

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BU **INSPECTION**

**PERMIT**

Permit Number: 090687

This is to certify that DIRSA ANGELA E & THOMAS CHANSON Charles B. M...  
has permission to Build additional Bay onto existing Garage, Build main Suite over Garage. Reconfigure the Interior of the existi  
on Second Floor  
AT 20 LEDGEWOOD DR CB# 415 A013001

provided that the person or persons, firm or corporation accounting for 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 red-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

PERMIT ISSUED

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name \_\_\_\_\_

JUL 9 2009

CITY OF PORTLAND

*Thomas M. Markley* 7/9/09  
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: 09-0687	Issue Date:	CBL: 415 A013001
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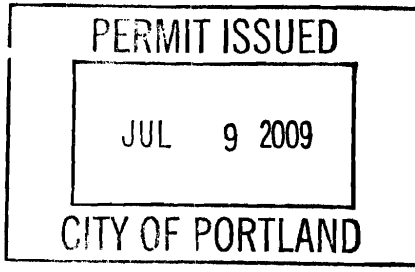
Location of Construction: 20 LEDGEWOOD DR	Owner Name: DIRSA ANGELA E & THOMAS C	Owner Address: 20 LEDGEWOOD DR	Phone: 207-838-5814
Business Name:	Contractor Name: Charles B. Messer Builders	Contractor Address: PO Box 1980 Portland	Phone: 2077725897
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Build additional Bay onto existing Garage, Build master Suite over Garage. Reconfigure the Interior of the existing Second Floor.	Permit Fee: \$1,240.00	Cost of Work: \$122,000.00	CEO District: 4
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Proposed Project Description: Build additional Bay onto existing Garage, Build master Suite over Garage. Reconfigure the Interior of the existing Second Floor. <i>extend rear deck 11'x14' attached to new addition</i>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003
	Signature:	Signature: <i>Jm 7/9/09</i>

Permit Taken By: lmd	Date Applied For: 06/30/2009	<b>Zoning Approval</b>
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 2 - zone X</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/condition</i> Date: <i>7/1/09 JBR</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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>JBR</i> Date:
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**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)**

**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**

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


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

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

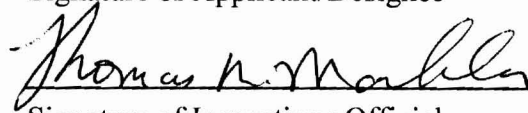
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**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

7/9/09  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

7/9/09  
Date



# 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>20 Ledgewood Drive</u>		
Total Square Footage of Proposed Structure/Area <u>490<sup>sq</sup></u> Square Footage of Lot		Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>415          A          13</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Tom Hanson</u> Address <u>20 Ledgewood Drive</u> City, State & Zip <u>Falmouth Me. 04105</u>	Telephone: <u>838-5814</u> <u>780-0535</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <del>792,000.00</del> <u>822,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. <u>single family</u> ) _____ Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Same</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Add bay to garage, build master suite over garage.</u>		
Contractor's name: <u>Charles B. Messer Bldrs (Chuck)</u> <u>Reconfigure 2nd floor Exst Har</u> Address: <u>P.O. Box 1980</u> City, State & Zip <u>Portland, Me. 04104</u> Telephone: <u>252-7482</u> Who should we contact when the permit is ready: <u>Builder</u> Telephone: <u>252-7482</u> Mailing address: <u>Same.</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](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: 6-30-09

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

Applicant: Tom Manson

Date: 7/6/09

Address: 20 Ledgewood Dr.

C-B-L: 415-A-013

Permit # 09-0687

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1993

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - add on to garage (14' x 34')  $\frac{1}{2}$ , build master suite over garage!  
Reconfigure existing second floor.

Seavage Disposal -

Lot Street Frontage -

Front Yard - 25' min - 112' scaled

Rear Yard - 25' min - 45' scaled

Side Yard - 2 sides - 14' min - left - 78' scaled

Projections - right - 8' scaled

Width of Lot -

Height - 35' max - 21' scaled

Lot Area - 6500  $\phi$  min - 44,750  $\phi$

Lot Coverage Impervious Surface - 35% = 15,174.75  $\phi$

Area per Family - 6500  $\phi$  (OK)

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 - Zone X

32 x 28 = 896

2 x 20 = 40

10 x 48 = 480

addition 14 x 34 = 476

1892  $\phi$

Deck 11' x 14' 154

OK.

2046

**City of Portland, Maine - Building or Use Permit**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 09-0687	<b>Date Applied For:</b> 06/30/2009	<b>CBL:</b> 415 A013001
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<b>Location of Construction:</b> 20 LEDGEWOOD DR	<b>Owner Name:</b> DIRSA ANGELA E & THOMAS C	<b>Owner Address:</b> 20 LEDGEWOOD DR	<b>Phone:</b> 207-838-5814
<b>Business Name:</b>	<b>Contractor Name:</b> Charles B. Messer Builders	<b>Contractor Address:</b> PO Box 1980 Portland	<b>Phone:</b> (207) 772-5897
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Build additional Bay onto existing Garage, Build master Suite over Garage. Reconfigure the Interior of the existing Second Floor. Extend existing rear deck behind the addition (11' x 14').	<b>Proposed Project Description:</b> Build additional Bay onto existing Garage, Build master Suite over Garage. Reconfigure the Interior of the existing Second Floor. Extend existing rear deck behind the addition (11' x 14').
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/06/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 07/09/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 2) Fastener schedule per the IRC 2003 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

**Comments:**  
 7/6/2009-amachado: Left vcm for Chuck Messer, contractor. Plot plan shows rear deck also being expanded but the building plans don't. Chuck dropped off a sketch for the addition of the deck (11' x 14').

20 LEDGEWOOD DRIVE, PORTLAND  
ASSESSOR'S MAP 415 BLOCK A PARCEL 13

*Used for zoning*

THIS IS NOT A BOUNDARY SURVEY.  
BOUNDARY LINES ARE APPROXIMATE.

THIS PLAN EXCEPTS CHAPTER 90, PART 2, SECTION 4 THROUGH 8  
OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' RULES.

