

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061103

Please Read Application And Notes, If Any, Attached

This is to certify that NELSON DAVID W & JOANNE JTS/Howard Horne

has permission to Build new Garage & Breezer

AT 30 MARLBOROUGH RD

409 A012001

PERMIT ISSUED

SEP - 1 2006

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland relating to 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 when permission is procured before this building or part thereof is occupied or service is closed-in. 4 HOUR NOTICES 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

Thomas M. Maulley 8/29/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

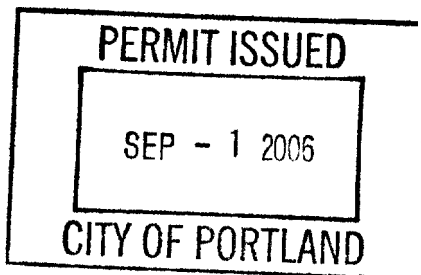
City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1103	Issue Date:	CBL: 409 A012001
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Location of Construction: 30 MARLBOROUGH RD		Owner Name: NELSON DAVID W & JOANNE J		Owner Address: 30 MARLBOROUGH RD		Phone:	
Business Name:		Contractor Name: Howard Horne		Contractor Address: 28 Harley Drive New Gloucester		Phone: 2076711506	
Lessee/Buyer's Name		Phone:		Permit Type: Additions - Dwellings			Zone: R3
Past Use: Single Family Home		Proposed Use: Single Family Home - Build new Garage & Breezeway		Permit Fee: \$5 10.00	Cost of Work: \$49,000.00	CEO District: 4	
Proposed Project Description: Build new Garage & Breezeway				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB JRC 2003	
				Signature:		Signature: <i>dm 8/24/06</i>	
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: 07/26/2006		Zoning Approval			

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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>or w/condition</i> Date: 7/31/06 <i>ASU</i>	<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:	<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 Denied <i>ASU</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

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

Permit No: 06-1103	Date Applied For: 07/26/2006	CBL: 409 A012001
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Location of Construction: 30 MARLBOROUGH RD	Owner Name: NELSON DAVID W & JOANNE J	Owner Address: 30 MARLBOROUGH RD	Phone:
Business Name:	Contractor Name: Howard Horne	Contractor Address: 28 Harley Drive New Gloucester	Phone (207) 671-1506
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Build new Garage & Breezeway & permit existing 13' x 10.5' deck after the fact	Proposed Project Description: Build new Garage & Breezeway & permit existing 13' x 10.5' deck after the fact
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Dept: Building **Status:** Approved **Reviewer:** Residential Plan Review **Approval Date:** 08/29/2006**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office.



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.

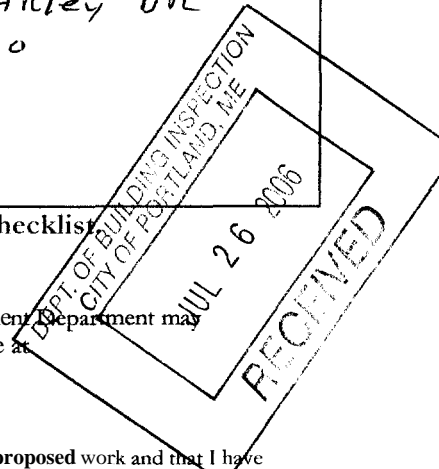
Location/Address of Construction: <u>30 MARLBOROUGH ROAD</u>		
Total Square Footage of Proposed Structure <u>900 Sq FT</u>		Square Footage of Lot <u>12,000 Sq FT</u>
Tax Assessor's Chart, Block & Lot Chart# <u>409</u> Block# <u>A</u> Lot# <u>12</u>	Owner: <u>DAVE + JOANNE NELSON</u>	Telephone: <u>797 6502</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: <u>\$49,000.00</u> Fee: <u>\$10⁰⁰/10</u> C of O Fee: \$
Current Specific use: <u>Single - family</u> If vacant, what was the previous use? Proposed Specific use: <u>GARAGE + BREEZWAY</u>		
Project description: <u>CONSTRUCTION OF A GARAGE + BREEZWAY 26'x28'</u>		
Contractor's name, address & telephone: <u>HOWARD A. HORNE, 22 HARLEY DR</u> <u>NEW GLAUCESTER ME 04260</u>		
Who should we contact when the permit is ready:		Phone: <u>671-1506</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, 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>July 26, 2006</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Job site construction notes for 30 Marlborough Road
Owners. Dave and Joanne Nelson

Contractor

Howard **A** Horne
28 Harley Drive
New Gloucester, **ME** 04260
Cell Phone 671 1506

CALL ANYTIME

This project is to be an addition of a 26 foot by 28 foot unheated garage and an insulated breezeway.

