

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number 041569

DEC 29 2004

This is to certify that Garand Susan E & /Owner  
 has permission to build 26x36 interior non-bearing wall with 6x36 and 6x34 two story deck to wrap the garage  
 AT 821 Ocean Ave Portland, OR 97202 422 B016001

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 altered or enclosed-in. **HEAR 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 \_\_\_\_\_

*[Signature]* 12/28/04  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

07) 874-8703, Fax: (207) 874-8716

|                      |                                     |                     |
|----------------------|-------------------------------------|---------------------|
| Permit No:<br>04-569 | Issue Date:<br><b>PERMIT ISSUED</b> | GBL:<br>422 B016001 |
|----------------------|-------------------------------------|---------------------|

|   |  |  |               |
|---|--|--|---------------|
| <b>Location of Construction:</b><br>821 Ocean Ave | <b>Owner Name:</b><br>Garand Susan E & | <b>Owner Address:</b><br>821 Ocean Ave | <b>Phone:</b> |
| <b>Business Name:</b>                             |  |  | <b>Phone:</b> |
| <b>Lessee/Buyer's Name:</b>                       |  |  |               |

|   |  |  |  |                           |
|---|--|--|--|---------------------------|
| <b>Past Use:</b><br>Single Family   | <b>Proposed Use:</b><br>Single Family 26x36 2 story garage w/ second floor. 2 story deck to wrap garage. | <b>Permit Fee:</b>   | <b>Cost of Work:</b><br>\$0.00   | <b>CEO District:</b><br>4 |
| <b>Proposed Project Description:</b><br>build 26x36 interior non-bearing wall w/ a 8x36 & 16x34 two story deck to wrap the garage.  |  | <b>FIRE DEFT:</b><br><input type="checkbox"/> Approved<br><input checked="" type="checkbox"/> Denied<br><i>N/A</i> | <b>INSPECTION:</b><br>Use Group <i>R-3</i> Type <i>SB</i><br><i>IRC 2003</i> |                           |
|   |  | Signature: _____   | Signature: _____   |                           |
| <b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>  |  |  |  |                           |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied |  |  |  |                           |
|   |  | Signature: _____   | Date: _____  |                           |

|  |   |   |   |  |
|--|---|---|---|--|
| <b>Permit Taken By:</b><br>dmartin   | <b>Date Applied For:</b><br>10/20/2004  | <b>Zoning Approval</b>  |   |  |
| <ol style="list-style-type: none"> <li></li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol> | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland <i>11</i><br><input type="checkbox"/> Flood Zone <i>OK</i><br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: <i>12/20/04</i> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: _____ | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br>Date: <i>12/28/04</i> |  |

**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 |

|  |  |  |                            |
|--|--|--|----------------------------|
|  |  | <b>Date Applied For:</b><br>1012012004   | <b>CBL:</b><br>422 B016001 |
| <b>Location of Construction:</b><br>821 Ocean Ave  | <b>Owner Name:</b><br>Garand Susan E & | <b>Owner Address:</b><br>821 Ocean Ave   | <b>Phone:</b>              |
| <b>Business Name:</b>  | <b>Contractor Name:</b><br>Owner       | <b>Contractor Address:</b><br>Portland   | <b>Phone:</b>              |
| <b>Lessee/Buyer's Name</b>   | <b>Phone:</b>                          | <b>Permit Type:</b><br>Alterations - Dwellings   |                            |
| <b>Proposed Use:</b><br>Single Family 26x36 2 story garage w/ second floor. 2 story deck to wrap garage. |  | <b>Proposed Project Description:</b><br>build 26x36 interior non-bearing wall w/ a 8x36 & 16x34 two story deck to wrap the garage. |                            |

**Comments:**

12128104-tmm: rec'd all req. info - ok to issue.

10/20/04-tmm: called owner - drawings very inadequate. Need full set of plans.

10/28/04-tmm: met w/owner at counter - did a preliminary review and went over all required info.

OCT 1

# 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: 821 Ocean Ave

Total Square Footage of Proposed Structure 936      Square Footage of Lot 1.8 acres  
70,000 ± sq. ft.

Tax Assessor's Chart, Block & Lot      Owner:      Telephone:  
Chart# 422      Block# B      Lot# 16      Paul + Susan Garand      828-3901  
26

Lessee/Buyer's Name (if Applicable)      Applicant name, address & telephone: Paul + Susan Garand      cost Of Work: \$65,000  
821 Ocean Ave Portland ME      04103      Fee: \$ 606.00  
(207)828-3901

Current use: 2 Family

If the location is currently vacant, what was prior use: \_\_\_\_\_

Approximately how long has it been vacant: \_\_\_\_\_ (8' x 22.3')

Proposed use: 36' x 26' 2 Story Garage (3 Car)      Farmers Patch  
Project description: Garage to be ~~enclosed~~ wrapped by 4" L deck 8' x 36' & 16' x 34' w/ second story deck above the 16' x 34' section only.

Contractor's name, address & telephone: owner

Who should we contact when the permit is ready: Paul Garand      749-8961  
Mailing address: 821 Ocean Ave Portland, ME 04103

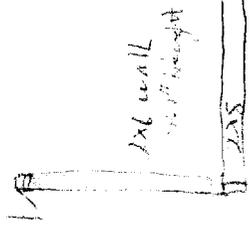
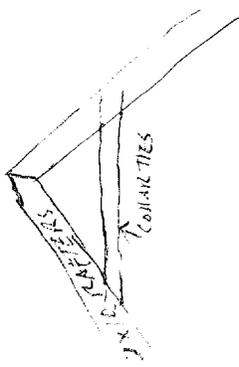
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up,      PHONE 828-3901

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.

