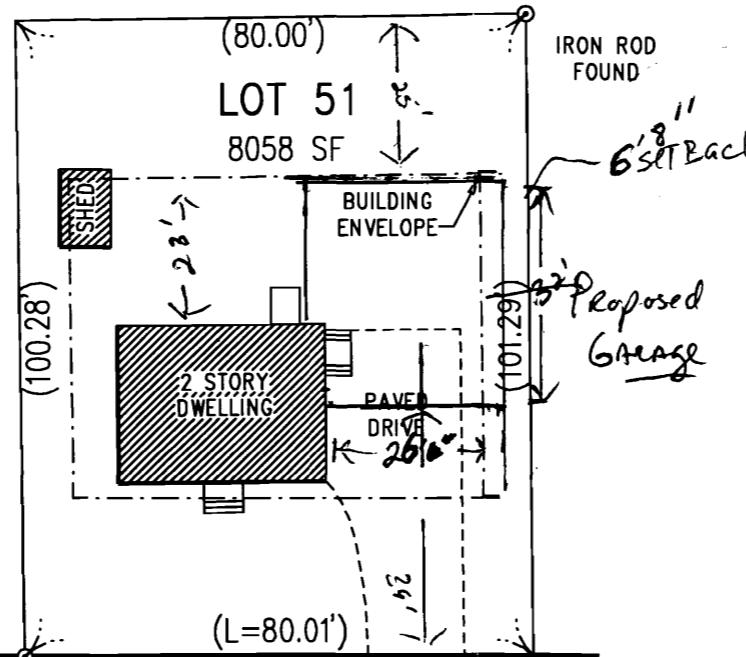


Back of Frame



148 REGAN LANE, PORTLAND, ME
 PLAN BOOK 147 PAGE 2 LOT 51
 ASSESSOR'S MAP 350 BLOCK C PARCEL 6
 ROBERT & MARIE GRESIK

OCT 14 2009



THIS IS NOT A BOUNDARY SURVEY.
 BOUNDARY LINES ARE APPROXIMATE.

THIS PLAN EXCEPTS CHAPTER 90, PART 2, SECTION 4 THROUGH 8
 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' RULES.

**EXISTING CONDITION PLAN OF LAND
 IN
 PORTLAND
 MAINE**

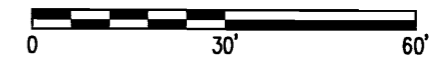
SCALE: 1"=30' SEPTEMBER 16, 2009

PREPARED FOR: JEFF AVERILL
 22 WASHINGTON AVENUE
 SOUTH PORTLAND, ME 04106

JOB NUMBER: 31683 ACAD FILE: 31683.DWG



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED



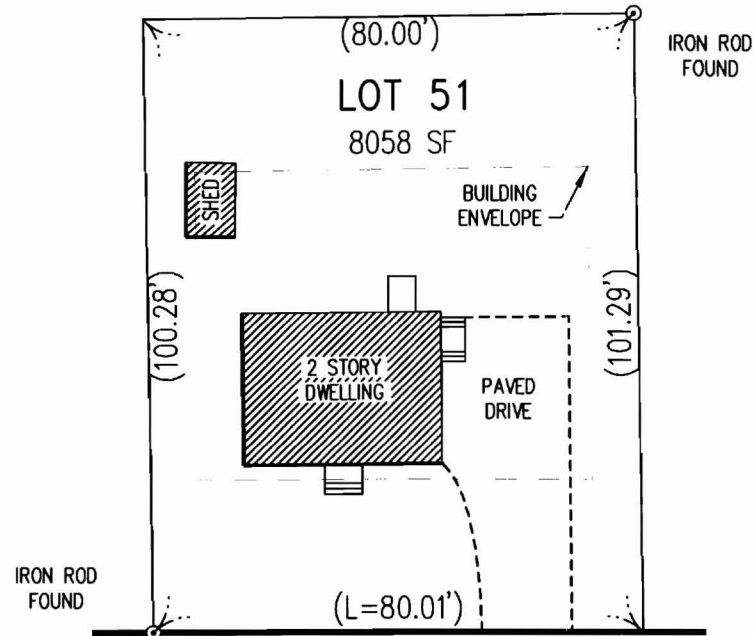
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
 tel: (207) 883-1000 or (800) 882-2227
 fax: (207) 883-1001
 e-mail: info@northeastcivilsolution.com

10/14/09
 [2-3] revised plans most current
 Front: 25' min - 39' shown
 Rear: 25' min - 25' shown
 Side yard: Allowing 6' 8" side yard setback under 14-433
 (built 1985) before 1988
 1 story

REGAN LANE

yes

148 REGAN LANE, PORTLAND, ME
 PLAN BOOK 147 PAGE 2 LOT 51
 ASSESSOR'S MAP 350 BLOCK C PARCEL 6
 ROBERT & MARIE GRESIK



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**EXISTING CONDITION PLAN OF LAND
 IN
 PORTLAND
 MAINE**

SCALE: 1"=30' SEPTEMBER 16, 2009

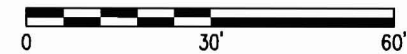
PREPARED FOR: JEFF AVERILL
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REGAN LANE



