

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

Location of Construction: 28 Bismark St		Owner: John & Maureen Macisao		Phone: 879-0444		Permit No. 981343	
Owner Address: **28 Bismark St, Portland 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Scott Proctor, NIXX		Address: Wilson St. Portland		Phone: 780-1040		Permit Issued: DEC - 2 1998	
Past Use: Single Family Dwelling		Proposed Use: Same w/mudroom + garage		COST OF WORK: \$ 15,000		PERMIT FEE: \$ 95.00	
Proposed Project Description: Construct mudroom & garage (attached)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: (u) Use Group: R3 Type: 50 BOCA 96		Zone: CBL: 433-S-007	
		Signature:		Signature: <i>[Signature]</i>		Zoning Approval:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		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"/>	
Permit Taken By: SP		Date Applied For: November 18, 1998					

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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

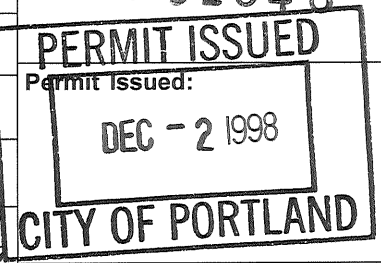
CERTIFICATION

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 provisions of the code(s) applicable to such permit

November 19, 1998

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____



CEO DISTRICT **KUTM**

3/24/99 Setbacks - OK

Footings - formed + poured 8" x 18" w/ rebar - OK

Spoke to Scott Proctor - meeting on site 3/26/99 to discuss framing + project.

3/26/99 - OK to backfill - Met w/ Scott + Hornbaker - discussed code req. / stairs / fire rating / insp.

Inspection Record

	Type	Date
Foundation:	OK	OK - 3/26/99
Framing:		
Plumbing:		
Final:		
Other:		

Sec. 14-428

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 28 Bismark St., 04103

Tax Assessor's Chart, Block & Lot Number Chart# <u>433</u> Block# <u>E</u> Lot# <u>027</u>	Owner: <u>J</u> <u>John and Maureen Macisso</u>	Telephone#: <u>879-0444</u>
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Owner's Address: <u>28 Bismark St., Portland 04103</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 15,000</u>	Fee: <u>\$ 95</u>
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Proposed Project Description: (Please be as specific as possible)
Mudroom & Attached Garage

Contractor's Name, Address & Telephone <u>Scott Proctor, Wilson St, Portland 780-1040</u>	Rec'd By: <u>[Signature]</u>
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Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

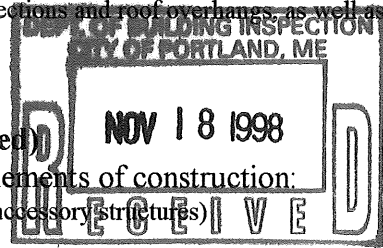
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.



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/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>Maureen R. Macisso</u>	Date: <u>11/18/98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

X1

BUILDING PERMIT REPORT

DATE: 28 Nov. 98 ADDRESS: 28 Bismark St. CBL 433-5A
REASON FOR PERMIT: To Construct mudroom & garage
BUILDING OWNER: MA. CISSO
CONTRACTOR: Scott Proctor
PERMIT APPLICANT: Owners
USE GROUP R-3 (U) BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.6, *3, *5, *8, *9, *10, *11, *12, *16, *24, *26, *29, *30

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
X 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
X 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts.
X 3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
X 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
X 8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
X 9. Headroom in habitable space is a minimum of 7'6".
X 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
X 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

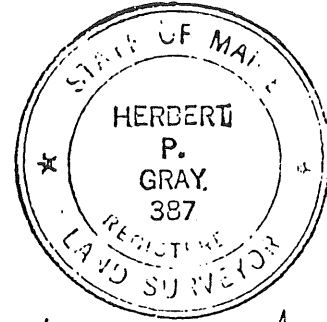
28 Bismark Street
Portland, Maine
Scale 1"=20'

To all Parties in Title of the Premises Surveyed: I, Herbert P. Gray hereby certify that this survey was made by me on July 10, 1985, that this survey was actually made upon the ground as per record description and is correct and there are no encroachments either way across property lines except as shown on this survey.

