

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ION

Permit Number: 081296

This is to certify that FERRAR ANTHONY /property owner

has permission to build new detached garage

AT 35 TORONITA ST

CL 409 D026001

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 lath or other work is set-in. 2 HOURLY 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 _____

<p>PERMIT ISSUED</p> <p>OCT 20 2008</p> <p>Department Name</p> <p>CITY OF PORTLAND</p>
--

PENALTY FOR REMOVING THIS CARD

Thomas H. Markley 10/17/08
 Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1296	Issue Date:	CBL: 409 D026001
-----------------------	-------------	---------------------

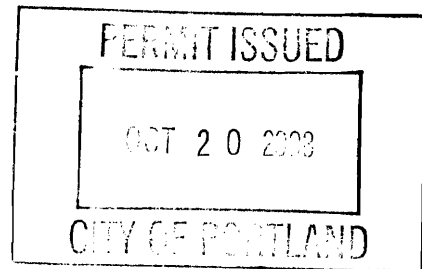
Location of Construction: 35 TORONITA ST	Owner Name: FERRAR ANTHONY	Owner Address: 35 TORONITA ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home - build new detached garage	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 4	18000 [#]
Proposed Project Description: build new detached garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003		
		Signature:	Signature: Jm 10/17/08		
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: ldobson	Date Applied For: 10/14/2008	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" 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: <i>ok with conditions</i> 10/17/08	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

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>Toronita St #35</u>		
Total Square Footage of Proposed Structure <u>1120 Sq Ft 28'x40'</u>	Square Footage of Lot <u>30,000'</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>409 0-026 31-22</u>	Owner: <u>Anthony Ferrar</u>	Telephone: <u>(cell) 756 2001</u> <u>7745107</u>
Lessee/Buyer's Name (If Applicable) <u>Anthony Ferrar</u>	Applicant name, address & telephone: <u>Anthony Ferrar</u> <u>35 Toronita St. portland ME</u> <u>04103</u>	Cost Of Work: <u>\$ 20,000</u> Fee: \$ <u>220</u>
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: <u>Vacant</u>		
Approximately how long has it been vacant: <u>For Ever</u>		
Proposed use: <u>To build garage</u>		
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Anthony Ferrar</u>		
Mailing address: <u>35 Toronita St.</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: <u>(cell) 756 2001</u> <u>Home 7745107</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>Anthony Ferrar</u>	Date: <u>Oct 12 08</u>
---	------------------------

**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, Maine - Building or Use Permit

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

Permit No: 08-1296	Date Applied For: 10/14/2008	CBL: 409 D026001
-----------------------	---------------------------------	---------------------

Location of Construction: 35 TORONITA ST	Owner Name: FERRAR ANTHONY	Owner Address: 35 TORONITA ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - build new detached garage	Proposed Project Description: build new detached garage
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/17/2008

Note:**Ok to Issue:**

- 1) PLEASE NOTE: Accessory detached structures can not be higher than 18' measured from average grade to the midway point on a pitched roof. Your submitted scaled plan shows this structure to be exactly at 18' high. The Code Enforcement Officer will be confirming this maximum height once the roof structure is in place.
- 2) Setbacks are always from property lines. The owner is responsible for knowing where the property lines are located.
- 3) 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.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages. This garage is considered to be accessory to your single family dwelling. This 18,000 sq ft lot is considered one lot with the principal use of a single family with an accessory garage. Any changes to this lot SHALL require separate permits and reviews PRIOR to any changes.
- 5) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 6) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 7) 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:** Tom Markley **Approval Date:** 10/17/2008

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.

BUILDING PERMIT INSPECTION PROCEDURES

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

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.

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


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

Final inspection required at completion of work.

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.

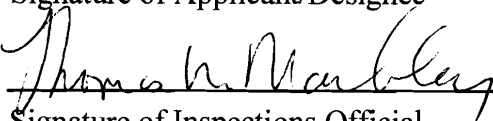
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



Signature of Applicant/Designee

Date



Signature of Inspections Official

10/17/08
Date

Account 42384

Parcel I 409-D-226-001

Real Estate Tax

409-D-226 To 31

TORONTO ST

18000 SF

owner Anthony Ferrar

I have owned for two years

Just Bought Lot 52-23-24-25

Have Deed enclosed

My neighbor lot that adjoins my property has
Surveyor stakes and property lines are pretty evident. The one
neighbor that is on side set backs owns 81 ft. and to deter-
mine where our property lines divide I have measured from
Huntington Ave curbside, 5 ft for the city, there is no sidewalk,
81 ft for my neighbor property line, and then propose the
garage to be 14 ft. side set back and 30 ft. on front and
back set backs I am in an R3 zone which I believe set backs
are side 8 ft. in front and back 25 ft. The garage is
residential, for my motorcycles, lawn cutting equipment,
snow mobiles and other residential equipment I wish to
eventually heat this building with oil fired monitor heater.

