

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that KAREN & PHIL REQUIA

Located At 110 LESTER DRIVE

Job ID: 2011-08-1883-SOB

CBL: 384 - - B - 001 - 001 - - - -

has permission to erect a free standing 10' 12' shed

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

N/A

\_\_\_\_\_  
Fire Prevention Officer

*Mary Schmudde* 8/11/11

\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

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.

**\*\*\*\*\* PRIOR to placing the shed on site, it is the owner's responsibility to call for a setback inspection.\*\*\*\*\***



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-08-1883-SOB

Located At: 110 LESTER DRIVE

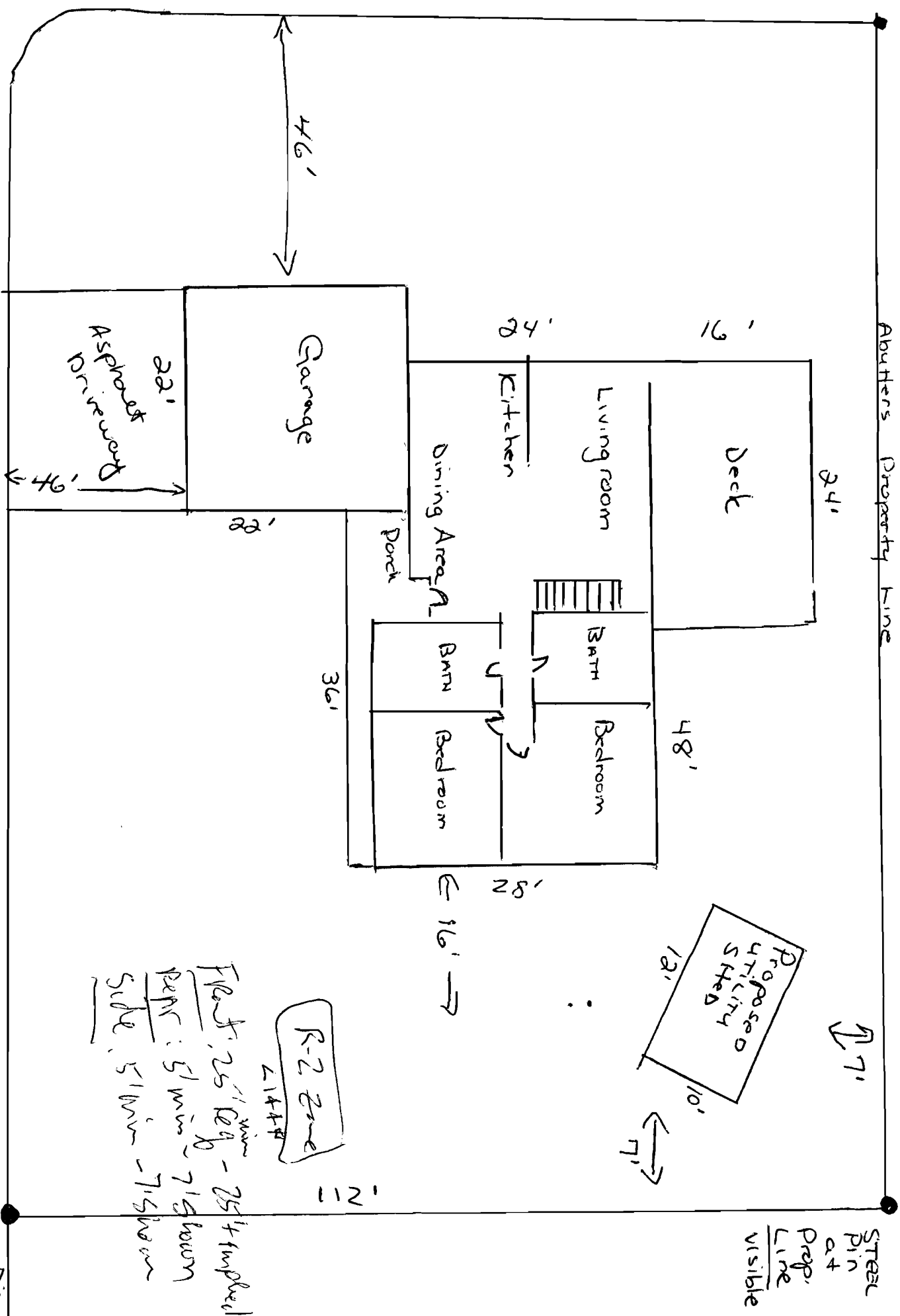
CBL: 384 - - B - 001 - 001 - - - -

## **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. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. Section R105.2 of the International Residential Code states that structures 200 square foot or under is exempt from building code review. This structure has not been reviewed for codes or safety under the Building Codes. The owner takes full responsibility for structural integrity.