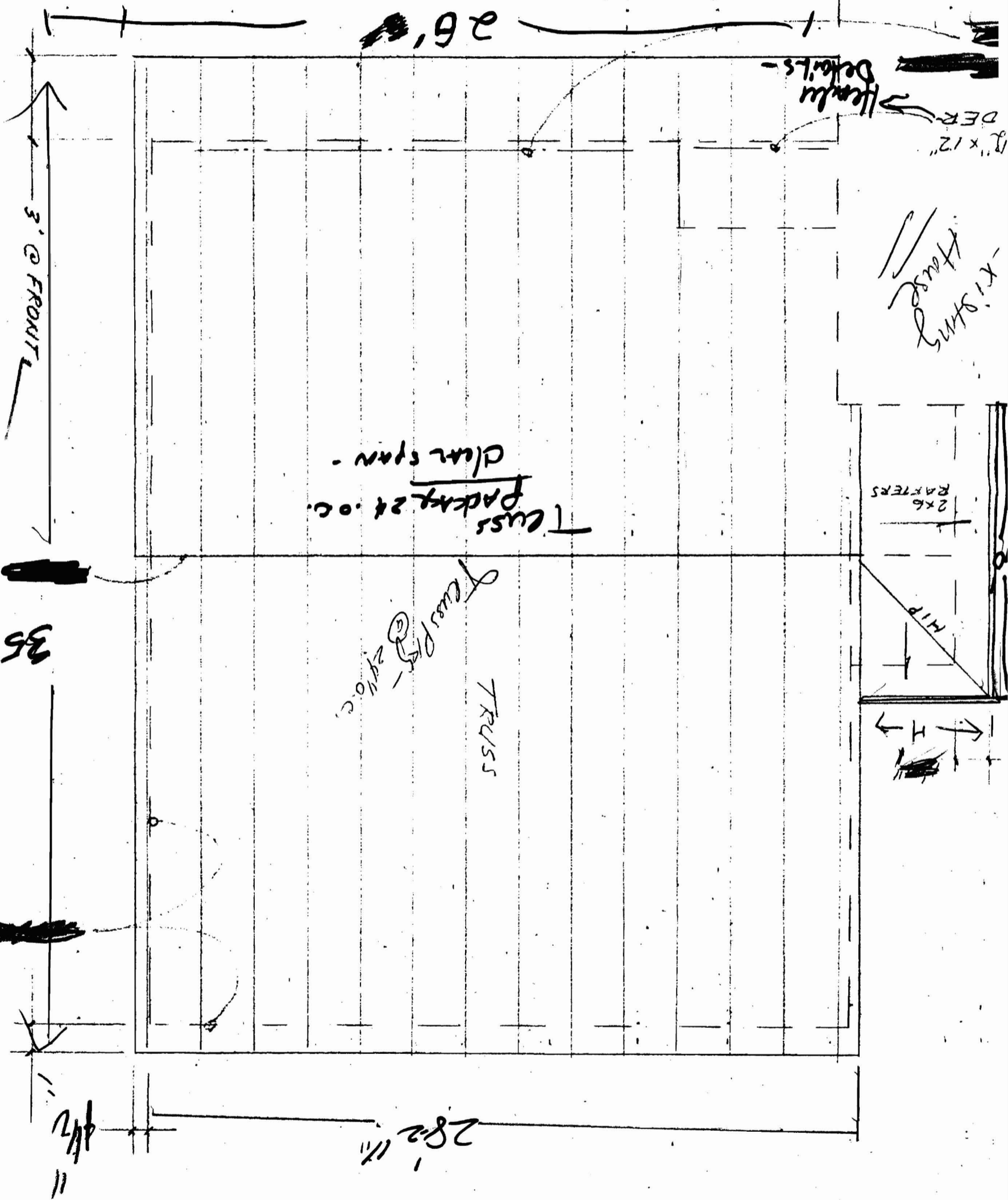
SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED

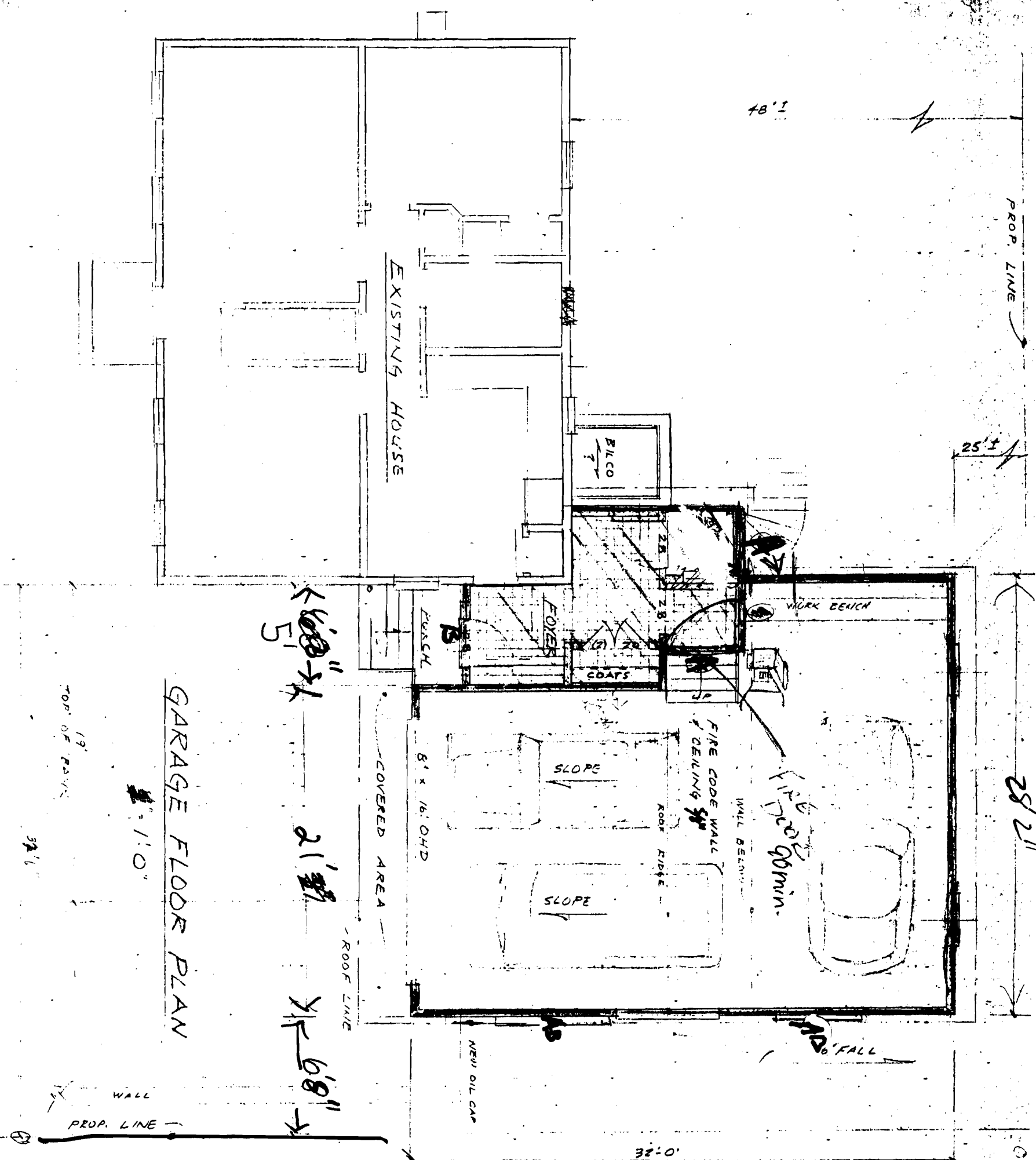


153 US ROUTE 1, SCARBOROUGH, MAINE 04074
 tel: (207) 883-1000 or (800) 882-2227
 fax: (207) 883-1001
 e-mail: info@northeastcivilsolution.com

NE

ROOF FRAMING PLAN

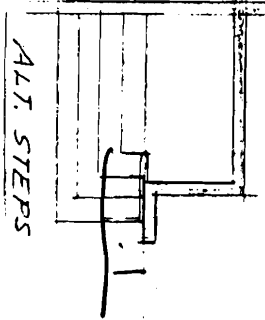
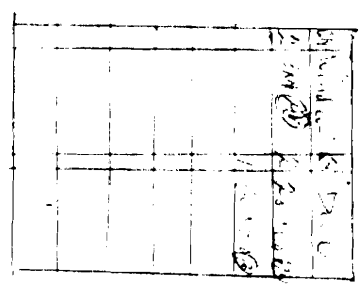