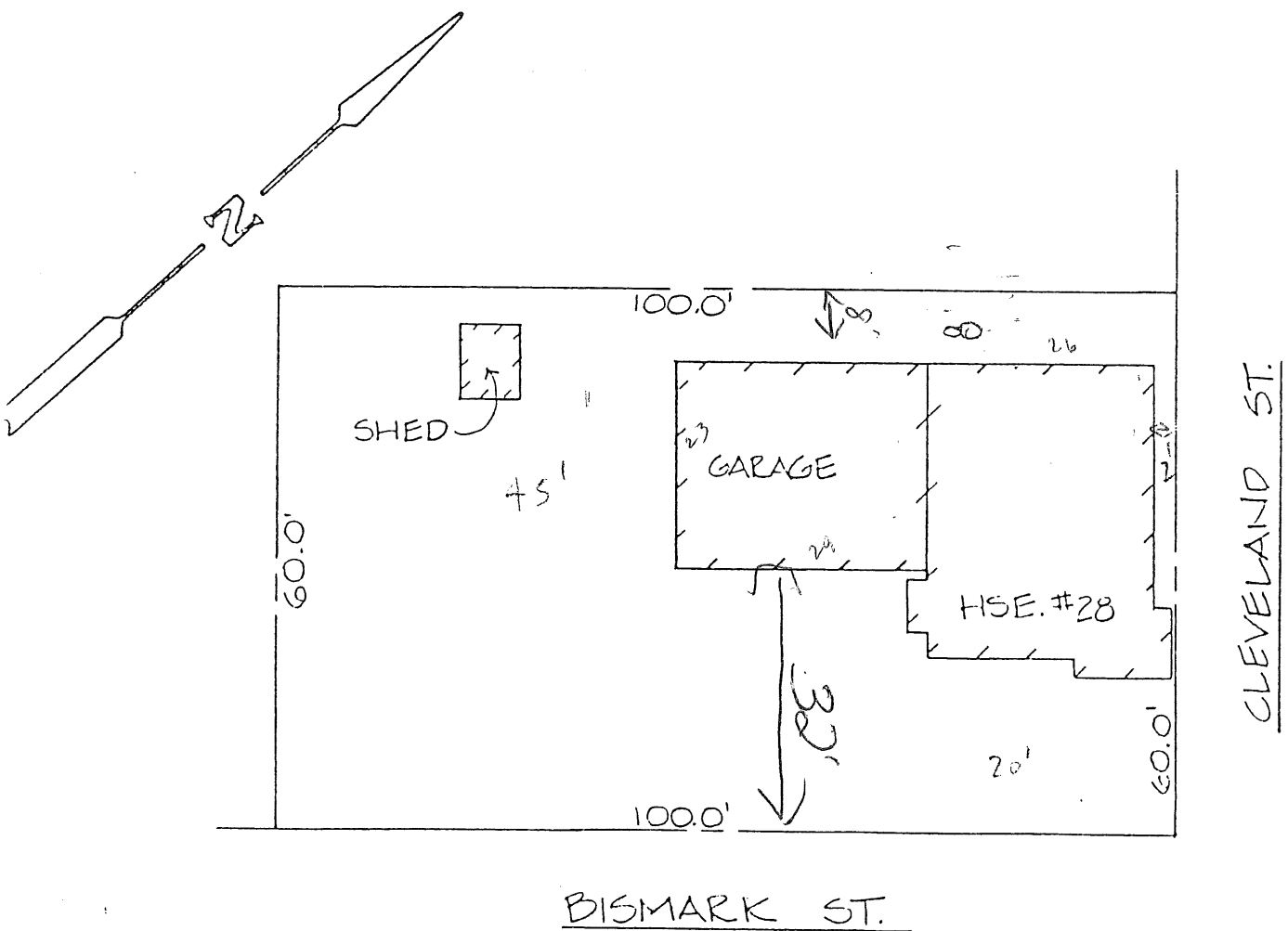
To the lending institution and its insurer: I hereby certify that the location of the dwelling shown on this plan does conform with the local zoning laws in affect at the time of construction. The property does not fall within the special flood hazard zone.

