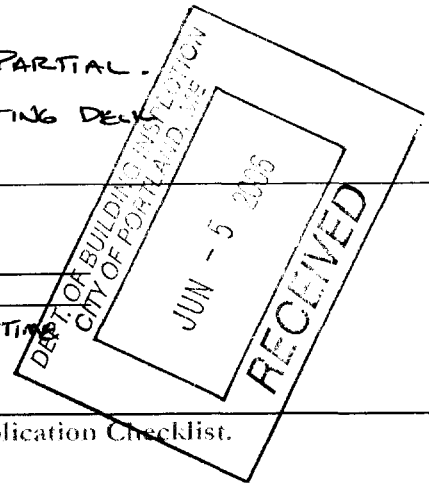




# General Building Permit Application

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>58 STURDIVANT DR, PORTLAND, ME 04103</u>			
Total Square Footage of Proposed Structure <u>546 SF NEW</u>		Square Footage of Lot <u>10,892</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>389</u> Block# <u>E</u> Lot# <u>11</u>		Owner: <u>CATHERINE JONES KEELEY</u>	Telephone: <u>878-2761</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>PATRICK &amp; CATHERINE KEELEY</u> <u>58 STURDIVANT DR</u> <u>PORTLAND, ME 04103</u> <u>207-878-2761</u>		Cost Of Work: <u>\$30,000.00</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>RESIDENCE</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>RESIDENCE</u>			
Project description: <u>GARAGE ADDITION WITH ROOM ABOVE PARTIAL.</u> <u>ALSO ROOF STRUCTURE OVER EXISTING DECK</u> <u>FOR CONVERSION TO SCREEN PORCH</u>			
Contractor's name, address & telephone: <u>BY OWNER</u>			
Who should we contact when the permit is ready: <u>PATRICK KEELEY</u>			
Mailing address: <u>58 STURDIVANT DR.</u> <u>PORTLAND, ME 04103</u>		Phone: <u>878-2761</u> <u>797-3772 DAYTIME</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.

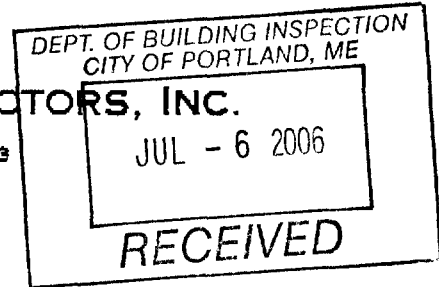
signature of applicant: <u>[Signature]</u>	Date: <u>6/4/2006</u>
--	-----------------------

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

**KEELEY ELECTRICAL CONTRACTORS, INC.**1039 RIVERSIDE STREET, SUITE 7 • PORTLAND, ME 04103  
(207) 797-3772 • FAX: (207) 797-7812

FAX COVER SHEET

OUR FAX NUMBER IS 207-797-7812

TO: CITY OF PORTLANDFAX#: 874-8716ATTN: ANNE MACHADODATE: 7/5/06FROM: Mike Keeley ☒ Patrick Keeley

TIME: \_\_\_\_\_

## COMMENTS:

ANNE - PLEASE FIND ATTACHED REVISED DRAWINGS  
#2 AND #7.DRAWING #2 SHOWS THE SETBACKS FROM THE  
DECK 14'-8" AND HOUSE 17'-6" ON THE  
OPPOSITE SIDE FOR BORROWING PURPOSES.DRAWING #7 SHOWS THE DIMENSIONS FROM  
AVERAGE GRADE TO THE RING PEAK.THANKS!2 PAGES TO FOLLOW

①

## LOT COVERAGE CALCULATIONS

EXISTING LOT SIZE	10892 SF
EXISTING HOUSE FOOTPRINT	825 SF
EXISTING DECK FOOTPRINT	272 SF
NEW GARAGE ADDED (14 x 24' + (12 x 17'6"))	546 SF
TOTAL SF	<u>1643</u>

$$10892 \times 20\% = 2178 \text{ SF ALLOWED}$$

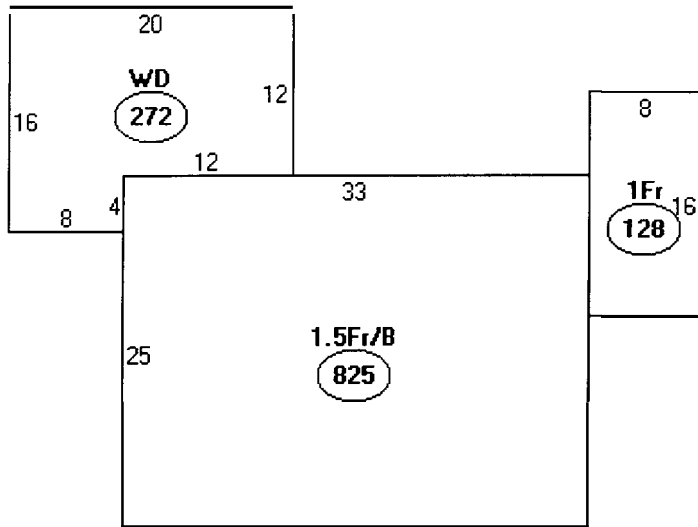
1643 OK ✓

②

ADDITION FOOTPRINT	546 SF
SECOND FLOOR AREA (INCLUDING STAIRS)	336 SF

$$336 / 546 = 62\%$$

LESS THAN  $\frac{2}{3}$  → 1½ STORY OK ✓



Descriptor/Area

A: 1.5Fr/B  
825 sqft

B: WD  
272 sqft

C: 1Fr  
128 sqft

1205

12-2  
Front & Rear > 25'  
Side - 12'  
1 story  
2 stories - 14'

240

16892  
x 20610  
-----  
2178  
1225  
-----  
953 SF Left

14-43 3

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	389 E011001
Location	58 STURDIVANT DR
Land Use	SINGLE FAMILY
Owner Address	JONES CATHERINE R 58 STURDIVANT DR PORTLAND NE 04103
Book/Page	11453/144
Legal	389-E-L1 STURDIVANT DR 56-58 10892 SF

### Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$59,890	\$117,790	\$177,680

### Estimated Assessed Valuation For Fiscal Year 2007"

Land	Building	Total
\$86,800	\$141,800	\$228,600

\* Value subject to change based upon review of property status as of 4/1/06.  
The tax rate will be determined by City Council in May 2006.

### Property Information

Year Built 1985	Style Cape	Story Height 1.5	Sq. Ft. 1572	Total Acres 0.25	
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 7	Attic None	Basement Full

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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### Sales Information

Date 05/25/1994	Type LAND + BLDING	Price \$127,000	Book/Page 11453-144
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### Picture and Sketch