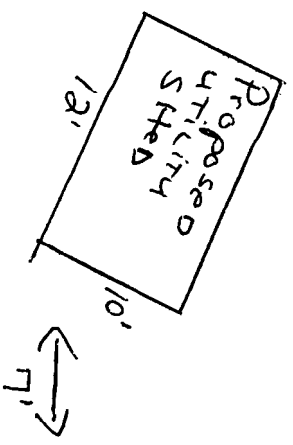




Abutters Property Line

7'

STEEL  
PIN  
at  
Prop.  
Line  
visible



16' →

46'

46'

Lester Drive

Surveyors Pin  
visible

R-2 Zone  
4144

Floor: 25' Req - 25' x 4' imp bed  
 REFR: 5' min - 7' 8" shown  
 Side: 5' min - 7' 8" shown

Garage  
 22'  
 Asphalt  
 Driveway

Deck

24'

48'

Living room

Kitchen

Dining Area

Porch

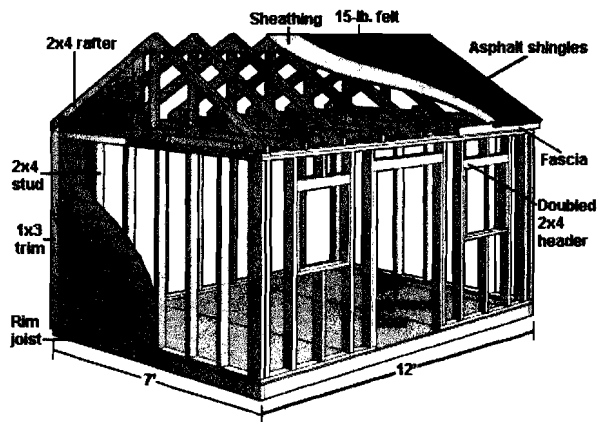
BATH

Bedroom

BATH

Bedroom

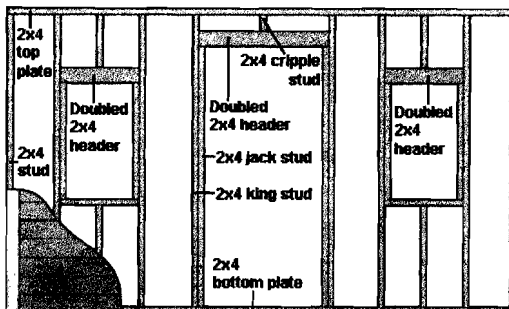
36'



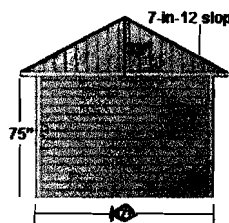
1 To construct the floor frame, start by cutting the rim joists and floor joists from 2 by 4s. Cut the rim joists 7 feet long and the floor joists 141 inches long (12 feet minus 3 inches). Lay the floor joists along the rim joists, 16 inches on center, and attach them with 16d nails or joist hangers. Place the frame on 2-by-8 pressure-treated runners and make adjustments with shims until the frame is level. Also check that the frame is square to the runners and then toenail them together. Complete the floor with a layer of 3/4-inch plywood sheathing.

2 The walls are constructed independently and then raised. Start by cutting the top and bottom plates and then the wall studs from 2 by 4s. You will need 10 6-foot-long king studs, spaced 16 inches on center. When the frame is assembled, make the cuts for the door and window openings, adding the required headers, cripple studs, and jack studs.

WALL SECTION



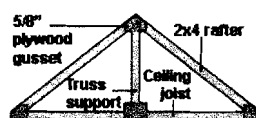
3 To affix the walls, raise the first wall, drive 3-inch screws through the bottom plate into the frame, and repeat with the other three wall sections. After checking for plumb, attach the walls at the corners. Mark the locations for the roof trusses 24 inches on center on the double top plates and then attach them. Cut the bottom plate for the door opening.