GARAGE FLOOR PLAN

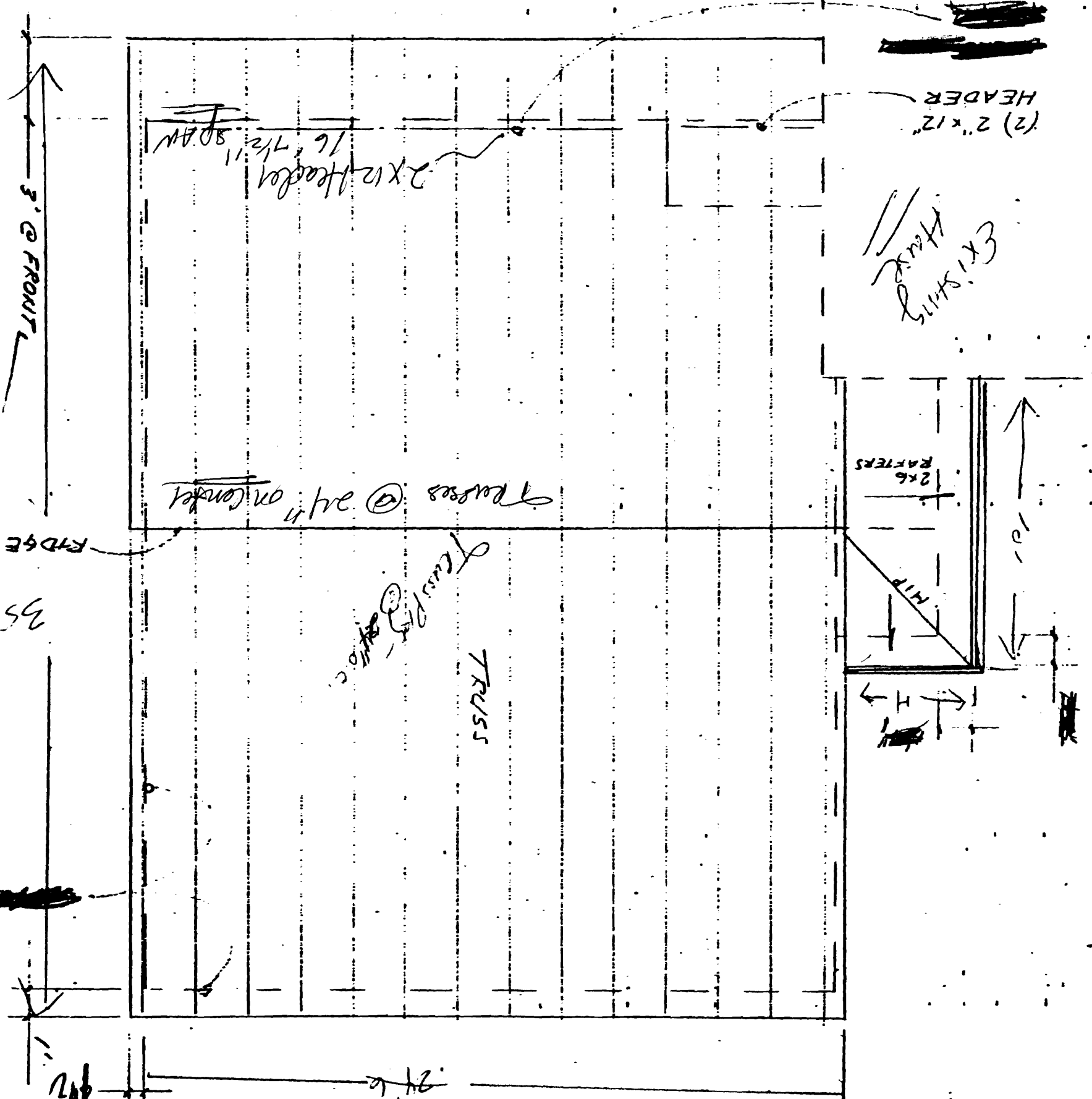
PRELIMINARY

GARAGE ADDITION FOR
ROBERT & MARIE GRESIK
178 REGAN LANE, PORTLAND, MA
DRAWN BY: DESIGN OPTIONS INC. 2009/10/14



OCT 14 2009

ROOF FRAMING PLAN



26' - 10/14/79

4 1/2"

35'

EXISTING
RAFTERS

(2) 2'x12"
HEADER

2x12 Header
16' 7 1/2" SPAN

TRUSSES @ 24" ON CENTER

TRUSS

3' @ FRONT

RIDGE

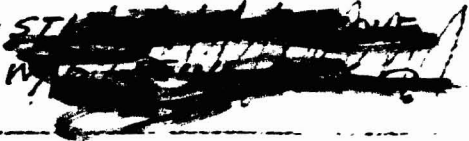
2x6
RAFTERS

HIP

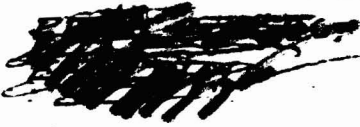
H

24'6"

SHOP
MIN 7'-4" CEILING HT.



OIL
TANK



5' ————— 2'