This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions as of the date shown hereon. This plan is not for recording.

Seller Donna M. Murphy
Buyer: John J. Macisso



Herbert P. Gray



SCALE: 1"=20'

Applicant: Scott Proctor

Date: 11/30/98

Address: 120 Bismark St

C-B-L: 433-E-7

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-5

Interior of corner lot - of cleared

Proposed Use/Work - ^{new} mudroom & garage

Sewage Disposal - City

Lot Street Frontage -

Front Yard - 20' req - 32' shown

Rear Yard - 20' req - 8' shown → using corner lot provision
can reduce rear yard to 14-428 side yard if:

Side Yard - 8' req - 45' shown

Projections -

Width of Lot -

Height - 1 story

Lot Area - ~~6,000~~

6,000^{sq ft}

existing on lengthwise

Required on end of ST

Lot Coverage/Impervious Surface - 45
40% req = 2400^{sq ft} MAX

Area per Family - 2

- 20 front
- 20 rear
- 8 side
- 20 - side yard on side lot

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - within but over 75' from High W.M.

Flood Plains - Zone C1

23 x 28 = 644

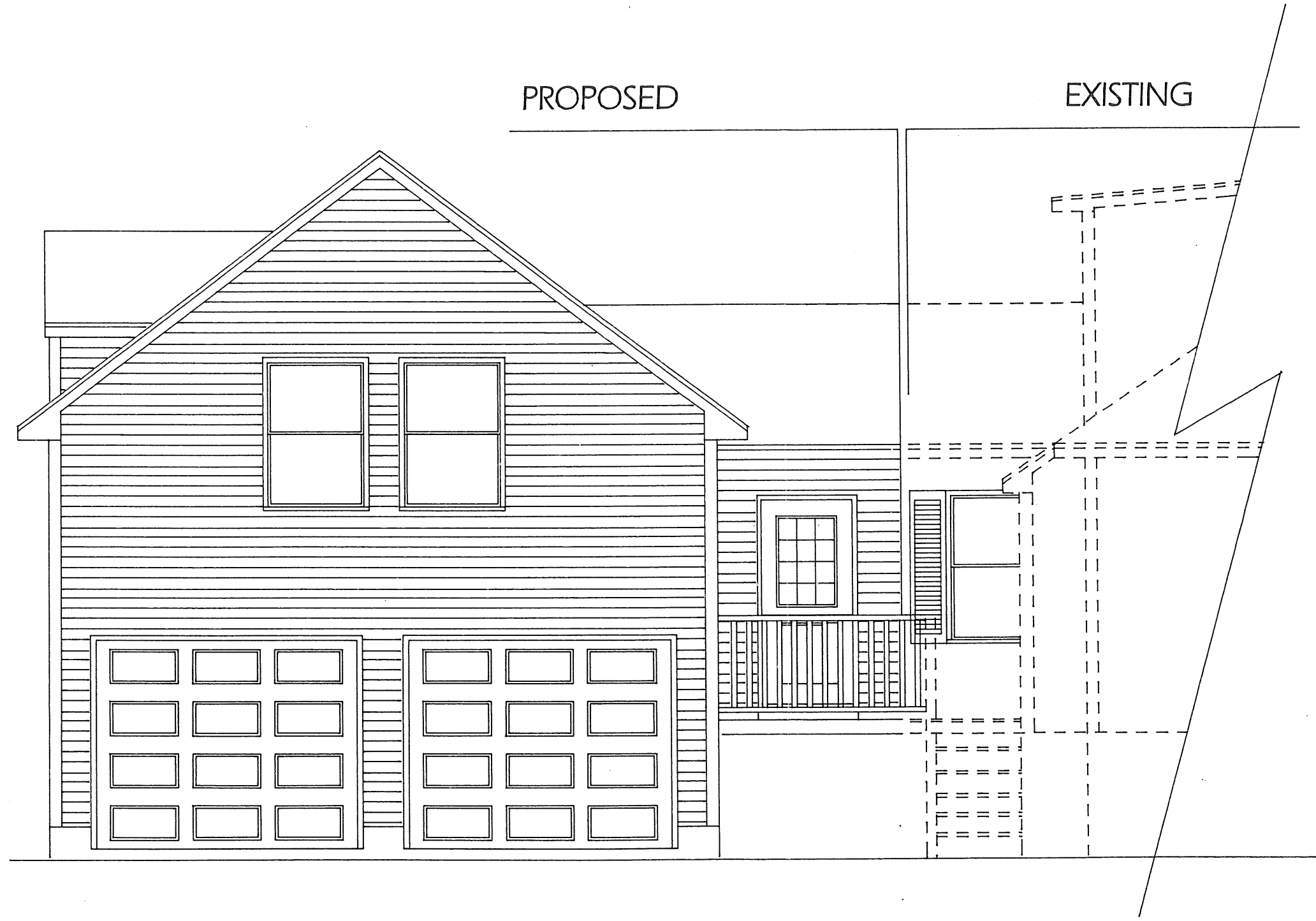
26 x 30 = 780

7 x 9 = 63

1487

75 needs to be

than 68



PROPOSED

EXISTING

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY, THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER AGREE THAT IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES IN EFFECT AT THE TIME OF CONSTRUCTION. OWNERS AND BUILDER WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION TO VERIFY THAT THEY MEET THEIR NEEDS.

