

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: 02-0194	Issue Date: MAR - 7 2002	CBL: 350 C009001
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Location of Construction: 130 Regan Ln	Owner Name: Sesto Lucy A	Owner Address: 130 Regan Ln	Phone: 197-5686
Business Name:	Contractor Name: Vowdras, William	Contractor Address: 41 Webster Avenue Westbrok	Phone: 2078562252
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: single family	Proposed Use: single family w/ rear addition and rear deck	Permit Fee: \$205.00	Cost of Work: \$25,268.00	CEO District: 2
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Proposed Project Description: add rear 13' x 16' addition and 13' x 16' deck	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R3 Type: SB BOLA 1999
	Signature:	Signature: <i>[Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> <i>N/A</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: dgc	Date Applied For: 03/07/2002	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 checked="" 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: 3/7/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" 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: 3/7/02
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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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.

DV **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.

D **Footing/Building Location Inspection:** Prior to pouring concrete *area tables + form*

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill *N/A*

DV **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

DV **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.

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

[Signature]
Signature of applicant/designee

3/7/02
Date

[Signature]
Signature of Inspections Official

3/7/02
Date

CBL: 350 C 9 Building Permit #: 020194

one
page 533-47-53 E

Plan Book 16
pg. 10

All Purpose 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>130 REGAN LANE/PORTLAND</u>		
Total Square Footage of Proposed Structure <u>DECK = 208 s.f. / KITCHEN = 208 s.f.</u>	Square Footage of Lot <u>8000 s.f.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>350</u> Block# <u>C</u> Lot# <u>9</u>	Owner: <u>LUCY SESTO</u>	Telephone: <u>797-5686</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>CELL: 831-5310</u> <u>856-22526</u> <u>BILL VONDRA'S CARPENTRY</u> <u>41 WEBSTER AVENUE</u> <u>WESTBROOK, ME 04092</u>	Cost Of Work: \$ <u>25,268.00</u> Fee: \$ <u>205.00</u>
Current use: <u>OWNER'S RESIDENCE</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>SAME</u>		
Project description: <u>ENLARGE KITCHEN (BY TAKING SPACE CURRENT DECK OCCUPIES)</u> <u>AND BUILDING A NEW DECK</u>		
Contractor's name, address & telephone: <u>BILL VONDRA'S CARPENTRY 856-2252 / 831-5310 (CELL)</u> <u>41 WEBSTER AVENUE / WESTBROOK, ME 04092</u>		
Who should we contact when the permit is ready: <u>BILL VONDRA'S</u>		
Mailing address: <u>(ABOVE)</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 831-5310 (CELL) OR 856-2252		

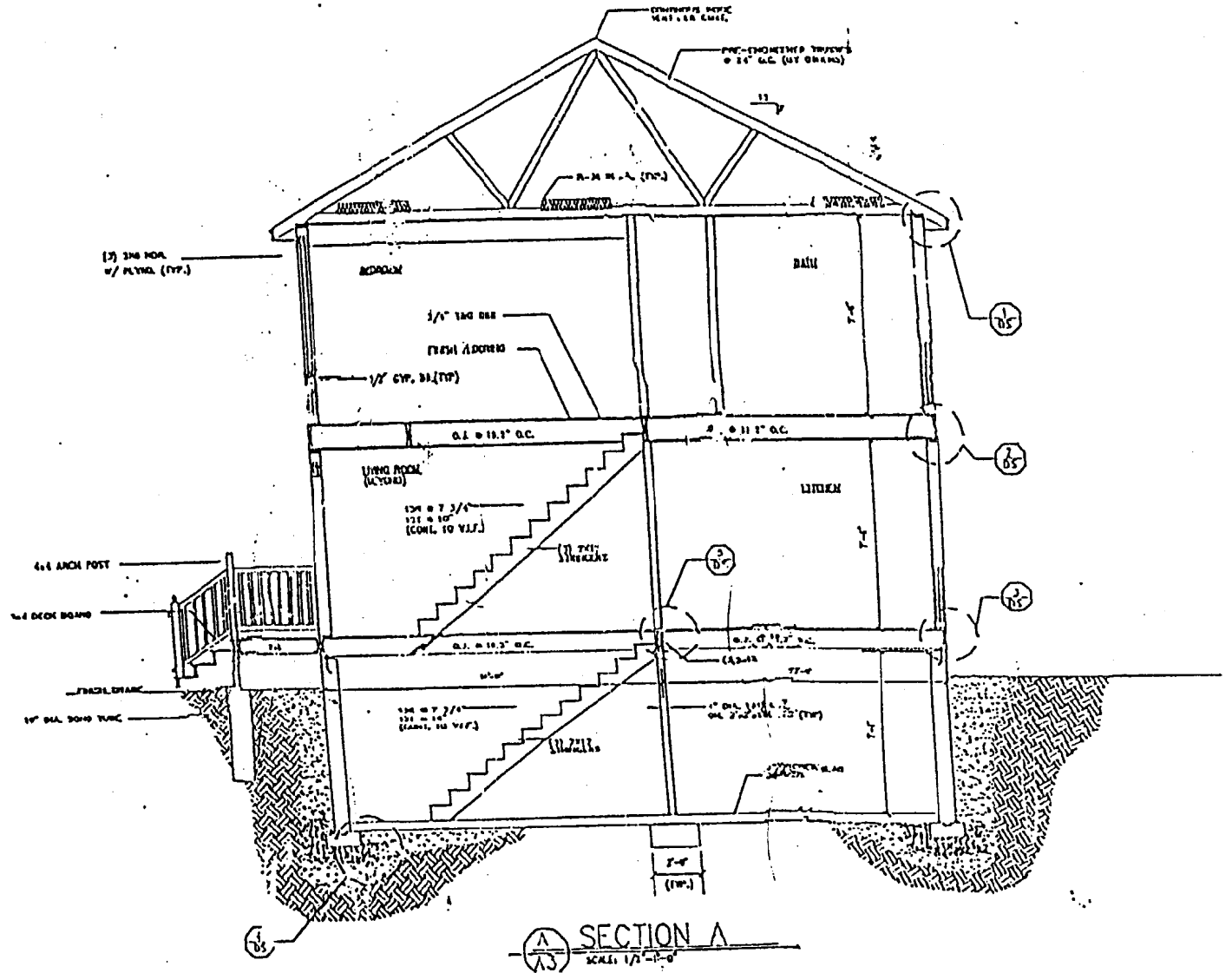
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