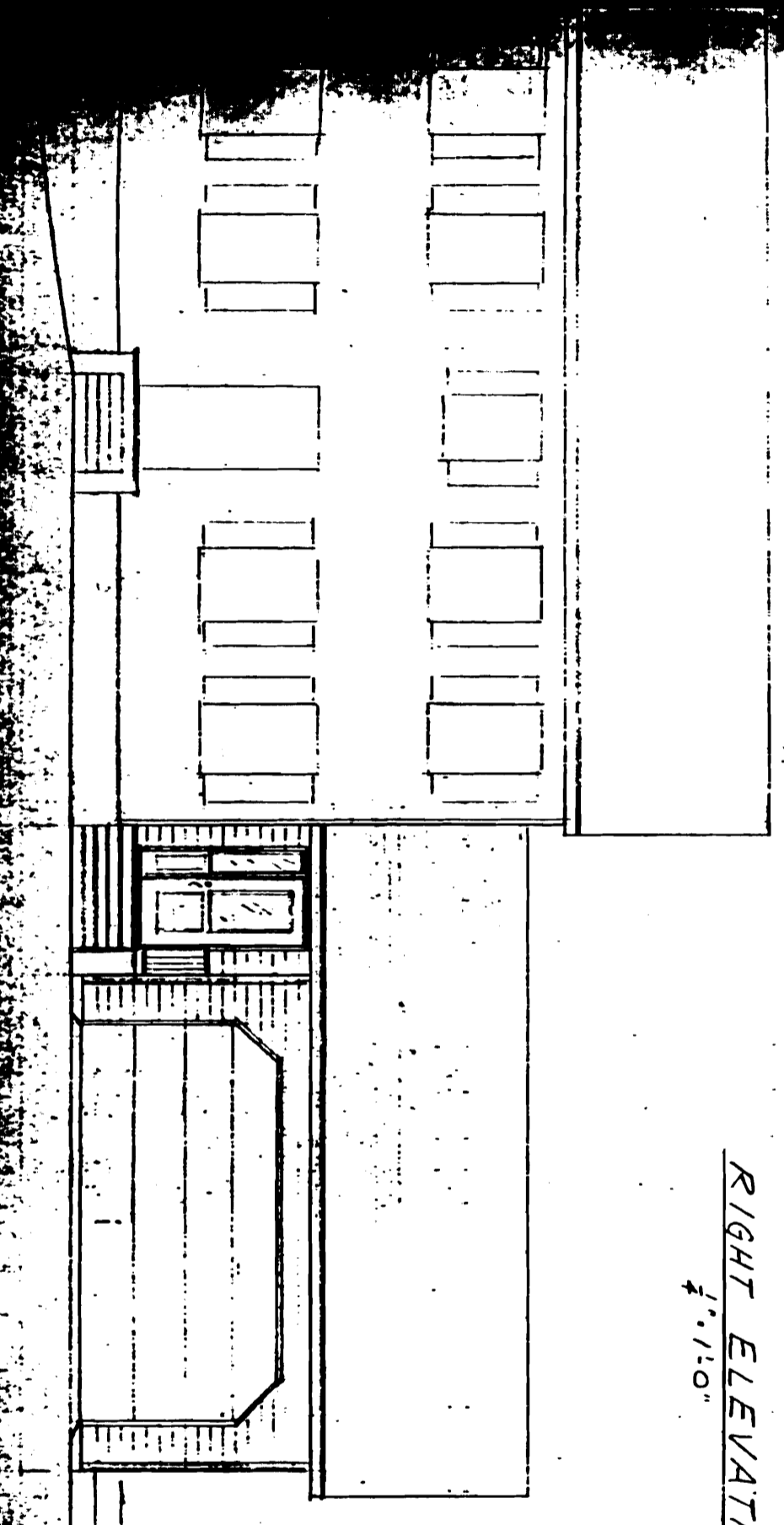
FOUNDATION PLAN

$\frac{1}{4}'' = 1'-0''$

Haise

8-16
Footings

188211903
16 (16) 10/24/21
Dino
Study
1/1/21