Picture	Sketch	Tax Map
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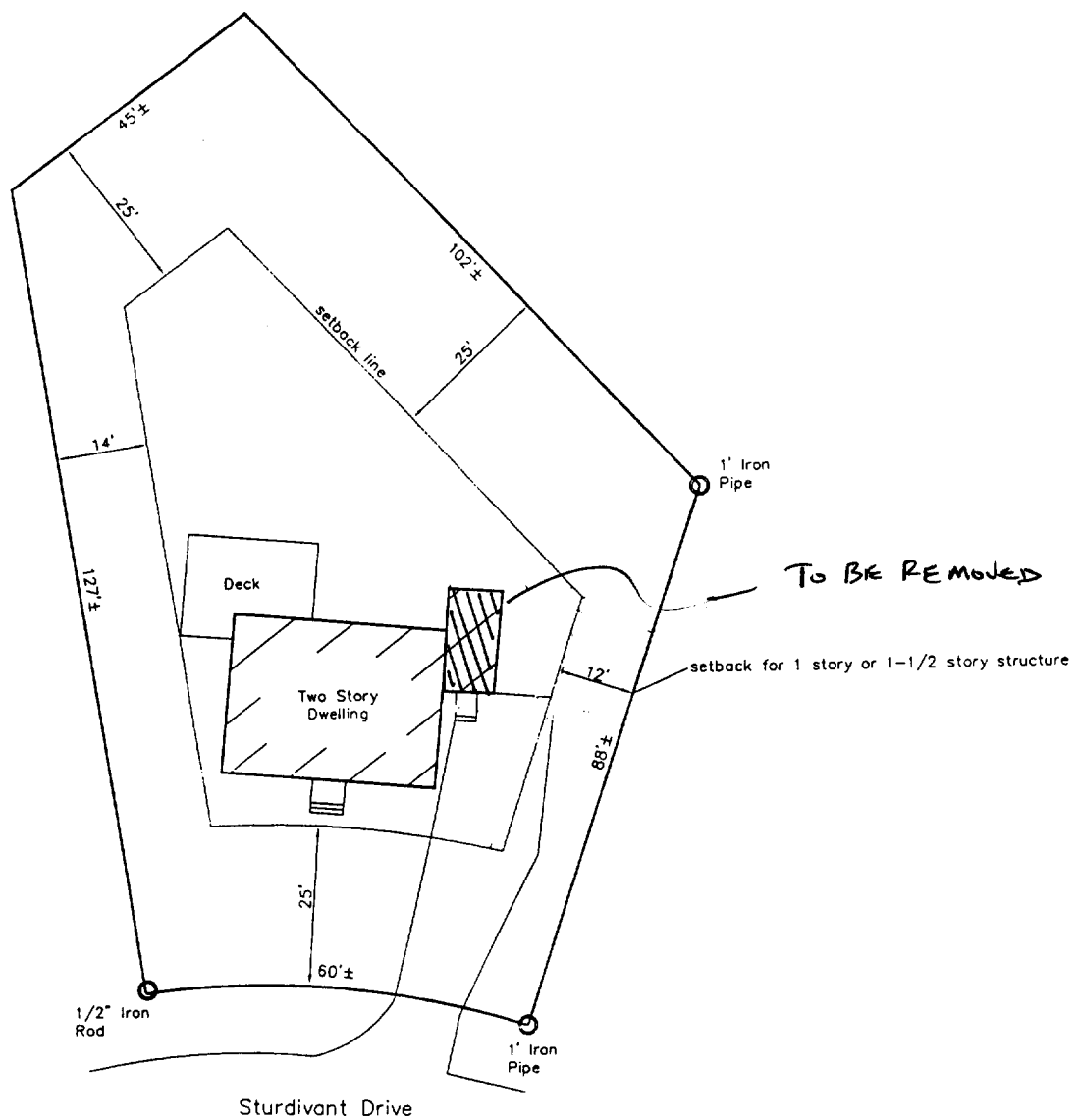
[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-



# INDEX

- 1 EXISTING CONDITIONS
- 2 PROPOSED LOT PLAN
- 3 FOUNDATION PLAN
- 4 FIRST FLOOR PLAN
- 5 SECOND FLOOR PLAN
- 6 ROOF PLAN
- 7 BUILDING SECTION
- E ALT. BLDG SECTION
9. CALCULATIONS FOR LOT COVERAGE AND 1 1/2 STORY
10. STAIR CALCULATIONS AND DETAIL
11. ASSESSOR'S SKETCH
11. ASSESSOR'S INFORMATION
13. DOOR AND WINDOW SCHEDULE
14. HIP ROOF FRAMING FOR EXISTING DECK
15. BUILDING SECTION FOR ENCLOSING EXISTING DECK
16. PHOTO OF EXISTING FROM ASSESSOR'S FILE
17. FRONT ELEVATION OF GARAGE ADDITION



1" = 30'

EXISTING CONDITIONS

①



R2 lot size 10,892 #

front setback 25' req. OK

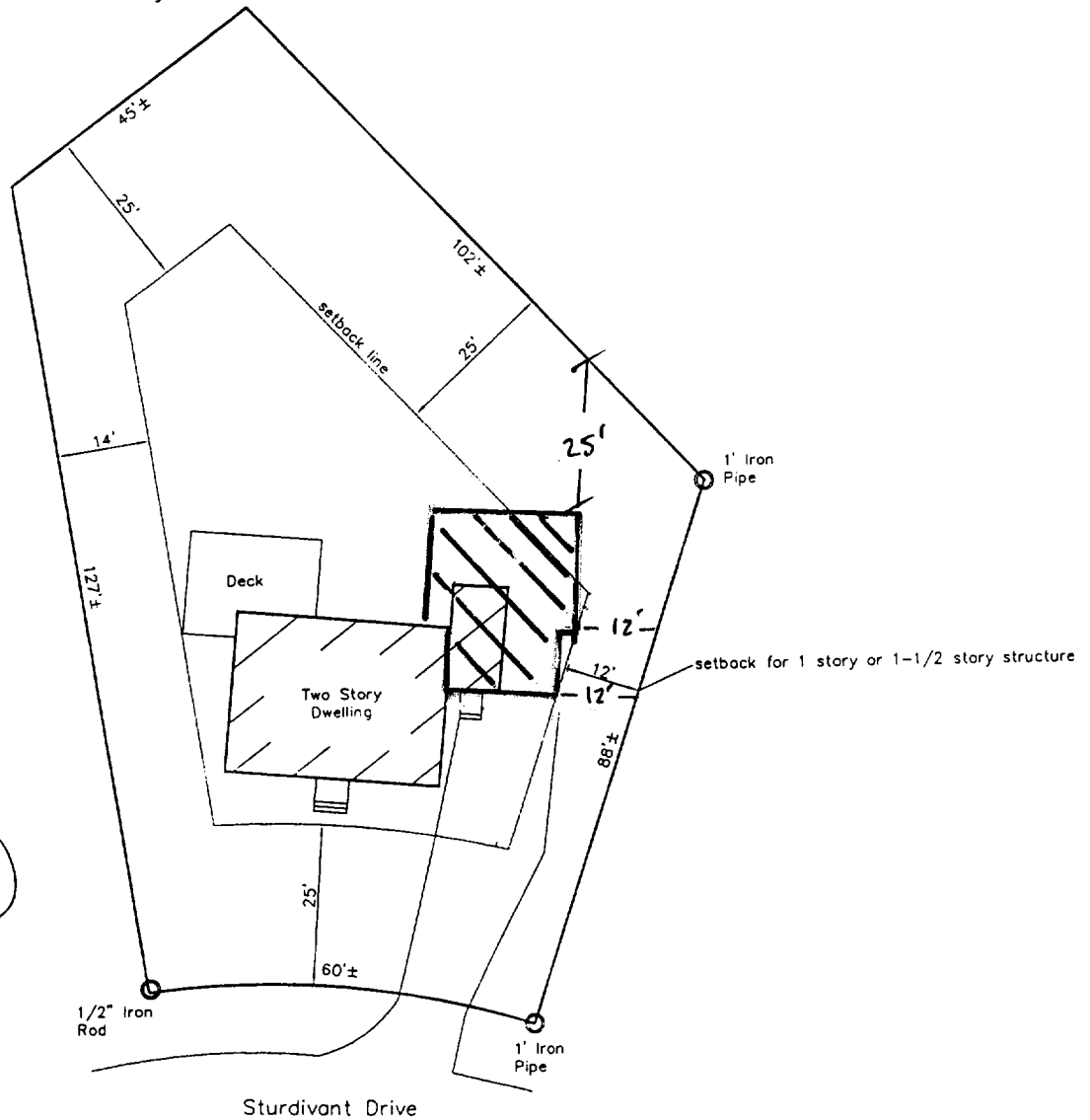
rear " 25' req. 25' given

side - 1 1/2 stories 12' req. right side 12' given. OK for front. 1 story  
2 stories 14' req. 10' given - borrow 2 from left.

deck 14' 8" → 12' 8"  
hose 17' 6" → 15' 6"

lot coverage 20% = 2178.4 OK 1643 # w/ addition

→ building height - 35' max - 22' given OK.



house! deck = 1097

addition = 3 546

12 x 17.5 = 210  
336

1643 #

1" = 30' \* - not exact.