HOUSE CALLS INC.
HOME PLANNING & DESIGN
1 DUTTON HILL WINDHAM, ME

MACISSO RENOVATION

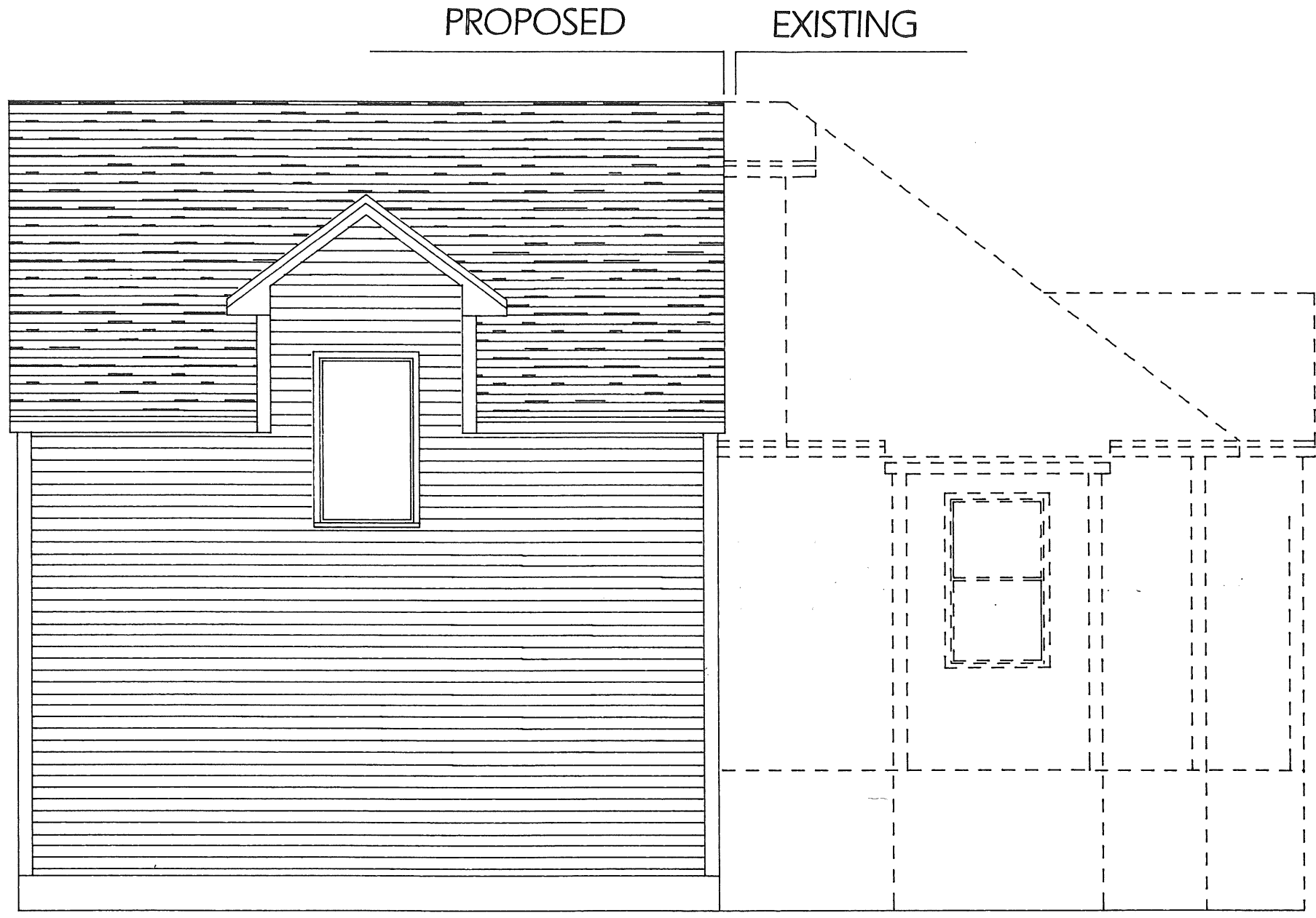
FRONT ELEVATION

1/4" = 1'

198