EXISTING CONDITION PLAN OF LAND  
IN  
**PORTLAND  
MAINE**

SCALE: 1"=40'      REVISED: 6/25/2009  
JUNE 23, 2009

PREPARED FOR: ANGELA DIRSA AND THOMAS HANSEN  
20 LEDGEWOOD DRIVE  
FALMOUTH, MAINE 04105

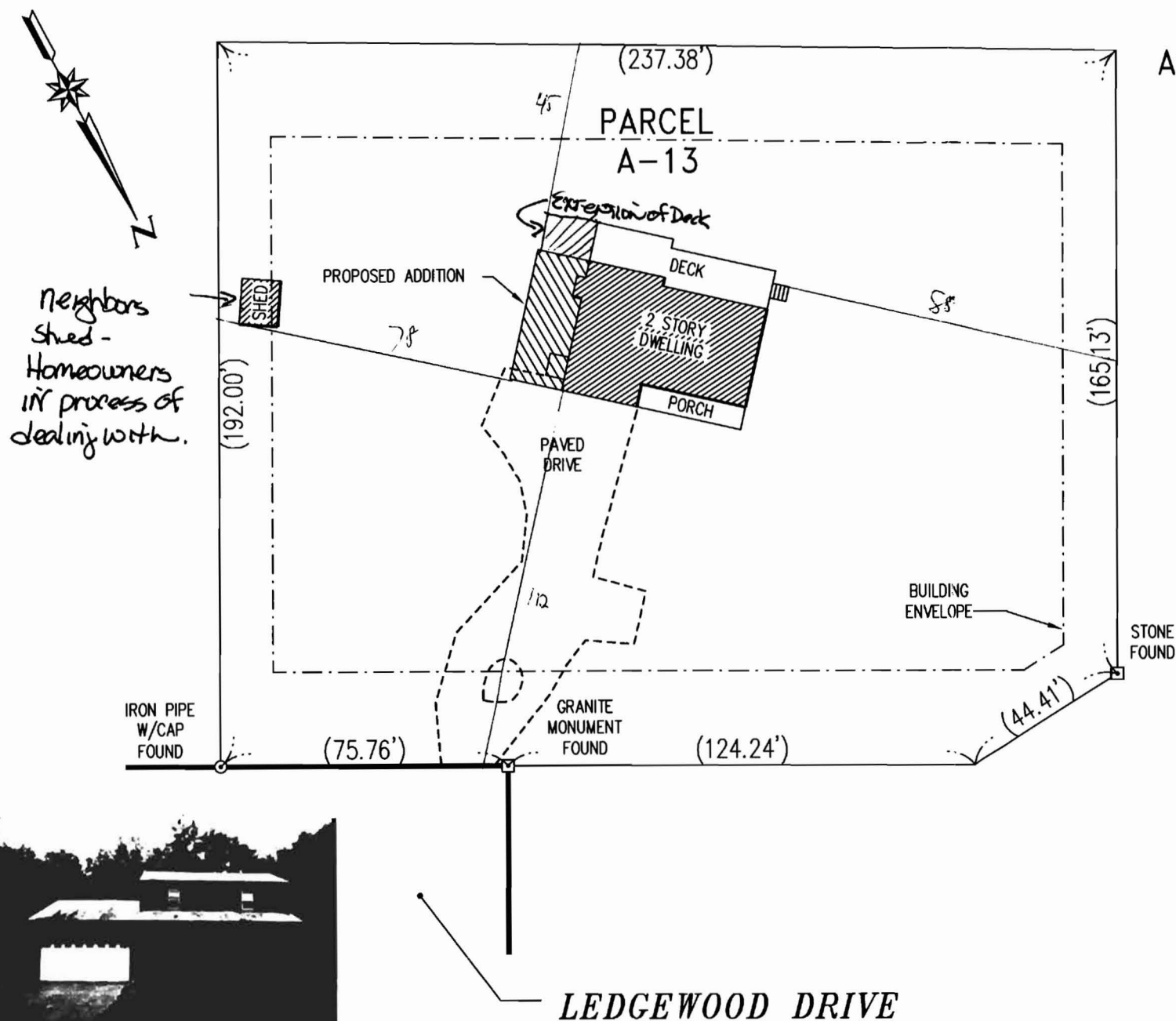
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SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED



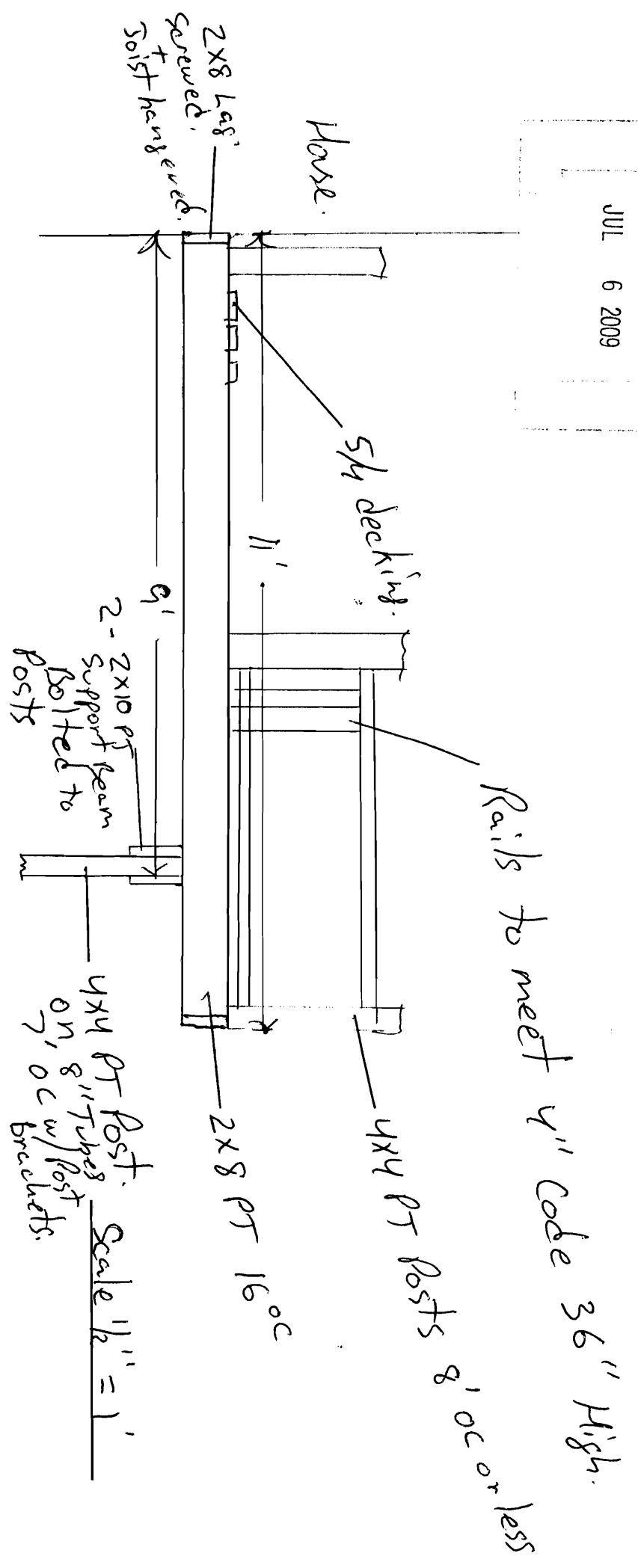
153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
tel: (207) 883-1000 or (800) 882-2227  
fax: (207) 883-1001  
e-mail: info@northeastcivilsolution.com