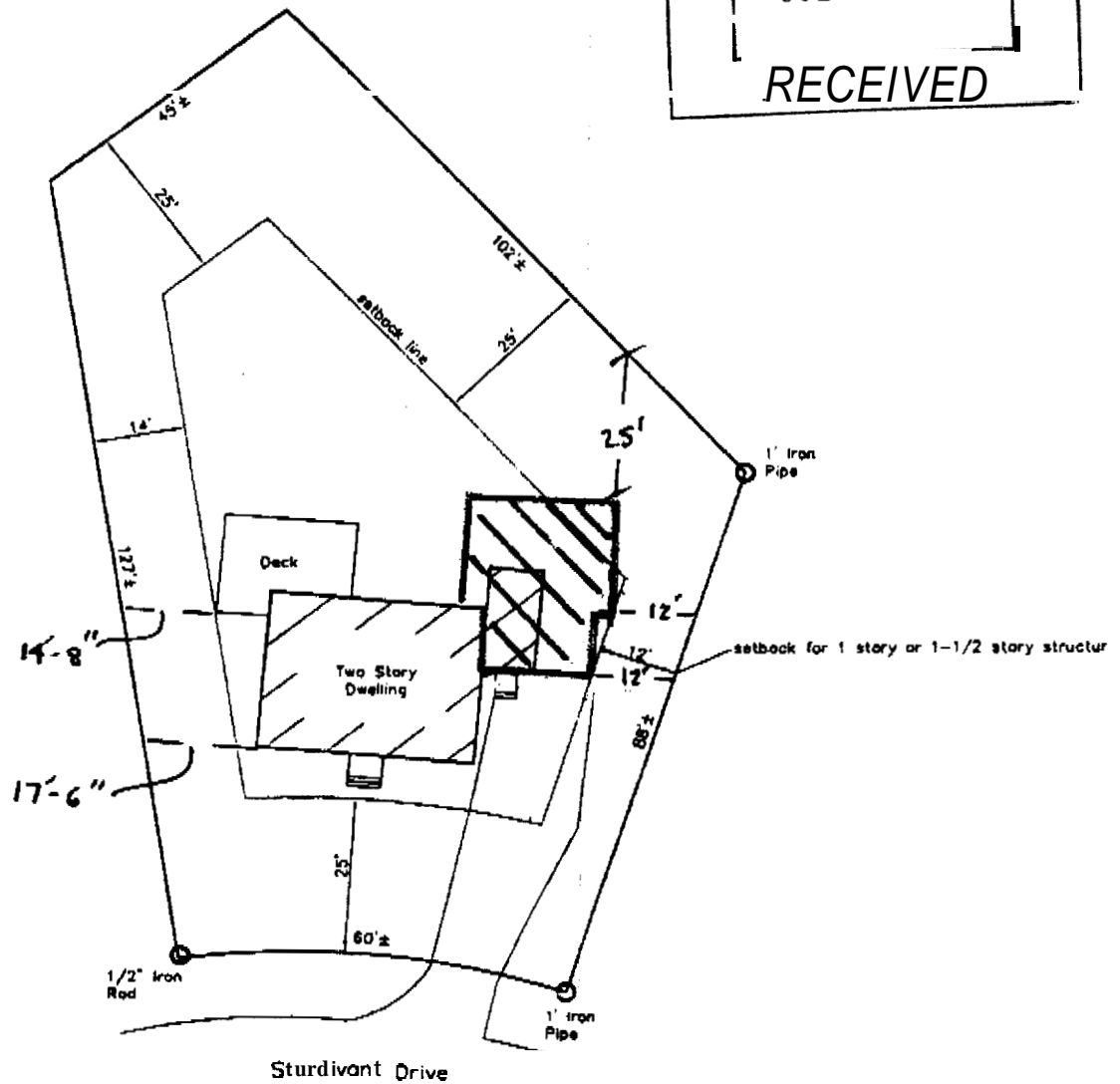
LOT PLAN W/ ADDITION AND SETBACKS

2

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

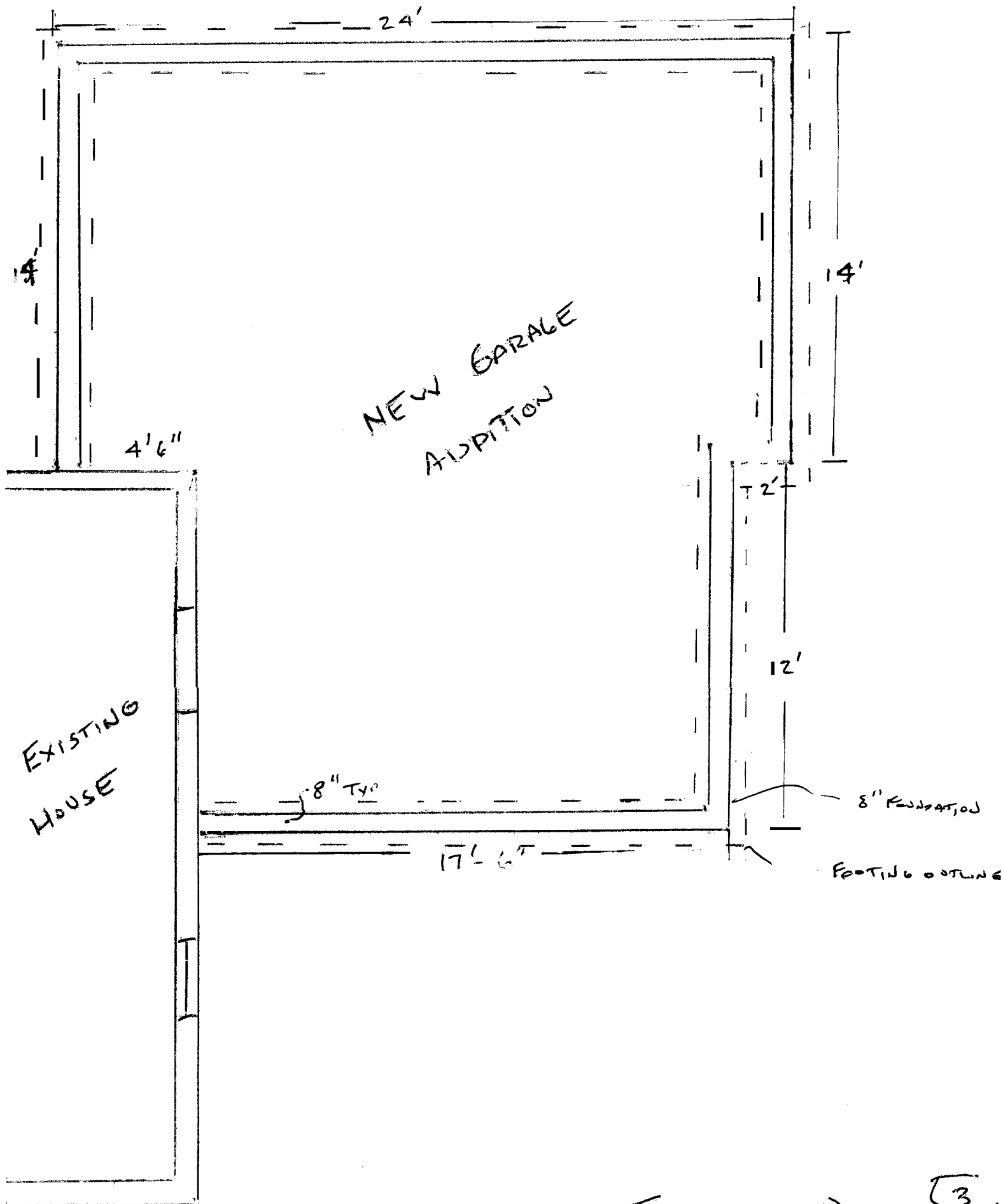