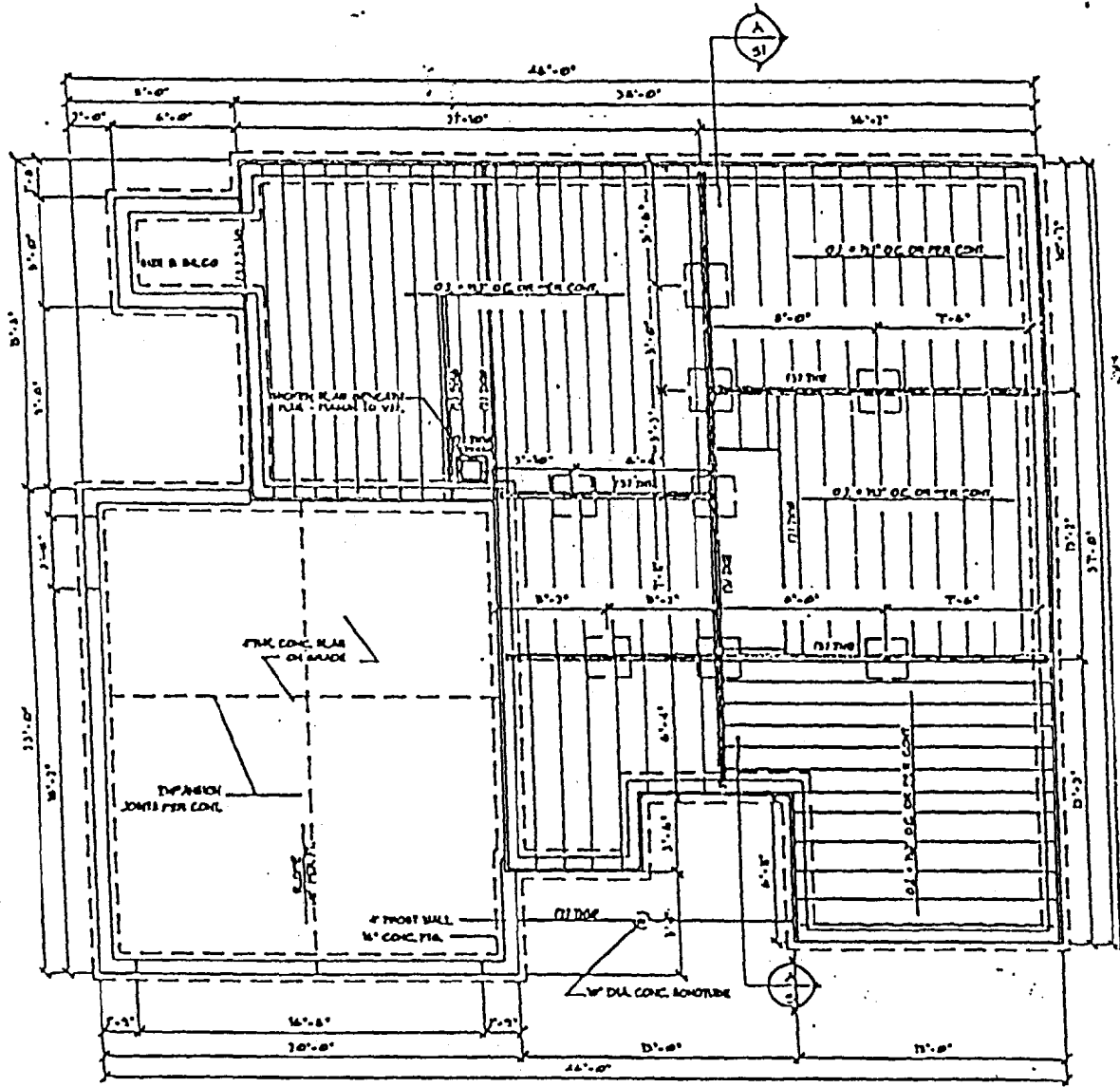
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Signature of applicant: <u>William Vondra</u>	Date: <u>3/04/02</u>
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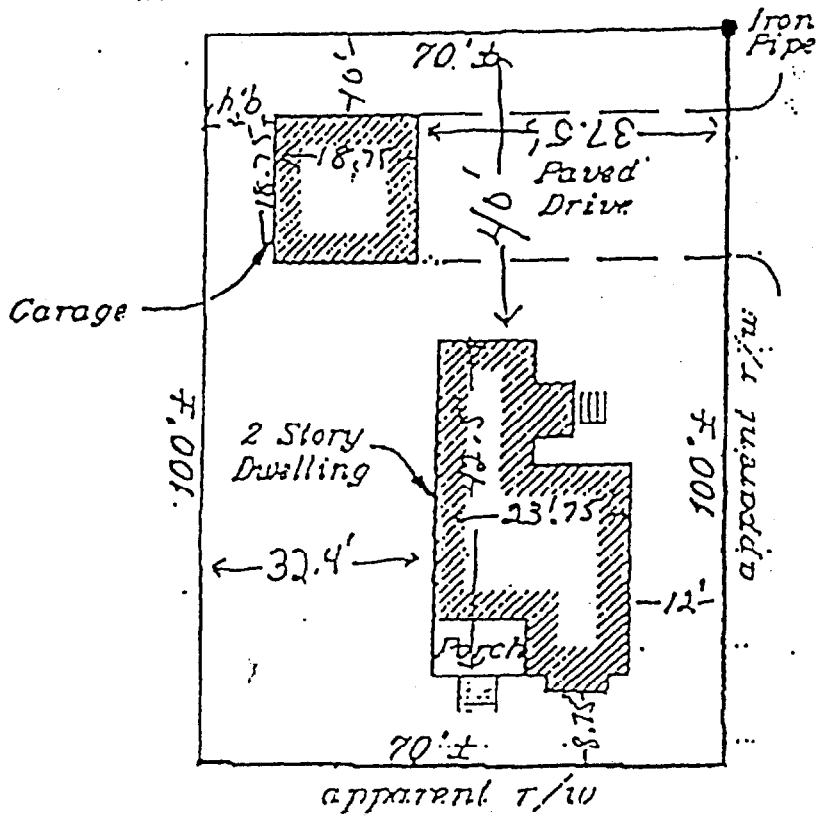
This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

874-8703





A
31
FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



Lot-Front

Applicant:

Date: 3/1/02

Address: 130 Regan

C-B-I: 350-C-9

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - 1985

Zone Location - R-3

Interior or corner lot - Int.

