

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

PERMIT ISSUED	
Permit No: 02-0819	CBL: 352 A050001
AUG 2 2002	

Location of Construction: 18 Dole Dr	Owner Name: Reardon Monica	Owner Address: 18 Dole Dr	Phone: 797-2354
Business Name:	Contractor Name: Solution Builders	Contractor Address: 32 Hamlin Rd Falmouth	Phone: 2077978242
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-2
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$422.00	Cost of Work: \$57,000.00
Proposed Project Description: Construct 24' X 24' Garage Addition/Attached with a 10' x 10' Breezeway		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: 5B BOLA 99 YH
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: N/A Date:	

Permit Taken By: gad	Date Applied For: 07/23/2002	Zoning Approval		
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"/> <input type="checkbox"/> Denied Date: 7/30/02	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	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:

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: 2-0819

Department: Zoning

Status: Approved

Reviewer: Marge Schmuckal

Comments: 18 Dole Dr. - 7/29/02 - There is a problem with the front setbacks. The setbacks and building size does not add up correctly. I requested that the contractor give us accurate plans to reflect what actually is. 25 ft is required for a front setback. Permit is on hold until plans received.

Approval Date: 08/01/2002

Review On Date: 07/25/2002

Approved by: Name: Marge Schmuckal Date: 08/01/2002

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

It has been noted that your single family dwelling does not have the required 25 foot front setback as required in the R-3 zone. A survey received by this office show 17'8" instead. If this setback is not legalized in some manner, the future sale of your home maybe in jeopardy. Please contact this office immediately to learn your options to correct this violation.

The front setback to your PROPERTY LINE (not curb line or sidewalk line) is required to be 25 feet. The Code Enforcement Officer SHALL be checking this setback. It is necessary for you to know exactly where this property line is in order for the Code Enforcement Officer to approve placement of the concrete.

Create Date: 07/24/2002 by: gad Update Date: 08/01/2002 by: mes

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 020819

This is to certify that Reardon Monica/Solution Builders
has permission to Construct 24' X 24' Garage Addition/Attached with 10' x 10' breezeway
AT 18 Dole Dr City of Portland 352 A050001

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 laid or closed-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



Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Prmt 37692 Constr Type Num1

Permit Nbr Location of Construction Dale Dr Appl. Date
Status Permit Type Issue Date
CBL Territory Nbr Estimated Cost Date Closed

Comment Date	Comment	Name	Follow Up Date	Completed
<input type="text" value="08/01/2002"/>	Builder submitted rest of info - he stated that the room above is going to be a family room and it would not be a bedroom. - ok to issue permit.	<input type="text" value="tm"/>	<input type="text" value=""/>	<input type="checkbox"/>
<input type="text" value="08/01/2002"/>	spoke w/ builder - will submit all of the above.	<input type="text" value="tm"/>	<input type="text" value=""/>	<input checked="" type="checkbox"/>
<input type="text" value="08/01/2002"/>	Need porch framing info: stairs are shown w/a 9" tread. no fire rating shown. steel beam specs. headers not shown. bedroom above? - no egress window shown.	<input type="text" value="tm"/>	<input type="text" value=""/>	<input checked="" type="checkbox"/>