JUL - 6 2006

RECEIVED



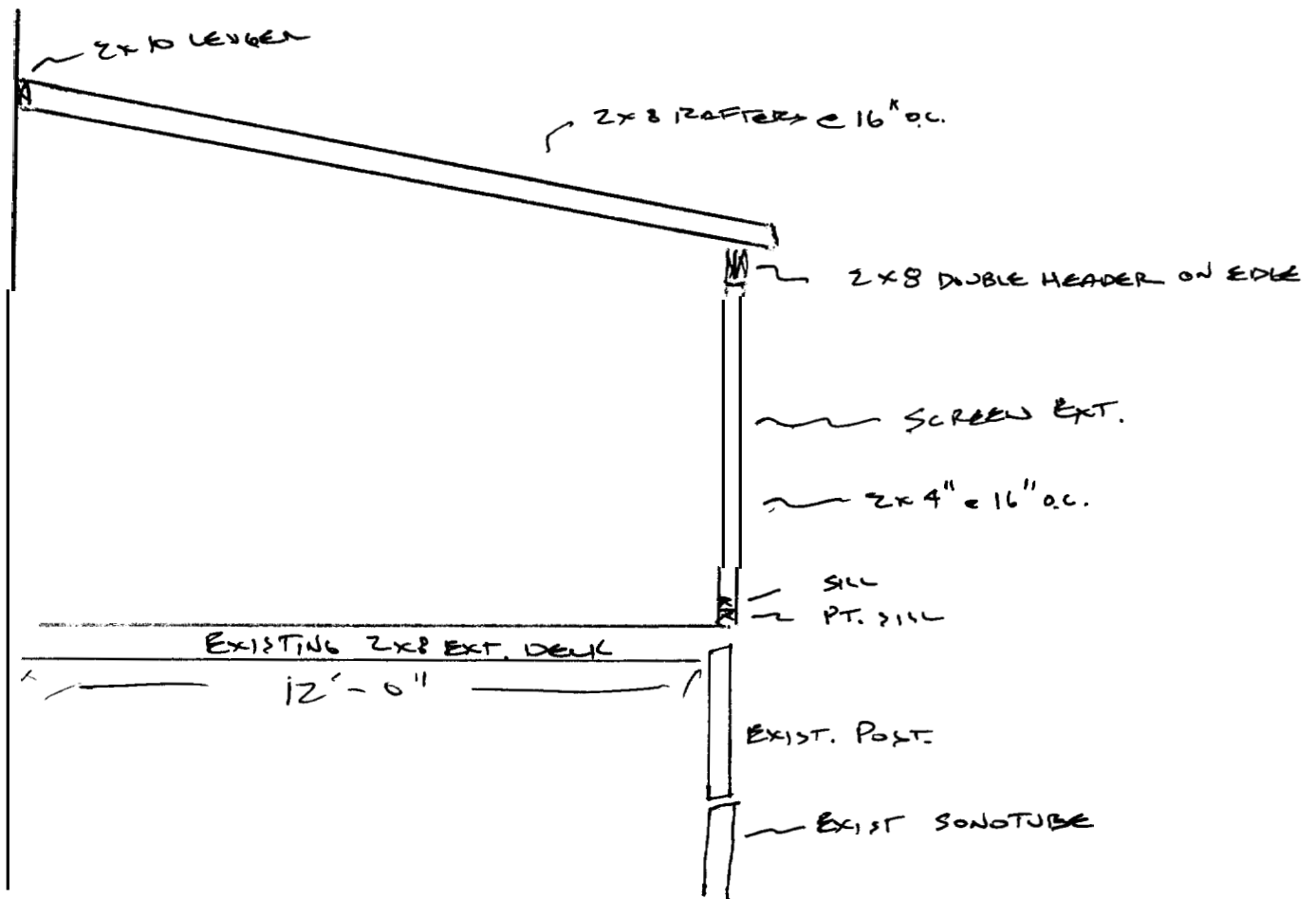
1" = 30'

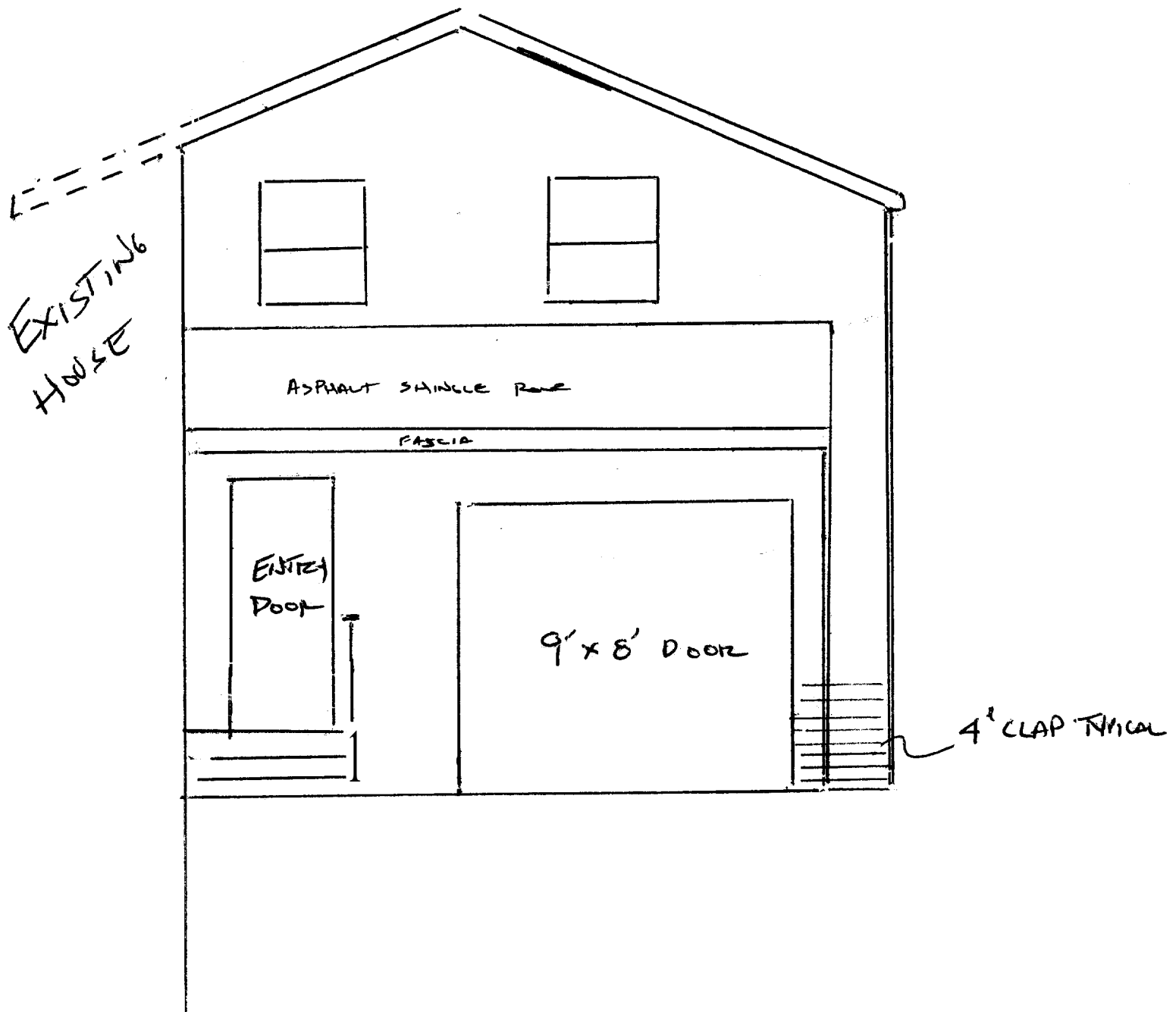
LOT PLAN W/ ADDITIONAL AND SETBACKS (2)