Proposed Use/Work - Addition + deck

Sevage Disposal - Public

Lot Street Frontage -

Front Yard - 25' Req. N/A

Rear Yard - 25' Req. - 34' + 48' shown - OK

Side Yard - 8' Req. - 12' + shown - OK

Projections -

Width of Lot -

Height - 1 story

Lot Area - ~~8000~~ SF - 2000 SF allowed

Lot Coverage/ Impervious Surface - 25%

Area per Family -

480 - Garage
992.25 - House
414 - addition + deck
<hr/>
1888.25 SF

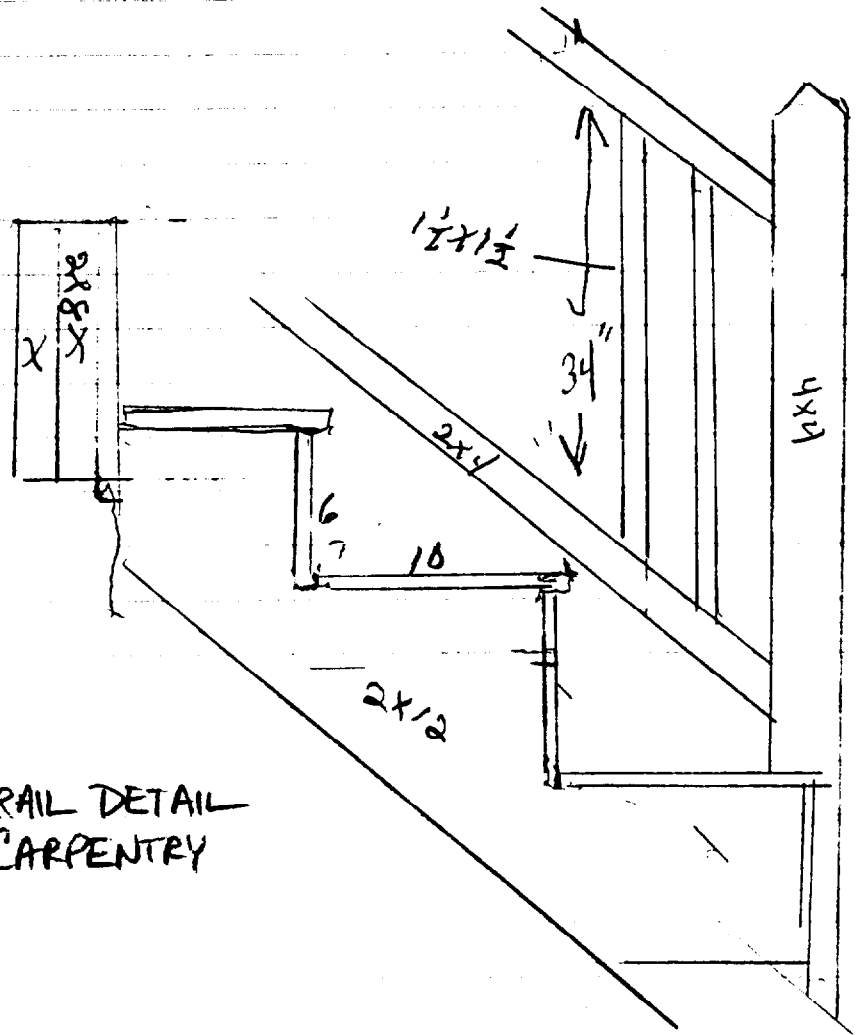
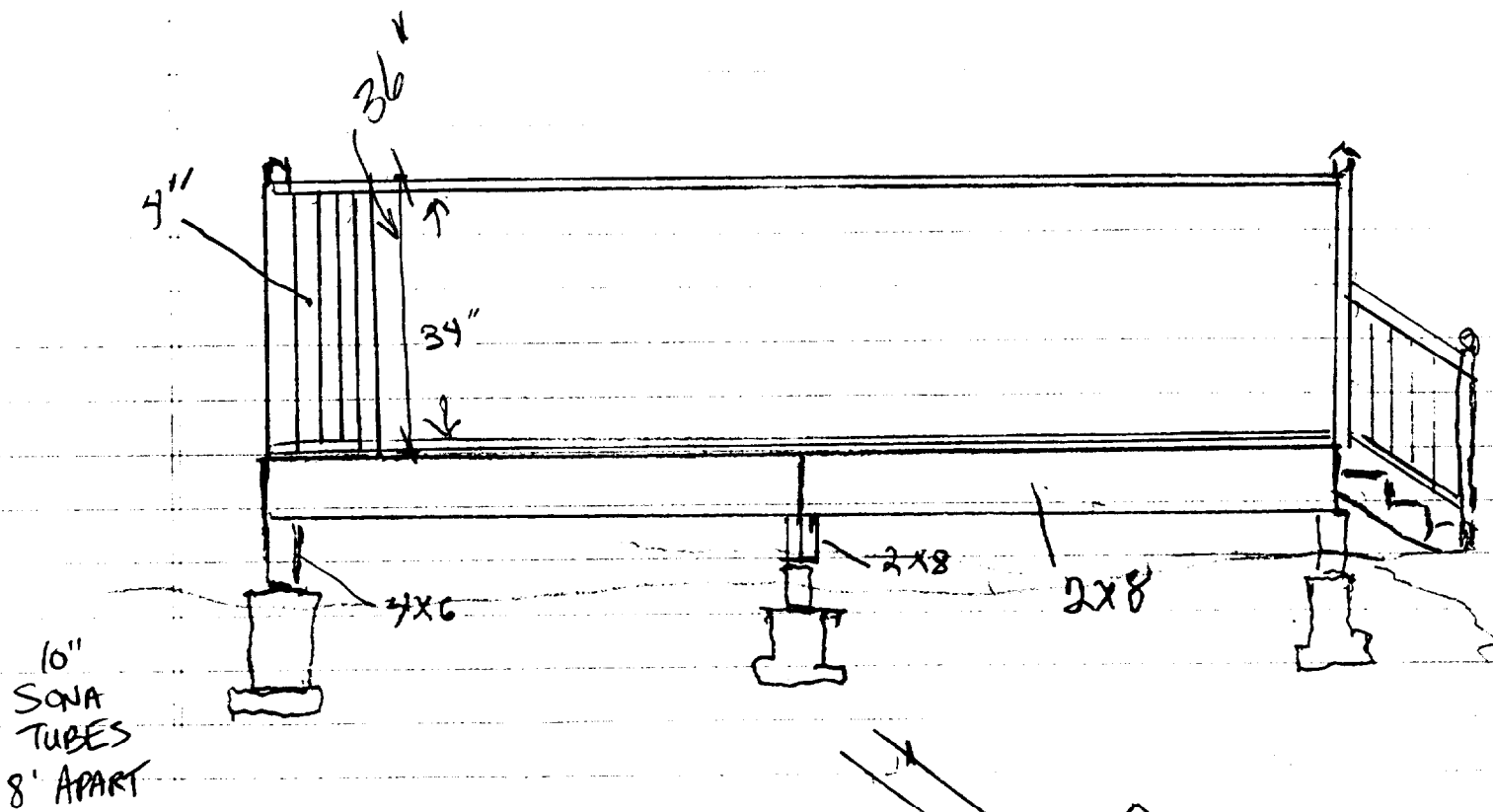
Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