Foundation will be frost walls at 48 inches below ground level. ✓

All wall construction will be 2x6 stock. The roof rafters will be 2x10 stock and floor joists in the breezeway will be 2x10 stock. Walls of the breezeway will be insulated with R19, Ceiling and floor will be insulated with R 38. ✓

Stair construction in the garage will be changed from the print to a framed and sheet rock wall with a hand rail.

All stair construction to meet 2003 IRC Section R31 1.5.3

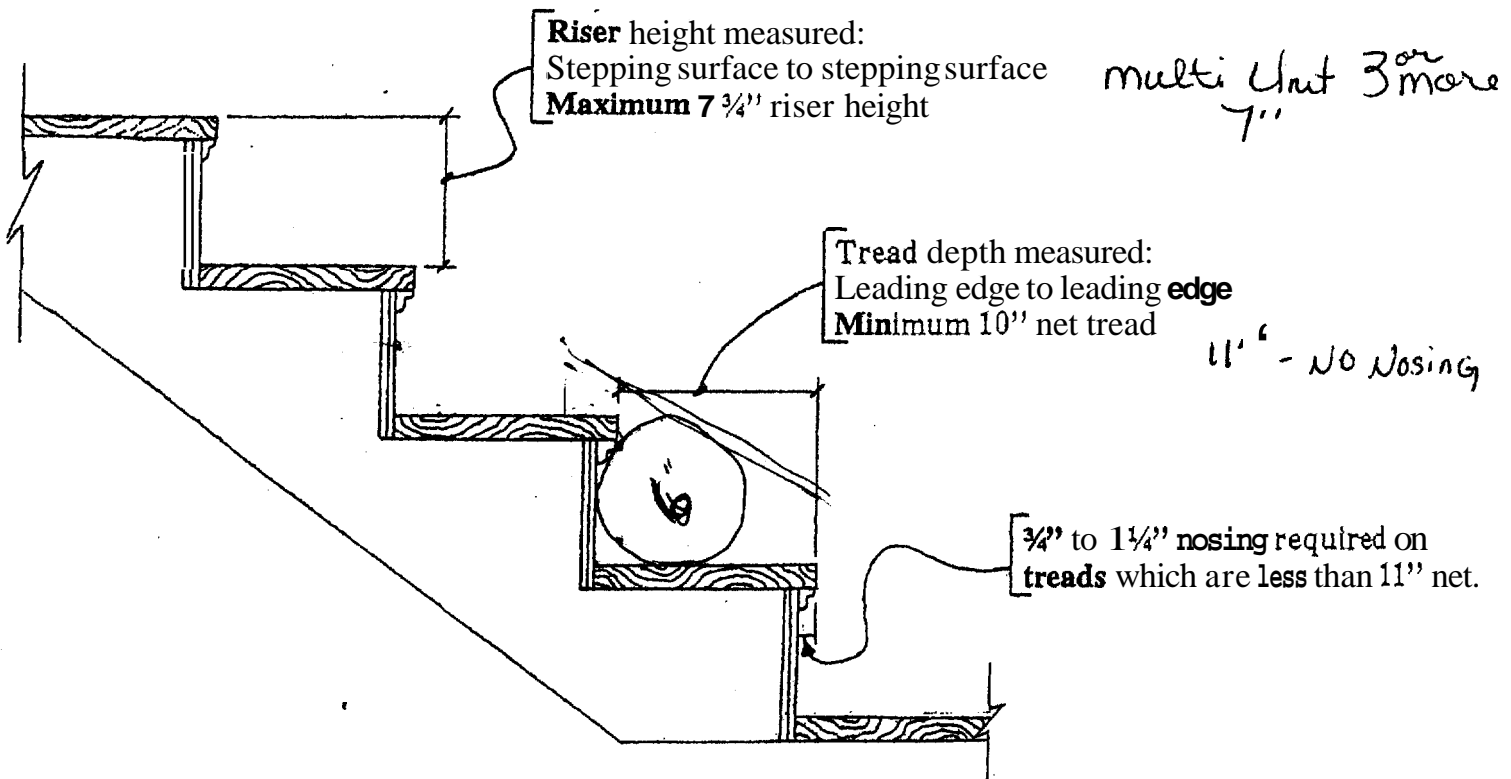
Part of the existing deck will be removed for construction and then replaced and attached to the new garage.

