

Form # P D4

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 100935

This is to certify that PAGE DAVID A /Jay Snow Construction

AUG 18

has permission to build an attached 19' x21' attached garage

AT 243 RAY ST

CD 406 F048001

City of Portland

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 lathed or otherwise finished-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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

8.7.

20

10

Received from

Berry -
Gary Rex

Location of Work

243 Ray St.

Cost of Construction

\$

Building Fee

Permit Fee

\$

Site Fee

Certificate of Occupancy Fee

Total

270

Building (1L)

Plumbing (1S)

Electrical (1Z)

Site Plan (1J2)

Other

See

Y06-F-48

Check #

713-ur-5

Total Collected

270

No work is to be started until permit issued.
Please keep original receipt for your records.

Taken by

f.d.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0935	Issue Date:	CBL: 406 F048001
-----------------------	-------------	---------------------

Location of Construction: 243 RAY ST	Owner Name: PAGE DAVID A	Owner Address: 243 RAY ST	Phone:
Business Name:	Contractor Name: Jay Snow Construction Inc	Contractor Address: 144 Watkins Shores Road Casco	Phone: 2076710319
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - build an attached 19' x21' attached garage	Permit Fee:	Cost of Work: \$0.00	CEO District: 4
Proposed Project Description: build an attached 19' x21' attached garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: S-B IRC, 2003 <i>[Signature]</i>	
		Signature: _____ 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: Idobson	Date Applied For: 08/02/2010	Zoning Approval		
<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.. PERMIT ISSUED AUG 18 2010 City of Portland		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"/> <i>OK w/ conditions</i> Date: 8/17/10 <i>AKL</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: _____	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 <i>ABM</i> 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
---	------	-------

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0935	Issue Date:	CBL: 406 F048001
-----------------------	-------------	---------------------

Location of Construction: 243 RAY ST	Owner Name: PAGE DAVID A	Owner Address: 243 RAY ST	Phone:
Business Name:	Contractor Name: Jay Snow Construction Inc	Contractor Address: 144 Watkins Shores Road Casco	Phone: 2076710319
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family Home	Proposed Use: Single Family Home - build an attached 19' x21' attached garage	Permit Fee:	Cost of Work: \$0.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: build an attached 19' x21' attached garage	Signature:	Signature:
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: Idobson	Date Applied For: 08/02/2010	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..

PERMIT ISSUED

AUG 18 2010

City of Portland

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date:	Date:	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
---	------	-------

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Inspection 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 with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

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

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

PERMIT ISSUED

AUG 18 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
10-0935	08/02/2010	406 F048001

Location of Construction: 243 RAY ST	Owner Name: PAGE DAVID A	Owner Address: 243 RAY ST	Phone:
Business Name:	Contractor Name: Jay Snow Construction Inc	Contractor Address: 144 Watkins Shores Road Casco	Phone (207) 671-0319
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - build an attached 19' x21' attached garage	Proposed Project Description: build an attached 19' x21' attached garage
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/17/2010
Note: **Ok to Issue:** ☒

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Jonathan Rioux **Approval Date:** 08/18/2010
Note: **Ok to Issue:** ☒

- 1) Graspable handrails and guards not less than 36" in height with a total rise of more than 30 inches above the floor or grade are required.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) Fastener schedule per the IRC 2003



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>243 Ray St. PORTLAND, ME 04103</u>			
Total Square Footage of Proposed Structure/Area <u>400 sq ft</u>		Square Footage of Lot <u>9778 ft</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>406</u> Block# <u>F048</u> Lot# <u>243</u>		Applicant <u>must be owner, Lessee or Buyer</u> Name <u>DAVID Page</u> Address <u>243 Ray St</u> City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: <u>207-807-1949</u>	
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>24,440</u> C of O Fee: \$ <u>265</u> Total Fee: \$ <u>24,705</u>
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>garage for car</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>Build an Attached Garage 19x21</u>			
Contractor's name: <u>Jay SNOW Construction Inc</u> Address: <u>144 WATKINS Shores Rd</u> City, State & Zip: <u>CASCO, ME 04015</u> Telephone: <u>207-671-0319</u> Who should we contact when the permit is ready: <u>DAVID Page</u> Telephone: <u>207-807-1949</u> Mailing address: <u>243 Ray St PORTLAND, ME 04103</u> <u>Disco Dave</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: David Page