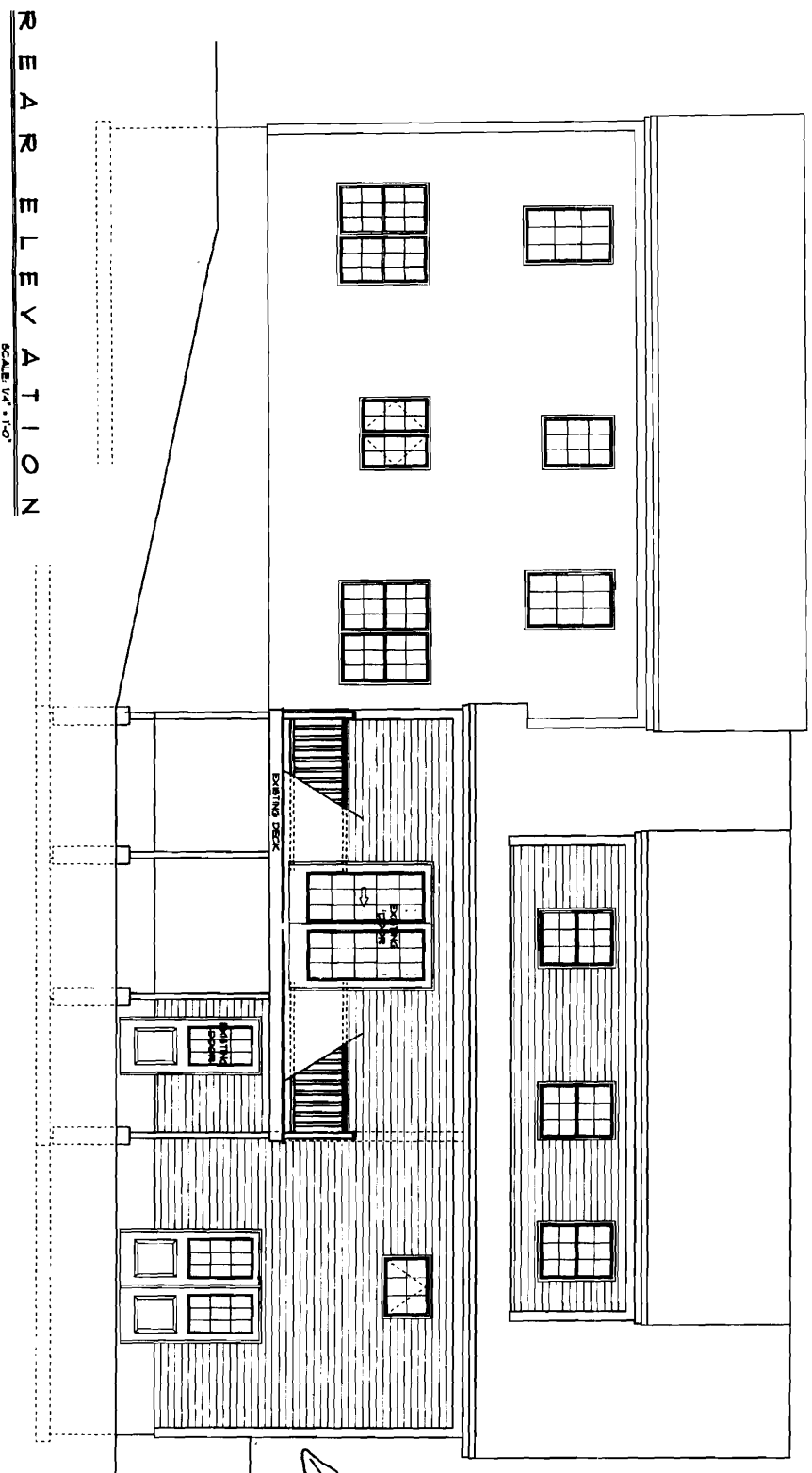
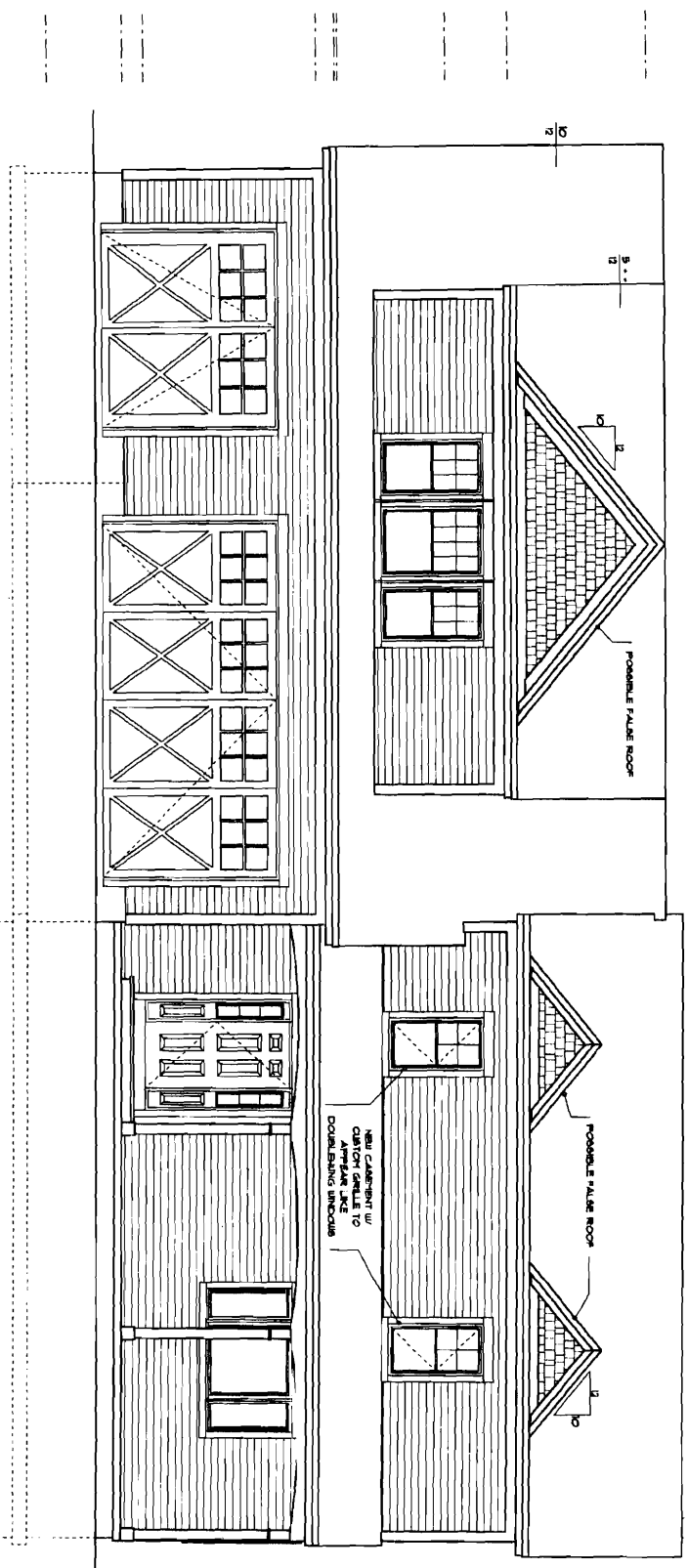
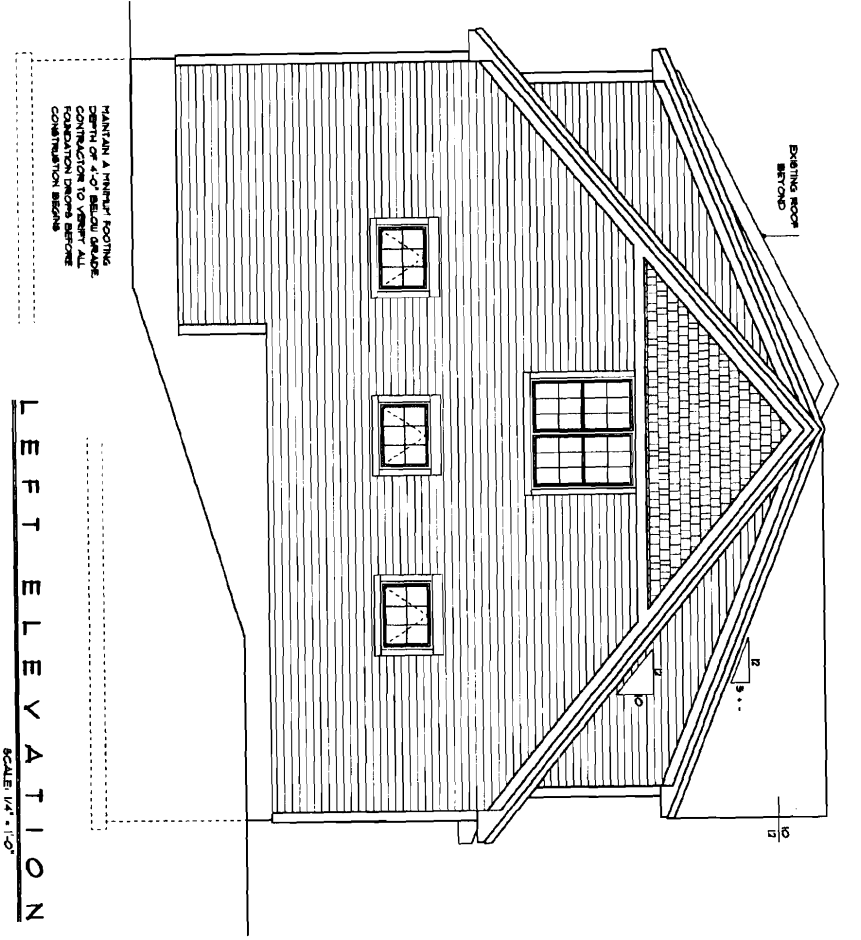
LEDGEWOOD DRIVE