CreatedBy CreateDate ModBy ModDate

Headers - All 2-2x10's - TYP - OK

18 DOLG ST

PAGE 01
SOLUTION BUILDERS

AMENDED
8-1-02

Joe Johnson
SOLUTION BUILDERS INC

GARAGE SIDE
ENTIRE WALL
✓ 5/8 FIRE CODE
SHEETROCK

TRIPLE 2x10
BEAM
VINYL SOFFIT

✓ 5/4 CEDAR DECKING
✓ 2"x8" @ 16" OC FT
✓ 2x4 HAND RAIL
✓ 2x2 BALUSTERS
4.5" O.C. 2 1/2" DIA
✓ 2-10" TREES

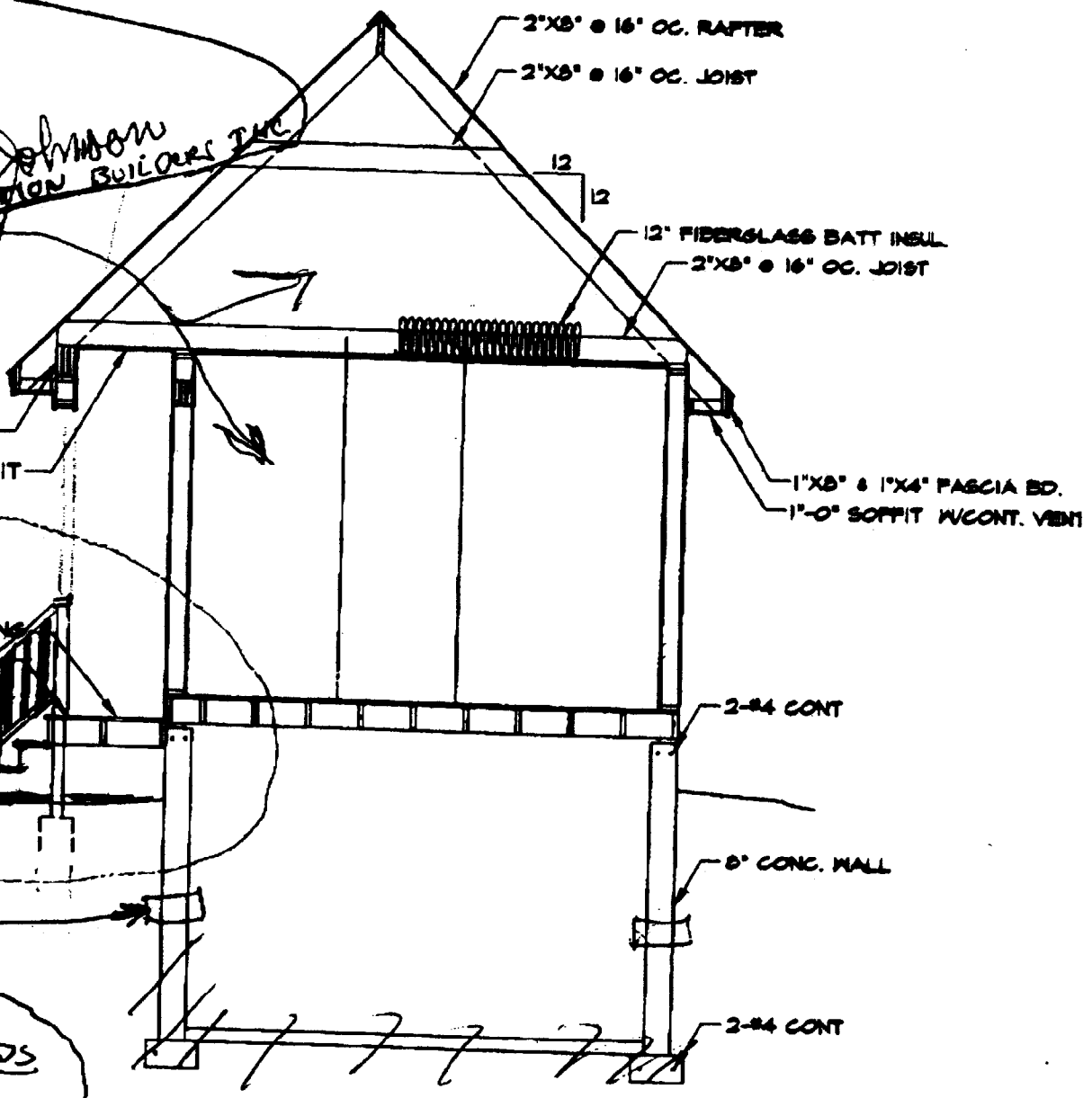
FROST WALL
ONLY

* ALL STAIRS WILL BE 10" TREES

* STEEL BEAM IS W12X40

* TRIPLE 2x10 BEAM @ SOFFIT

SECTION @ MUDROOM



7974811
08/01/2002 00:13

18 DOLE ST

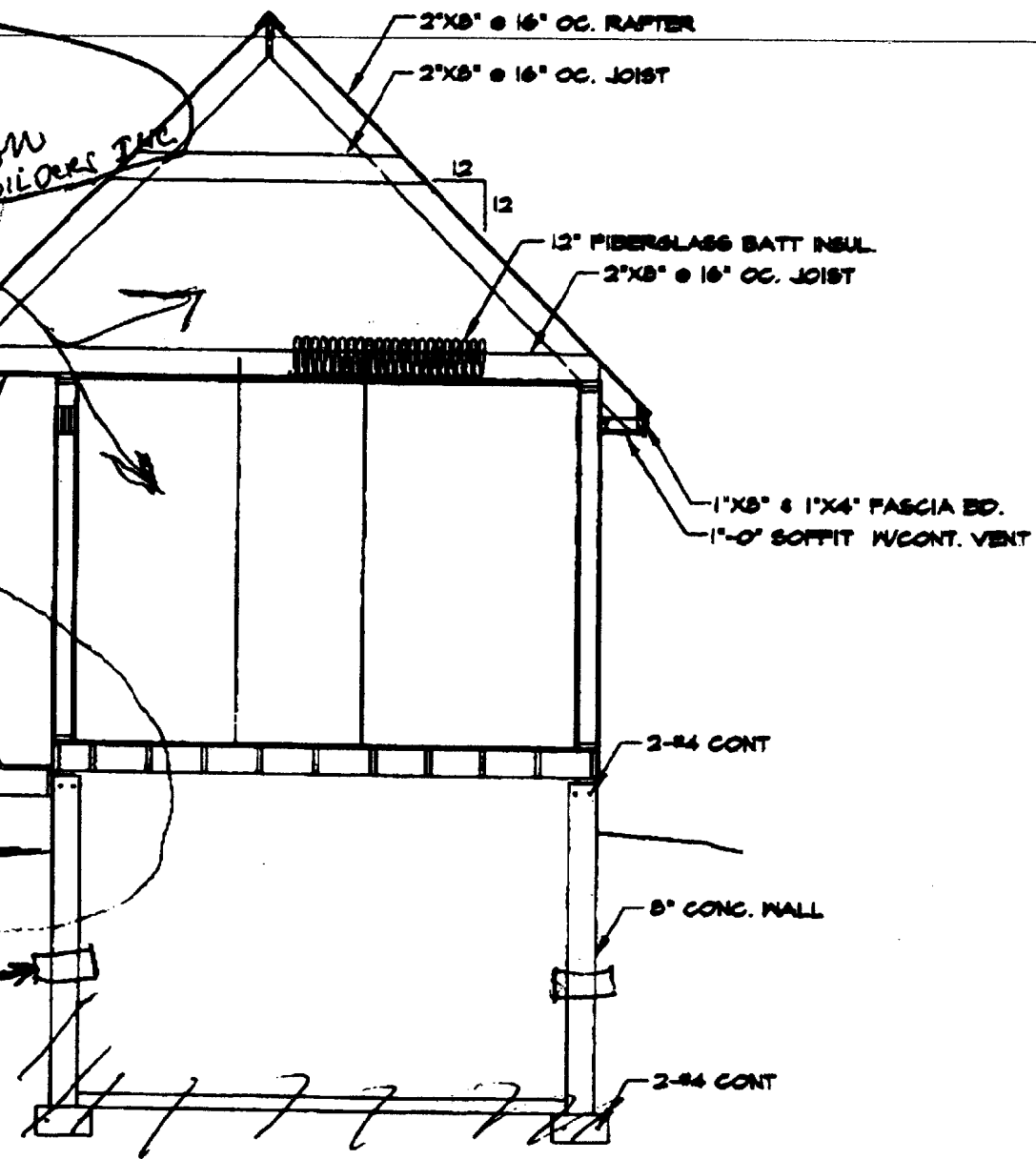
AMENDED
8-1-02
Joe Johnson
SOLUTION BUILDERS INC

GARAGE SIDE
ENTIRE WALL
5/8 FIRE CODE
SHEETROCK

- 5/4" CEDAR DECKING
- 2"X8" @ 16" OC FT
- 2X4 HAND RAIL
- 2X2 BALUSTERS
- 45" O.C. 7 1/2" RAIL
- 2-10" TREDS

FROST WALL
ONLY

* ALL STAIRS WILL BE 10" TREDS
* STEEL BEAM IS W12X40
* TRIPLE 2X10 BEAM @ JOFFIT 10' SPAN



SECTION @ MUDROOM

ATTN: MARGE - CAN WE DO THIS?