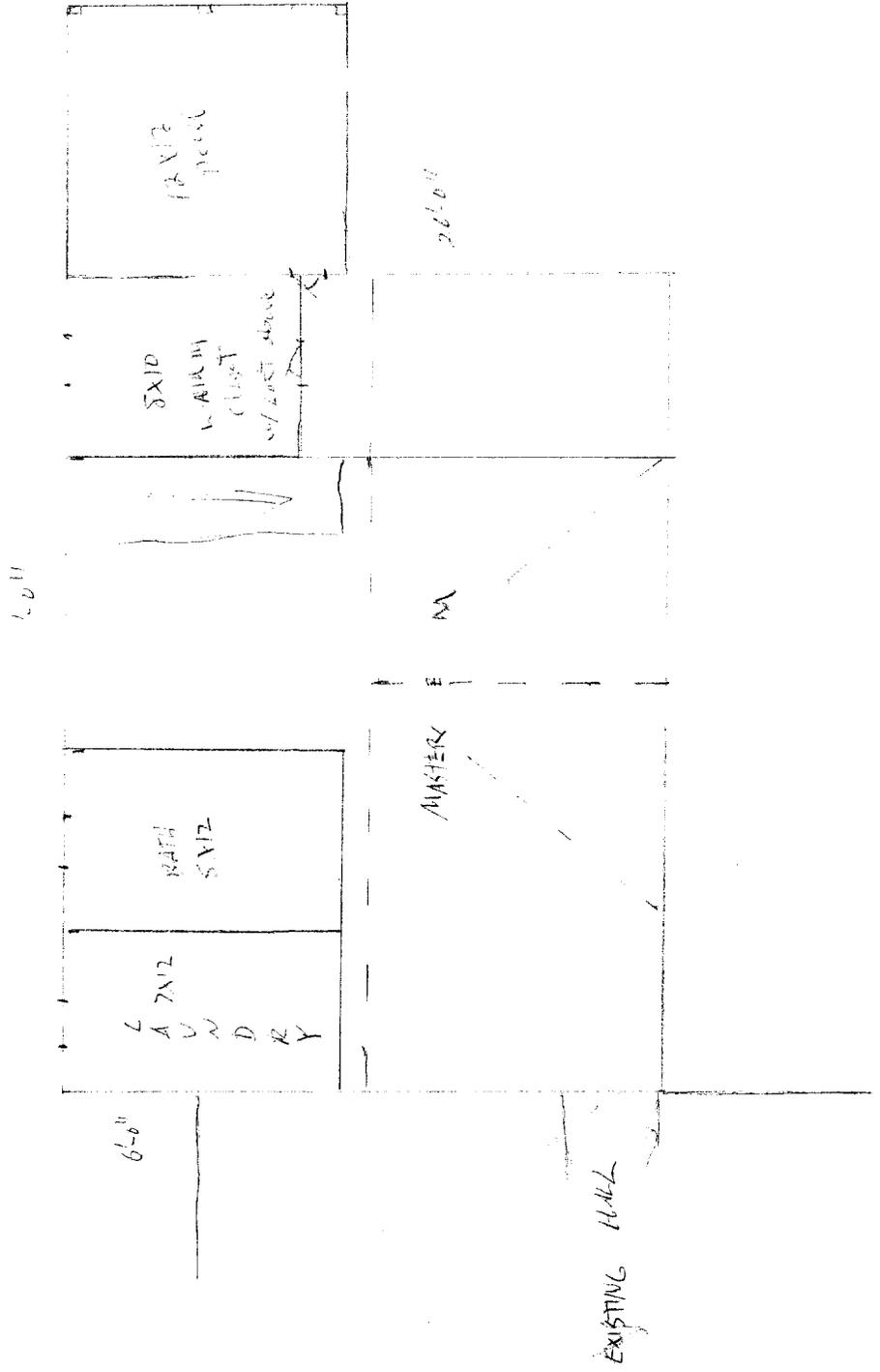
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Paul S. Garand      Date: 10/1/04