Tom + Angela Hansen 20 Ledgewood Dr.

JUL 6 2009







*needed  
 extended  
 See plan  
 (revised 7/18)*

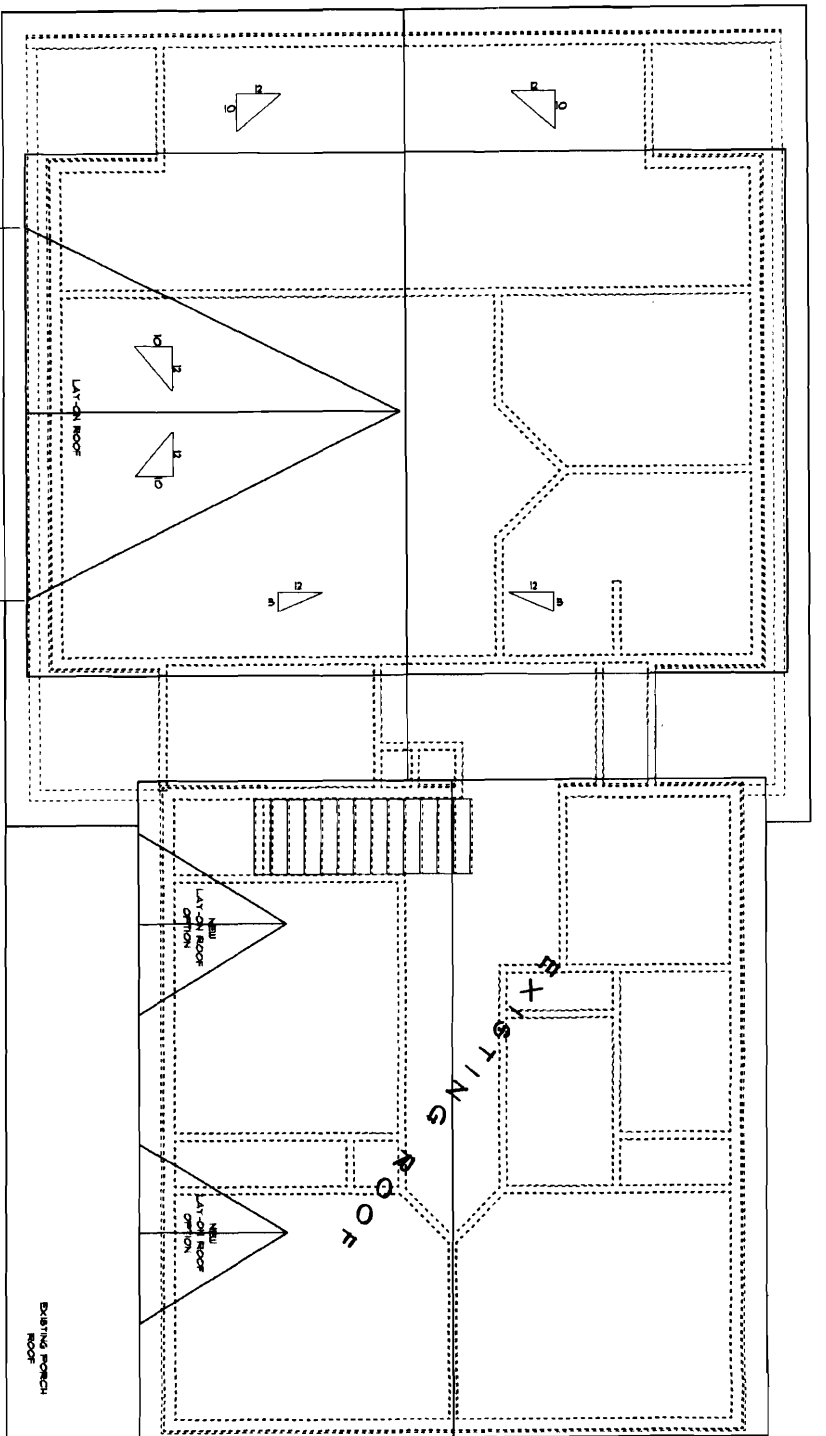
DRAWN BY :	
DATE :	03-26-09
REVISED :	