Date: 8-02-08

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

1 square = 5 feet

• 243 RAY ST

* LOT PLAN *

With: Setbacks

243 RAY ST

R-3

lot size - 9350 sq ft

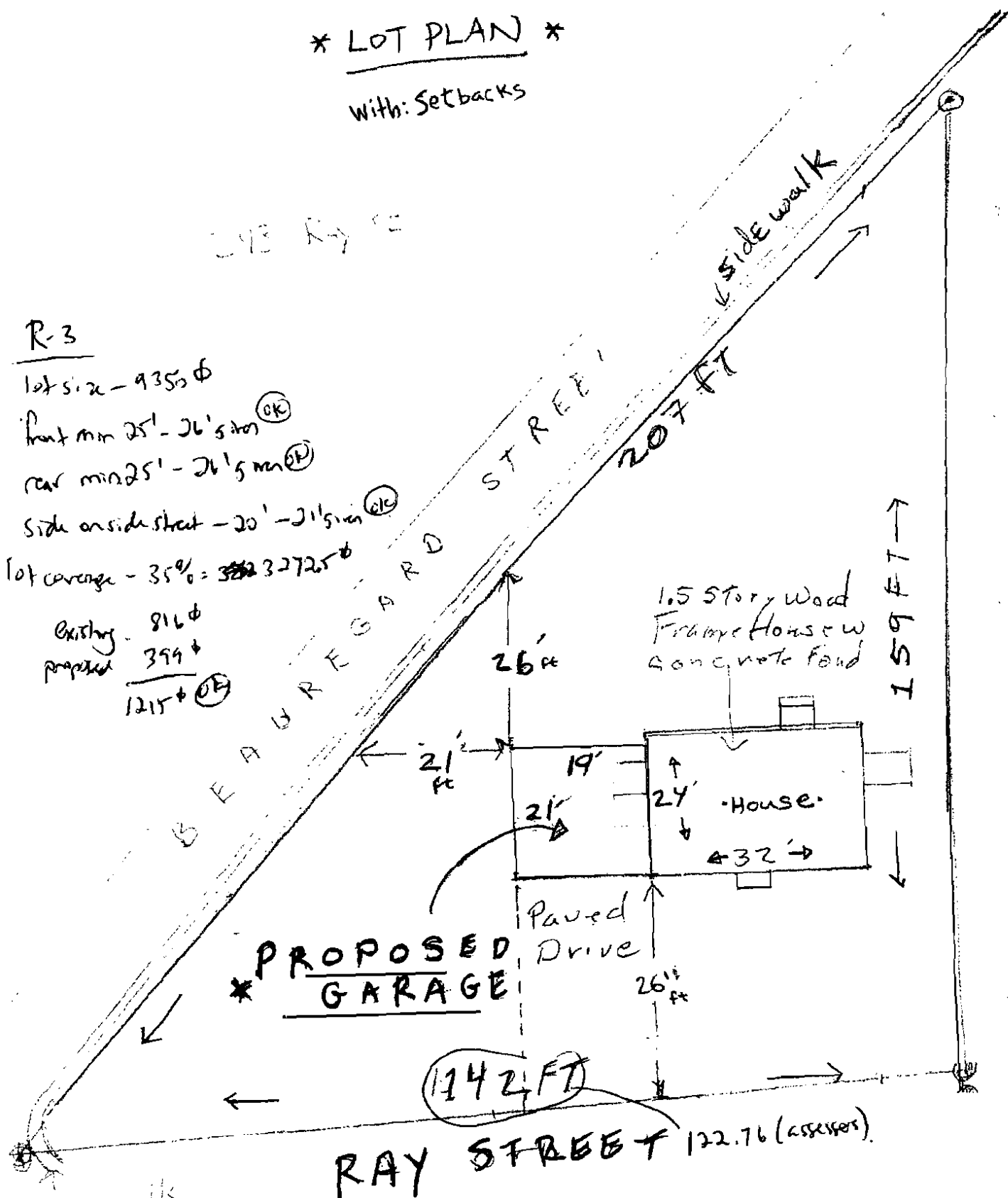
front min 25' - 26' 5" (OK)

rear min 25' - 26' 5" (OK)

side on side street - 20' - 21' 5" (OK)