From
Solution Builders Inc.
32 Hamlin Rd.
Falmouth, ME 04105

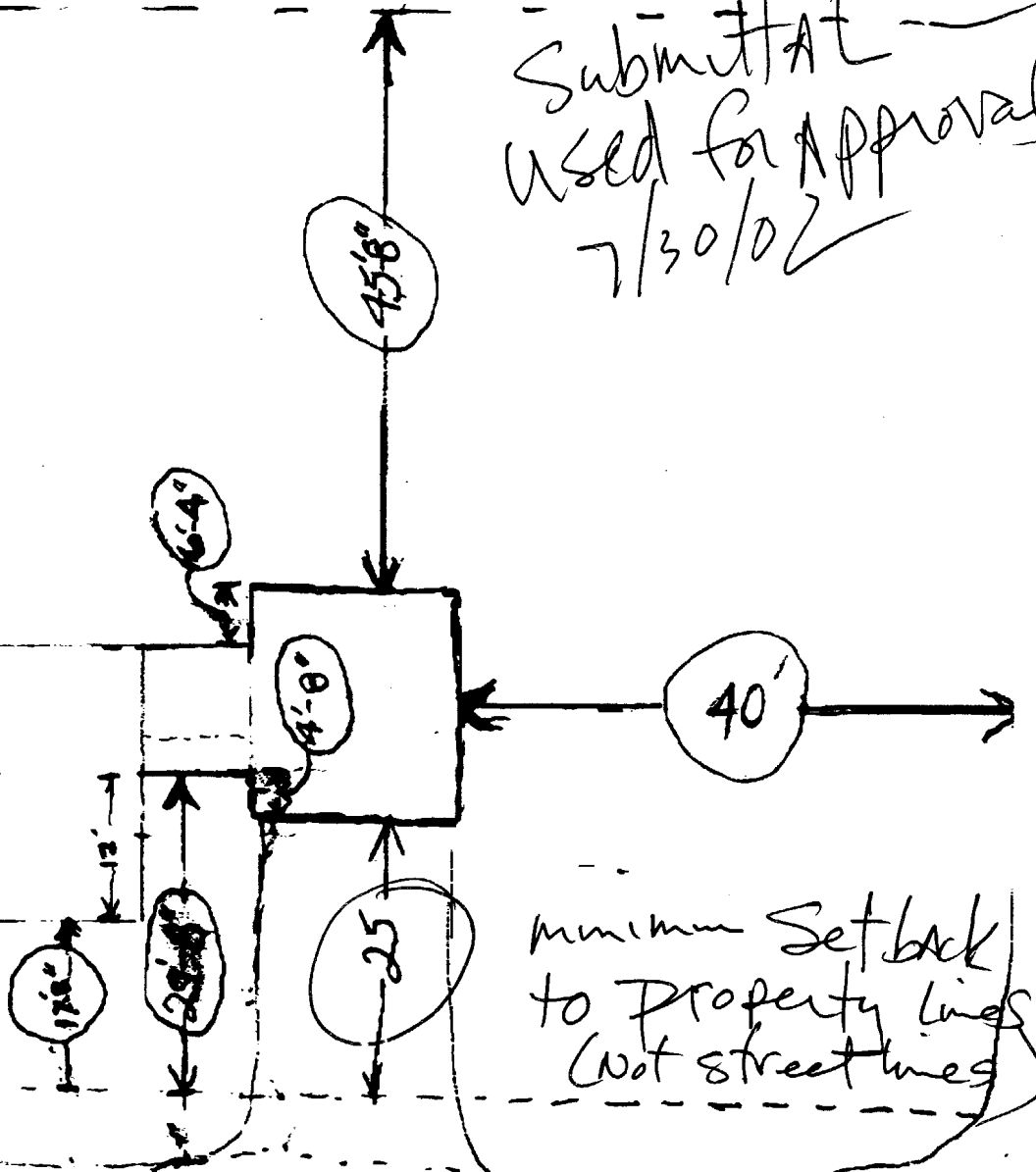
Final Zoning
Submittal
Used for Approvals
7/30/02

AMENDED 7.29.02
BASED ON 1999 SURVEY
J. A. [Signature]

R-3 → CEO should
measure

Front: 25' min to Prop. Lines
25' shown
Rear: 25' min to Prop. Lines
45' 8" shown
Side: 14' min to Prop. Lines
40' shown

EXISTING HOUSE



19 DOLE STREET

02-0819

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.

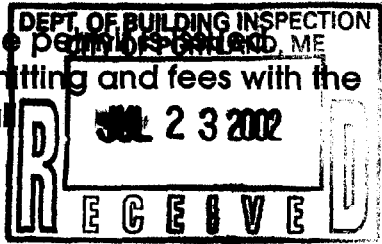
Location/Address of Construction: <u>18 DOLE ST.</u>		
Total Square Footage of Proposed Structure <u>675</u>	Square Footage of Lot <u>12,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>332</u> Block# <u>A</u> Lot# <u>050</u>	Owner: <u>MIKE & MONICA REARDON</u>	Telephone: <u>797-2354</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>797-8242</u> <u>SOLUTION BUILDERS</u> <u>32 HAMLIN RD, FALMOUTH</u>	Cost Of Work: \$ <u>57,000</u> Fee: \$ <u>422.00</u>
Current use: <u>SINGLE FAMILY</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <u>10 x 10</u> <u>24' x 24'</u>		
Proposed use: <u>BREEZEWAY GARAGE ADDITION attached</u> Project description:		
Contractor's name, address & telephone: <u>SOLUTION BUILDERS INC.</u>		
Who should we contact when the permit is ready: <u>JOE JOHNSON</u>		
Mailing address: <u>32 HAMLIN RD. FALMOUTH ME</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: 797 <u>756-5919</u>		

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.

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>Joe A. Johnson</u>	Date: <u>7-23-02</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.



City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Phone: (207) 874-8703 or 874-8693
Fax : (207) 874-8716

FAX TRANSMISSION COVER SHEET

Date:

7/29/02

To:

Joe Johnson, Solution Building

Fax:

797-4811

Re:

18 Dole St

Sender:

Marge Schumack

YOU SHOULD RECEIVE 3 PAGE(S), INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 874-8693 or 874-8703.

Joe,
I am still questioning your front setback measurements to the property lines (not street lines) - I don't think 36' is accurate because the survey says there is only 17.8' to the front ~~prop~~ property line from the existing house. No less than

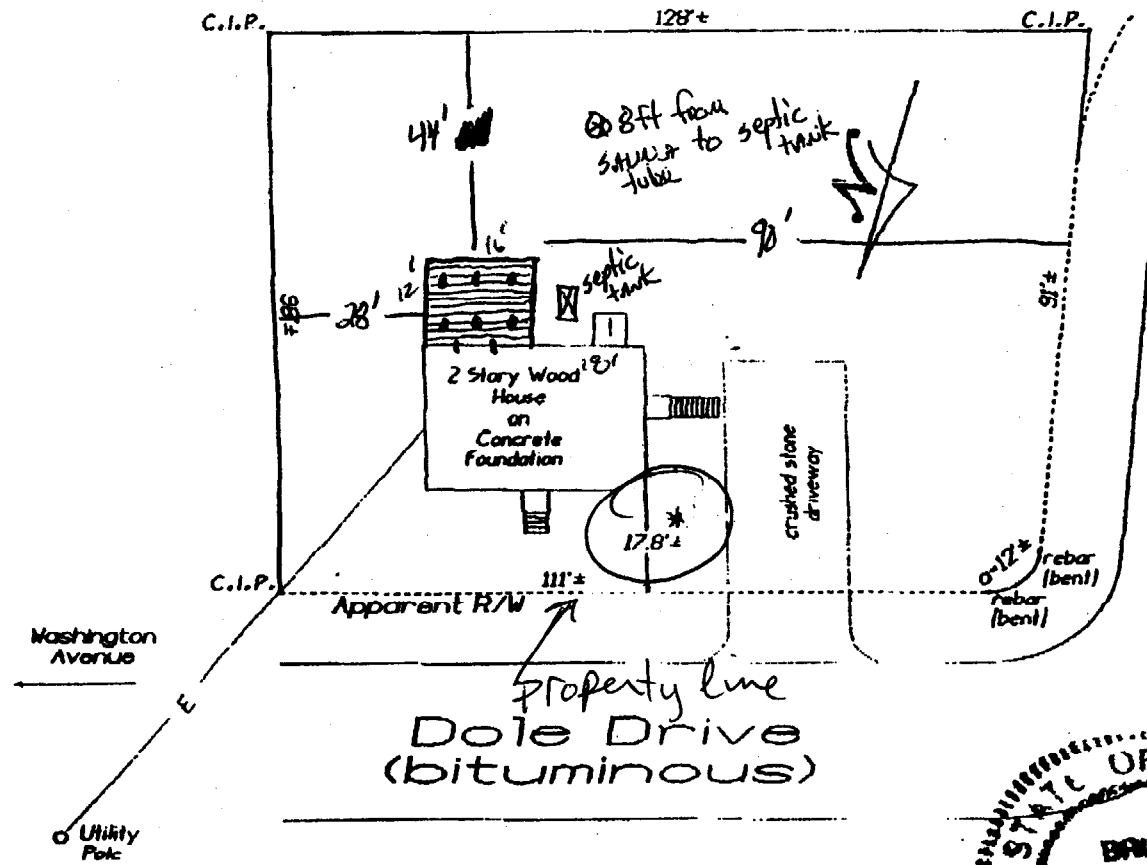
If you are interested in the City of Portland Zoning Ordinance, please visit our website at ci.portland.me.us.