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

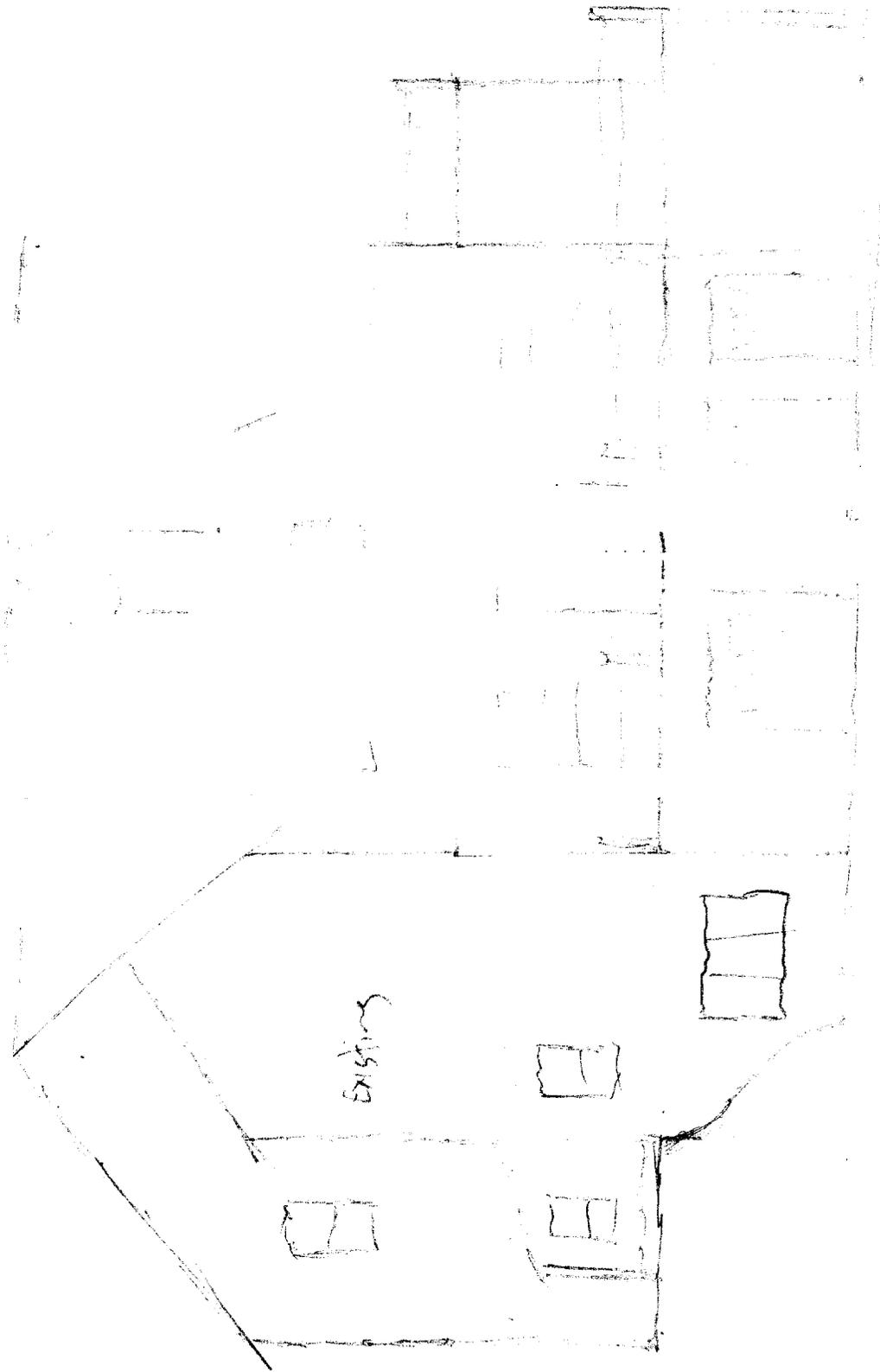


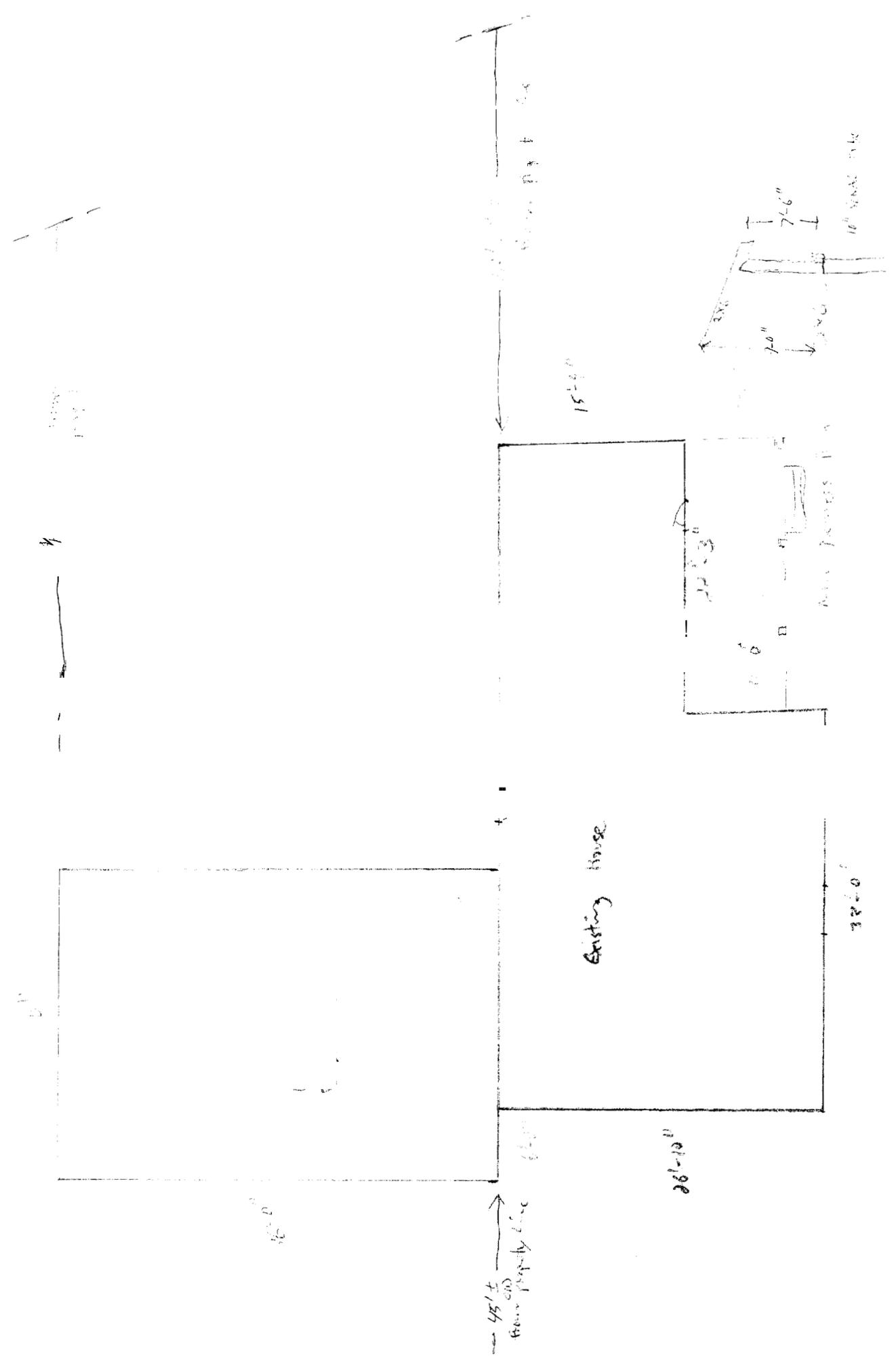
- CATHEDRAL CEILINGS
- ROOF LINE TO MATCH EXISTING BRIDGE DECK,
- ATTN: 29' OFF BACKSIDE



1/8" scale 2nd floor plan



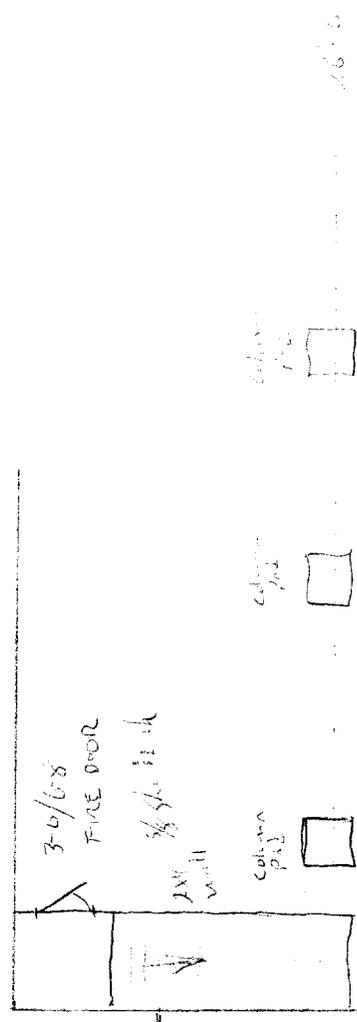




3/32 scale



2x4 studs 12" o.c.



CARAGE



36-0

1/8" Scale Base cut Plan

|      |        |       |             |  |      |  |
|------|--------|-------|-------------|--|------|--|
| Prmt | Text93 | 42820 | Constr Type |  | Num1 |  |
|------|--------|-------|-------------|--|------|--|

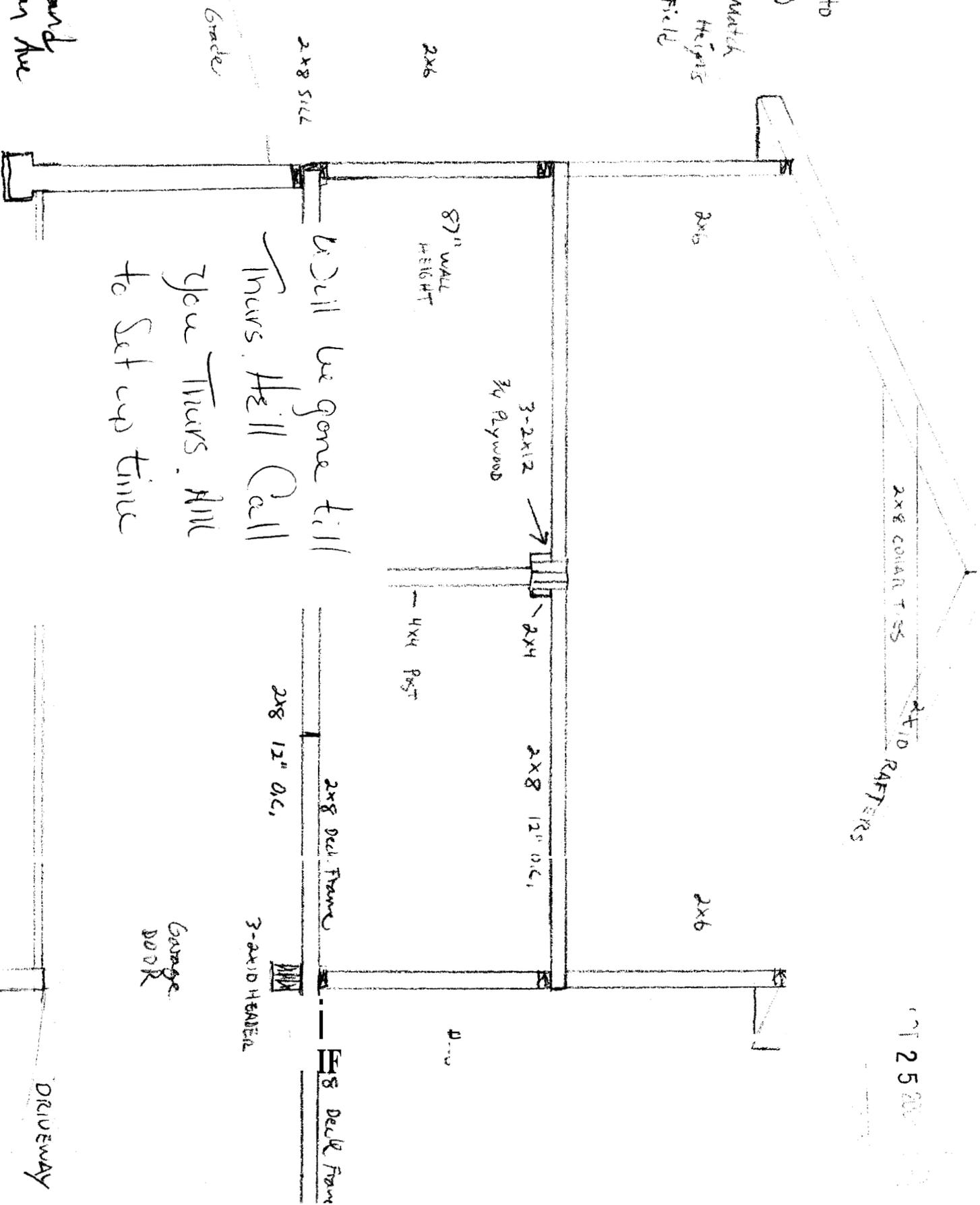
|            |             |                          |     |                |            |             |  |
|------------|-------------|--------------------------|-----|----------------|------------|-------------|--|
| Permit Nbr | 04-1569     | Location of Construction | 821 | Ocean Ave      | Appl. Date |             |  |
| Status     | Hold        | Permit Type              |     |                | Issue Date |             |  |
| CBL        | 422 B016001 | District Nbr             | 4   | Estimated Cost | \$0.00     | Date Closed |  |