- LUCY SESTO
- STAIR AND HANDRAIL DETAIL
- BILL VONDRA'S CARPENTRY

copy

BOISE CASCADE - BC CALC™ 2001 DESIGN REPORT - US

Tuesday, February 26, 2002 09:32



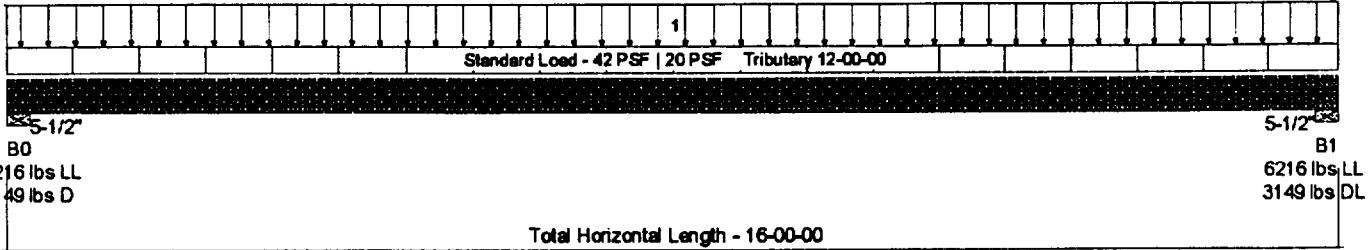
Triple - 1 3/4" x 16" V-L SP 2900

Job Name - REGAN STREET
Address -

City, State, Zip - PORTLAND, ME
Code Reports - ICBO 5512, BOCA 98-52, SBCCI 9852

File Name: Untitled
Customer - WICKES-PORTLAND
Specifier - PHIL BECKER
Designer - WOOD STRUCTURES, INC. WOOD ST
Company: WOOD STRUCTURES, INC.
Misc: -

SIZED AS SPECIFIED BY: PHIL BECKER



General Data

Version: US Imperial
Member Type: - Roof Beam
Number of Spans: - 1
Left Cantilever: - No
Right Cantilever: - No
Slope: 0/12
Tributary: 12-00-00
Repetitive: n/a
Construction Type: n/a
Live Load: 42 PSF
Dead Load: 20 PSF
Part Load: 0 PSF
Duration: 115

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
S	Standard	Unf.Area Load	Left	00-00-00	16-00-00	42 PSF	20 PSF	12-00-00	115
1	SHED ROOF LOAD	Unf.Area Load	Left	00-00-00	16-00-00	42 PSF	20 PSF	06-06-00	115

Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	37460 ft-lbs	62.1%	@ 115%	2	1 - Internal
End Shear	7804 lbs	41.8%	@ 115%	2	1 - Left
Total Deflection	L/398 (0.482")	45.2%		2	1
Live Deflection	L/600 (0.32")	40.0%		2	1
Max. Defl.	0.482" (Limit: 1")	48.2%		2	1
Span/Depth	12.0				1

Bearing Supports

Name	Type	Dim. (L x W)	Value	% Allowed	Case	Material
B0	Wall/Plate	5-1/2" x 5-1/4"	9365 lbs	76.3%	2	Spruce-Pine-Fir
B1	Wall/Plate	5-1/2" x 5-1/4"	9365 lbs	76.3%	2	Spruce-Pine-Fir

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of Boise Cascade engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

NOTES:

Design meets Code minimum (L/180) Total load deflection criteria.
Design meets Code minimum (L/240) Live load deflection criteria.
Design meets arbitrary (1") Maximum load deflection criteria.
Slope = 0, consider drainage.