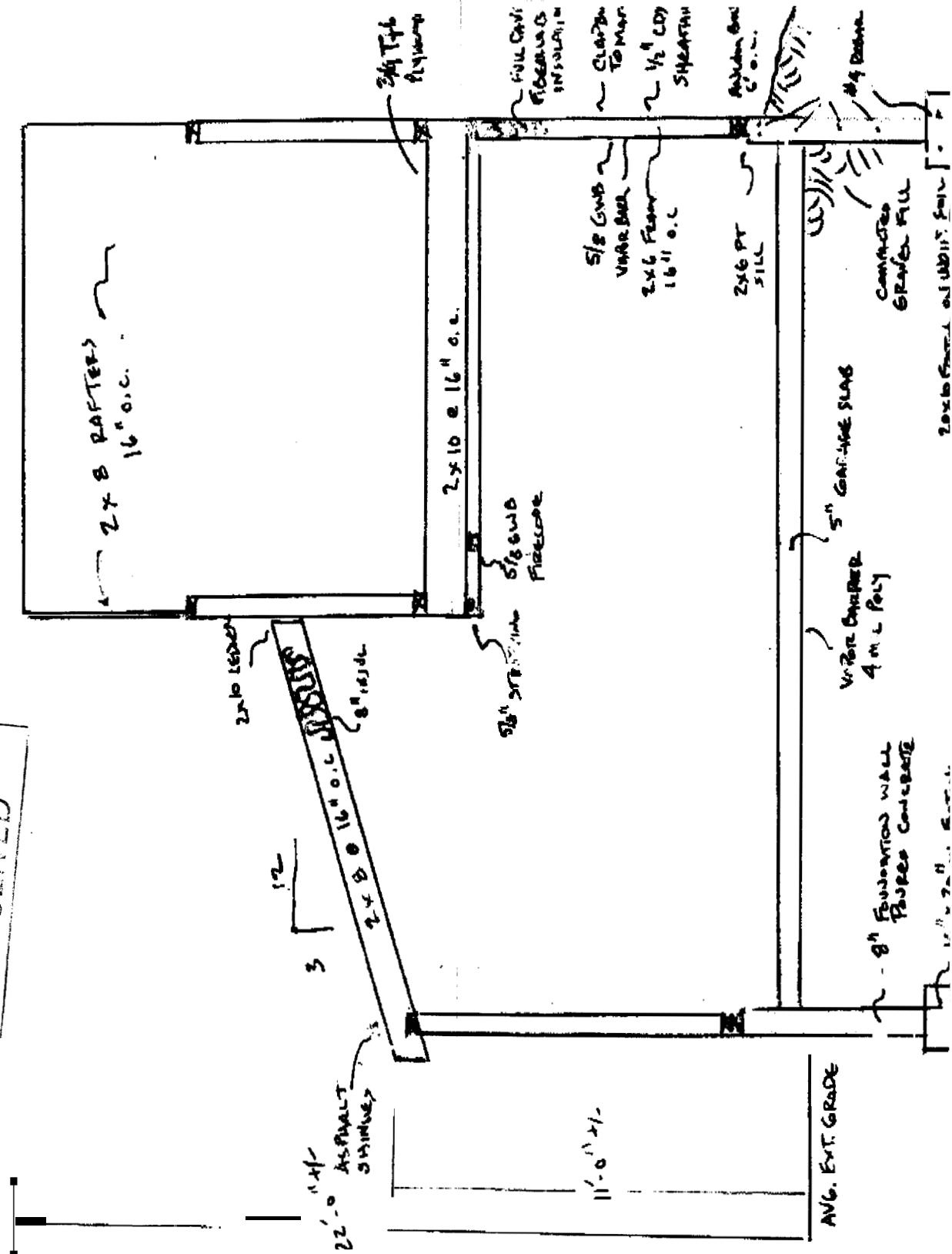
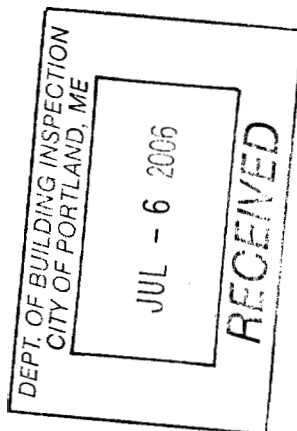
FOUNDATION PLAN (3)