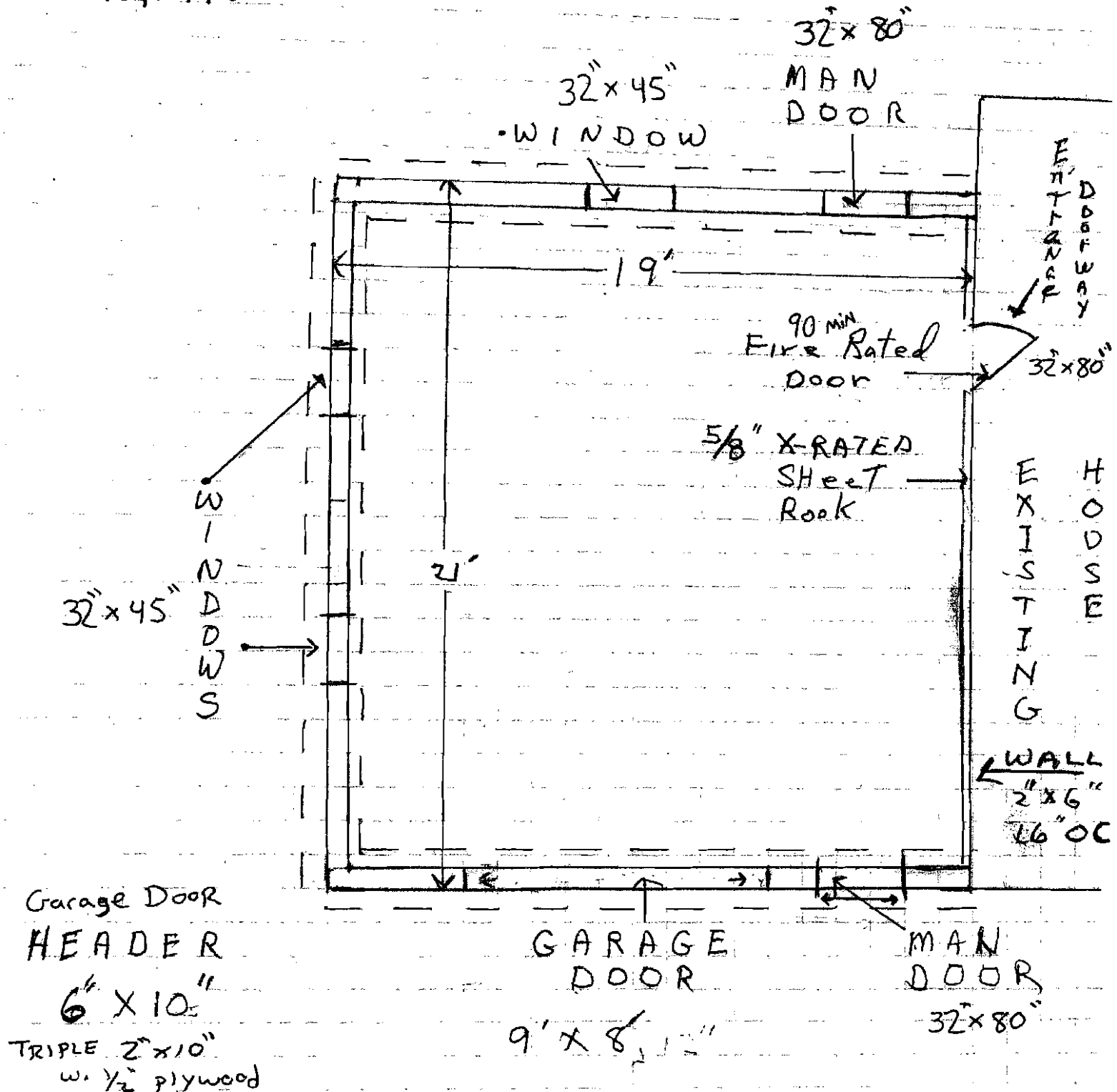
lot coverage - 35% = ~~3282~~ 3272.5 sq ft

Existing - 816 sq ft
proposed - 399 sq ft
1215 sq ft (OK)