25 feet is required - Please Amend your plans appropriately to property line setbacks - Marge

from Deck permit
1999

⊕ DIG SAFE APPROVED!

Per yd: 25' reg - 44'
Side: 12' reg - 28'



THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS.

BRUCE F. BORMAN, INC.
P.O. Box 12A
Cumberland, Maine 04021
Phone: (207) 888-3858
Fax: (207) 888-3822



PLAN BOOK 58 PAGE _____ LOT ref. _____
DEED BOOK _____ PAGE _____ COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: BFB



You are responsible for knowing where your property lot lines are located.

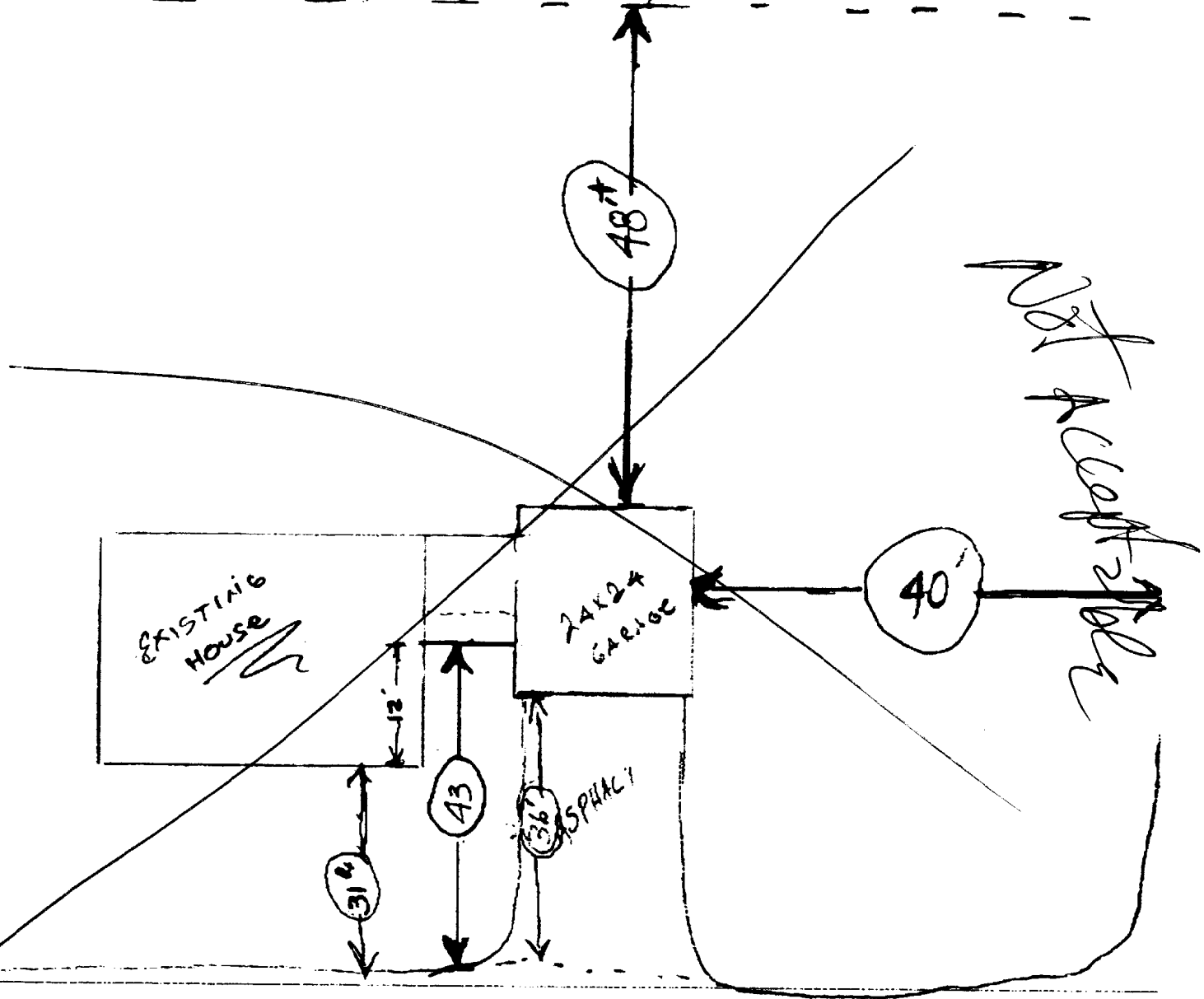
All required setbacks are to be shown from your lot lines,
NOT FROM STREET LINES !
NOT FROM SIDEWALKS !

Our Code Enforcement Officers will be checking these setbacks prior to commencement of your work.