TREAD & RISER DIMENSIONS
ONE & TWO FAMILY
2003 INTERNATIONAL RESIDENTIAL CODE
SECTION R311.5.3 TREADS & RISERS

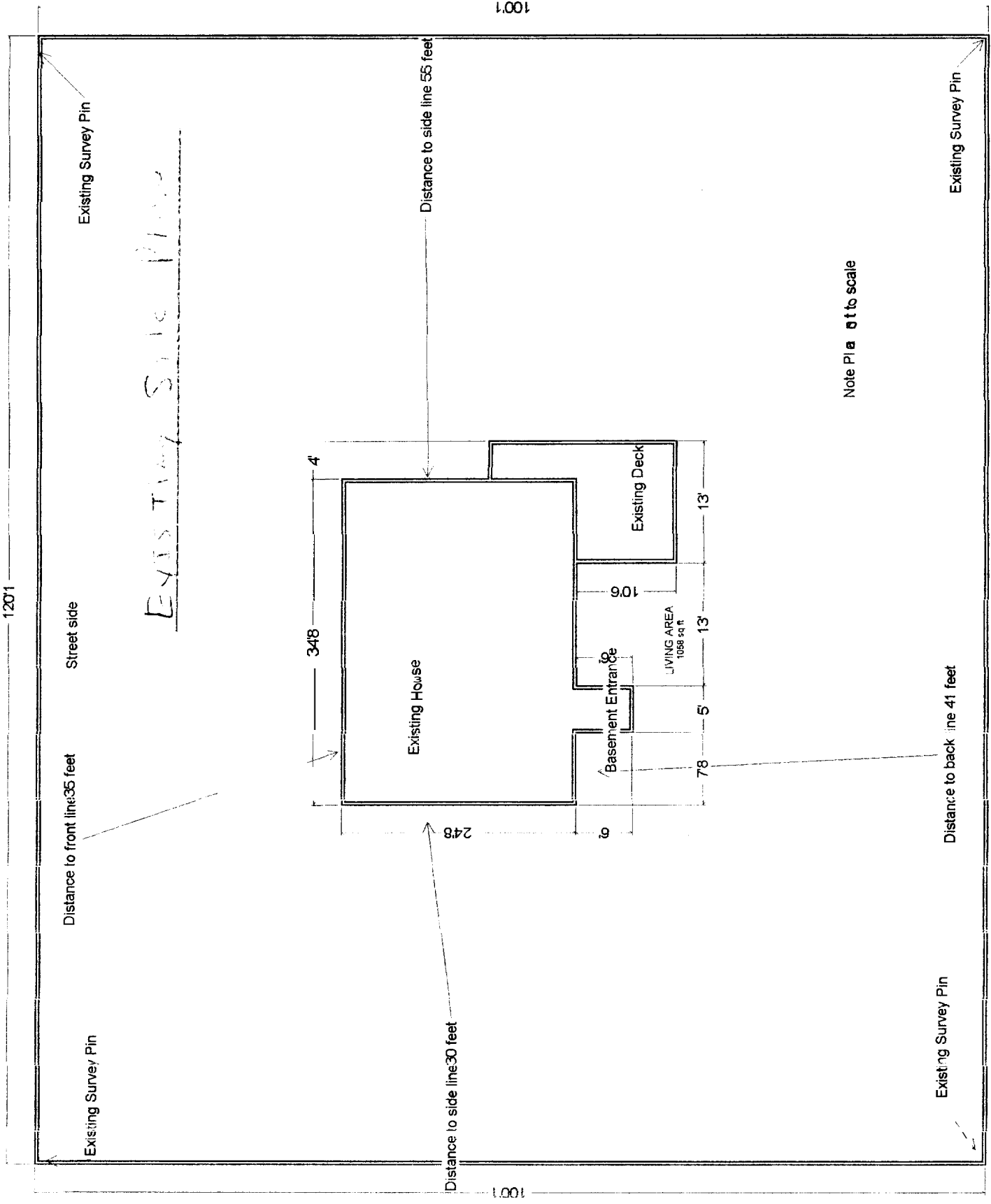
In occupancies in 1 and 2 family dwellings (**Use Group R-3**) and in accessory occupancies (shed, garages, etc.) to 1 and 2 family dwellings the following are the tread and riser requirements:

The **MAXIMUM** riser height shall be **7 3/4"** and the minimum riser height shall be **4"**. The **MINIMUM** tread **depth** shall be **10"** (measured from leading edge of tread to leading edge of tread). A nosing not less than **3/4"** but not more than **1 1/4"** SHALL be required on treads where the depth is less than **11"**. Openings in risers shall not exceed **4"**.

Correct method of measuring treads and risers:



Please note: To achieve a minimum 10" net tread the stringer must be cut to 10".