| Comment Date | Comment  | Name | Follow Up Date | Completed |
|--------------|--|------|----------------|-----------|
| 10/20/2004   | called owner - drawings very inadequate. Need full set of plans. | tmm  |                |           |

|           |         |            |            |       |     |         |            |
|-----------|---------|------------|------------|-------|-----|---------|------------|
| CreatedBy | amartin | CreateDate | 10/20/2004 | ModBy | tmm | ModDate | 10/20/2004 |
|-----------|---------|------------|------------|-------|-----|---------|------------|

Notes

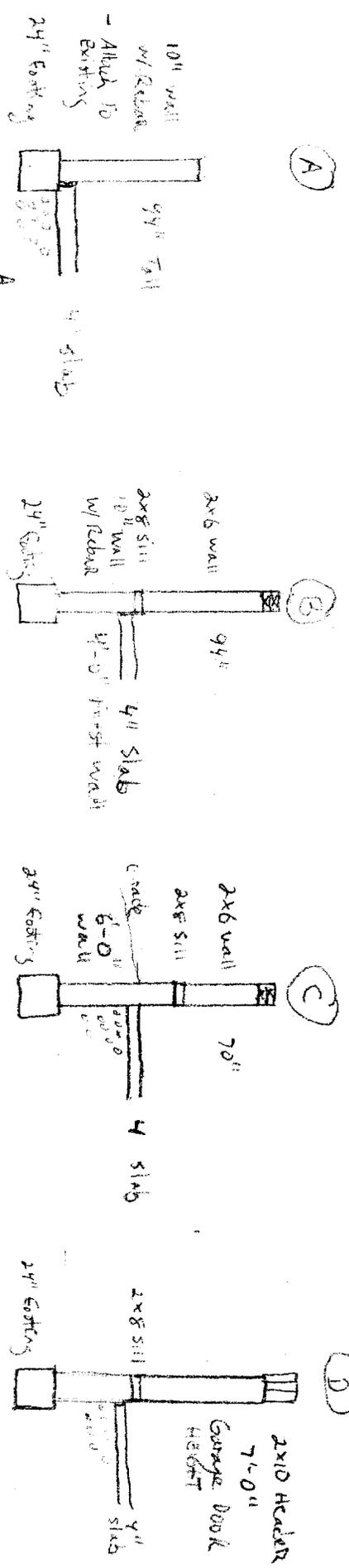
- 2x8x8 Deck Conditioned into Floor Framing
- Framing To Match Existing Floor Heights Determined in Field



Well be gone till  
Thurs. Hell Call  
you Thurs. All  
to Set up time

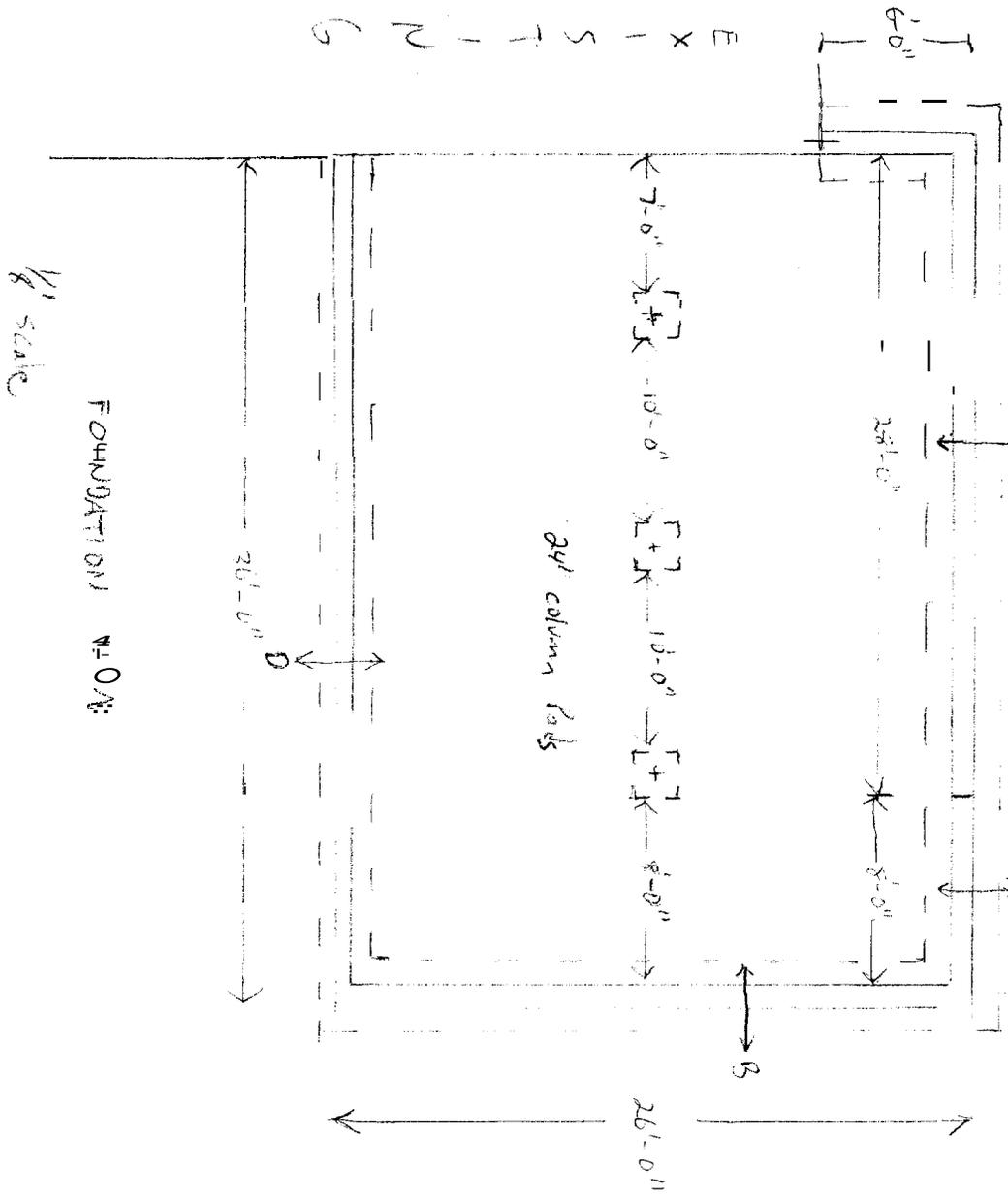
Paul Garsand  
821 Ocean Ave

12500



- Elevations to Match Existing Bldg.