ATTN: MARGE

Received

From:
Solution Builders Inc.
32 Hamlin Rd.
Falmouth, ME 04105

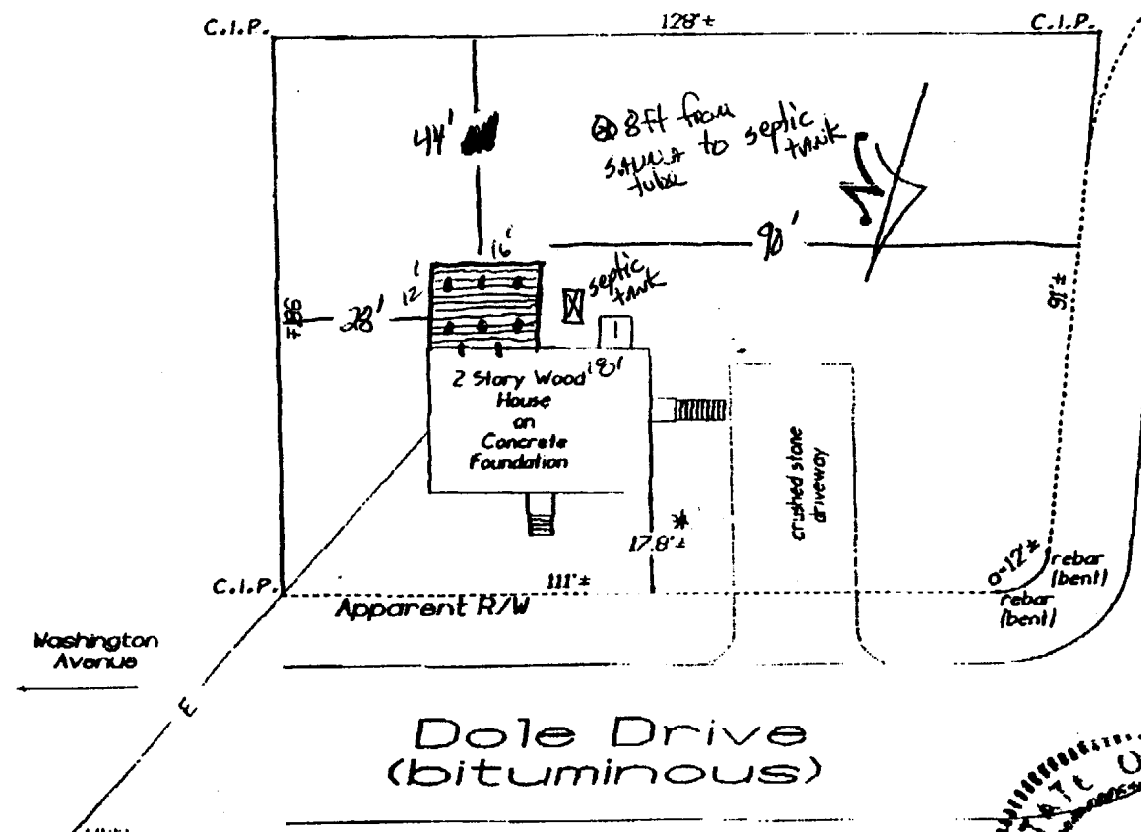


19 DOLE STREET

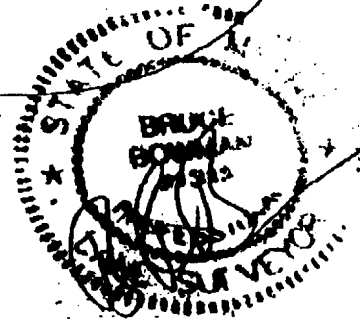
from Deck permit
1999

⊕ DIG SAFE APPROVED!

Rebar yd: 25' req - 44' Shows
side: 12' req - 28' Shows



THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS.



BRUCE B. BOWMAN, INC.
P.O. Box 12A
Cumberland, Md 21021
Phone: (410) 329-3658
Fax: (410) 329-3622



PLAN BOOK 58 PAGE _____ LOT ref.
DEED BOOK _____ PAGE _____ COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: BWB

FLOOD HAZARD INFORMATION

FLOOD MAP CATEGORY NO.: Z0001 ZONE: C
PARCEL: 002 B DATED: 07/15/98

TITLE REFERENCE

DEED BOOK: 1306 PAGE: 212
PLAN BOOK: 88 PAGE: 1 LOT(S): N/A
PLAN NUMBER: N/A OF N/A

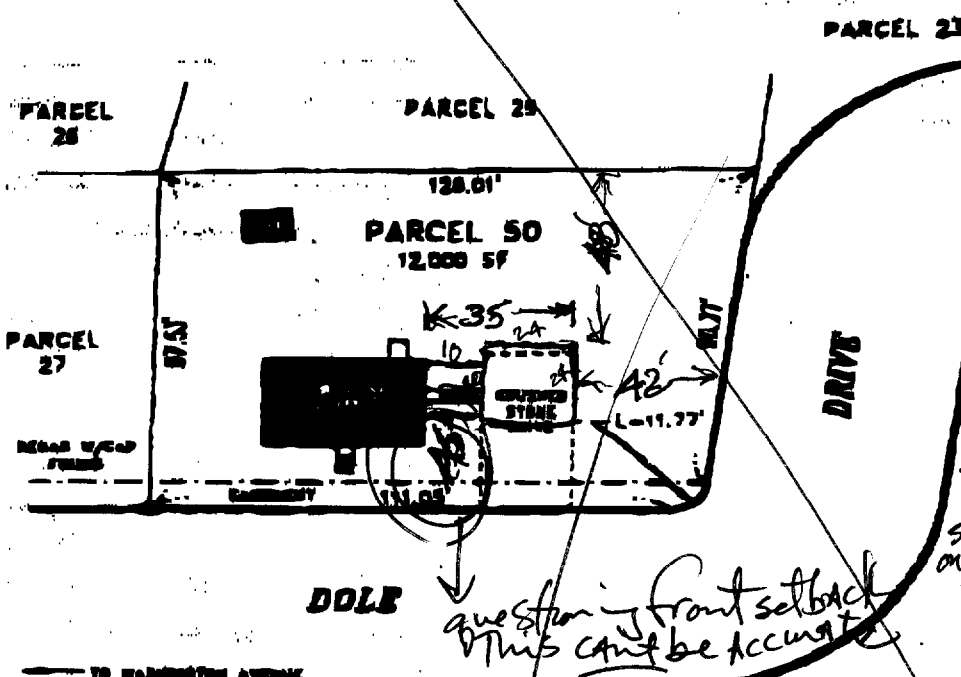
ASSESSORS MAP

MAP: 30 PAGE: 1 PARCEL: 50

FILE NUMBER: 17518
ADDRESS: NOT APPLICABLE YET
TITLE COMPANY: FIDELITY TITLE COMPANY
LENDER: PNC MORTGAGE CORP.
OWNER: CHRISTOPHER & HEATHER L. GILBERT
APPLICANT: CHRISTOPHER & HEATHER L. GILBERT
DATE: 11/04/00 SCALE: 1"=60'

**MORTGAGE INSPECTION PLAN
18 DOLE DRIVE, PORTLAND, ME**

Not Accepted



R-2 Zone
Front - 25' min
Rear: 25' min - 48' 3" min
side yard: 20' min 42' 3" min

DOLE
questioning front setback
This can't be accurate
called contractor 4/8
he will get me 4/5
A revised map 9/3 with no garage

**MORTGAGE LENDER
USE ONLY**

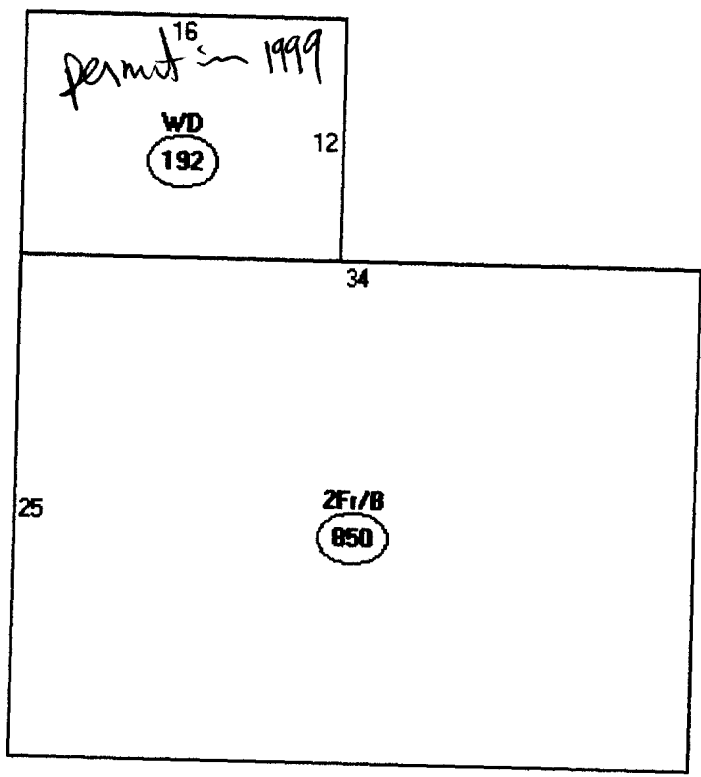
THIS IS NOT A BOUNDARY SURVEY.
THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.
THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.
THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.
THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY).