J CALL

1 OF 6



HOUSE CALLS INC.
 HOME PLANNING & DESIGN
 1 DUTTON HILL WINDHAM, ME

MACISSO RENOVATION

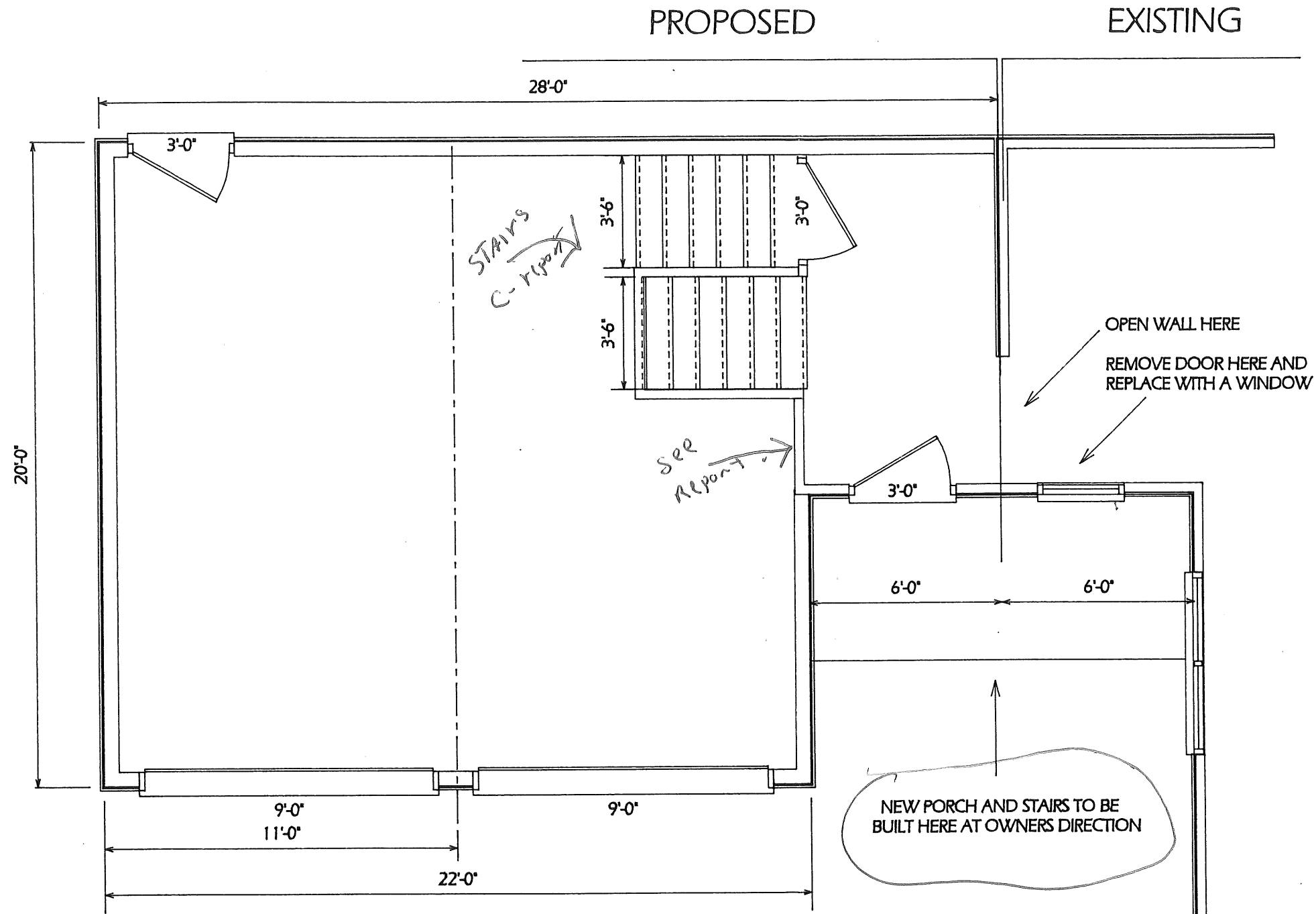
1/4" = 1'