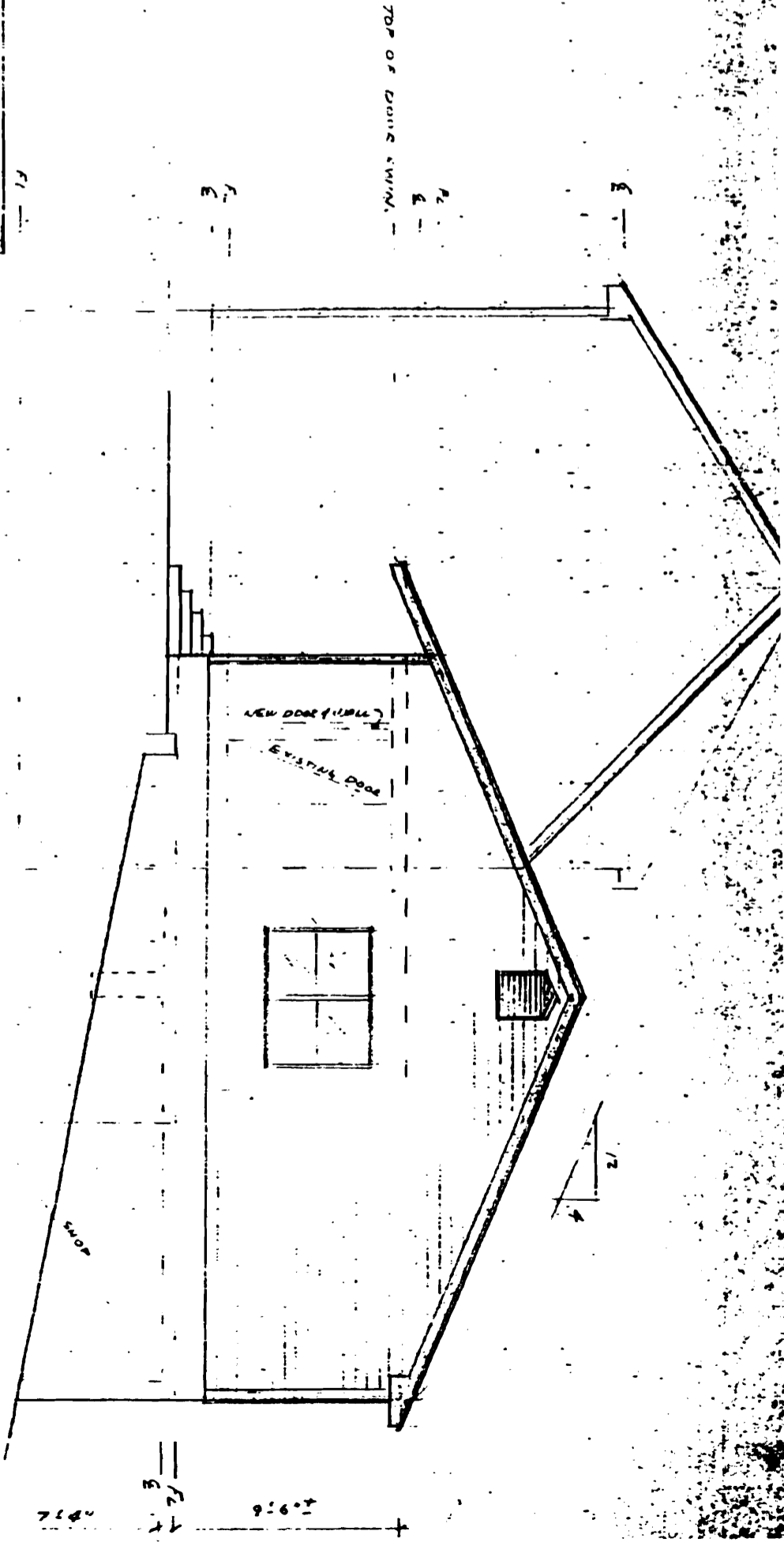
ALT. FOUNDATION HT.

RAILING

WALL

PROP. LINE & ALT. WALL LOCATION

RIGHT ELEVATION
1/4" = 1'-0"



TOP OF DOOR SWIM.

NEW DOOR (HULL)