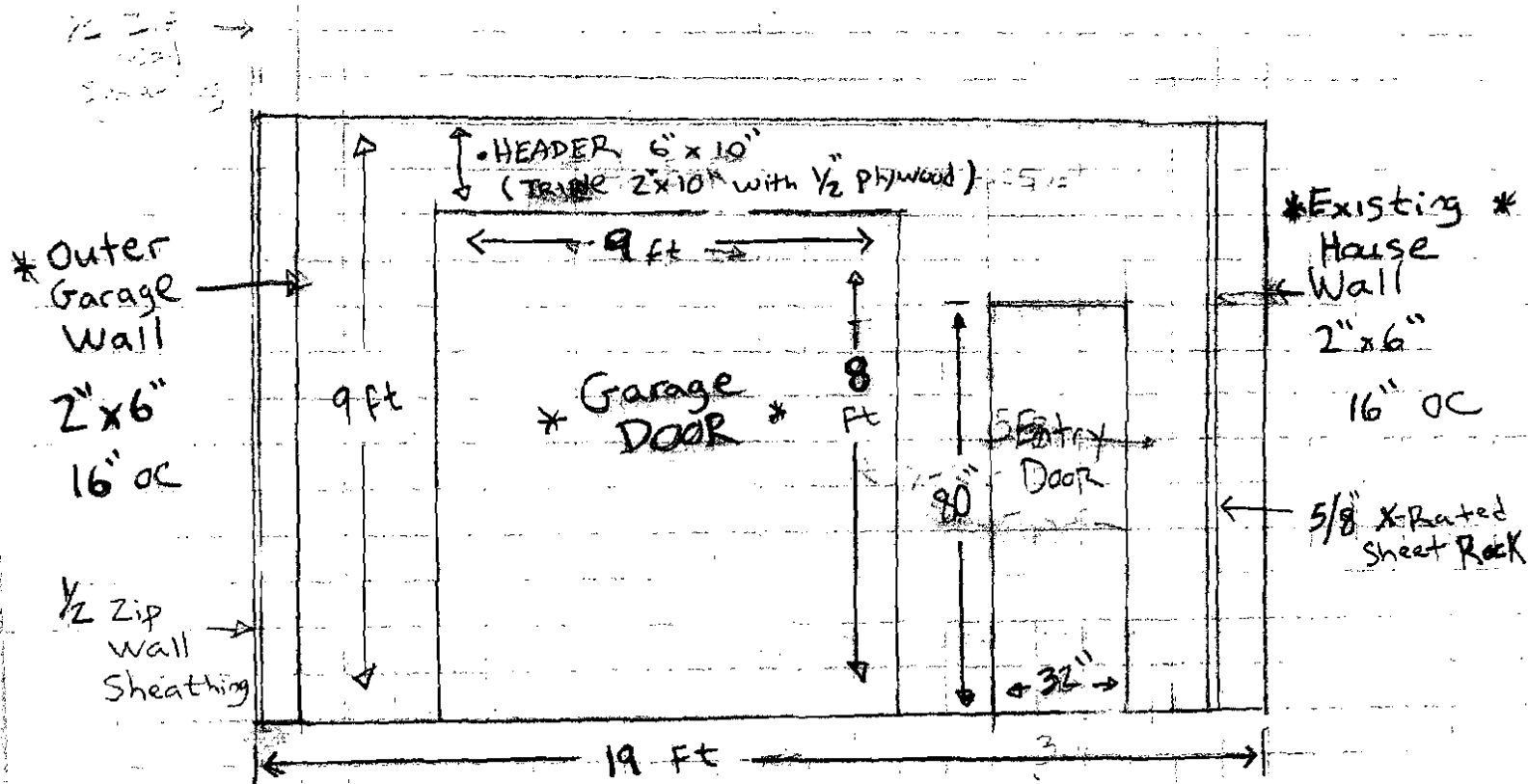
• 243 RAY ST
FOUNDATION PLAN

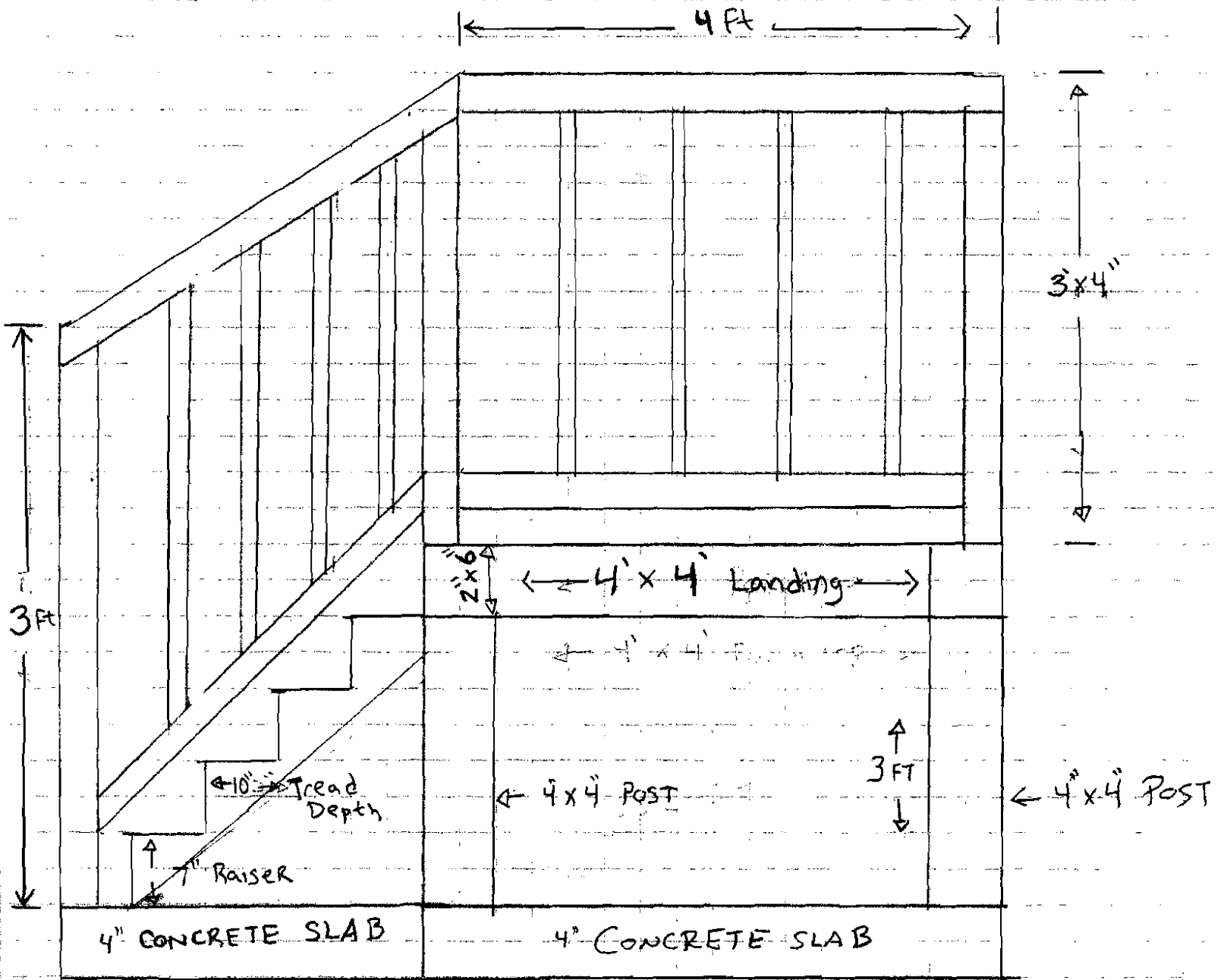
1 sq = 1 ft



House/GARAGE Framing Details