\* NOTES \*



FOUNDATION W/O

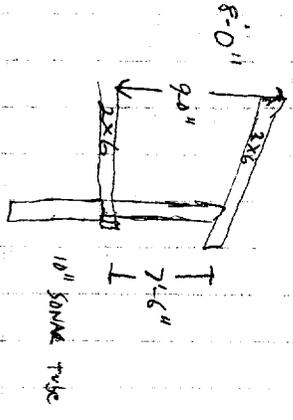
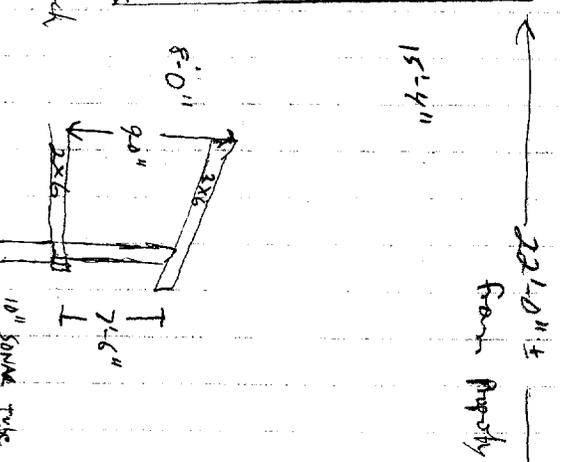
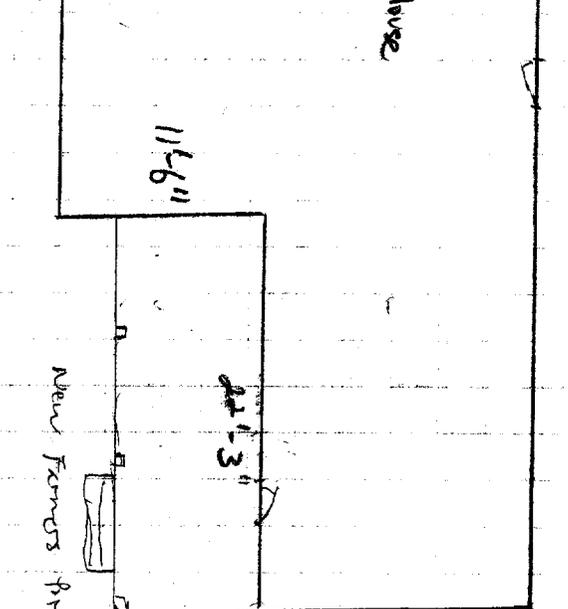
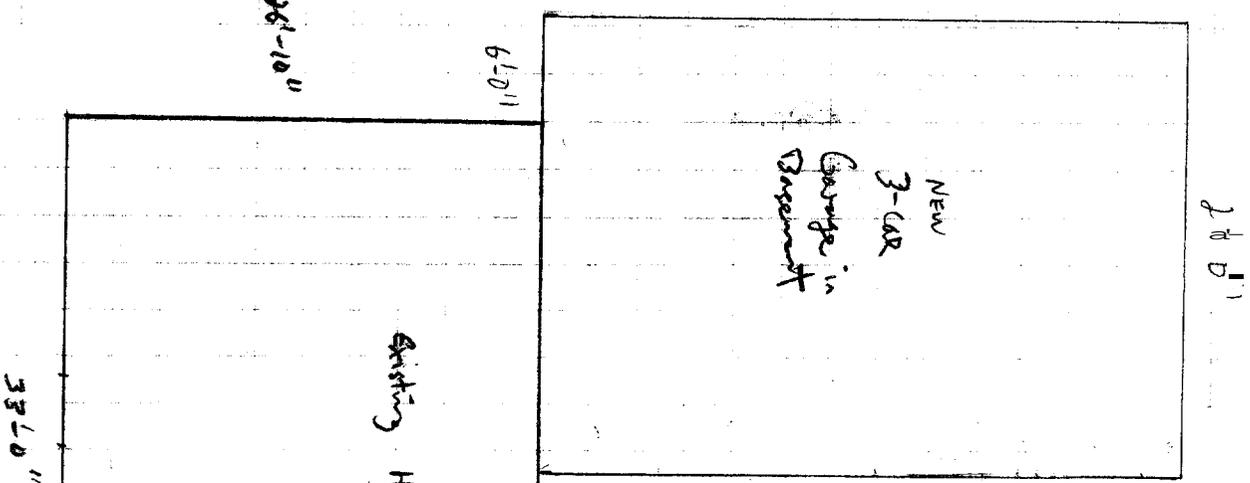
1/8" scale

Paul Garand  
821 Ocean Ave

07 25 2001

3/32 scale

45' ±  
010  
From Property Line



6'-0"

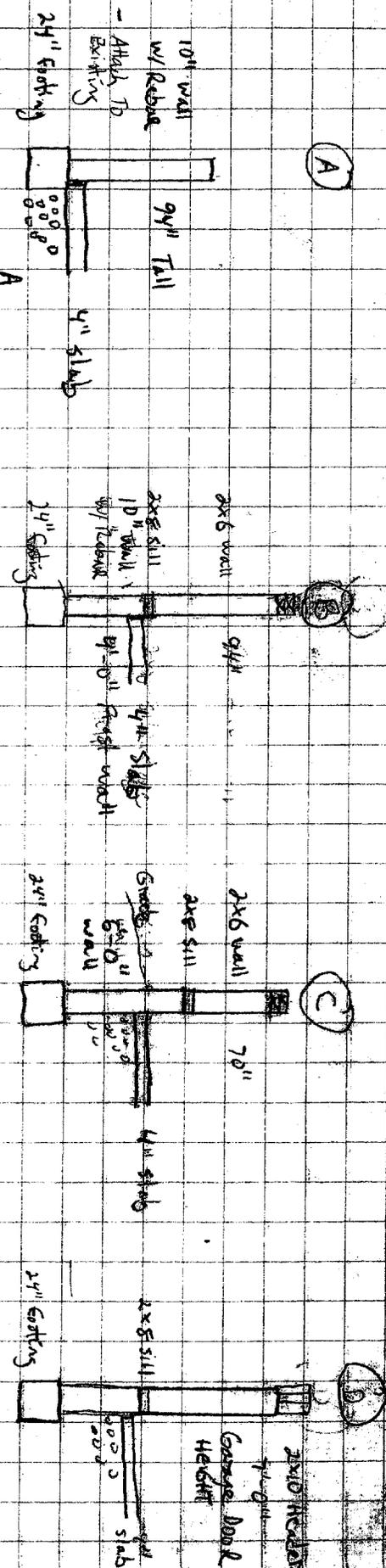
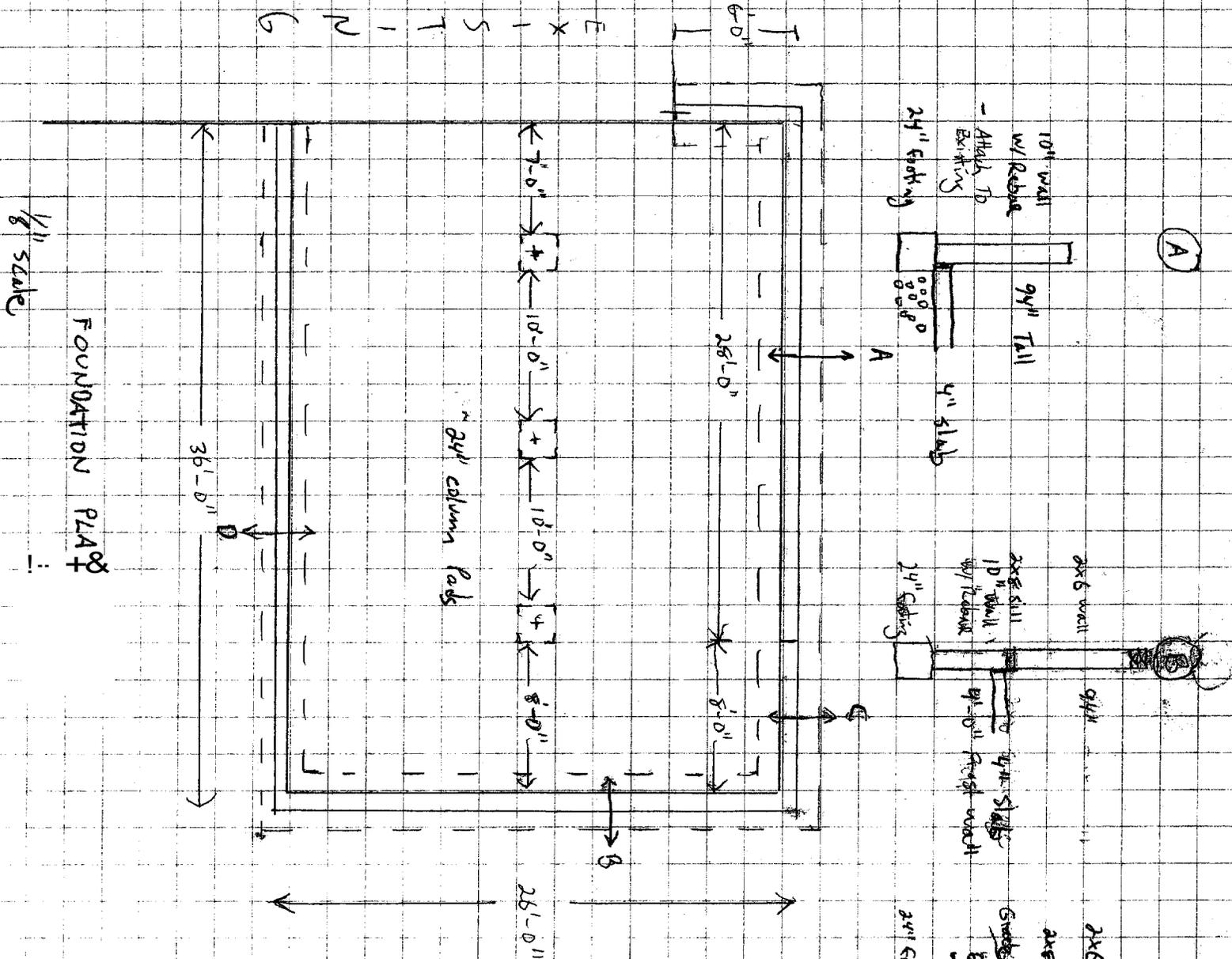
15'-4"