# BLDG SECTION FOR DECK ROOF



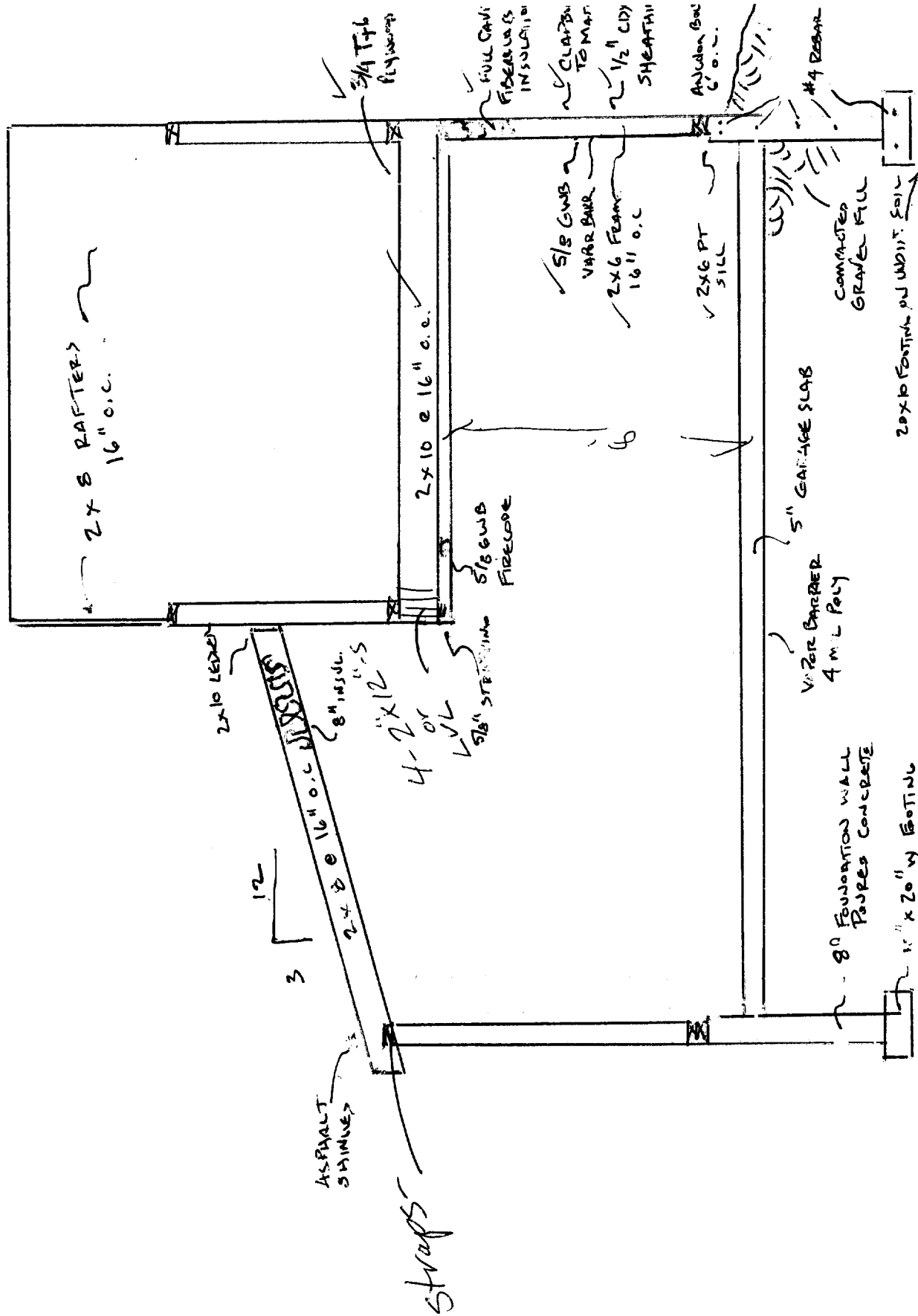


FRONT ELEVATION  
⑬



TYPICAL BLOW SERIAL 1/4"

7



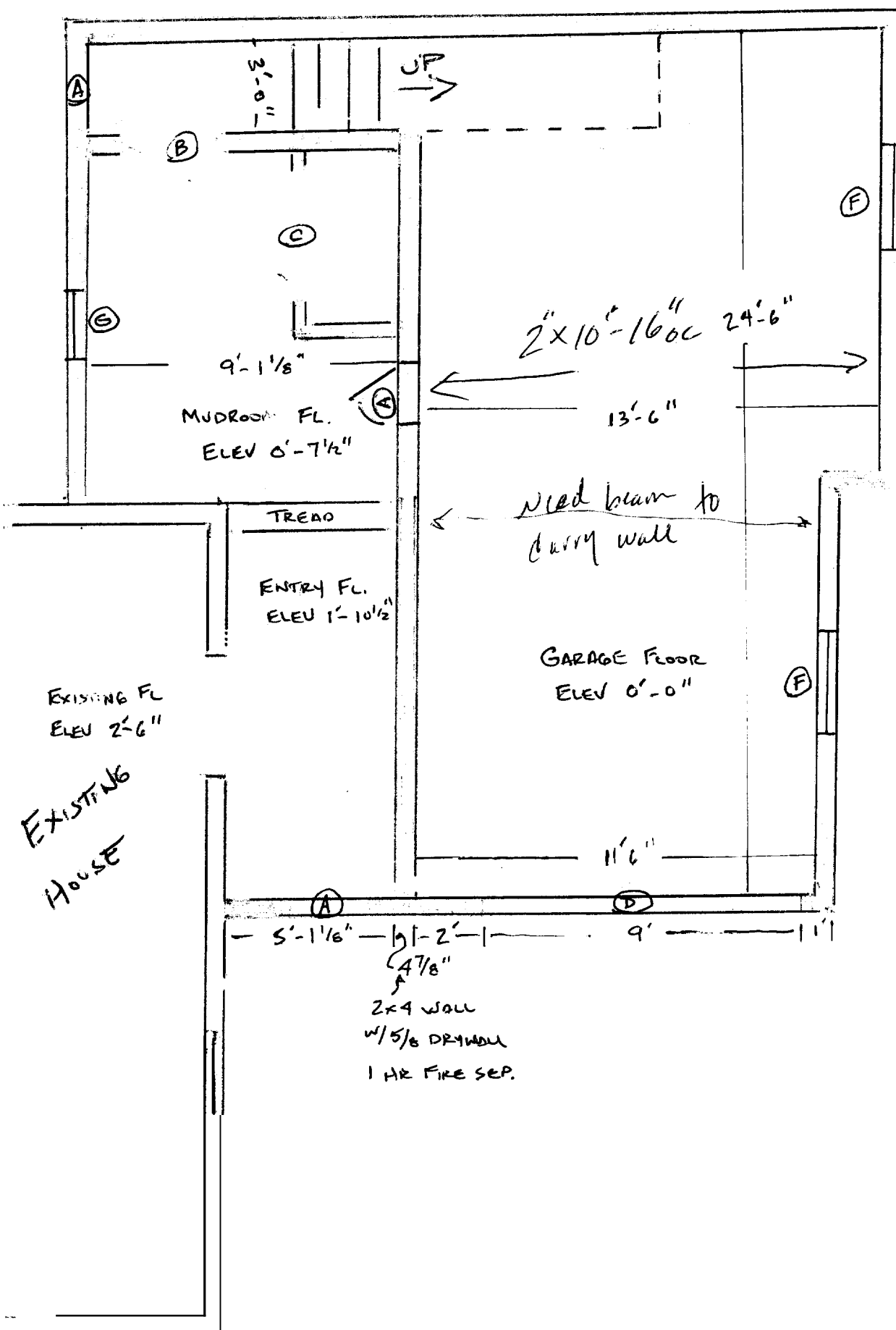
TYPICAL BUG SECTION 1/4" = 10"