GARAGE 13'

2x10 16 OC ✓

ADDITION
TO
KITCHEN
←

- LUCY SESTO
- FLOOR JOISTS
- BILL VONDRA'S CARPENTRY

House
↑

OPEN TO GROUND

✓
2x8 16 OC - 8' deep ✓

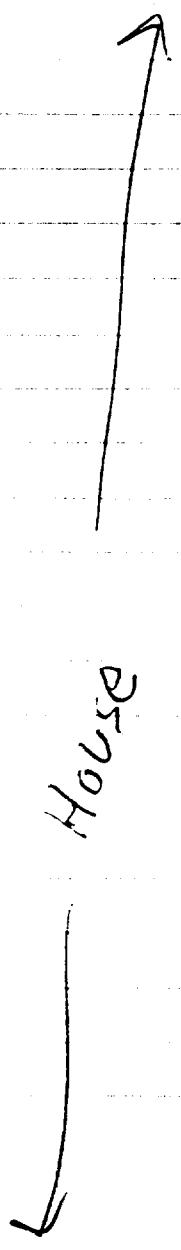
2-2x8 - 6 1/2' - OK

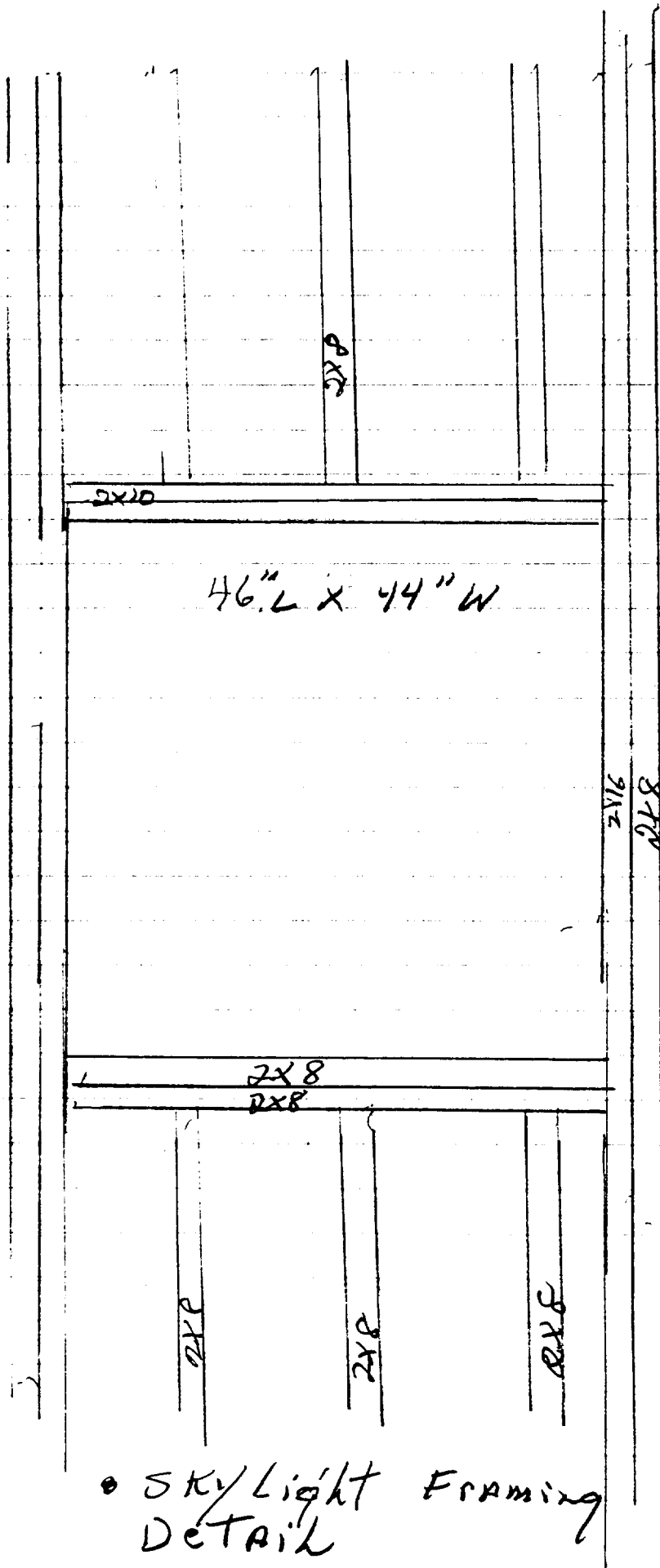
✓
10" SONA TUBES,
4" DEEP

BULK HEAD
12" ✓

13'

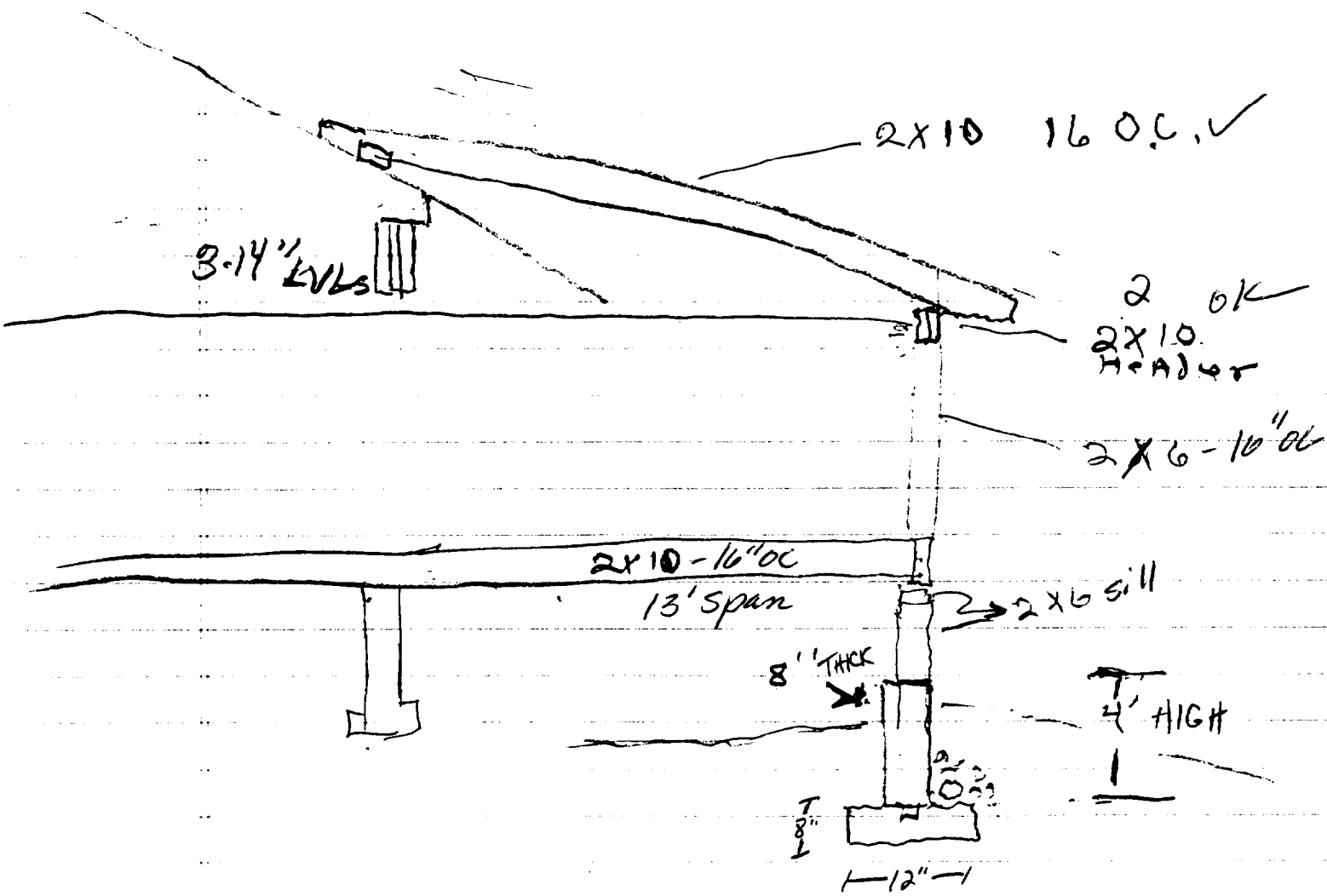
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DECK