DES LAURIERS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS / GIS CONSULTANTS
165 US ROUTE 1, BOWENBOROUGH, ME 04074-0004
(207) 852-2827 PHONE (207) 852-1024 FAX

STATE OF MAINE
LAND SURVEYOR
2016

GENERAL NOTES: (1) The declaration made above are on the basis of my knowledge, information, and belief on the result of a mortgage inspection tape survey made to the normal standard of care of professional land surveyors practicing in Maine. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for construction. (4) Verifications of property line dimensions, building setbacks, etc. TOTAL P.03



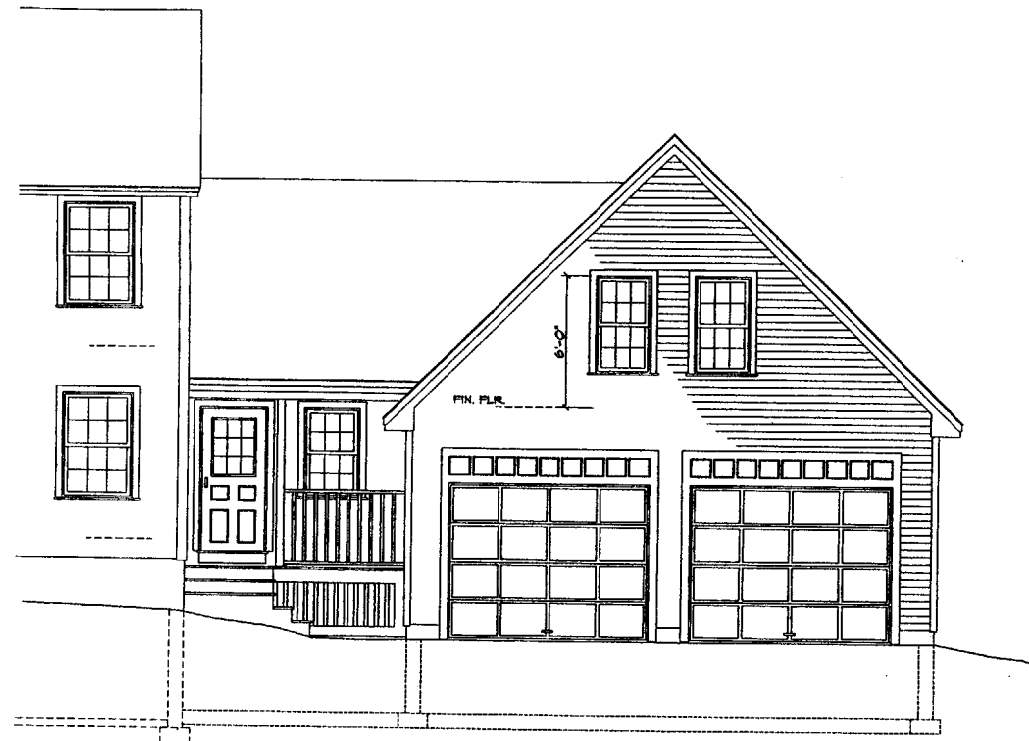


Descriptor/Area
 A: 2Fr/B
 850 sqft
 B: WD
 192 sqft

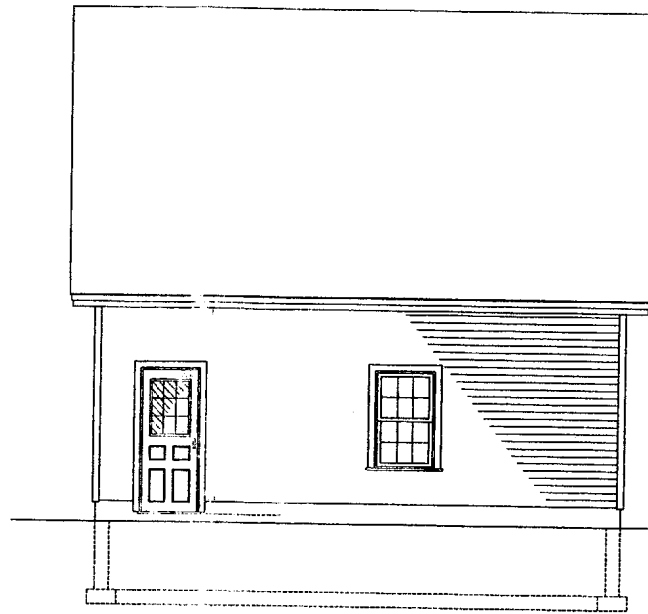
$12,000\text{ sqft} \times 20\% = 2400\text{ sqft MAX}$

- existing house 25 x 34 = 850 sqft
- permit? - rear deck 12 x 16 = 192 sqft
- yes 1999
- new garage 24 x 24 = 576 sqft
- breezeway 10 x 20 = 200 sqft
- 1818 sqft