Bk. 24338
Pg. 330
Dt. 9/16/08

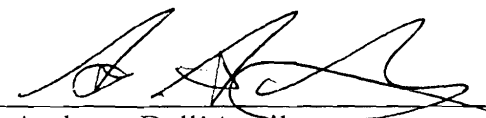
WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that **ANTHONY DELL'AQUILA**, an individual of Cape Elizabeth, in the County of Cumberland, and State of Maine, for consideration paid, grants to **ANTHONY FERRAR**, an individual, of Portland, County of Cumberland, State of Maine, whose mailing address is 35 Toronita Street, Portland, Maine 04103, with **WARRANTY COVENANTS**, the land, together with any improvements thereon, located in the City of Portland, County of Cumberland and State of Maine, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said ANTHONY DELL'AQUILA has signed this instrument this 15th day of September, 2008.

WITNESS:



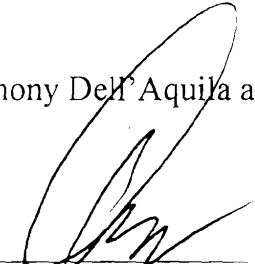


Anthony Dell'Aquila

STATE OF MAINE
COUNTY OF CUMBERLAND

September 15, 2008

Personally appeared the above-named Anthony Dell'Aquila and acknowledged the foregoing to be his free act and deed, before me.



Notary Public/Attorney at Law

Drew A. Anderson
Printed Name

**EXHIBIT A
TO
WARRANTY DEED**

All those certain four (4) lots or parcels of land situated in the City of Portland, County of Cumberland and State of Maine, being lots numbered ninety-two (92), ninety-three (93), ninety-four (94), and ninety-five (95) as shown on Plan of Lots at Ray Gardens belonging to J.W. Wilbur. Reference is hereby given to Deed of Frank Jimino to Tersina Lettiero for better description of said lots which Deed is dated June 27, 1927 and recorded in said Registry of Deeds. Said plan being made by A.L. Eliot, C.E., dated September 1st, 1914, and recorded in said Registry of Deeds in Plan Book 12, Page 103.

Together with the fee in so far as the said J.W. Wilbur Company, Inc. and the Grantors thereafter have the right to convey the same, of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all the said lot owners to make any customary use of said streets and ways.

SUBJECT TO planning and zoning laws, rules and regulations as established in and for the City of Portland.

Meaning and intending to convey and hereby conveying the same premises conveyed to Anthony Dell' Aquila by Warranty Deed of Conziglia Tramontana, dated July --, 1985 and recorded in said Registry of Deeds in Book 6837, Page 77.

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER* ^{b,c,d}	SPACING OF FASTENERS	SPACING OF FASTENERS	
			Edges (inches)	Intermediate
Joist to sill or girder, toe nail	1-8d	—	—	—
1" x 6" subfloor or less to each joist, face nail	2-3d	—	—	—
2" subfloor to joist or girder, blind and face nail	2-3d	—	—	—
Sole plate to joist or blocking, face nail	1-6d	16" o.c.	—	—
Top or sole plate to stud, end nail	2-3d	—	—	—
Stud to sole plate, toe nail	2-3d or 2-10d	—	—	—
Double studs, face nail	1-6d	24" o.c.	—	—
Double top plates, face nail	1-6d	24" o.c.	—	—
Sole plate to joist or blocking at braced wall panels	3-16d	16" o.c.	—	—
Double top plates, minimum 24-inch offset of end joints, face nail, lapped area	3-16d	—	—	—
Blocking between joists or rafters to top plate, toe nail	3-8d	—	—	—
Rim joist to top plate, toe nail	8d	6" o.c.	—	—
Top plates, laps at corners and intermediate supports, face nail	2-3d	—	—	—
Built-up header, two pieces with 1/2" spacer	1-6d	16" o.c. along each edge	—	—
Continued header, two pieces	1-6d	16" o.c. along each edge	—	—
Ceiling joists to plate, toe nail	3-5d	—	—	—
Continuous header to stud, toe nail	1-8d	—	—	—
Ceiling joist, laps over partitions, face nail	2-3d	—	—	—
Ceiling joist to parallel rafters, face nail	2-3d	—	—	—
Rafter to plate, toe nail	2-6d	—	—	—
1" brace to each stud and plate, toe nail	2-8d	—	—	—
1" x 6" sheathing to each bearing, face nail	2-3d	—	—	—
1" x 8" sheathing to each bearing, face nail	3-3d	—	—	—
Wider than 1" x 8" sheathing to each bearing, face nail	4-3d	—	—	—
Built-up corner studs	1-6d	24" o.c.	—	—
Built-up girders and beams, 2-inch lumber layers	1-6d	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.	—	—
2" planks	2-16d	At each bearing	—	—
Roof rafters to ridge, valley or hip rafters, toe nail	4-3d	—	—	—
face nail	2-16d	—	—	—
Rafter ties to rafters, face	3-8d	—	—	—