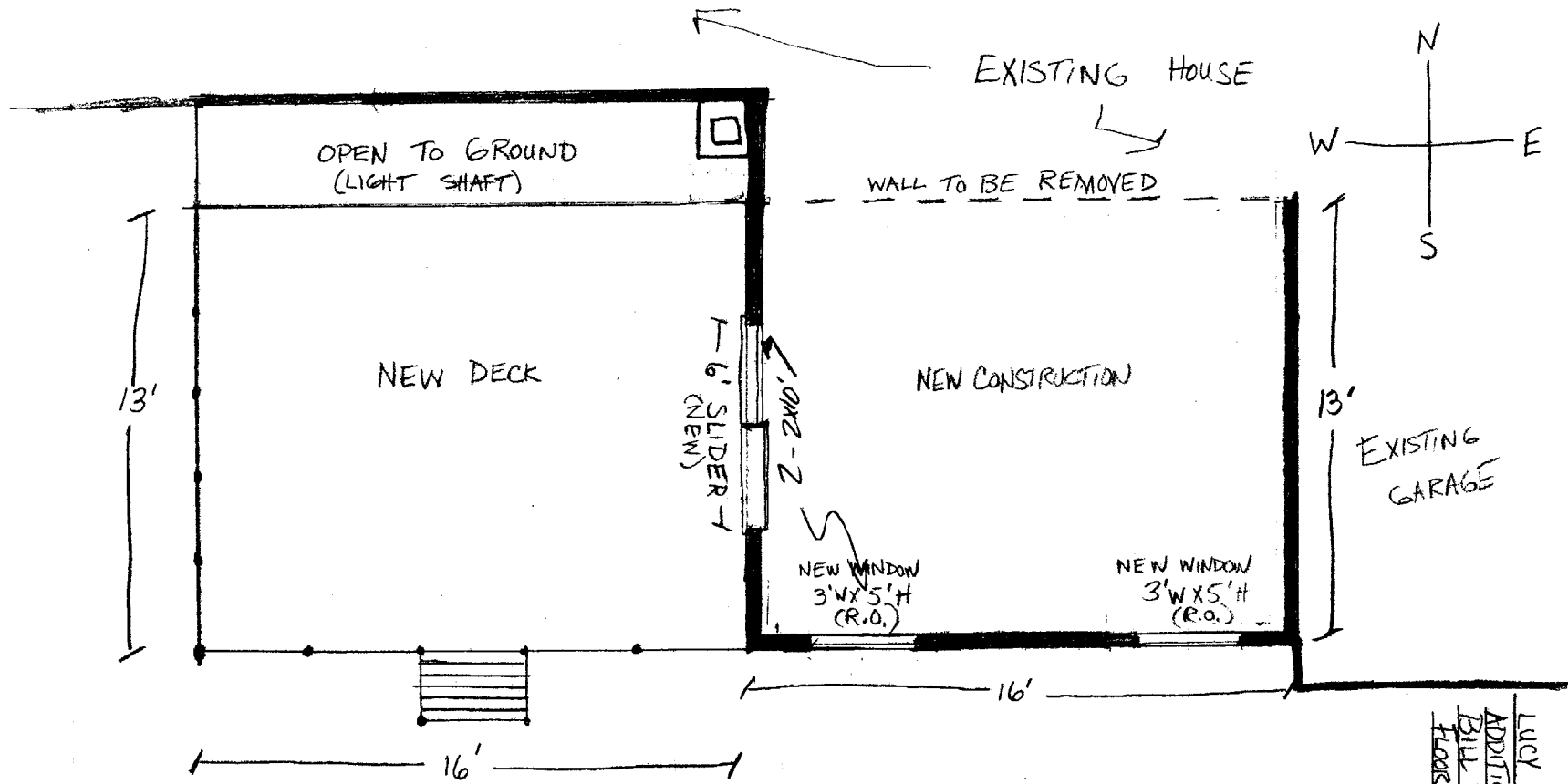


• SKYLIGHT Framing
 Detail

• LUCY SESTO
 • BILL VONDRAK
 CARPENTRY



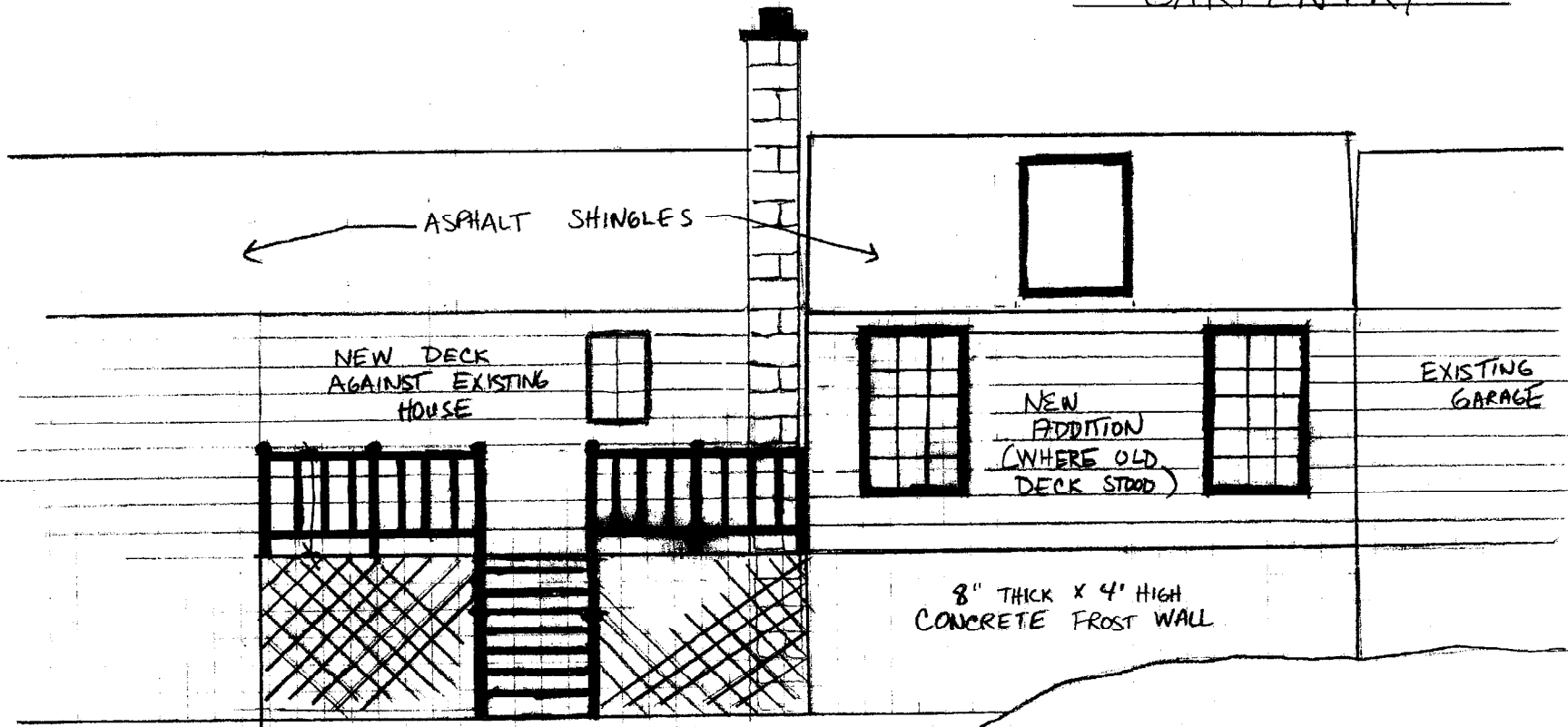
- LUCY SESTO
- CROSS SECTION WITH FRAMING DETAIL