ok



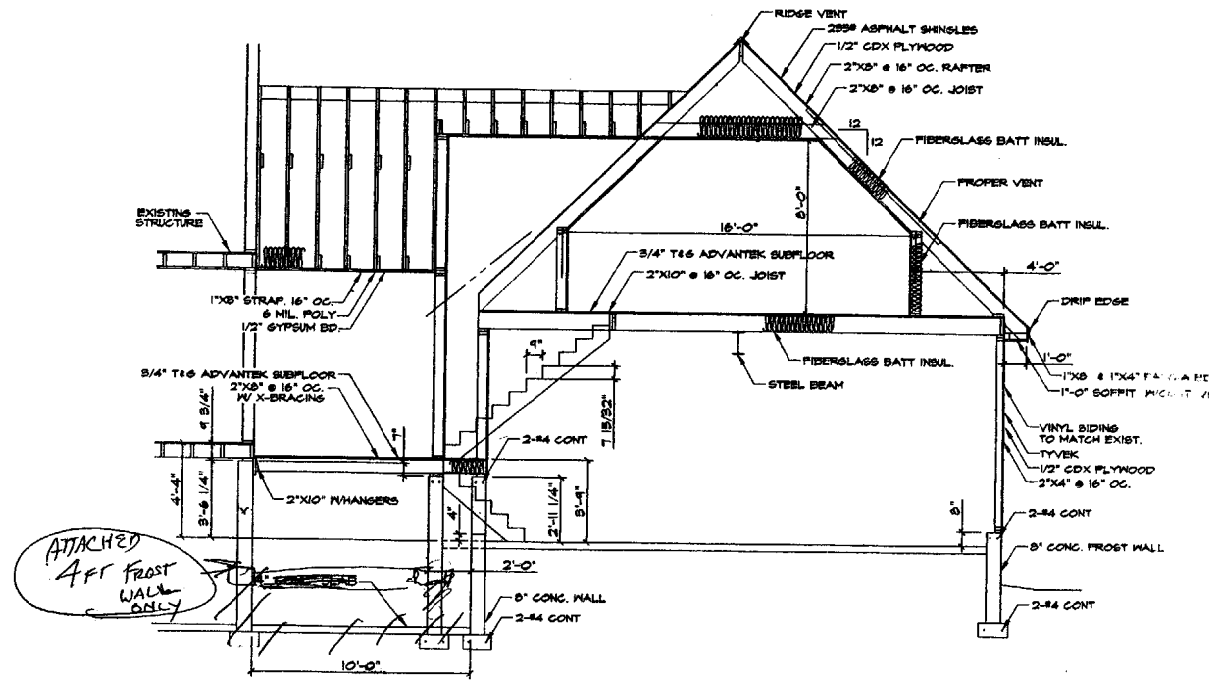
FRONT ELEVATION



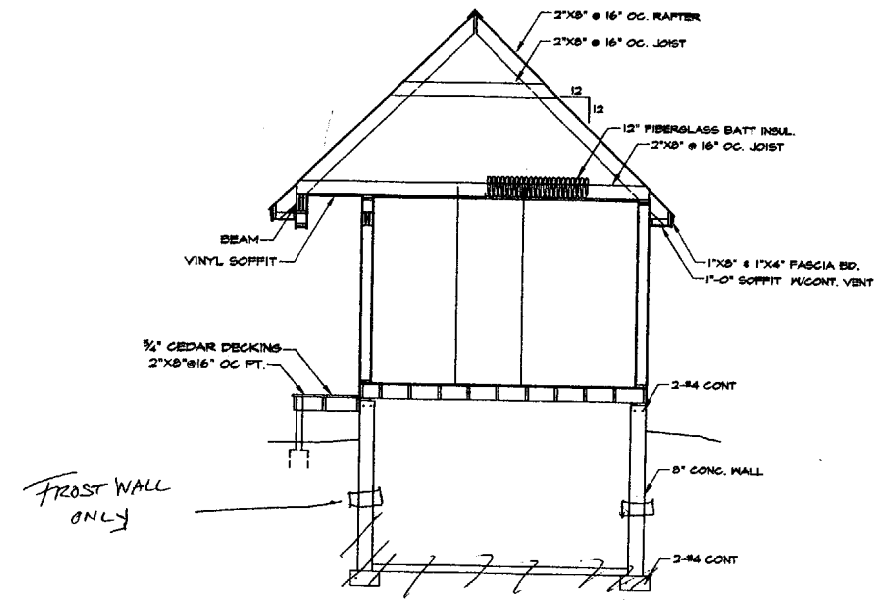
SIDE ELEVATION



REAR ELEVATION



SECTION @ MUDROOM/GARAGE
SCALE: 1/4"=1'-0"



SECTION @ MUDROOM
SCALE: 1/4"=1'-0"

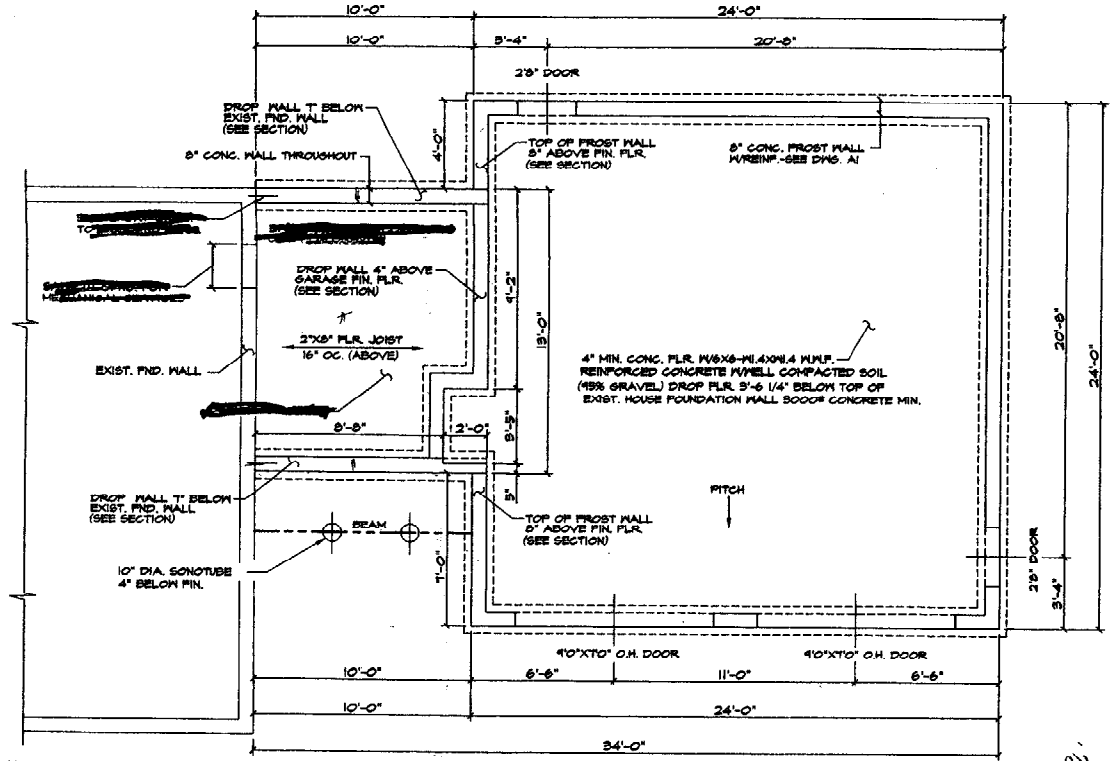
SOLUTION BUILDERS INC.

ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL MAINE CODES. NONE OF THE EMPLOYEES OF MORIN DRAFTING AND DESIGN ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL LOAD BEARING REQUIREMENTS AND CODES SHALL BE VERIFIED BY REGISTERED PROFESSIONAL, IF NOT IT SHALL BE RESPONSIBILITY OF CONTRACTOR. ALL DIMENSIONS, SPECIFICATIONS, CONSTRUCTION TECHNIQUES AND OMISSIONS SHALL BE REVIEWED BY CLIENT/CONTR. IF THESE ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS MORIN DRAFTING AND DESIGN SHALL BE HELD HARMLESS. MORIN DRAFTING AND DESIGN ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS TO PLANS BY CLIENT AND/OR CONTRACTOR.

REARDOY	18 DOLES
MORIN DRAFTING GORHAM, ME. 895-9669	
ELEVATIONS SECTIONS	
DRAWN: J. MORIN	
SCALE: 1/4"=1'-0"	
DATE: 2/25/01	