J CALL

LEFT ELEVATION

1/98

2 OF 6



ALL WINDOW AND DOOR STYLES, SIZES AND EXACT LOCATIONS TO BE VERIFIED BY OWNER.

HOUSE CALLS INC.
 HOME PLANNING & DESIGN
 1 DUTTON HILL WINDHAM, ME

MACISSO RENOVATION

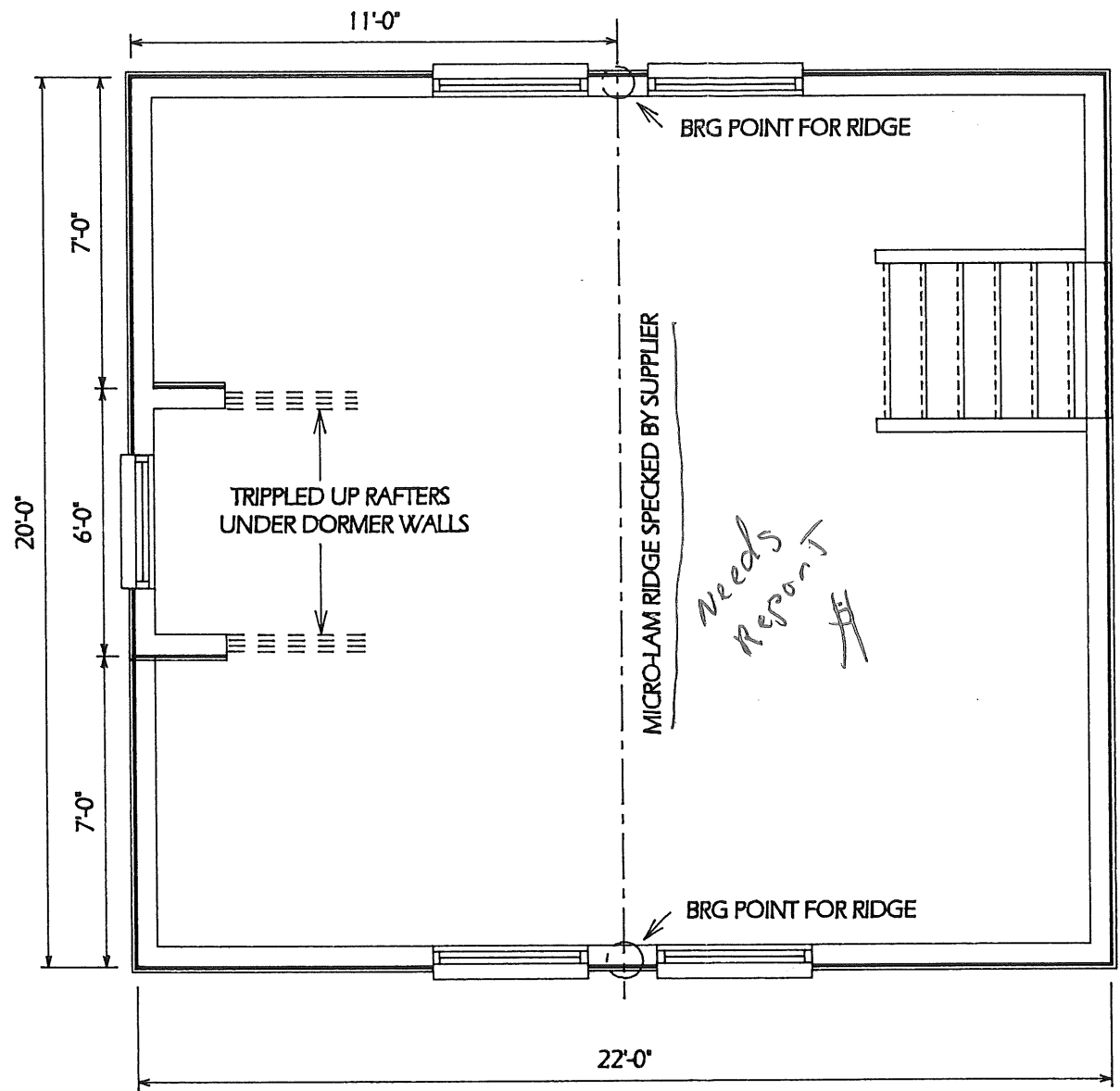
FIRST FLOOR

1/4" = 1'