• 243 RAY St





• 243 Ray st

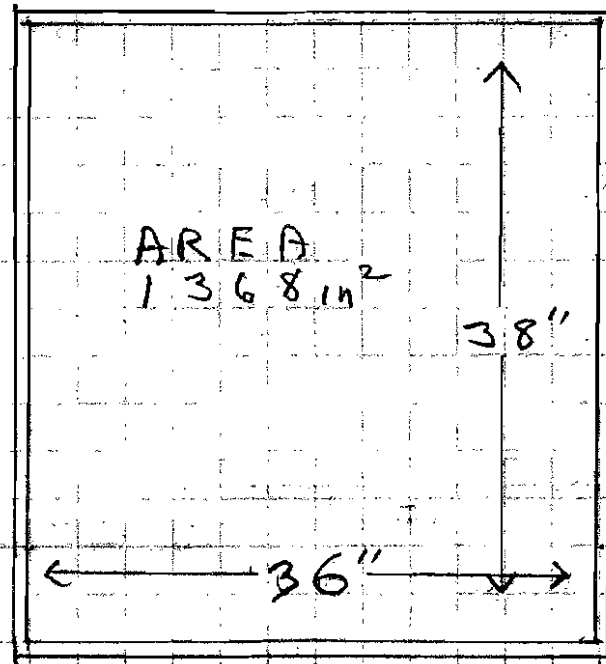
* STAIR DETAILS *

EGRESS WINDOW*

Casement

• 243 RAY ST

1 sq = 3"