4 The roof framing consists of seven trusses, spaced 24 inches on center, with each one composed of an 8-foot-long ceiling joist and two 50-inch-long rafters that meet a 21-inch-long truss support; the members are held together with a 5/8-inch plywood gusset.

5 Attach each end truss to the double top plates so they overhang front and back equally and are flush with the wall frame's sides. Position the other five trusses on the marks you previously made on the double plates so they align with the end trusses and then attach them.

6 If you are roofing with asphalt shingles, lay 5/8-inch plywood sheathing on top of the trusses, working from the bottom up, and then cover it with 15-pound roofing felt, the shingles, and the ridge caps. If you are roofing with cedar shingles, install 1-by-4 battens spaced for the desired exposure and then, working from bottom to top, attach the shingles.



7 To finish the walls with cedar channel siding, start 3/4 inch below the bottom plate and install the siding horizontally until you reach the top plate. Install the siding vertically on the gable ends above the top plate. Finish by installing all the exterior trim.

8 Install the windows and hang the door. Trim the windows with 1-by-3 cedar.

**Find a Local Pre-Screened Shed or Playhouse Building Contractor**

**Find a Local Pre-Screened Shed Repair Contractor**

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# General Building Permit Application

R-2

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>110 Lester Drive</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>12,186</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>12550</u> Block# <u>61</u> Lot# <u>6400</u> Book <u>Page</u> SMSA Assessors Parcel # <u>384-B-1</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Phil + Karen Reguia</u> Address <u>110 Lester Drive</u> City, State & Zip <u>Portland Me 64103</u>	Telephone: <u>207-807-2586</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1,200.00</u> C of O Fee: \$ Total Fee: \$ <u>40</u>

Current legal use (i.e. single family) Single family Number of Residential Units 1  
 If vacant, what was the previous use? N/A  
 Proposed Specific use: Free Standing utility shed  
 Is property part of a subdivision? \_\_\_\_\_ If yes, please name \_\_\_\_\_  
 Project description: Build a Free standing 10'x12' unattached utility shed in the rear SW corner of the lot

Contractor's name: Phil Reguia  
 Address: 110 Lester Drive  
 City, State & Zip Portland Maine Telephone: 807-2586  
 Who should we contact when the permit is ready: Phil Reguia Telephone: 807-2586  
 Mailing address: 110 Lester Drive

RECEIVED  
AUG 13 2011  
City of Portland

8/4/11

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](http://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: 8/2/2011

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



# Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

**One (1) complete set of construction drawings must include:**

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

**Separate permits are required for internal & external plumbing, HVAC, and electrical installations.**

**If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:**

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**





Dugy McComick 892-8511

**CENTERLINE CURVE DATA**

NO.	R	Δ	L	T
△	200.00'	20°30'24"	72.04'	
△	400.00'	17°50'11"	132.46'	
△	500.00'	27°41'48"	58.43'	
△	100.00'	70°15'54"	157.45'	
△	100.00'	24°57'00"	150.71'	

**AREA SUMMARY**

ITEM	AREA	%
24 RESIDENTIAL LOTS	0.02 AC	02.7%
ROAD RIGHT-OF-WAY	1.65 AC	17.1%
TOTAL	9.67 AC	100.0%

**NOTES**

- PROPERTY IS SUBJECT TO E-E EASEMENT OVERLAP.
- EXISTING CURVES OF PROPERTY TO BE REMOVED IN PARTITION BEING RECORDED IN THE GORHAM COUNTY SURVEY OF DEEDS IN BOOK 2374, PAGE 51.
- PROPERTY PERMITS AND TOPOGRAPHIC SURVEY BY SURVEYOR HAS UNDEVELOPED EASEMENT IN READING, 2/18/88.
- TOTAL AREA OF PROPERTY IS 9.67 ACRES.
- DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- THE OWNER OF LOT 11 IS PROHIBITED FROM PLACING OR IN ANY WAY OBSTRUCTING THE FLOW OF WATER IN THE DRAINAGE CANAL CHANNEL AT THE REAR OF THE LOT.