DESIGN FOR :  
**TOM & ANGELA HANSON**

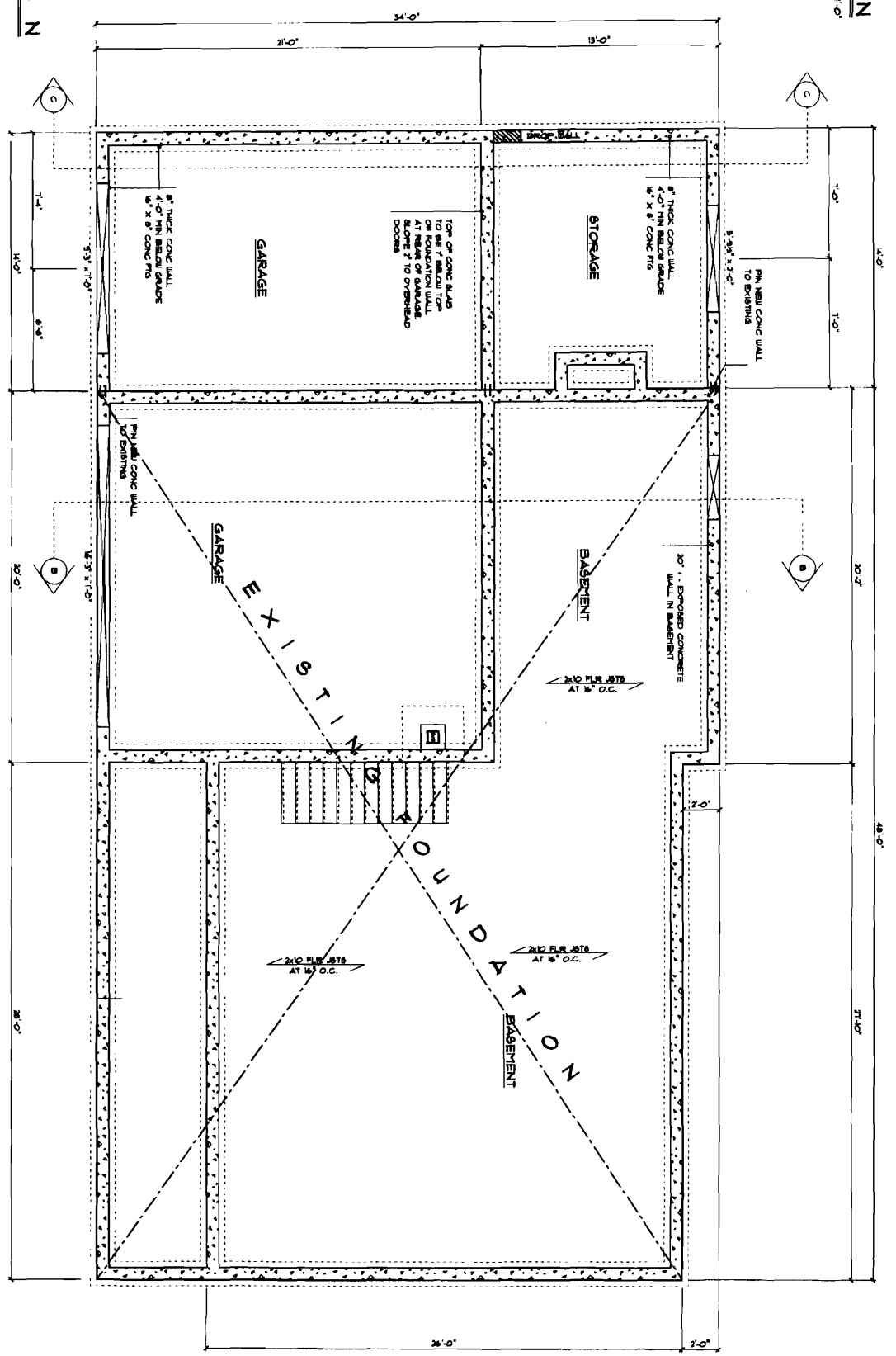
DESIGN OF :  
**GARAGE & MASTER BEDROOM**

ALL FINISHES SHALL BE ACCORDING TO THE CLIENT'S CHOICE. ALL FINISHES SHALL BE INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODES. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODES. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.

1  
 2  
 SHEET NO.



**FOUNDATION PLAN**  
SCALE 1/4" = 1'-0"



SHEET N. <b>2/1</b>	DRAWN BY :	DESIGN FOR :	DESIGN OF :	ALL PLANS/CONSTRUCTION SHALL BE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATION AND STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATION AND STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS.
	DATE : 03-26-09	TOM & ANGELA HANSON	GARAGE & MASTER BEDROOM	
	REVISED :			

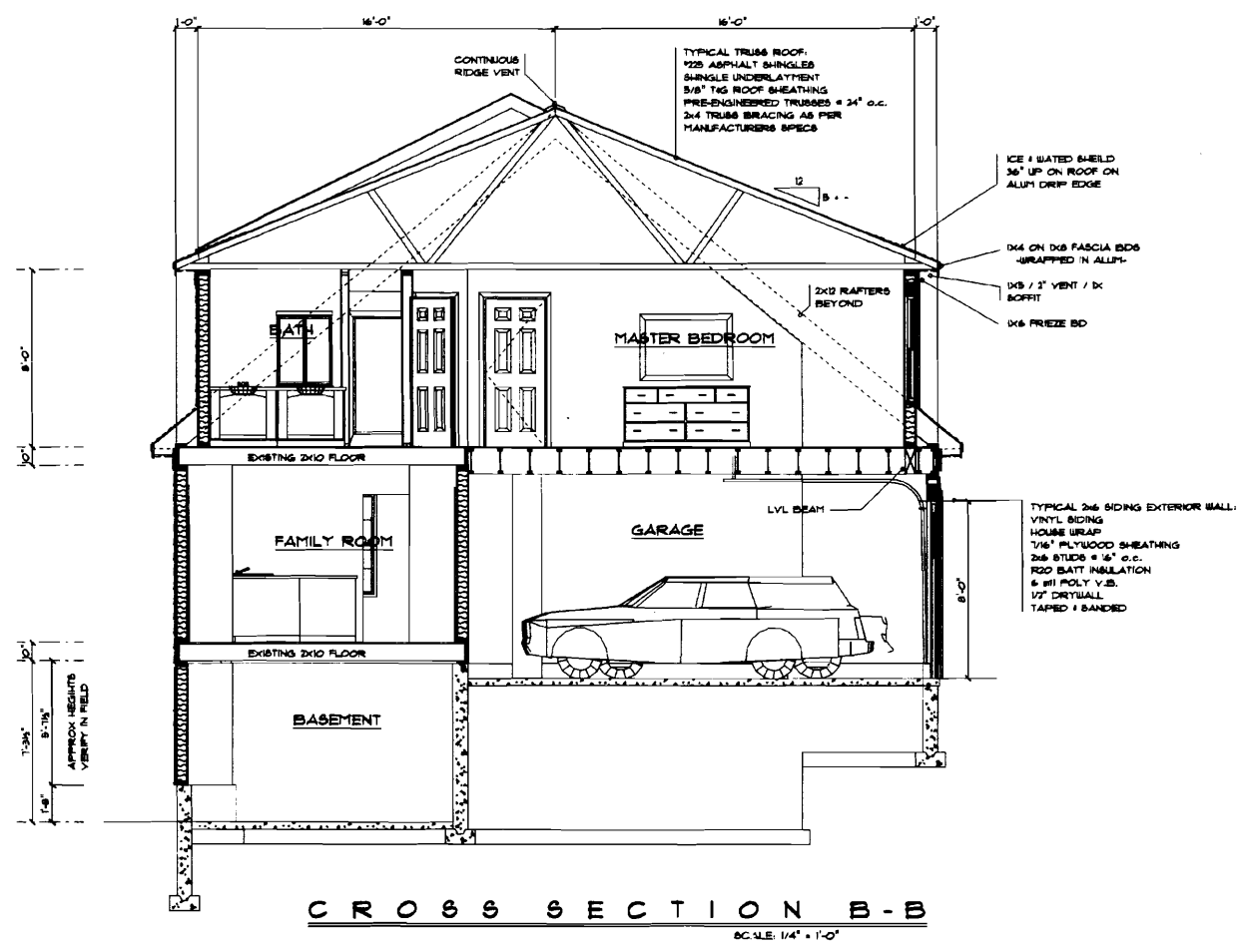
ALL PLANS DRAWINGS AND SPECIFICATIONS PROVIDED TO THE CLIENT ARE BASED ON INFORMATION GIVEN BY THE CLIENT. ALL DIMENSIONS AND SPECIFICATIONS MUST BE VERIFIED BY CLIENT/CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTRACTOR ASSUMES ALL LIABILITY FOR BUILDING CODES.