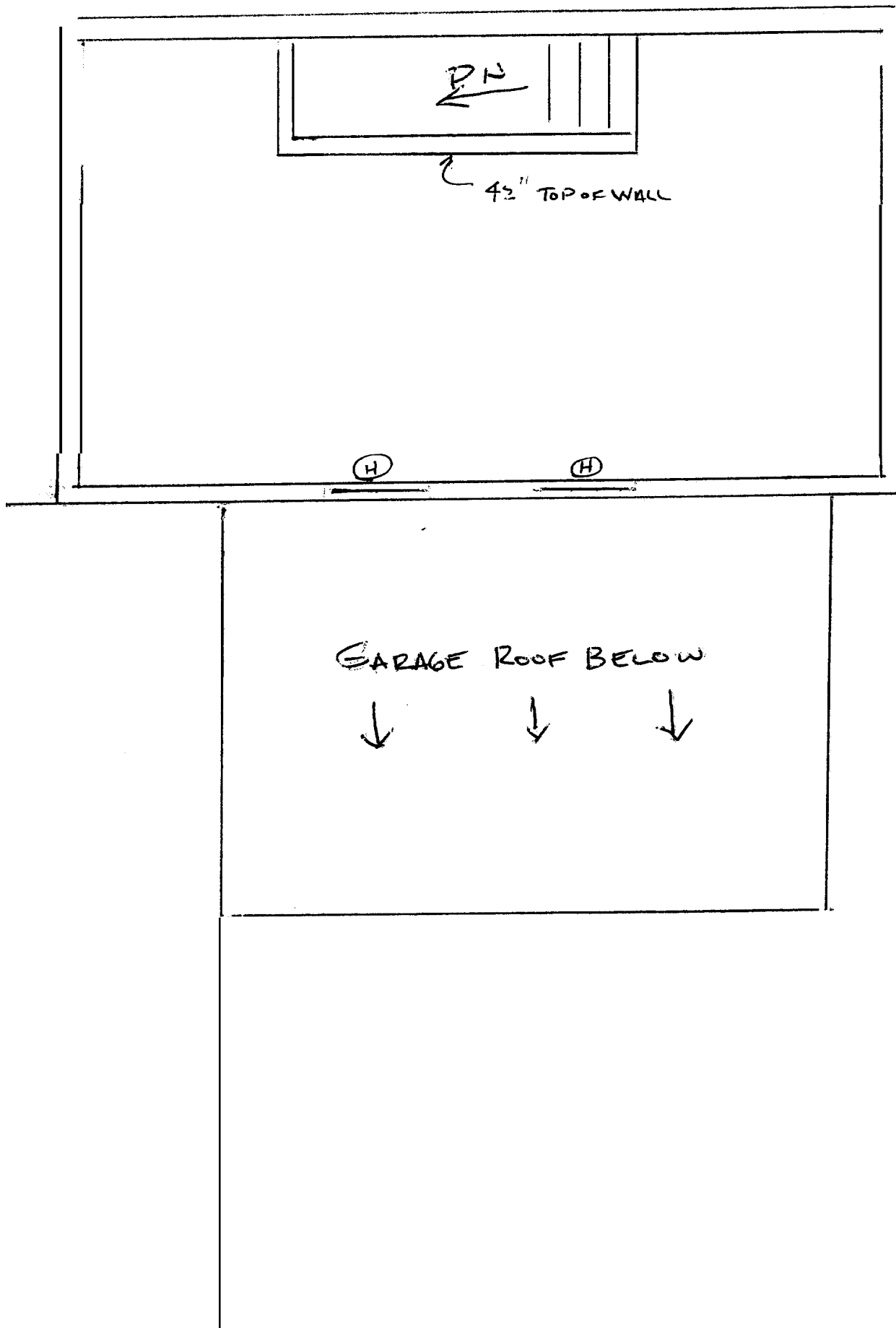
ADDENDUM / NOTES FOR  
PERMIT APPLICATION SS STURDIVANT DR

1. ✓ FOUNDATION WALL TO EXTEND 4' BELOW  
✓ EXTERIOR GRADE FOR FROST
2. ✓ 5/8" GWB TO BE USED ON ALL WALLS AND  
CEILINGS
3. ✓ HEADER SUBMITTAL  
ALL EXTERIOR WINDOWS + DOOR 3' OR LESS  
3-2x8  
✓ 9' GARAGE DOOR - 3-2x12 W/ 1/2" PLYWOOD FILLER.
4. ADD BEAM OR 3-2x10 ~~BEHIND FRONT WALL~~  
OF SECOND FLOOR ~~BEHIND FRONT WALL~~  
~~Dead end's~~
5. ✓ ADD COLLAR TIES ON RAFTERS TO HEADER  
AT FRONT WALL. 2x4 @ 16" OC.  
4-2x12's  
OR  
LVL







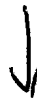
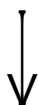


5  
SECOND FLOOR PLAN  $\frac{1}{4}'' = 1'0''$



NEW GARAGE UPPER

FILL TO MATCH  
EXISTING ROOF  
SOFFIT HEIGHT TO MATCH



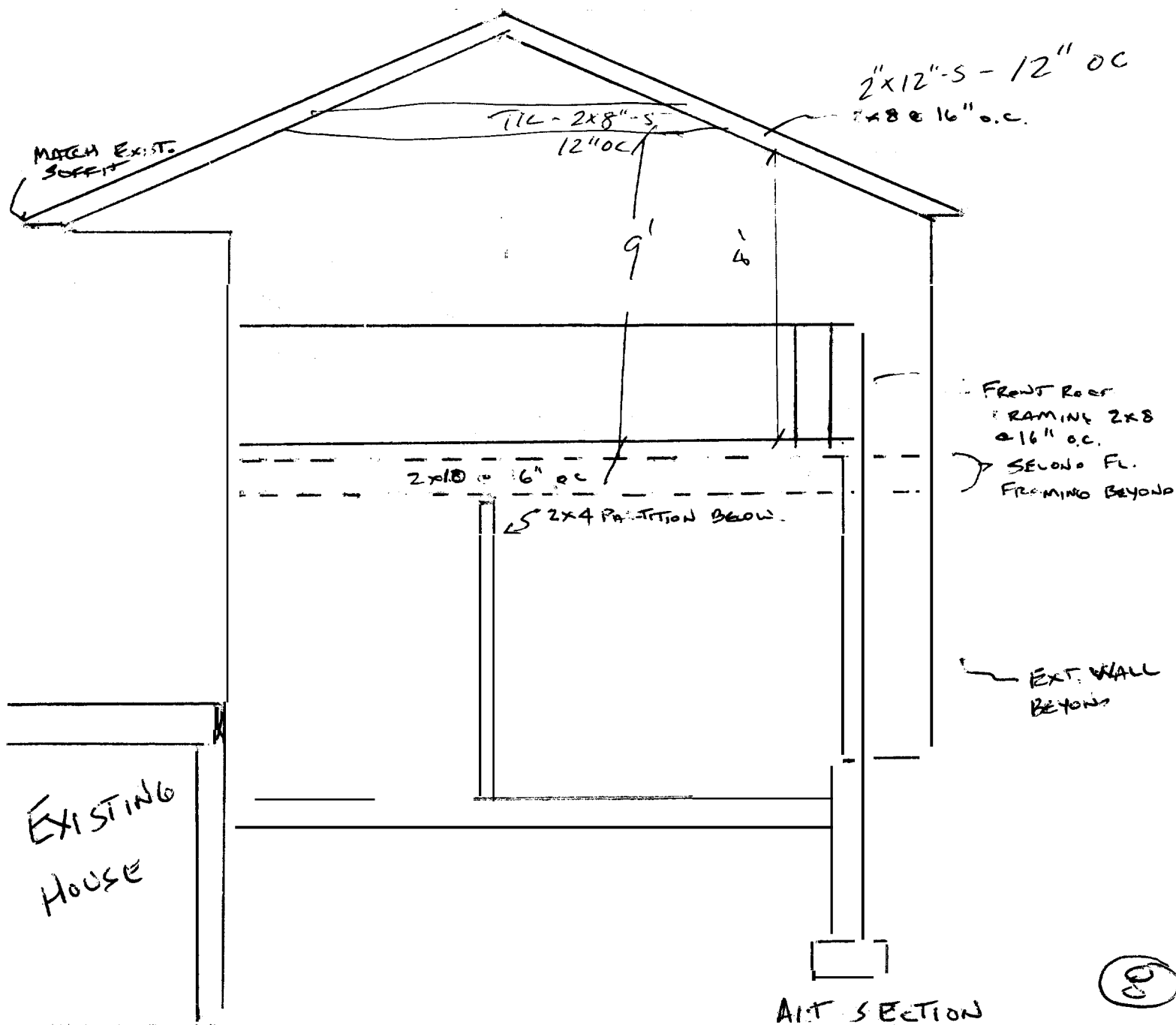
NEW GARAGE  
LOWER

EXISTING  
ROOF



ALL FRAMING 2x8 @ 16" O.C. FOR RAFTERS

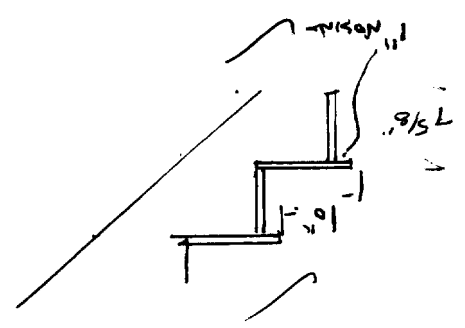
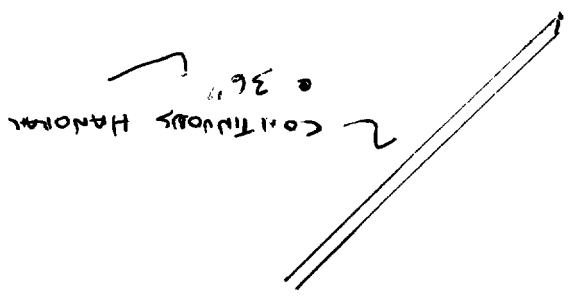
ROOF PLAN  $\frac{1}{4}'' = 1'0''$  (6)