**LEGEND**

LOT LINES	EXISTING	PROPOSED
CONTOUR LINES		
IRON PIPE	—	●
GRANITE MONUMENT	□	■
UTILITY POLES	—	—
LOWBURY		
WELLS WITH PROPERTY LINES		
EXHIBIT		
GRID		
ROAD CENTERLINE		
CURVE NUMBER		
BOUNDARY		
SETBACK		
MANHOLE		
WATERLINE		

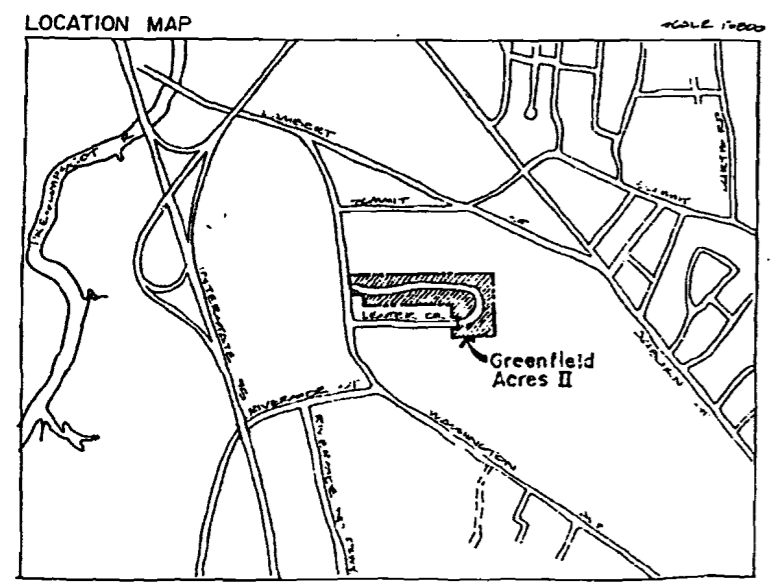
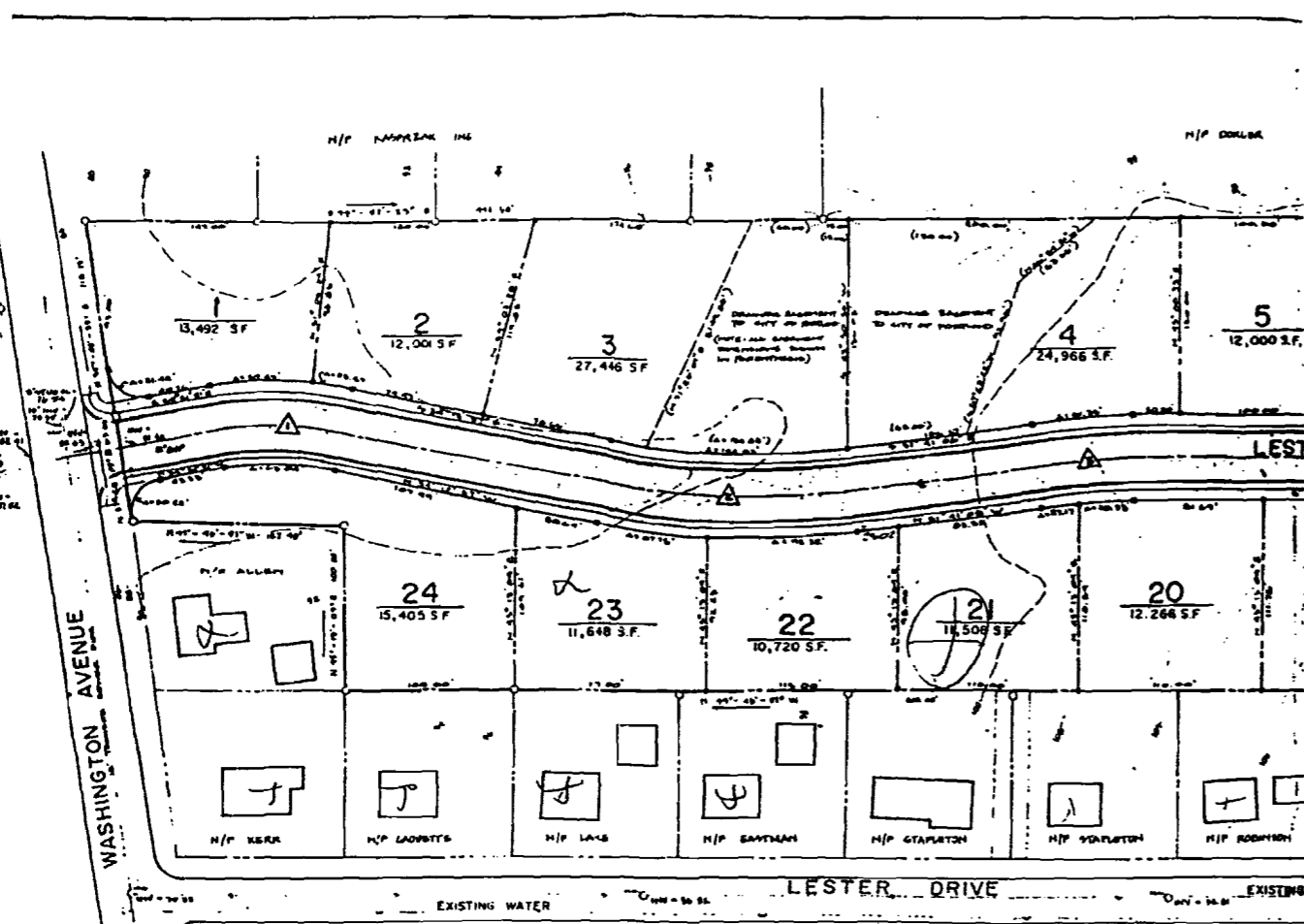