- BILL VONDRA'S CARPENTRY



SCALE: 1/4" = 1'

LUCY SESIO
 ADDITION AND DECK
 BILL VONDRAS CARENTERY
 FLOOR PLAN

LUCY SESTO
SOUTH ELEVATION
BILL VONDRAS
CARPENTRY



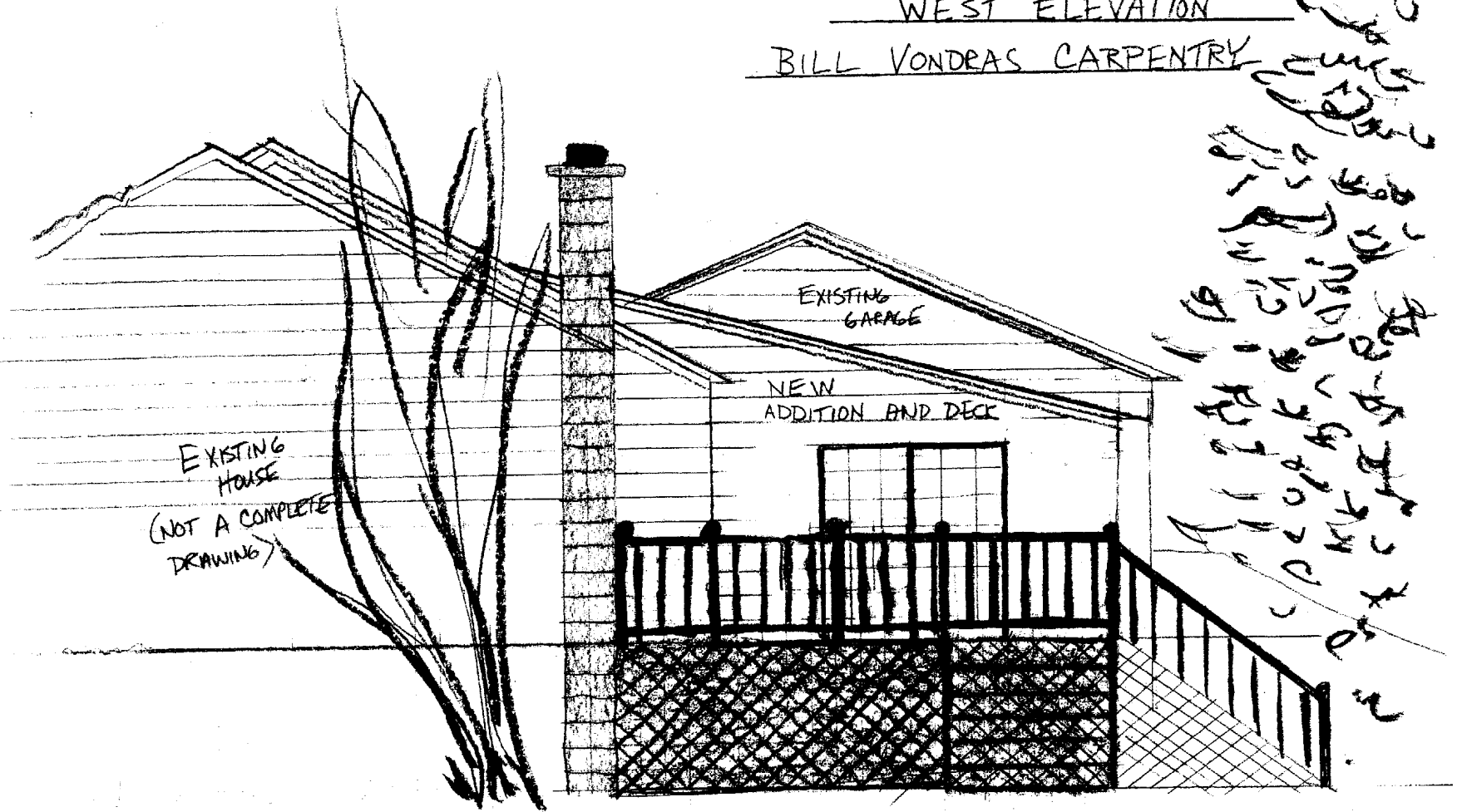
SCALE: 1/4" = 1'