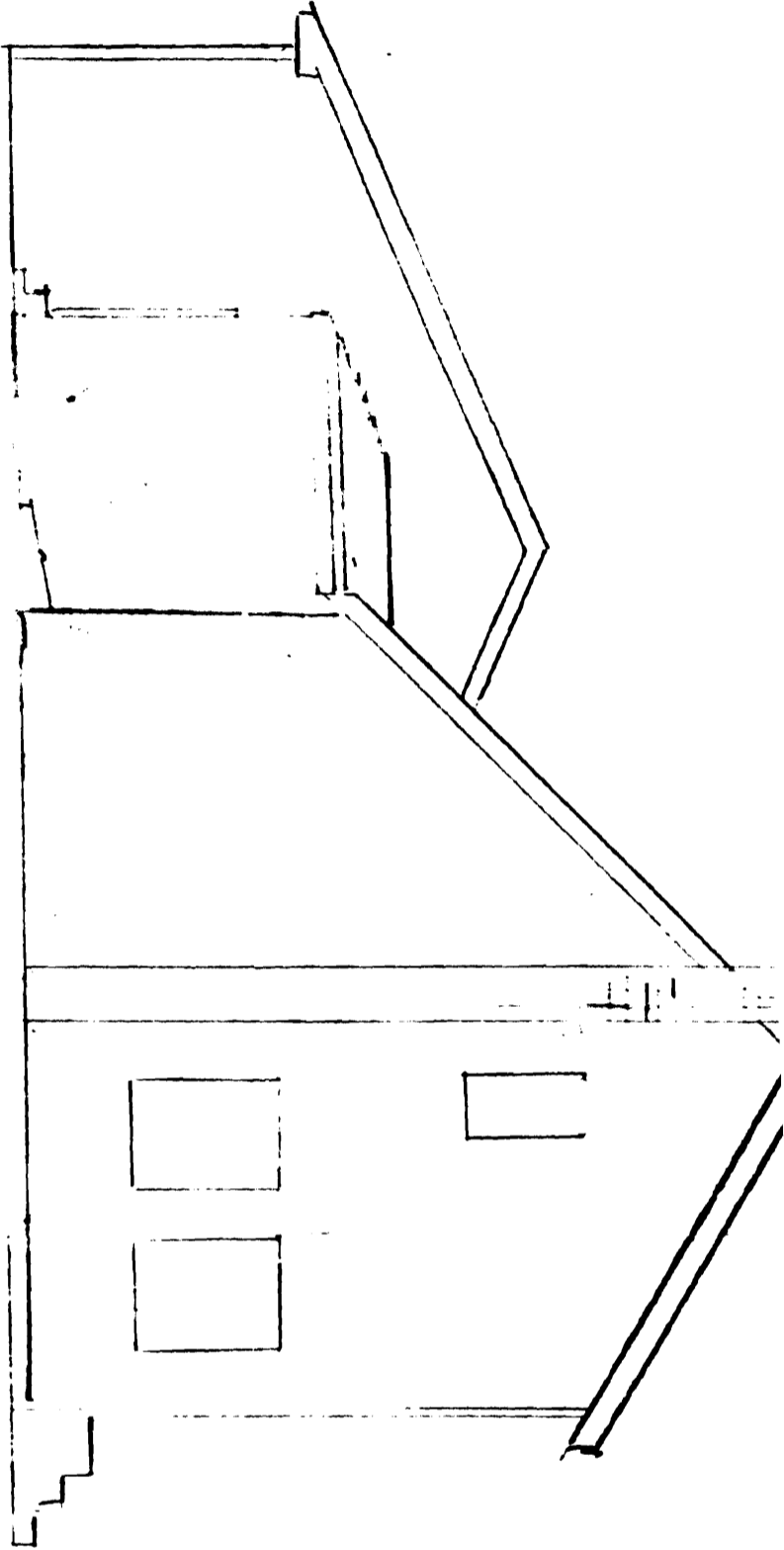
EXISTING DOOR

SNOP

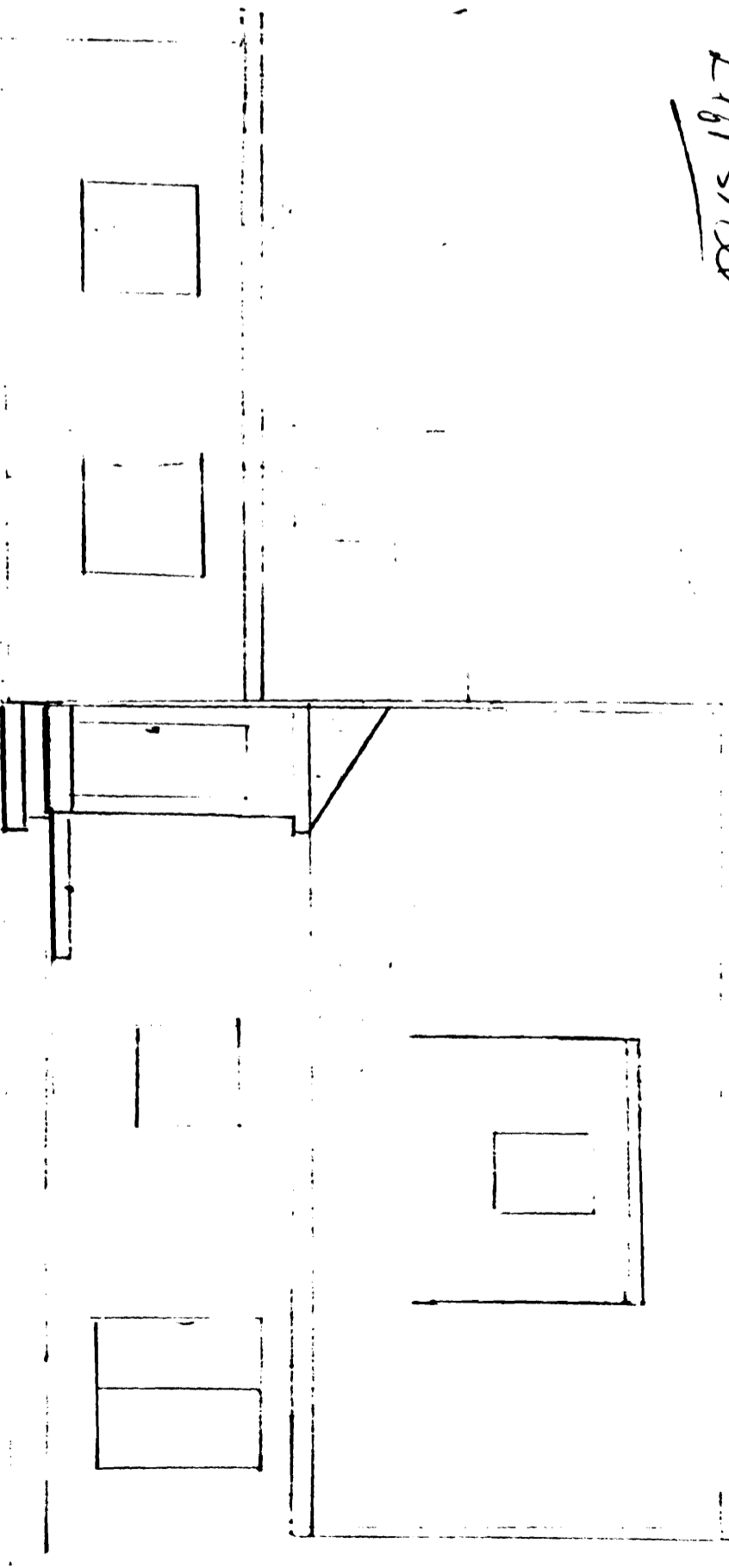
12
4

9'-6"