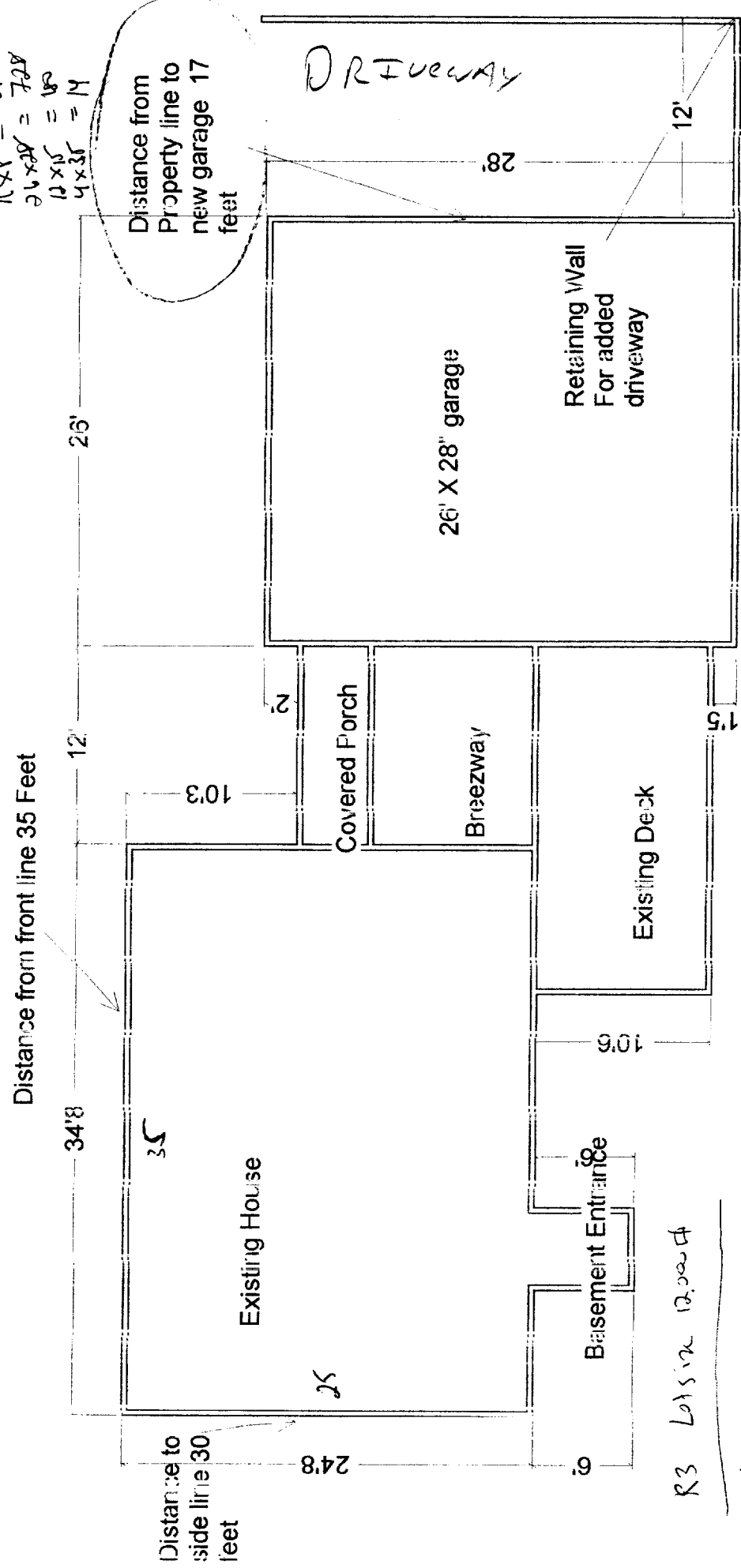
120'1"
LIVING AREA
12018 sq ft

PORTLAND

$25 \times 35 = 875$
 $6 \times 5 = 30$
~~135~~
 $11 \times 14 = 154$
 $17 \times 8 = 136$
 $26 \times 28 = 728$
 $17 \times 5 = 85$
 $4 \times 35 = 140$

$11 \times 14 = 154 = 2069 \div 13$
 $17 \times 8 = 136$

NEW SITE PLAN



LIVING AREA
2029 sq ft

R3 Lot size 12,000 sq ft

setbacks:
 front 25' min - house is 25' - given
 rear 25' min - 29' given
 side 1 1/2 8' min, 17' given
 2 17' min
 lot average 35% = 4200 sq ft - 2069 sq ft
 height - 35' max @ 19' OK

PORTLAND