22'-0" ±  
From Property Line

28'-0"

Approx 40'-0" From Property Line

36'-0"



Elevations to Match Existing 131g

\* Notes \*

Paul Garand  
821 Ocean Ave

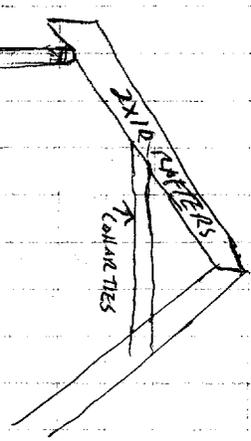
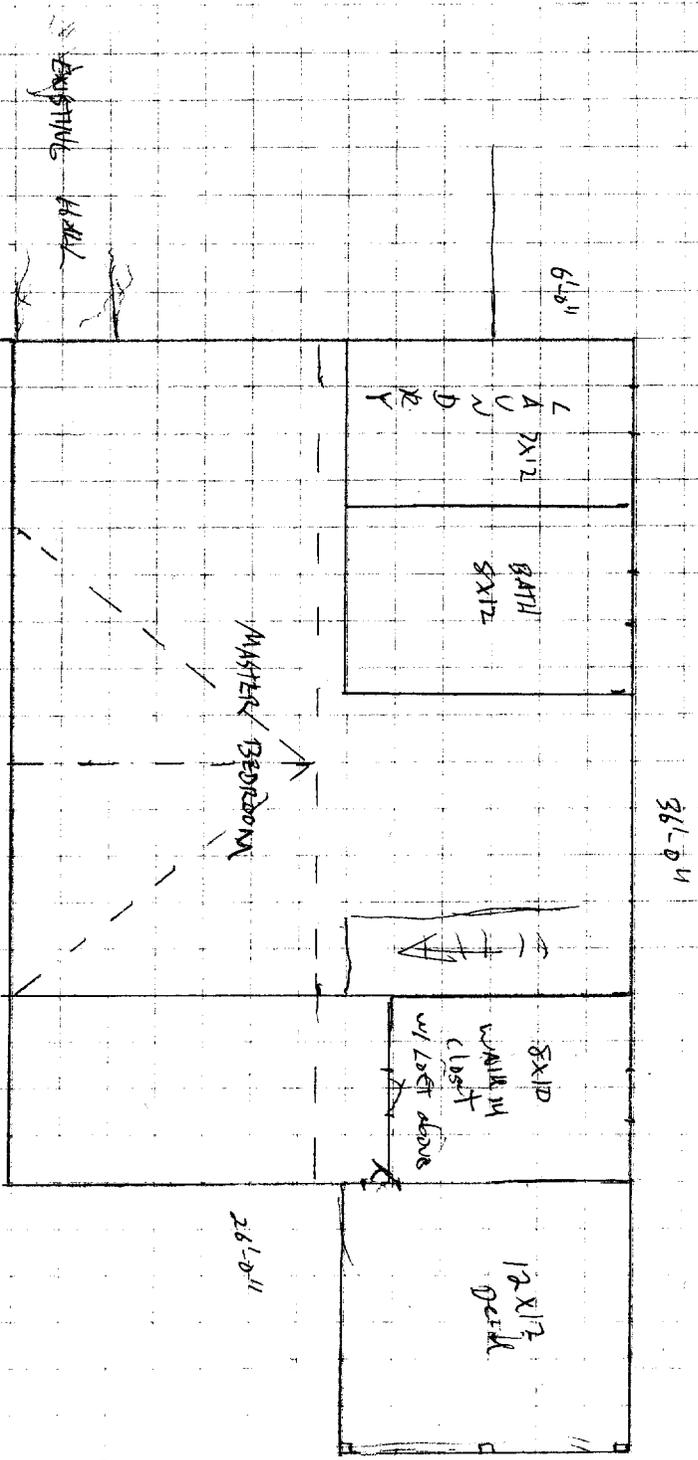
FOUNDATION PLAN