PLANS AND SPECIFICATIONS PREPARED BY DESIGN ARCHITECT OR ENGINEER. CLIENT SHOULD CONSULT A REGISTERED ARCHITECT OR ENGINEER OR OTHER PROFESSIONAL STAFF IF NECESSARY BEFORE CONSTRUCTION BEGINS.

DESIGN FOR: **TOM & ANGELA HANSON**  
 DESIGN OF: **GARAGE & MASTER BEDROOM**

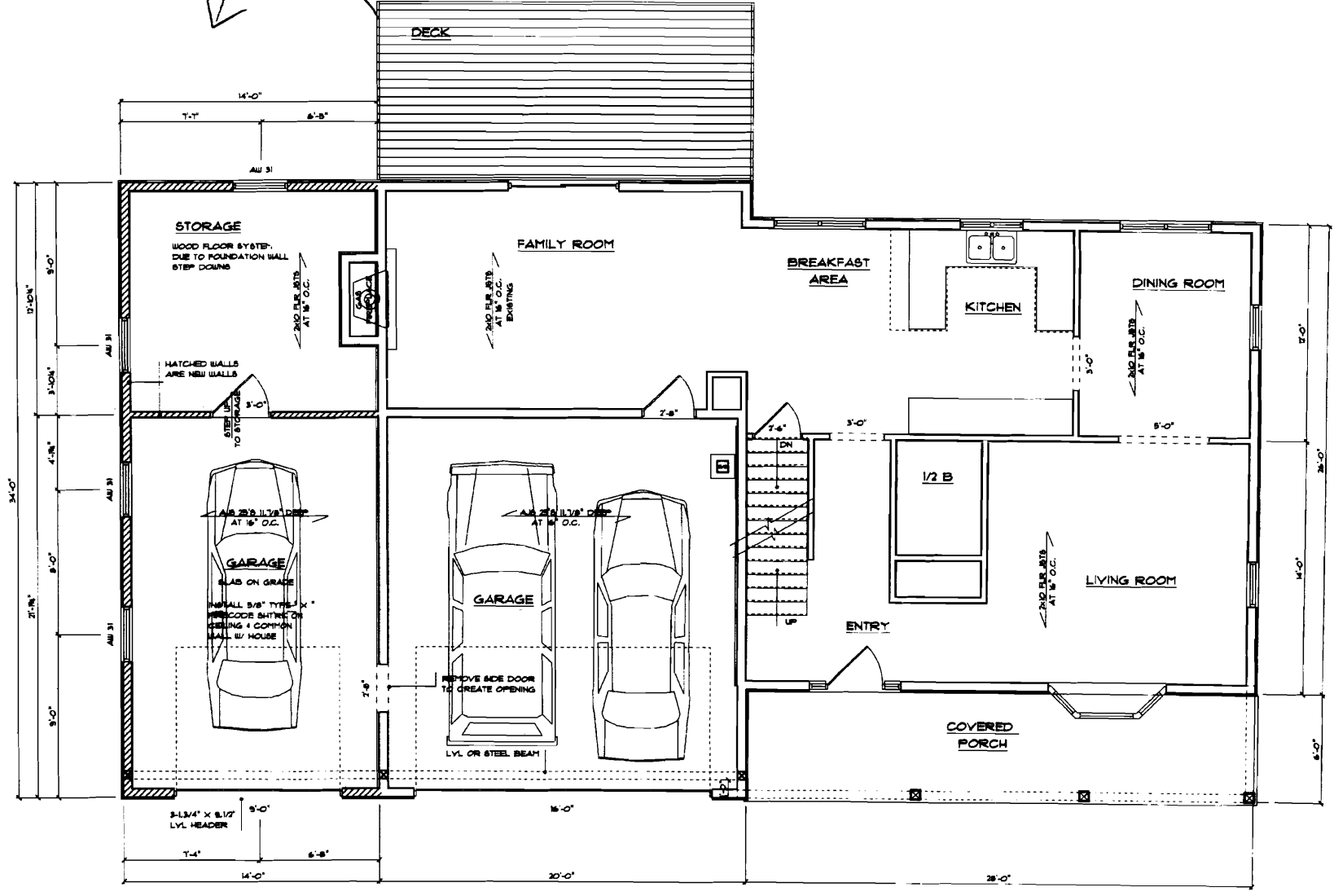
DRAWN BY: **03-30-09**  
 DATE: **03-30-09**  
 REVISED:

SHEET NO. **3/4**

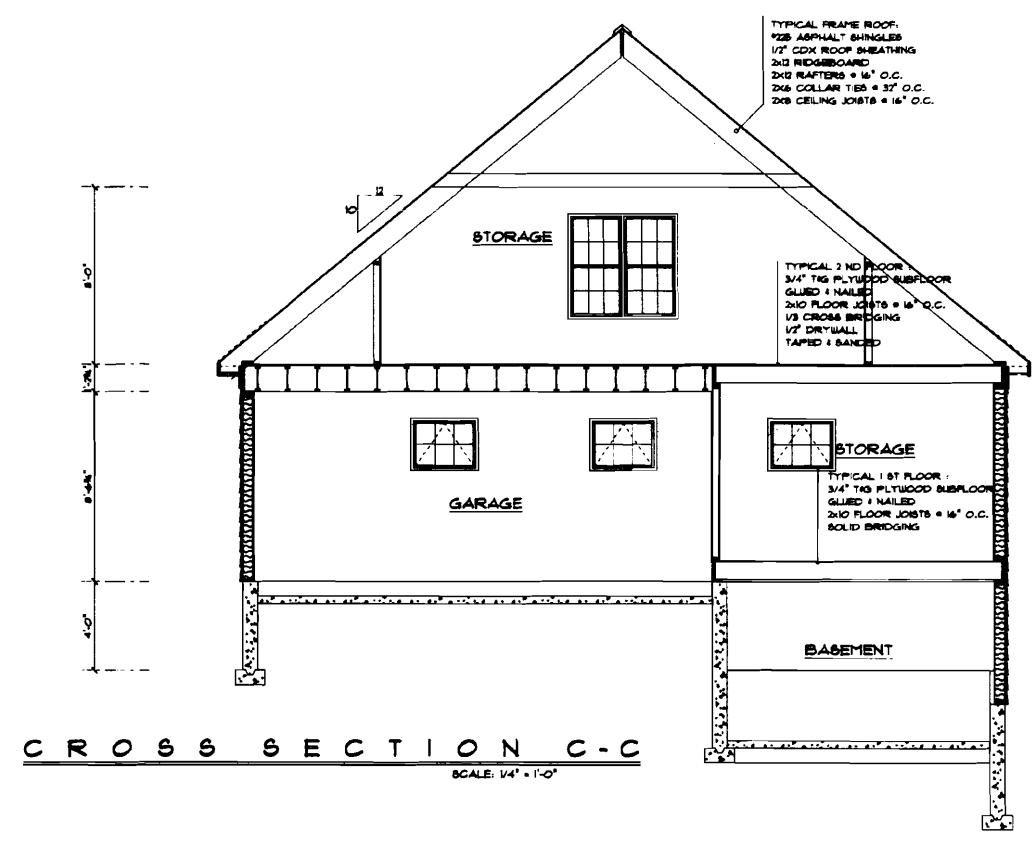


**CROSS SECTION B-B**  
 SCALE: 1/4" = 1'-0"

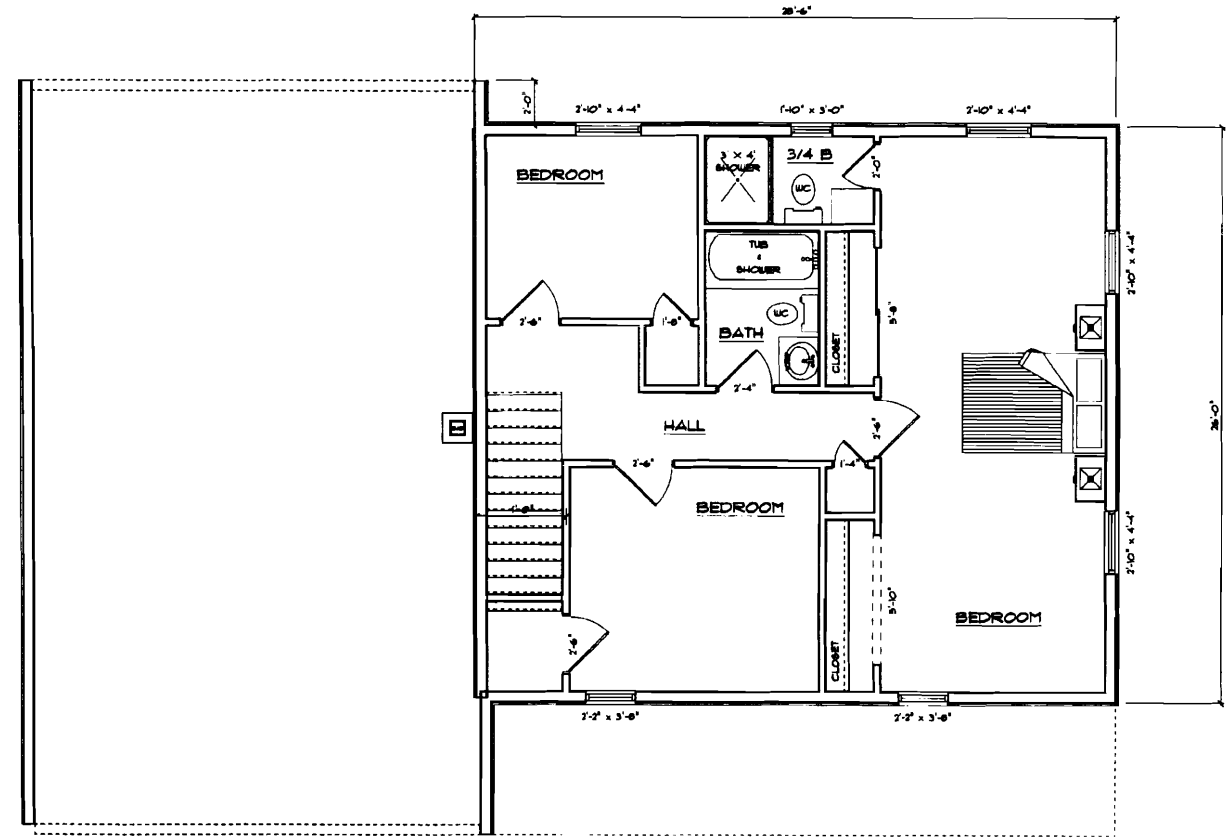
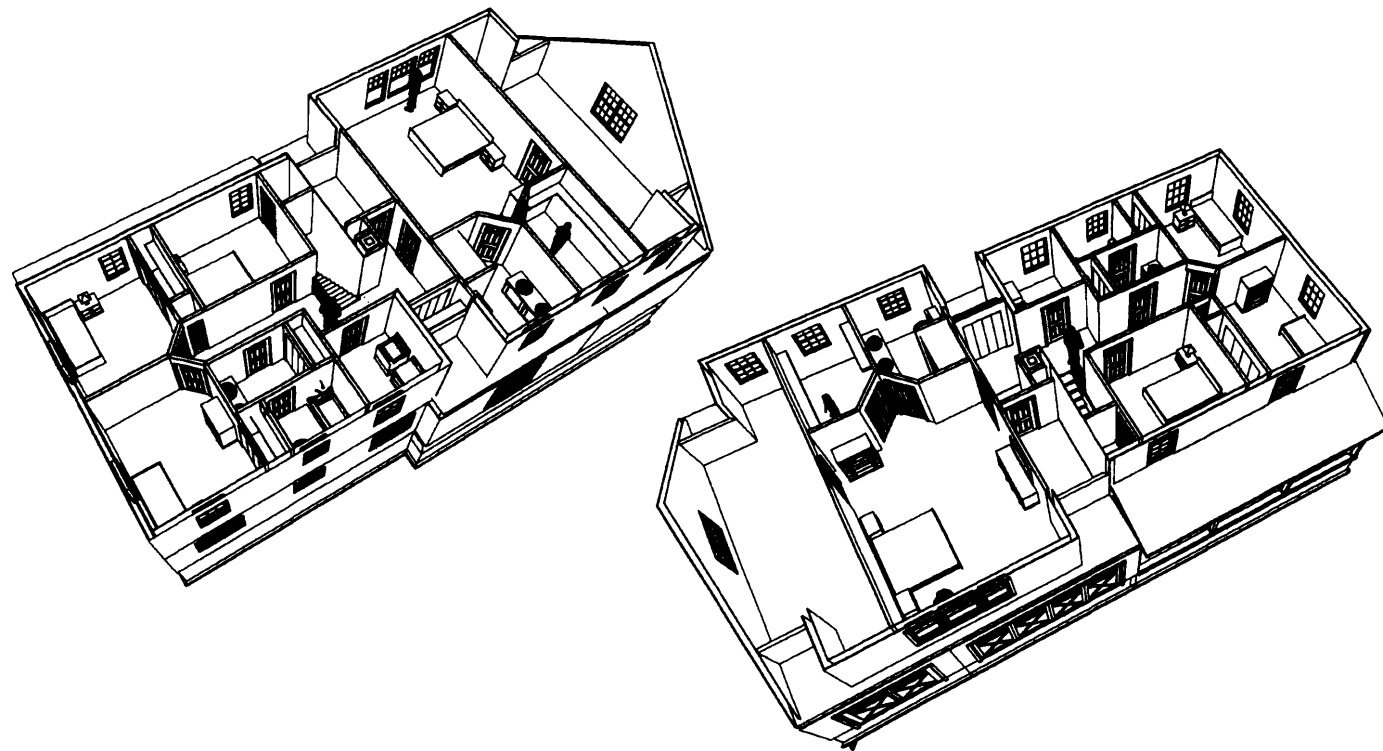
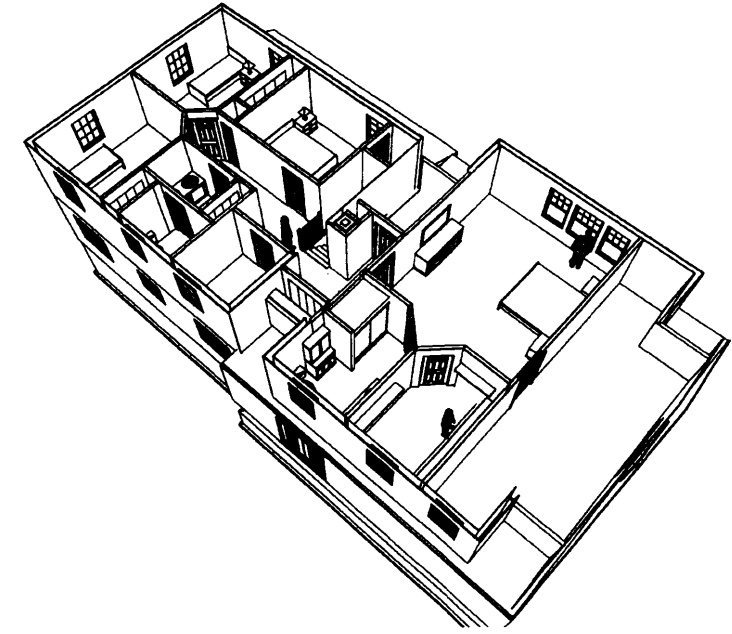
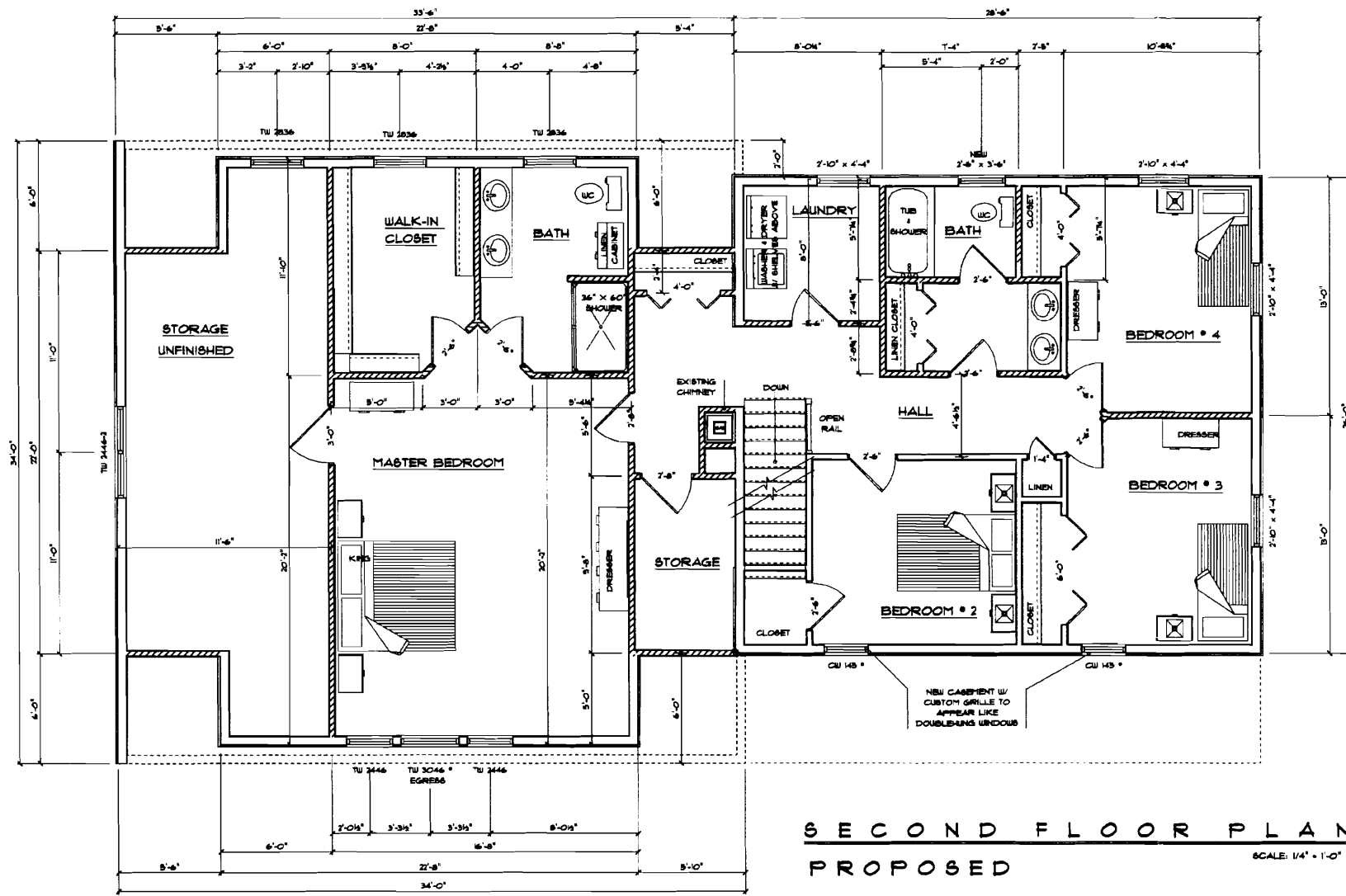
*Extend deck to end of addition per sketch submitted 7/6/09*



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**CROSS SECTION C-C**  
 SCALE: 1/4" = 1'-0"



ALL PLANNING AND SPECIFICATIONS PROVIDED TO THE CLIENTS ARE BASED ON INFORMATION GIVEN BY THE CLIENT. ALL CONSTRUCTION SPECIFICATIONS MUST BE BY THE CLIENT/CONTRACTOR BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR ASSUMES ALL LIABILITY FOR BUILDING CODES.

PLANS AND SPECIFICATIONS SHOWN HEREIN PREPARED BY DESIGN ARCHITECT OR ENGINEER. CLIENT SHOULD CONSULT A REGISTERED ARCHITECT OR ENGINEER TO CHOOSE IF ARCHITECT OR ENGINEER IS NECESSARY BEFORE CONSTRUCTION BEGINS.

ALL CONTRACTORS TO COMPLY WITH ALL STATE AND LOCAL BUILDING CODES.

DESIGN OF :  
**GARAGE &  
MASTER BEDROOM**

DESIGN FOR :  
**TOM & ANGELA HANSON**

DRAWN BY :	GH-3-20-03
DATE :	
REVISED :	

SHEET NO.  
**4**