7'-0"

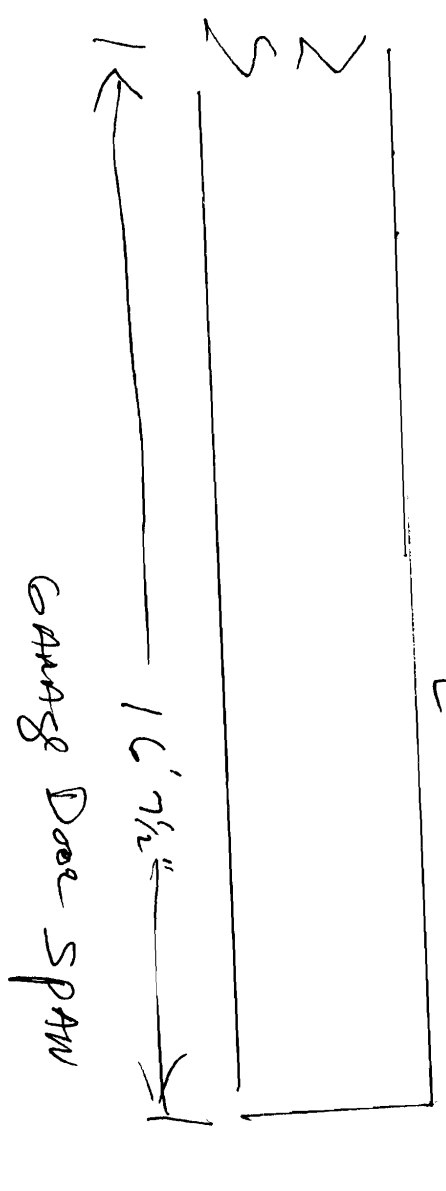


Left side



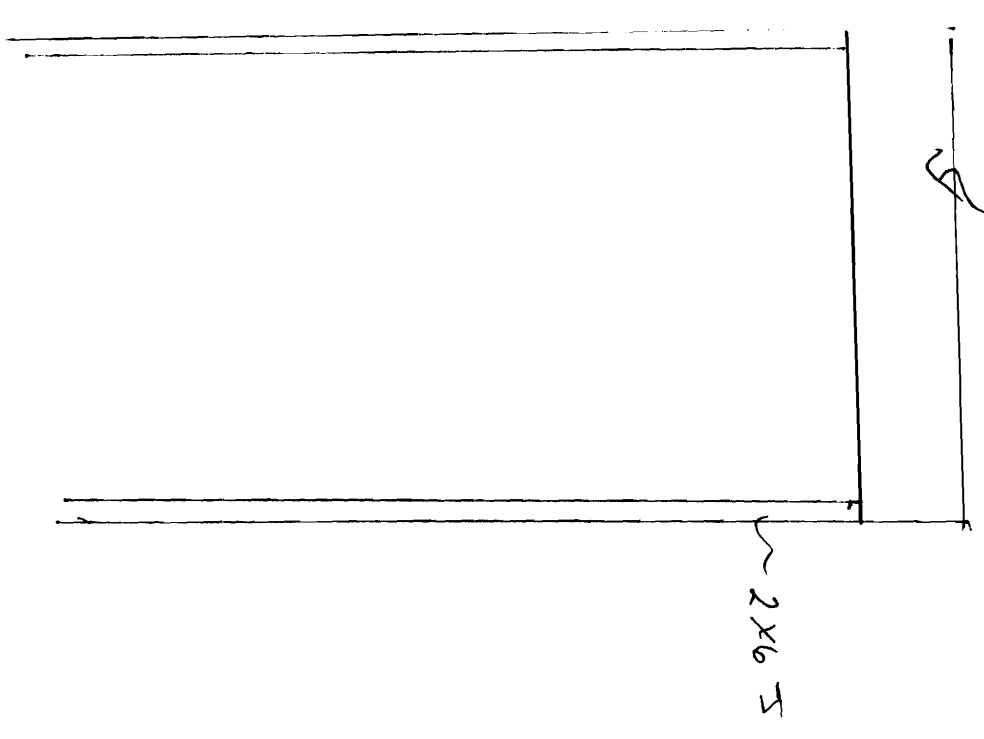
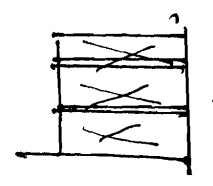
Back

Garage Door Headers.



2x12 w/ Plywood 1/2"

2x5 w/ 1/2" Plywood Window + Door Headers.



Window + Door Schedule

Window + Door Schedule

2	3'x4' (A)		
2	28" x 68" (A)		
1	30" x 68" (B)		