1/8" scale



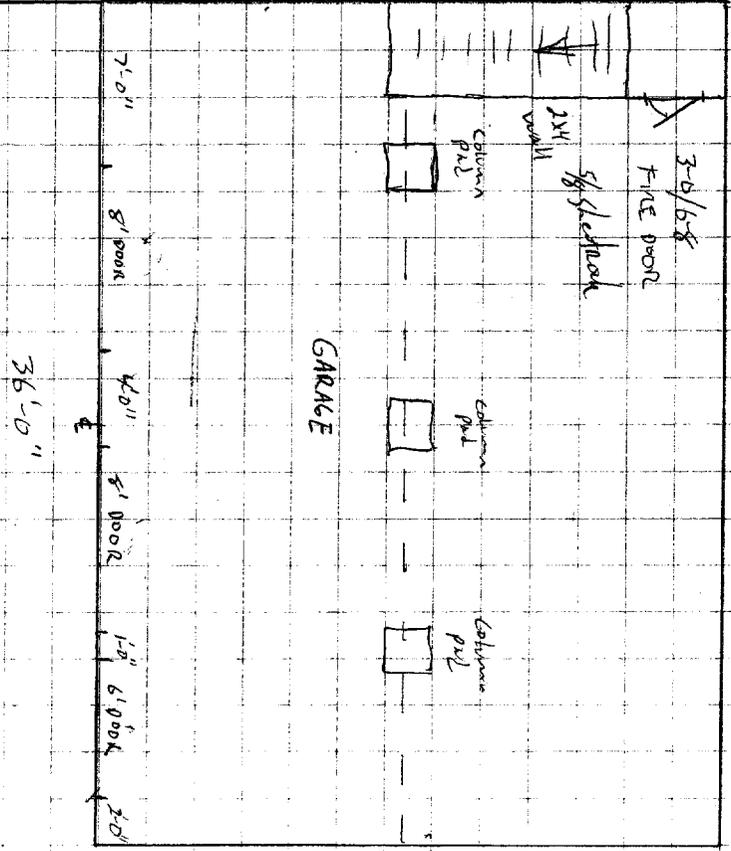
Tammy's Home

1/8" scale 2nd Floor Plan

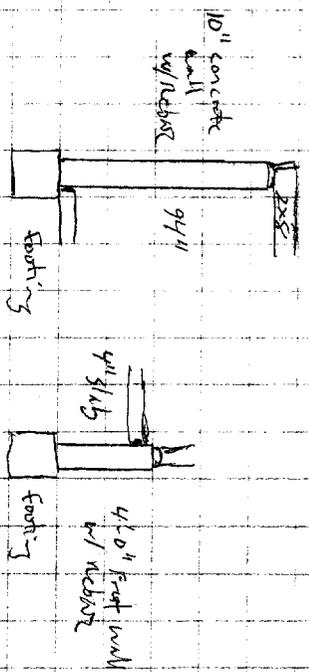


- CATHEDRAL CEILING
- ROOF LINE TO MATCH EXISTING BLDG. SIDE,
- APPROX. 29' @ BASELINE

1/8" scale Basement Plan



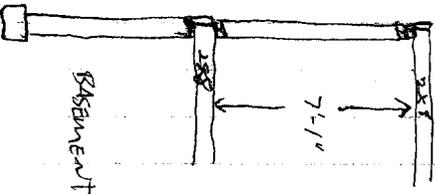
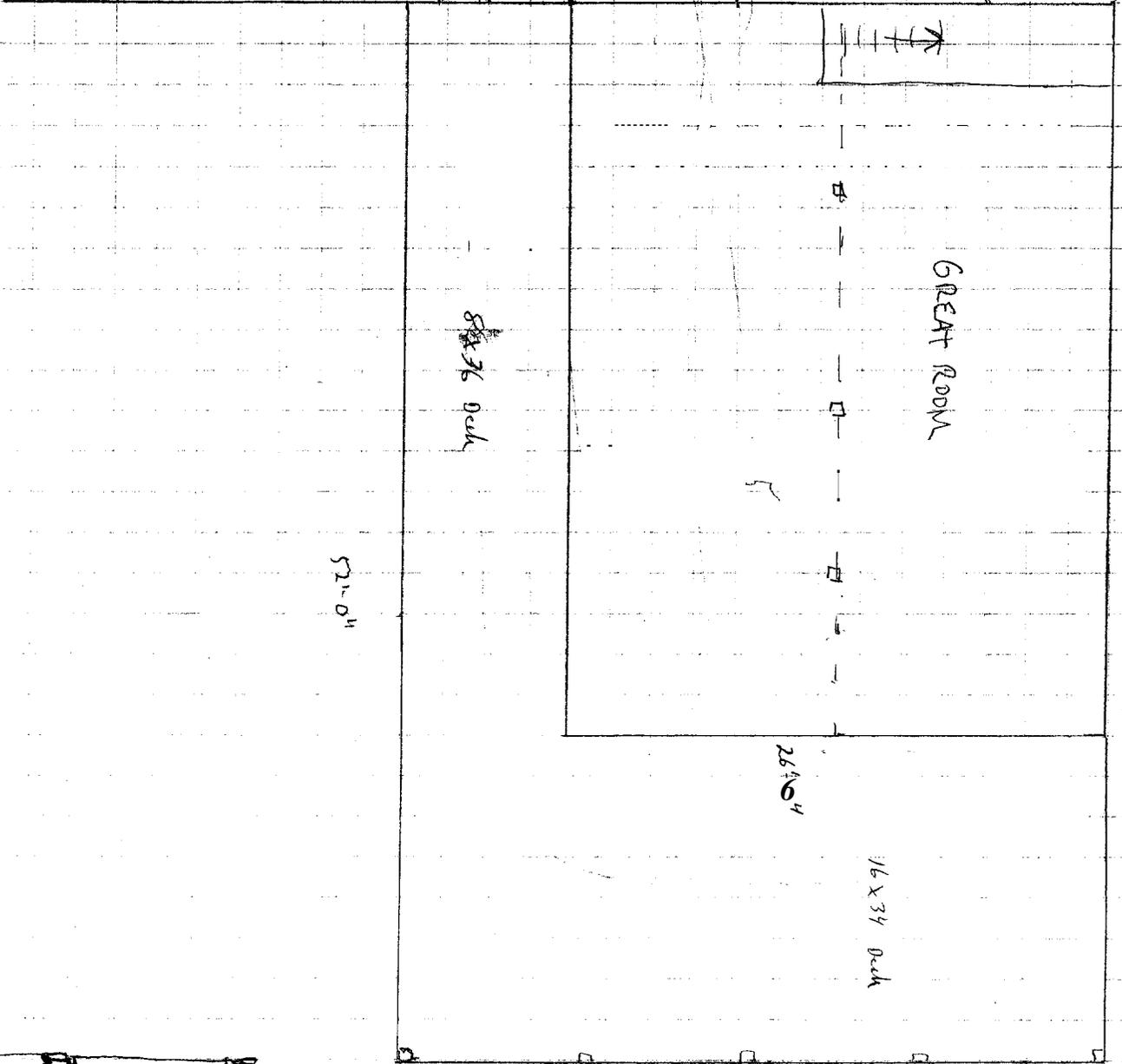
GARAGE



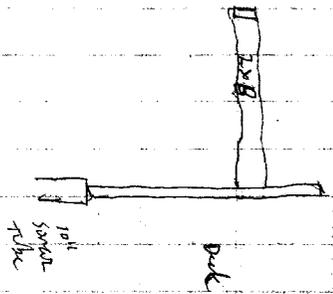
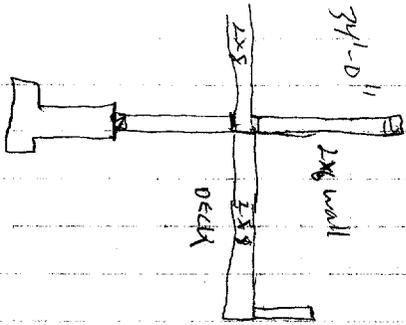
- 2x5 FLOOR JOIST 12" O.C.