TABLE R602.3(1)—continued
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER* ^{b,c,d}	SPACING OF FASTENERS	
		Edges (inches)	Intermediate
Wood structural panels, subfloor, roof, and wall sheathing to framing and particleboard wall sheathing to framing			
5/8" x 1/2"	6d common nail (sable) or 7d	6	—
	8d common nail (sable)	6	—
3/4" x 1"	8d common nail	6	—
1 1/8" x 1 1/4"	10d common nail or 8d deformed nail	6	—
Other wall sheathing ^e			
1/2" regular cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 6d common nail, staple 16 ga., 1 1/4" long	3	—
1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 8d common nail, staple 16 ga., 1 1/2" long	3	—
2 1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 8d common nail, staple 16 ga., 1 1/2" long	3	—
1/2" gypsum sheathing	1 1/2" galvanized roofing nail, 6d common nail, staple galvanized, 1 1/2" long, 1 1/4" screws, Type W or S	4	—
5/8" gypsum sheathing	1 1/2" galvanized roofing nail, 8d common nail, staple galvanized, 1 1/2" long, 1 1/4" screws, Type W or S	3	—
Wood structural panels, combination subfloor/underlayment to framing			
3/4" and less	5d deformed nail or 5d common nail	6	—
3/4" x 1"	8d common nail or 8d deformed nail	6	—
1 1/8" x 1 1/4"	10d common nail or 8d deformed nail	6	—

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h

- All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have bending yield strengths as shown: 80 ksi (551 MPa) for shank diameter of 0.192 inch (20d common nail), 90 ksi (620 MPa) for shank 0.142 inch but not larger than 0.177 inch, and 100 ksi (689 MPa) for shank diameters of 0.142 inch or less.
- Staples are 16 gage wire and have a minimum 7/16-inch end diameter crown width.
- Nails shall be spaced at not more than 6 inches on center at all supports where spans are 4 inches or greater.
- Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
- Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- For regions having basic wind speed of 110 mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
- For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced minimum 48-inch distance from ridges, eaves and gable end walls and 4 inches on center to gable end wall framing.
- Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with ICA 253. Fiberboard sheathing shall conform to ASTM C 208.
- Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor members perpendicular to the framing members shall not be required, except at intersection of framing members. Floor and roof perimeters shall be supported by framing members or solid blocking.

Not To Scale

Lot

Front: 2.5" min top L - 30' Shear
 Rear: 2.5" min top L - 30' Shear
 Side: 9" min - 14' Shear
 1/2 stay

R-3

Lot 30' x 100'



Lot 30' x 100'

Lot 30' x 100'

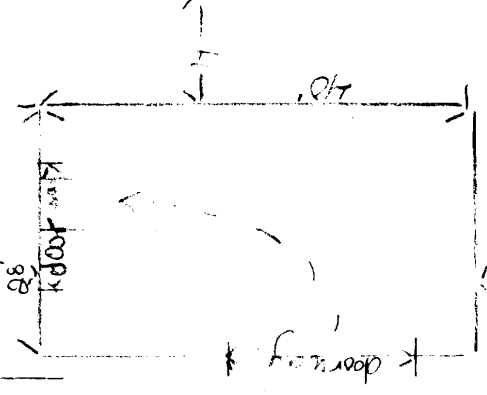
Lot 30' x 100'