= 9.5 net

40"

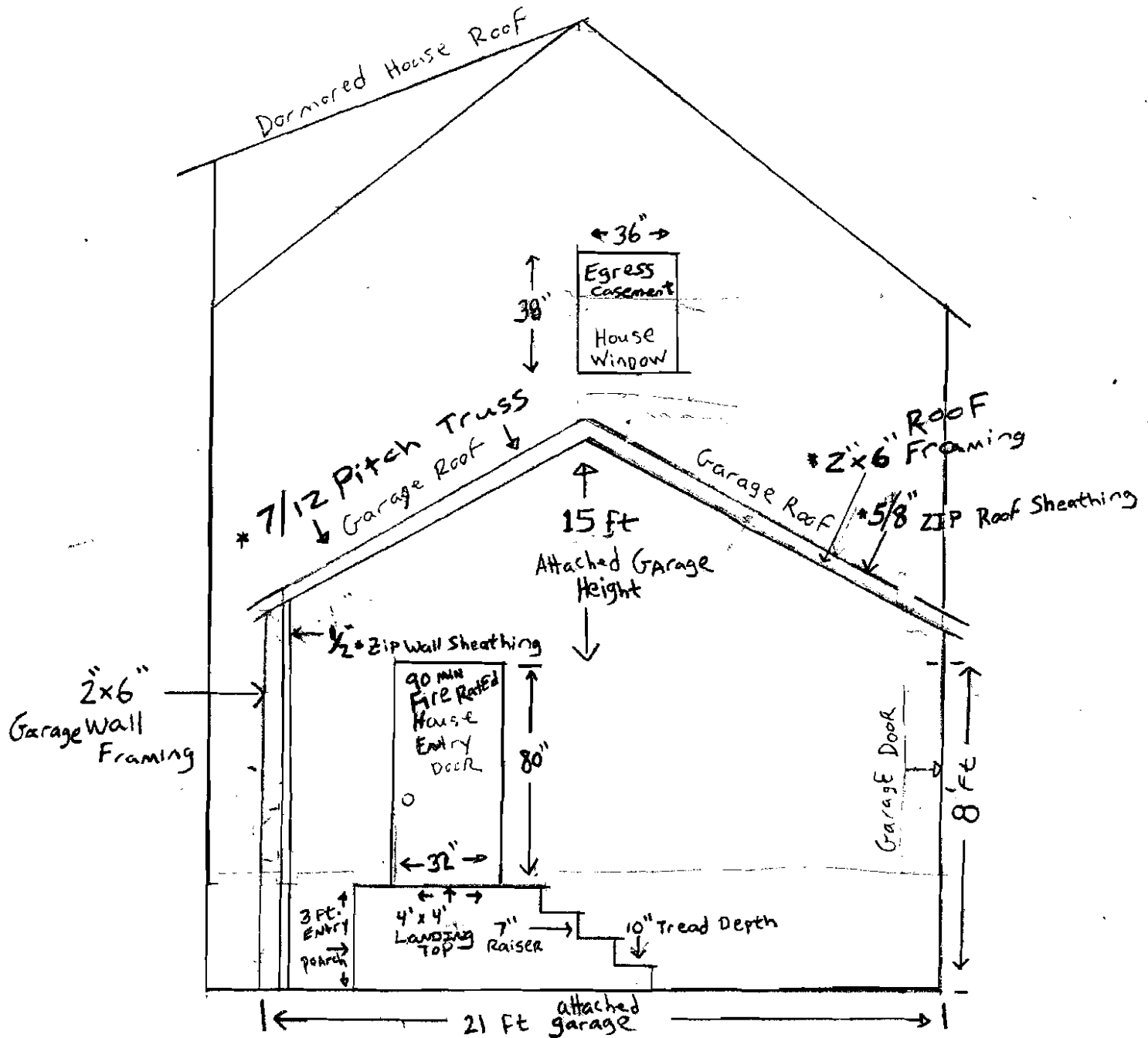
Floor

* Present Window is double hung and is OK as Egress Window; however, it needs to be modified to accommodate the garage roof pitch. Therefore, the need to change to a casement