1/98

J CALL

3 OF 6



HOUSE CALLS INC.
 HOME PLANNING & DESIGN
 1 DUTTON HILL WINDHAM, ME

MACISSO RENOVATION

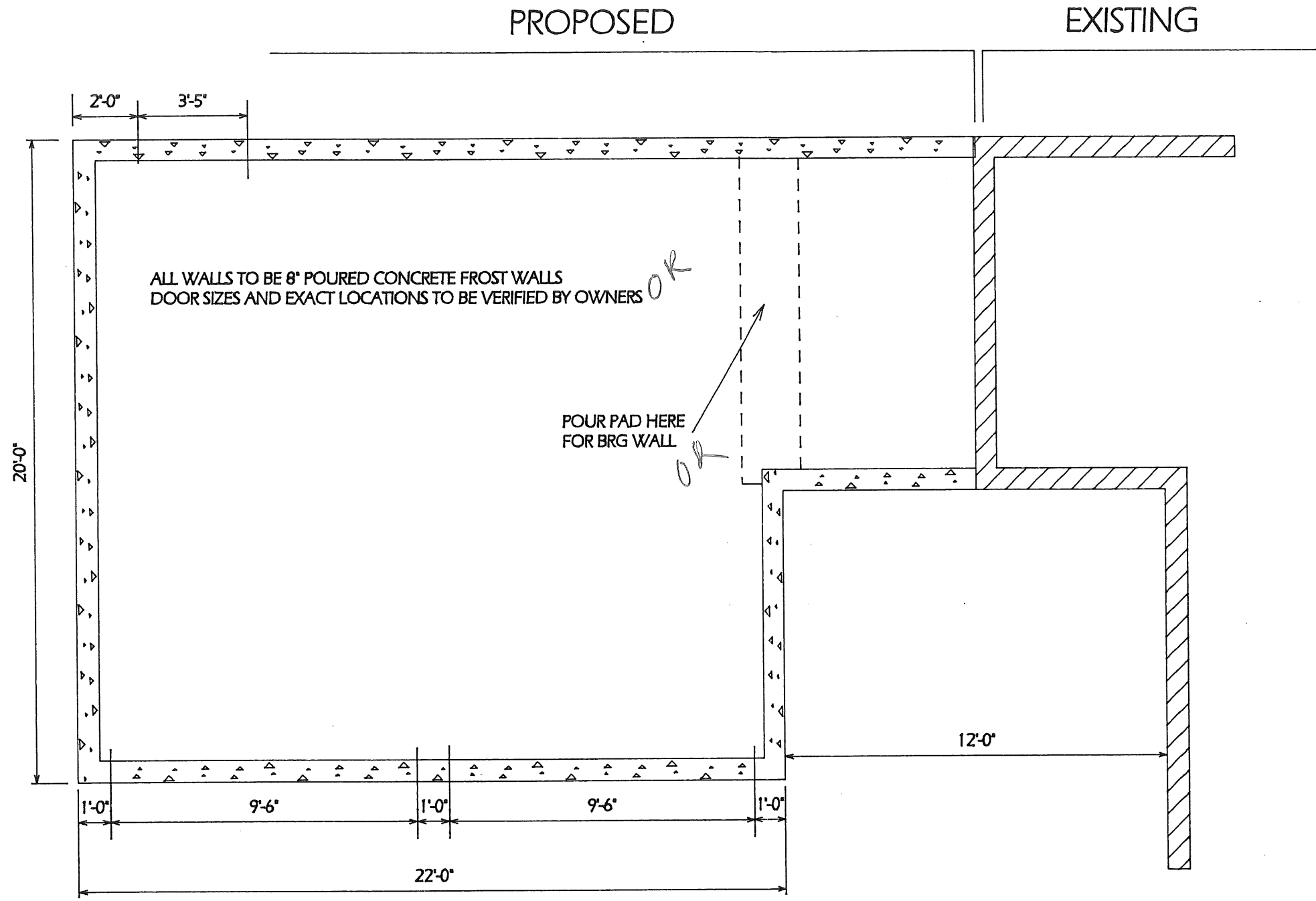
SECOND FLOOR

J CALL

4 OF 6

1/4" = 1'

1/98



HOUSE CALLS INC.
 HOME PLANNING & DESIGN
 1 DUTTON HILL WINDHAM, ME

MACISSO RENOVATION

FOUNDATION

1/4" = 1'

1/98

J. CALL

5 OF 6

FULL LENGTH RIDGE VENT

MICROLAM RIDGE
(SPECKED BY SUPPLIER)

2X12 RAFTERS 24" O.C.

2X6 COLLAR TIES

5/8" SHEATHING

6' ICE & WATER SHIELD
(ICE SHIELDED AROUND DORMER)

2X8 DORMER RAFTERS 24" O.C.

8" DRIP EDGE

FULL LENGTH SOFFIT VENT

2X6 BALLOON FRAMED EXT WALLS 16" O.C.

VINYL SIDING

2X8 FLOOR JOISTS W/ 3/4" T&G SUBFLOOR

2X6 LEDGER STRIP & FIRE BLOCKING

2X6 P.T. SILL W/ SEAL

8" CONCRETE FROST WALL

4" CONCRETE FLOOR

GRADE

NOTCH RAFTERS ABOVE RIDGE FOR VENTILATION ✓

HAND FRAMED 'A' ROOF SAME AS DORMER ✓

SOLID PUNCHING UNDER
RIDGE AT BOTH ENDS

EXISTING ROOF ✓

MATCH THIS ROOF PITCH AND
EXT TRIM TO EXISTING ROOF

EXISTING FLOOR ✓

MATCH THIS FLOOR HEIGHT
TO EXISTING FLOOR

FIRECODE DRYWALL ON
GARAGE CEILING AND WALLS

STEEL "I" BEAM W/ FIRECODE
DRYWALL SURROUND

SOLID PUNCHING UNDER
BEAM AT BOTH ENDS

*8" MIN. OK
PT. WOOD,
SEC 2311.4.2*

*GOOD
EXPOSURE
BALLOON FRAMED*

*VERY
GOOD*

HOUSE CALLS INC.
HOME PLANNING & DESIGN
1 DUTTON HILL WINDHAM, ME

MAGISSO RENOVATION
STRUCTURAL

1/4" = 1'
1/98

J CALL
6 OF 6