Lot 30' x 100'

gravel driveway

Frontal view

← wear →



88' 100'

coverage, which let us have front total lot front on Toronto to 300'. I have another lot (20' x 100') which I wish to put a gravel driveway 20' by 20' by 20' 12' wide with buffer on eastern end (open storage space on top (10' door, insulated height) and 18' wide, one side of building one with way (door 10' x 8') and six windows for front and vent on side, and 10' polished concrete on 1/2 wood side wall 16" on 4 studs and roof rafters 24" x 18' pitch on rafters) I took forward to being that I would like to have gravel driveway front

OK

$$16 \times 40 = 640 \text{ #}$$

$$70 \times 40 = 2800 \text{ #}$$

$$2800 \times \frac{2}{3} = 1867 = 1867 \text{ #}$$

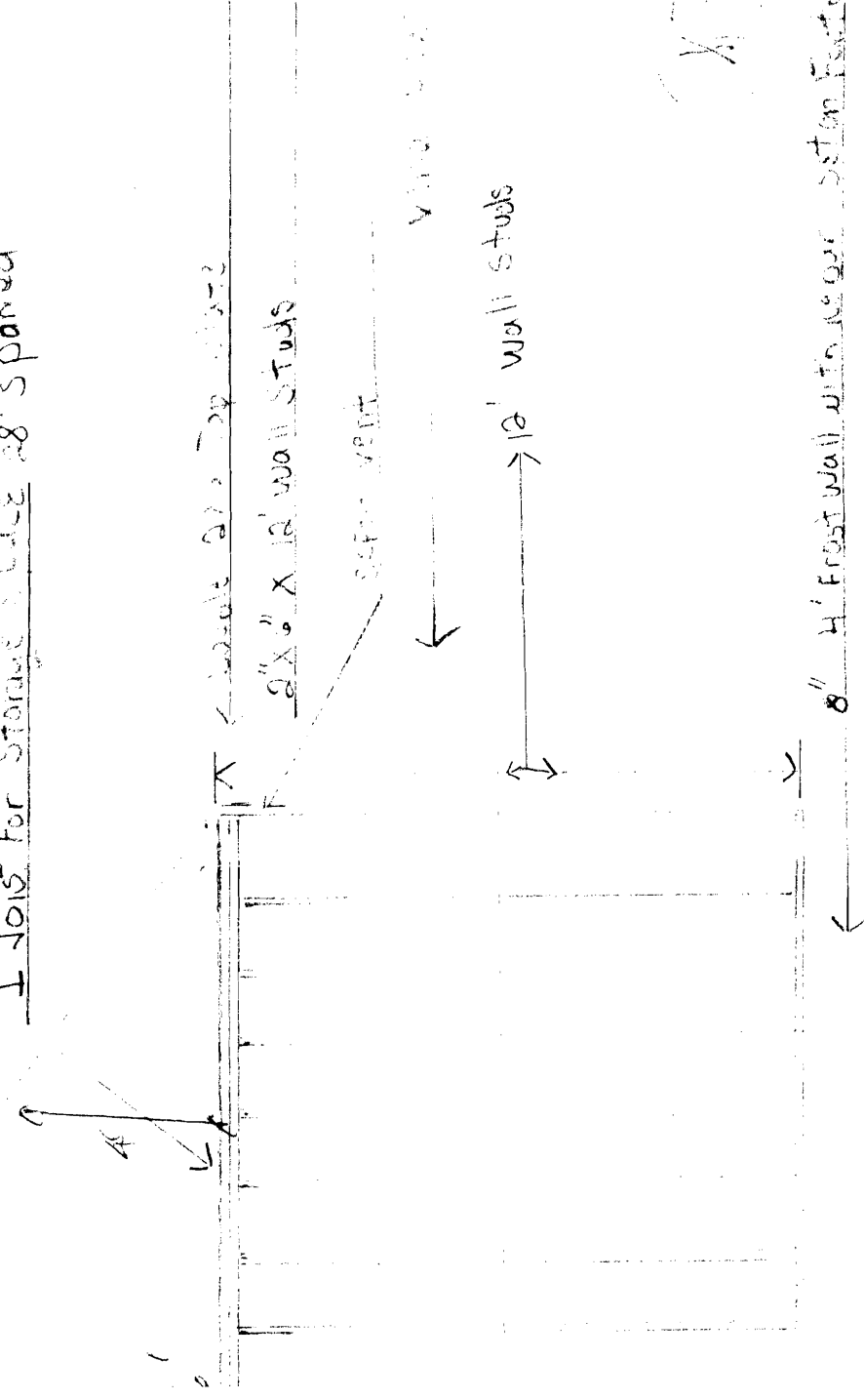
considered 1867