WEST

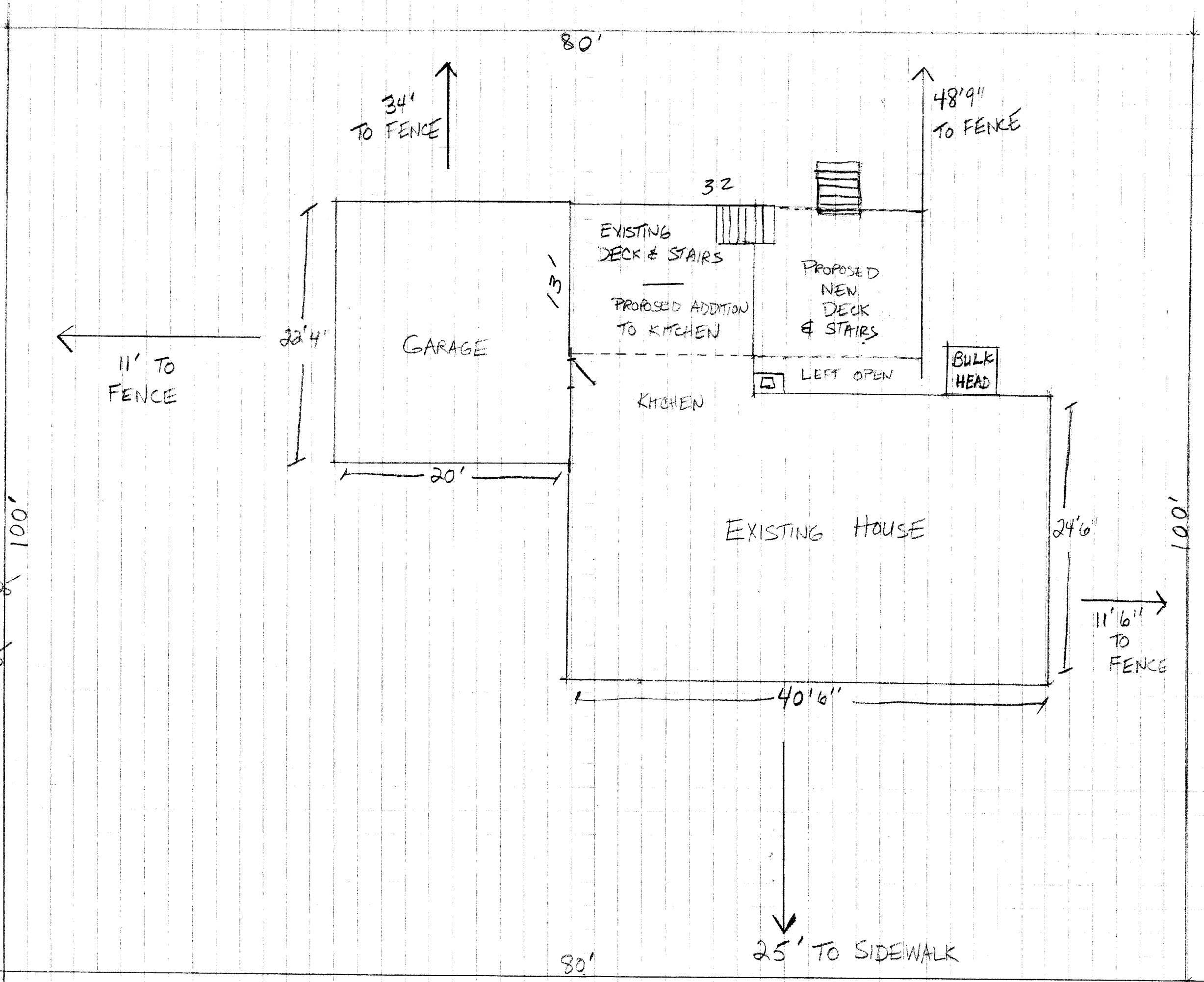
LUCY SESTO

WEST ELEVATION

BILL VONDRA'S CARPENTRY



SCALE: 1/4" = 1'



SQUARE FOOTAGE:

EXISTING:
APPROXIMATELY 1600.25

WITH NEW DECKS:
APPROXIMATELY 1874.25

NOTE: DRAWN TO SCALE, BUT HOUSE POSITION NOT EXACT

SCALE = 1" = 1/8"

• LUCK SESIO
• PLOT PLAN
• BILL VONDRA'S CARPENTRY