1/8" scale 1st Floor Plan

E X - 5 + - 2 6



- NEED TO MATCH EXISTING FLOOR HEIGHT



321 Ocean Ave

| Soil type/Presumptive Load Value (Table 401.4.1)  |                                      |
|---|--------------------------------------|
| <b>STRUCTURAL</b><br>Footings Dimensions/Depth<br>(Table 403.1.1 & 403.1.1(1),<br>Section 403.1.2)  | 8" x 16' - OK<br>w/#4                |
| Foundation Drainage Damp proofing<br>(Section 406)  | N/A                                  |
| Ventilation (Section 409.1)<br>Crawls Space ONLY  | N/A                                  |
| Anchor Bolts/Straps (Section 403.1.4)   | 1/2" Max 6'-0" o.c                   |
| Lally Column Type,<br>Spacing and footing sizes (Table 502.3.4(2) )<br>Built-Up Wood Center Girder<br>Dimension/Type<br>(Table 502.3.4(2) ) | Need engineering on steel + LVL's    |
| Sill/Band Joist Type & Dimensions<br>First Floor Joist Species<br>Dimensions and Spacing<br>(Table 503.3.1(1) & Table 503.3.2(1) )          | 2x6 PT shown - OK<br><br>2x10's - OK |
| Second Floor Joist Species<br>Dimensions and Spacing Table(503.3.1(1) &<br>Table 503.3.2(1) )   | 2x10's - OK                          |

1

2

|   |                                    |
|---|------------------------------------|
| Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1)) | 2x8's -<br>w/ Structural Ridge     |
| Roof Rafter Pitch, Span, Spacing & Dimension (Table 802.3.2(7))   |                                    |
| Sheathing; Floor, Wall and roof (Table 503.2.1(1))  | OK                                 |
| Fastener Schedule (Table 602.3(1) & (2))  | Not shown                          |
|   |                                    |
| <b>Private Garage</b>   |                                    |
| Section 309 and Section 407 1999 BOCA)  |                                    |
| Living Space ?  | Yes                                |
| (Above or beside)   |                                    |
| Fire separation   | Not noted                          |
| Fire rating of doors to living space  |                                    |
| Door Sill elevation (407.5 BOCA)  | OK                                 |
| Egress Windows (Section 310)  | Yes - door - OK                    |
|   |                                    |
| Roof Covering (Chapter 9)   | OK                                 |
| Safety Glazing (Section 308)  | Need in 2 locations w/ 2' of doors |
| Attic Access (BOCA 1211.1)  | Not shown                          |
| Draft Stopping around chimney   | N/A                                |

3

4

6

7

|  |                             |                             |
|--|-----------------------------|-----------------------------|
| Header Schedule                        | not shown                   |                             |
| Type of Heating System                 | N/A                         |                             |
| Stairs                                 |                             |                             |
| Number of Stairways                    |                             |                             |
| Interior                               | 1                           |                             |
| Exterior                               | 1                           | Exterior stairs - not noted |
| Treads and Risers (Section 314)        | Int - 10" Tr. - 7 3/8" Rise |                             |
| Width                                  | 4' - OK                     |                             |
| Headroom                               | 5' - OK                     |                             |
| Guardrails and Handrails (Section 315) | 36" w/ pull up stairs - OK  |                             |
| Smoke Detectors                        |                             |                             |
| Location and type/Interconnected       | Not shown                   |                             |
| Plan reviewer signature                |                             |                             |

SEE CHIMNEY SUMMARY CHECKLIST

- ① Steel Beam engineered + must be posted all the way down to the foundation
- ② LVL sizes
- ③ 12" Tubes must be 48" below grade - ⑭ 2nd floor deck detail

Prmt

Text#3

42820

Constr Type

New

Num1

41569

Permit Nbr 04-1569

Location of Construction 821 Ocean Ave

821

Ocean Ave

Appl. Date 10/20/2004

Issue Date

Status Hold

Permit Type Alterations - Dwellings

Alterations - Dwellings

Date Closed

CBL 422 B016001

District Nbr 4

4

Estimated Cost \$0.00

\$0.00

Comment Date

Comment

10/28/2004

met w/owner at counter - did a preliminary review and went over all required info.

Name

frmm

Follow Up Date

Completed

10/20/2004

called owner - drawings very inadequate. Need full set of plans.

Name

frmm

Follow Up Date

Completed

CreatedBy

dmartin

CreatedDate

10/20/2004

ModBy

dmartin

ModDate

10/20/2004

821 Ocean Ave

| Soil type/Presumptive Load Value (Table 401.4.1)  |   |                           |
|---|---|---------------------------|
| <b>STRUCTURAL</b>   |   |                           |
| Footing Dimensions/Depth<br>(Table 403.1.1 & 403.1.1(1),<br>Section 403.1.2)                  | 8" x 16" - OK<br>w/ #4                      |                           |
| Foundation Drainage Damp proofing<br>(Section 406)  | N/A   |                           |
| Ventilation (Section 409.1)<br>Crawls Space ONLY  | N/A   |                           |
| Anchor Bolts/Straps (Section 403.1.4)   | 1/2" Max 6'-0" oc                           | 70 lb 6'-0" oc. <u>OK</u> |
| Lally Column Type,<br>Spacing and footing sizes (Table 502.3.4(2))                            |   |                           |
| Built-Up Wood Center Girder<br>Dimension/Type<br>(Table 502.3.4(2))                           | Need engineering on steel & LVL'S - options |                           |
| Sill/Band Joist Type & Dimensions   | 2x6 PT shown - OK                           |                           |
| First Floor Joist Species<br>Dimensions and Spacing<br>(Table 503.3.1(1) & Table 503.3.2(1))  | 2x10'S - OK                                 |                           |
| Second Floor Joist Species<br>Dimensions and Spacing (Table 503.3.1(1) &<br>Table 503.3.2(1)) | 2x10'S - OK                                 |                           |

WAB

|   |  |   |
|---|--|---|
| Attic or additional Floor Joist Species<br>Dimensions and Spacing (Table 802.4.2 or<br>503.3.1(1) & Table 503.3.2(1)) | 2x8's -<br>Structural P. log                               |   |
| Roof Rafter Pitch, Span, Spacing &<br>Dimension (Table 802.3.2(7))  | 2x10's - OK  |   |
| Sheathing; Floor, Wall and roof<br>(Table 503.2.1(1))   | OK   |   |
| Fastener Schedule<br>(Table 602.3(1) & (2))   | Not shown - OK gave copy                                   |   |
| <b>Private Garage</b>   |  |   |
| Section 309 and Section 407 1999 BOCA)  |  |   |
| Living Space? (Above or beside)   | Yes  |   |
| Fire separation   | Not noted  | to be 5/8" F.C. on all walls & ceilings |
| Fire rating of doors to living space  | OK   |   |
| Door Sill elevation (407.5 BOCA)  | OK   |   |
| Egress Windows (Section 310)  | Yes - door - OK  |   |
| Roof Covering<br>(Chapter 9)  | OK   |   |
| Safety Glazing (Section 308)  | Needs 2 locations w/ 2' of doors<br>otherwise more windows |   |
| Attic Access (BOCA 1211.1)  | Not shown  | None - All open                         |
| Draft Stopping around chimney   | N/A  |   |

ⓐ

ⓑ

ⓒ

|  |                             |  |
|--|-----------------------------|--|
| Header Schedule                                  | not shown                   | Triple 2x10's or LVL's as shown - on stamped plans                 |
| Type of Heating System                           | N/A                         |  |
| Stairs   |                             |  |
| Number of Stairways                              |                             |  |
| Interior   | 1                           |  |
| Exterior   | 1                           |  |
| Treads and Risers (Section 314)                  | Int - 10" Tr. - 7 3/8" Rise | Exterior stairs - NOT noted Same as interior                       |
| Width  | 4'-0" OK                    | Will code - MET OK   |
| Headroom   | 15'-0" OK                   |  |
| Guardrails and Handrails (Section 315)           | 36" w/ balusters - OK       |  |
| Smoke Detectors Location and type/Interconnected |                             | one on each floor - OK within 10' of entry interconnect - MET's OK |
| Plan Reviewer Signature                          |                             |  |

See Chimney Summary Checklist

- Steel Beam engineered + must be posted all the way down to the
- LVL sizes - stamped plans foundation
- 12" Tubes must be 48" below grade - 3rd floor deck detail same as 1st floor