Ridge vents

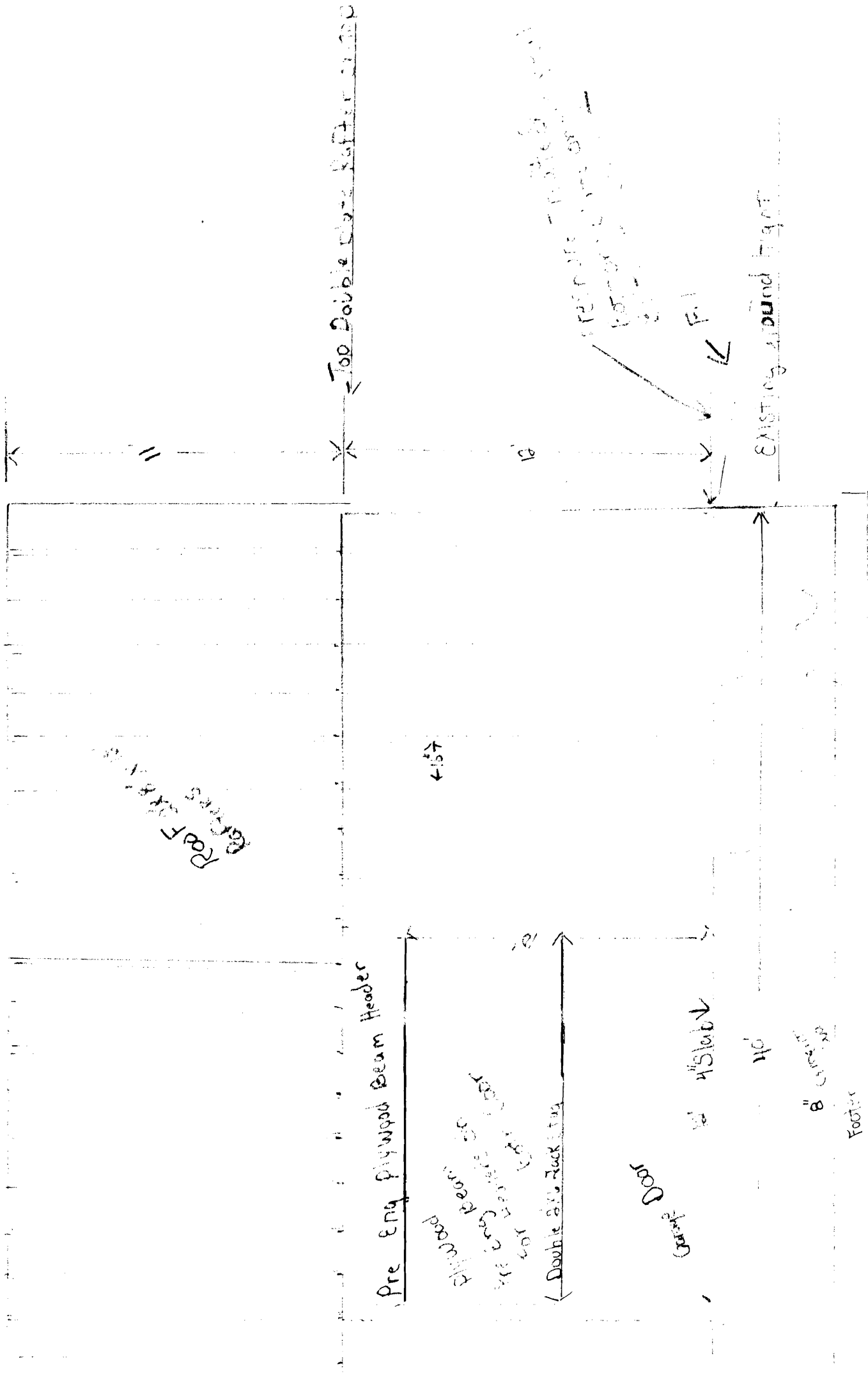
5/8 ply wood sheathing CDX

← Rafter 6" x 8" x 18' 16" on center

I Joist For Storage space 28' spanned



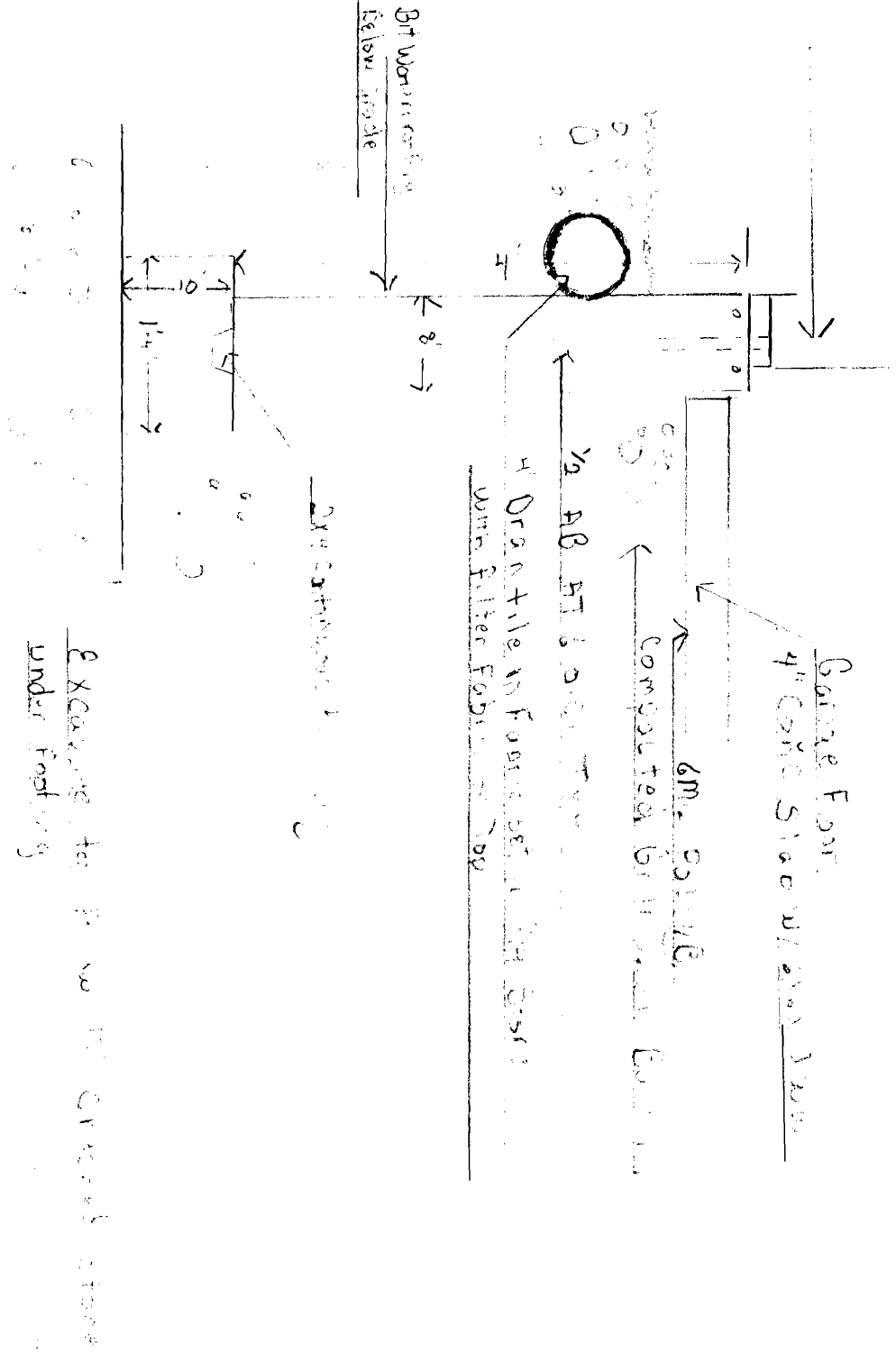
* 8" Frost wall with no insulation on exterior 2' dig 2' Back Fill with sand



3-2x10 over Just Stud

36x88 Framed This

Scale, 1/4" = 1'-0"



Foundation Wall 3/4 to 1'

Sole 1/2 to 1' Foundation