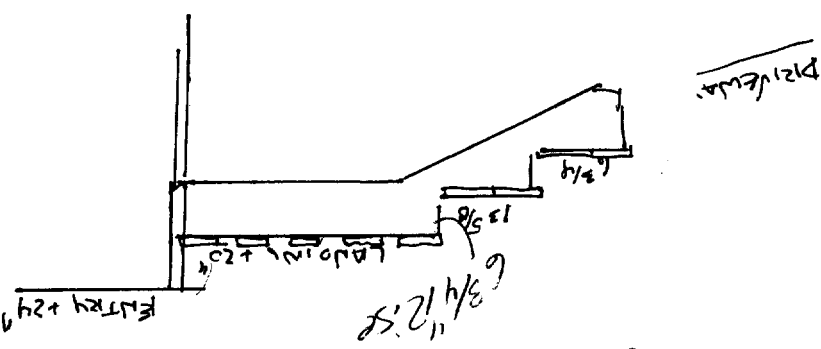
# STAIR CALCULATIONS

GARAGE SUB	EL. 0' 0"
MURKROOM EL	0' 7 1/2"
2ND FL EL	9' 6"
TOT. RISE	8' 10 1/2" = 106 1/2"

14 RISERS @ 7 5/8" = 106 3/4" = 8' 10 3/4"  
 13 TREADS @ 10" = 130" TOTAL RUN = 10' 10"



ROCK STAIRS & ELEVATOR  
 HANDRAIL @ 36" W BRACKET @ 4" o.c.  
 2 x 8 PT FRAMING W/ 5/4 PT TREAD  
 TREAD 11" RISER 6 3/4"



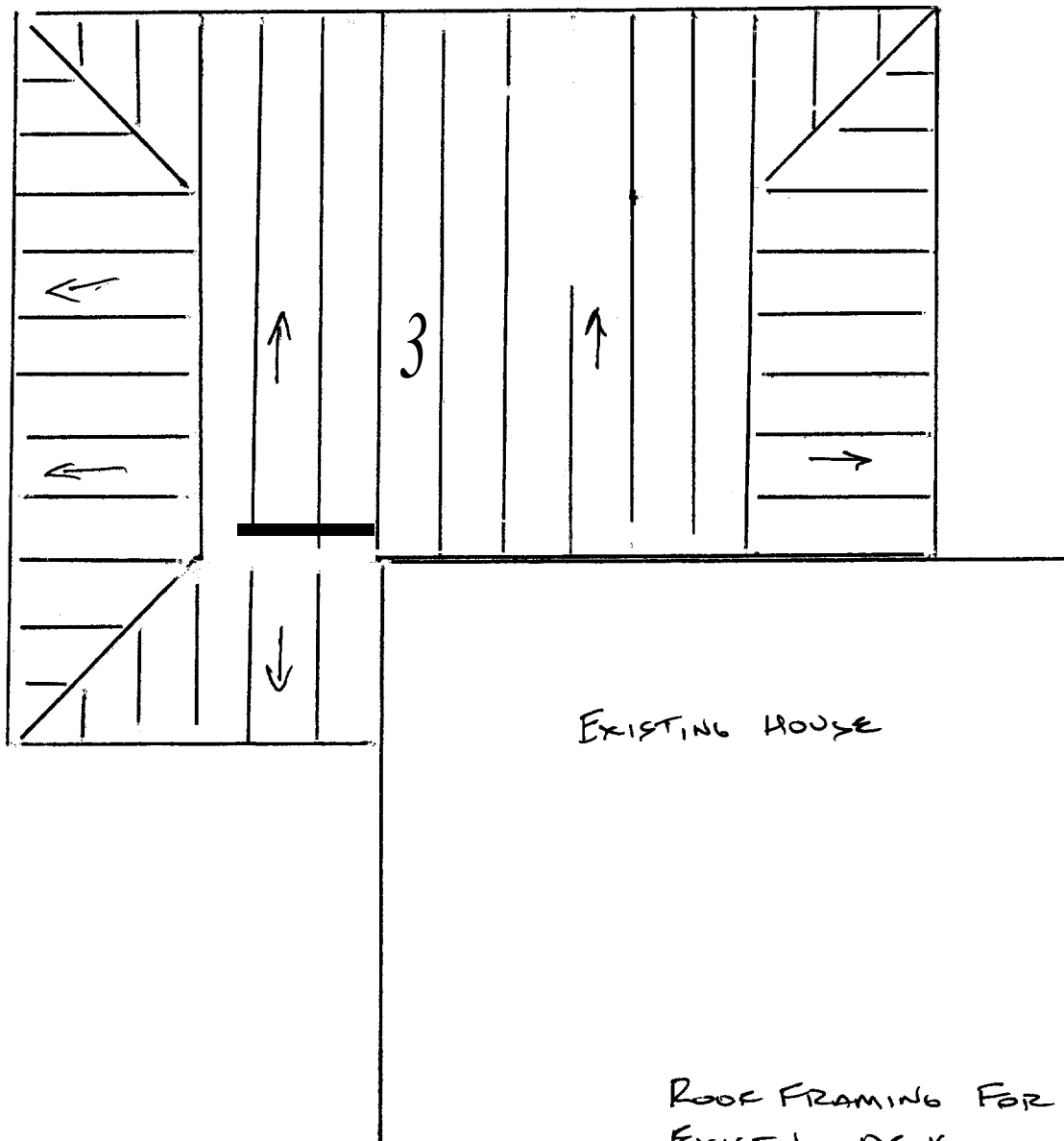
## DOOR SCHEDULE

TYPE A	2'8" x 6'8"	INSULATED METAL DOOR
TYPE B	2'8" x 6'8"	SIX PANEL 1 3/8" WOOD DOOR
TYPE C	4'-0" x 6'8"	BIFOLD CLOSET DOOR
TYPE D	9'-0" W x 8'-0" H	INSULATED GARAGE DOOR

## WINDOW SCHEDULE

TYPE F	EXISTING RELOCATE DOUBLE HUNG ANDERSEN INSULATED GLASS	3'0" W x 4'9" H
TYPE G	EXISTING RELOCATE DOUBLE HUNG ANDERSEN INSULATED GLASS	2'0" W x 3'0" H
TYPE H	NEW DOUBLE HUNG ANDERSEN INSULATED GLASS	3'0" W x 3'6" H

NEW RAFTERS TO BE 2x8 @ 16" O.C.  
ON 2x4 EXTERIOR WALL BUILT ON EXISTING  
2x8 DECK STRUCTURE



# 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- X Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A Foundation Inspection: Prior to placing ANY backfill
- X Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- X 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

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

[Signature]  
Signature of Applicant/Designee

8-24-06  
Date

Donna Martin Admin  
Signature of Inspections Official

8-24-06  
Date

CBL: 389 E 011

Building Permit #: 06-0829