* CROSS SECTION / FRAMING DETAILS *

with: ENTRY PORCH & Egress House Window

• 243 RAY St

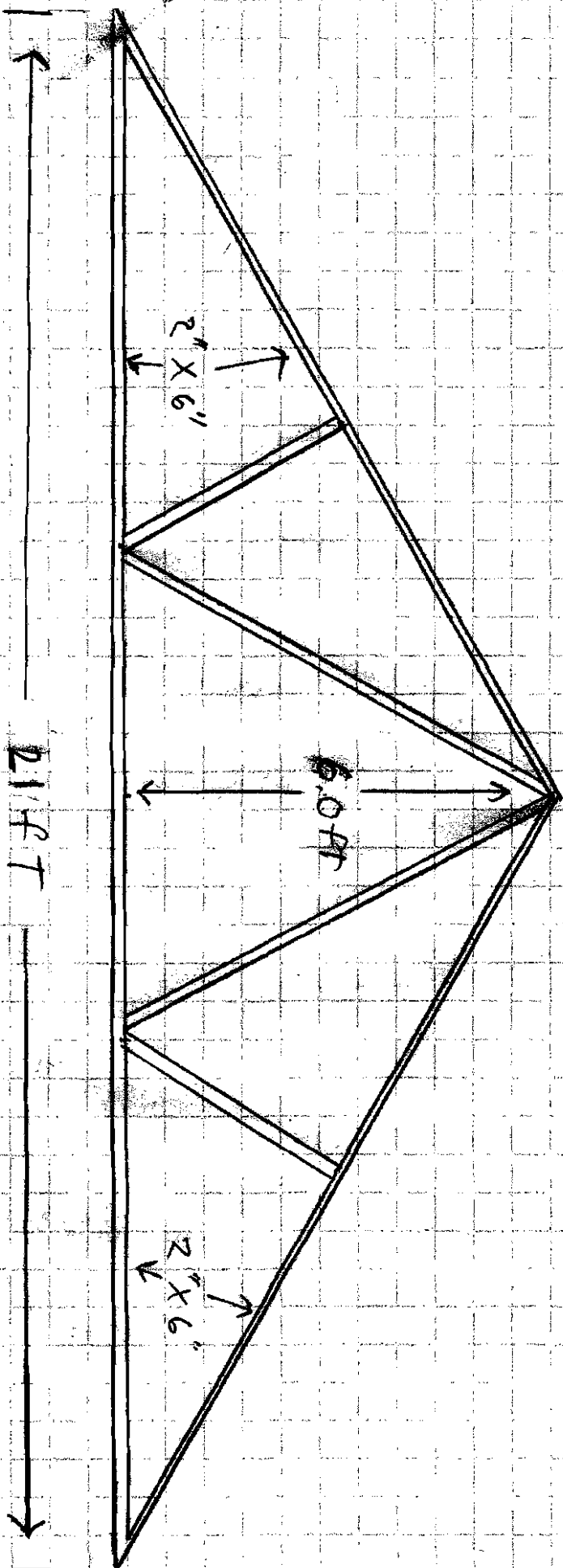


* ROOF TRUSSES *

PITCH: 7/12

New Garages
* 243 Ray St

Supplier: Mainly
Trusses,
Fairfield, maine

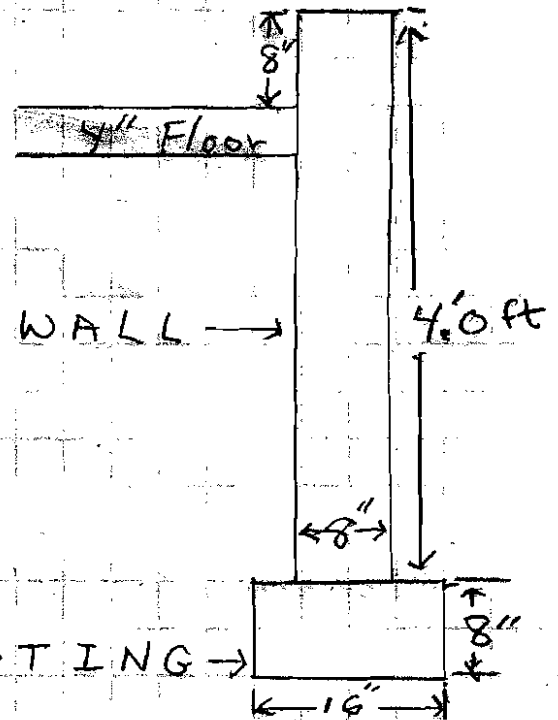


FOUNDATION WALL SECTION

1 sq = 4"

FROST WALL →

FOOTING →



* 243 Ray St

Parcel ID# 406 F048