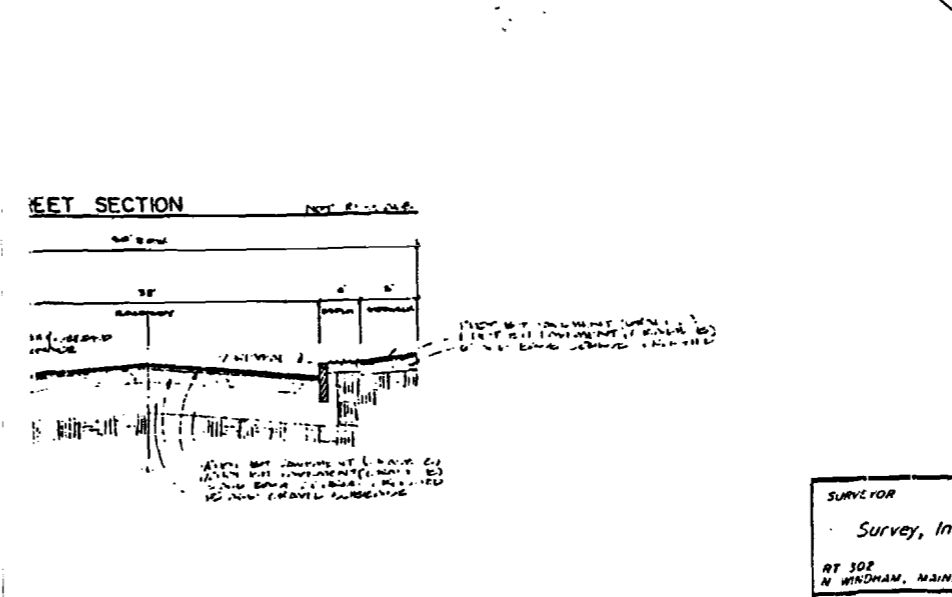
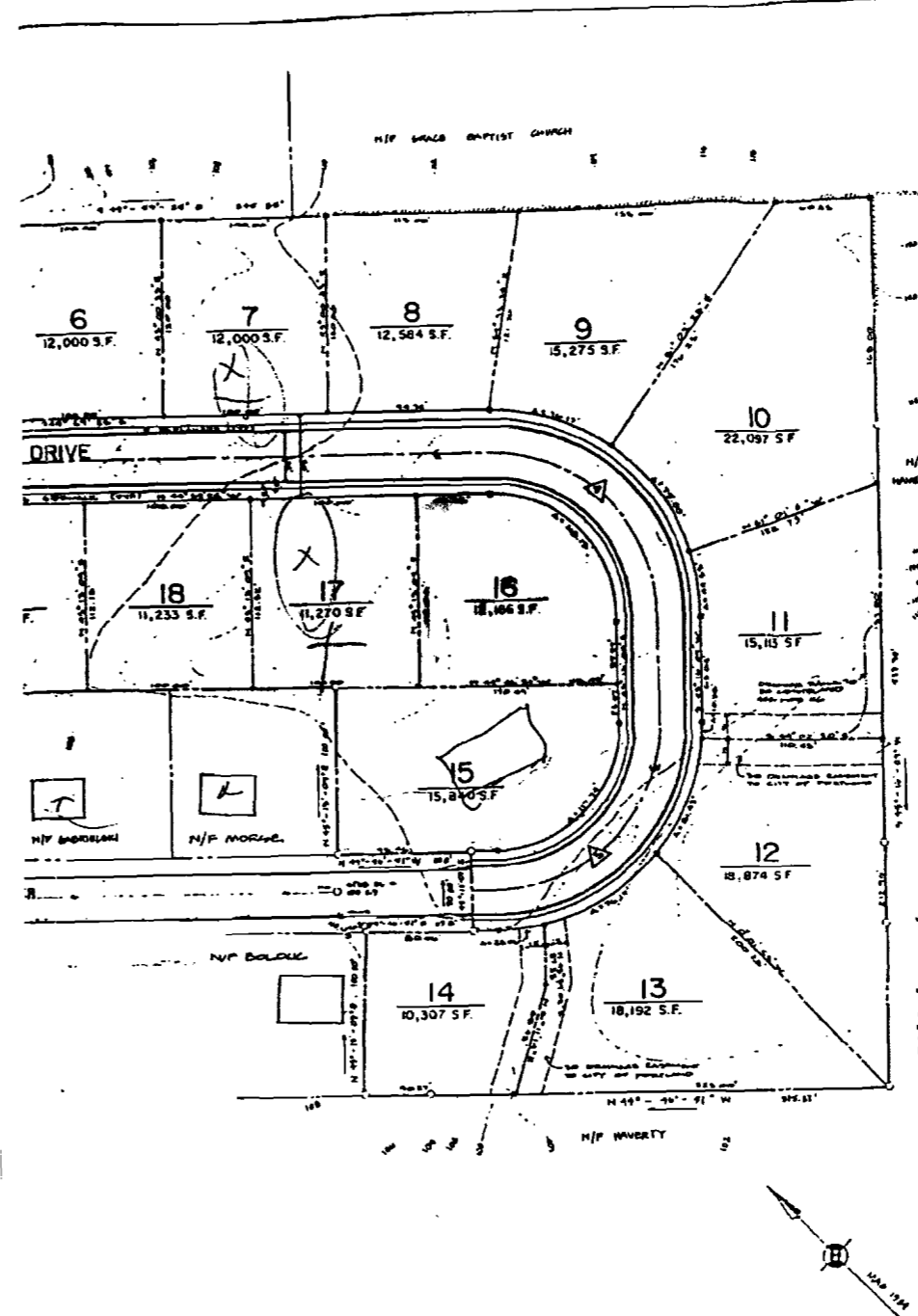
DATE	3/1/88	REVISED PLAN SUBMITTED TO CITY
DATE	2/18/88	REVISIONS TO PLAN PER PLAN
DATE	2/18/88	REVISIONS TO CITY FOR RECORD APPROVAL
BY	DATE	DATE

**GREENFIELD ACRES II**  
Lester Drive  
Portland, Maine

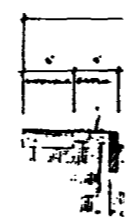
**SUBDIVISION PLAN**  
KASPRZAK INC.  
N. Waterboro, Maine

**LAND PLAN ASSOCIATES**  
1000 State Street, Portland, ME 04101  
Tel: 603-876-1100

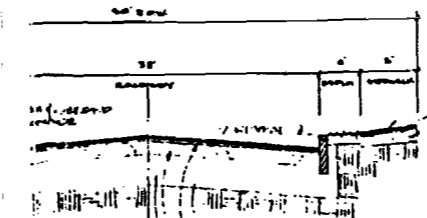
**SURVEYOR**  
Survey, Inc.  
RT 302  
N. WINDHAM, MAINE



**TYPICAL**



**STREET SECTION**



NOTE: ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISHED GRADE SURFACE.