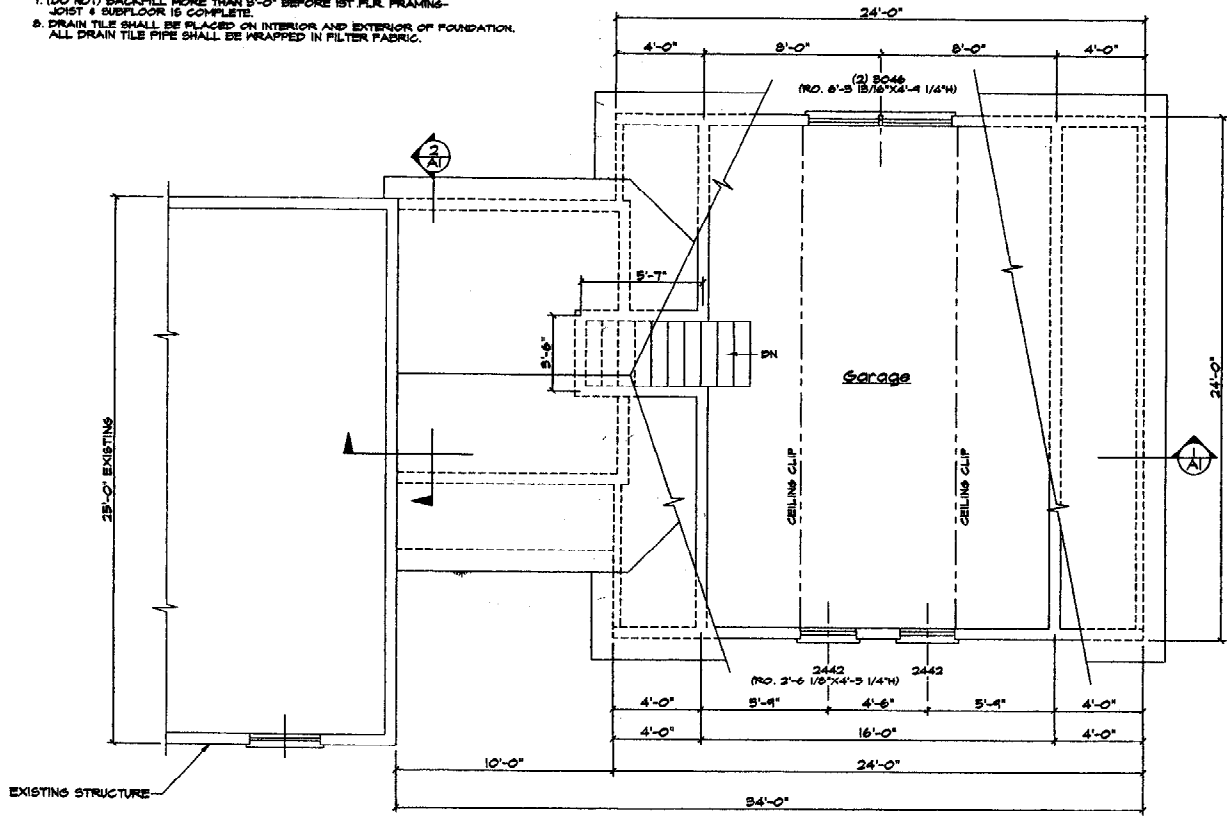
AI

SEE DRAWING A1 FOR ADDITIONAL INFORMATION

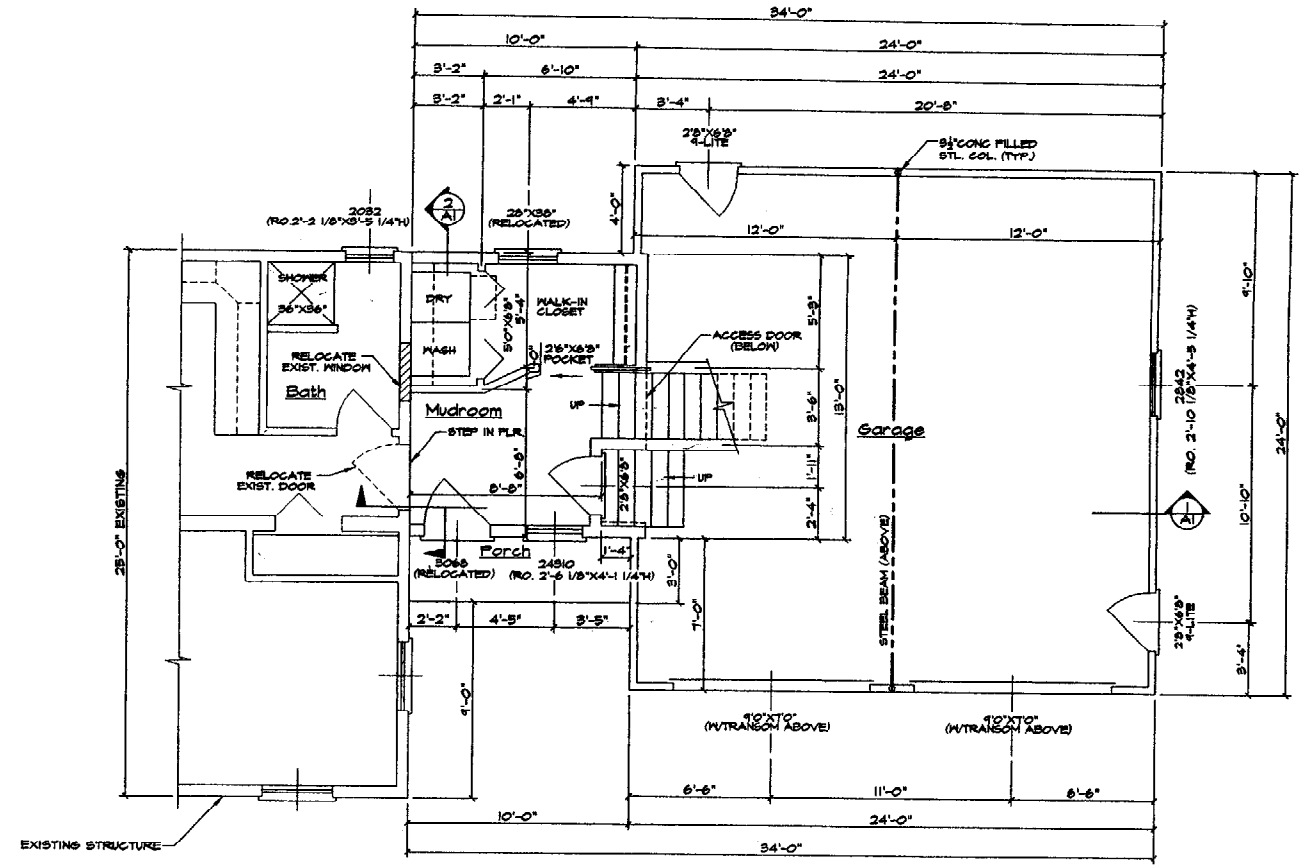


- FOUNDATION PLAN NOTES:**
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
 2. ALL ANCHOR BOLTS SHALL BE 1/2"x1'-0" HOOKED OR EQUIVALENT. 4'-0" MAX. OC. & 1'-0" MIN. FROM ALL CORNERS.
 3. ALL LALLY COLUMNS, FOOTING WALLS & BEAMS SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
 4. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 5. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. (IE. DALKHEAD ETC.) OR PRODUCT DIMENSIONS OR SPECS. ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
 6. CONTRACTOR SHALL ADJUST WALL AND FOOTING SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
 7. (DO NOT) BACKFILL MORE THAN 5'-0" BEFORE 1ST FLR FRAMING JOIST & SUBFLOOR IS COMPLETE.
 8. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPE SHALL BE WRAPPED IN FILTER FABRIC.

FOUNDATION PLAN



FLOOR PLAN-SECOND FLOOR



FLOOR PLAN-FIRST FLOOR

White Homes, Inc. 676-8861	
MORIN DRAFTING GORHAM, ME. 895-2462	
CHRIS & HEATHER GILBERT	
FLOOR & FOUNDATION PLAN	
DRAWN: J. MORIN	A2
SCALE: 1/4"=1'-0"	
DATE: 2/25/01	

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