

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 020939

PERMIT ISSUED
SEP - 3 2002
CITY OF PORTLAND

This is to certify that Irwin Jeffrey B & /Garage P of Main
has permission to Construct a 24' x 24' detached garage and expanded driveway
AT 21 Victoria St 433 F005001

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 inspection must given and when permission procured before this building or part thereof laid or closed-in.
NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED
CITY OF PORTLAND

OTHER REQUIRED APPROVALS
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ 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.

IB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds~~, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

KPL **Footing/Building Location Inspection:** Prior to pouring concrete

NA ~~& Frost Protection~~
Re-Bar Schedule Inspection: Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

KPL **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

KPL **Final Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per~~ inspection at this point.

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

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

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

KPL
Signature of applicant/designee: Karen L. Irwin Date: 9-3-02
Signature of Inspections Official: Leanne Bourke Date: 9/3/02

CBL: 433 F 005 Building Permit #: 020939

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0939	Issue Date: SEP - 3 2002	CBL: 438 F005001 215
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Location of Construction: 21 Victoria St	Owner Name: Irwin Jeffrey B &	Owner Address: 25 Victoria St	Phone: 207 828-4742
Business Name:	Contractor Name: Garage Pros of Maine	Contractor Address: 880 Ossipee Trail West Standish	Phone: 2076426945
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R-S

CITY OF PORTLAND

Past Use: Single family	Proposed Use: Single family w/24' x 24' detached garage	Permit Fee: \$100.00	Cost of Work: \$10,370.00	CEO District: 2	8000⁹
Proposed Project Description: Construct a 24' x 24' detached garage and expanded driveway		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied		INSPECTION: Use Group: R-3/U Type: 5B	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</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: jmy	Date Applied For: 08/20/2002	Zoning Approval
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<ol style="list-style-type: none"> 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.. 	<p style="text-align: center; font-weight: bold;">Special Zone or Reviews</p> <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"/>	<p style="text-align: center; font-weight: bold;">Zoning Appeal</p> <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	<p style="text-align: center; font-weight: bold;">Historic Preservation</p> <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
	Date: <i>[Signature]</i> 8/23/02	Date:	Date: <i>[Signature]</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

9/17 Checkert Compaction & Insulation
board - ok - No lines out to
Check Setbacks

10/22/02 Setbacks OK. Forms in place for

R.S Zone

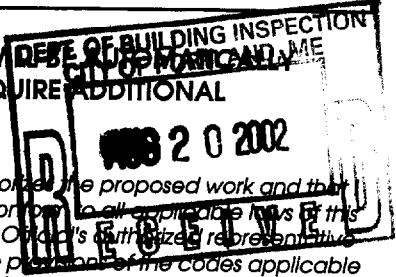
02-0939

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>21 Victoria St. Portland</u>		
Total Square Footage of Proposed Structure <u>576</u>	Square Footage of Lot <u>8,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>433</u> Block# <u>F</u> Lot# <u>005</u>	Owner: <u>Jeffrey B. Irwin</u> <u>Karen P. Irwin</u>	Telephone: <u>828-4742</u>
Lessee/Buyer's Name (If Applicable) <u>_____</u>	Applicant name, address & telephone: <u>Jeff & Karen Irwin</u> <u>21 Victoria St.</u>	Cost Of Work: \$ <u>10,370</u> Fee: \$ _____
Current use: <u>residence</u> <u>828-4742</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>adding a garage</u>		
Project description: <u>building a 24' x 24' garage and expanding driveway</u>		
Contractor's name, address & telephone: <u>Garage Pros of Maine (Steve Jones)</u> <u>880 Ossipee Trail West Standish, ME 04084 642-6945</u>		
Who should we contact when the permit is ready: <u>Karen or Jeff xx call</u>		
Mailing address: <u>21 Victoria St.</u> <u>828-4742 (H)</u> <u>838-4272 (cell)</u> <u>Portland, ME 04103</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>828-4742</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE 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 authorized me to make this application as his/her authorized agent. I agree to comply with 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>Karen P. Irwin</u>	Date: <u>8-15-02</u>
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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

Work Order Proposal

Southern Maine Landscaping & Paving

381 County Road, Scarborough, Maine 04074

(207) 839-6987

Name: Jeff & Karen Irwin Phone: 828-4742
Street: 21 Victoria St Date: 8-11-02
City, Zip: Portland, ME 04103 Job Name: same

PAVING OPTIONS:

#I driveway installation 2' x 36'

- Excavate existing Asphalt/Concrete Area size: 390 Square feet
Excavate ground, depth 6-8" Area size: 792 Square feet
Install gravel base, thickness 6-8" Area size: 792 Square feet
Finish Grade/Roll, proposed area Area size: 792 Square feet
Pave, Binder Coat, thickness 1 1/2" Area size: 792 Square feet
Pave, Surface Coat, thickness 1" Area size: 792 Square feet
Pave, Resurface, thickness Area size: Square feet
Bituminous Curbing Lineal feet
Cut Pavement Lineal feet

\$1220

#II gravel PAD for new Garage

Other Excavate area (26'x26'), add 1.5 Feet gravel and level/compact. \$650

Comments:

Price: Shown above dollars (\$)

Payment Terms: 100% upon completion

If proposal is not accepted within 43 days, it may be withdrawn.

Authorized Signature: David Chapman Date: 8-11-02

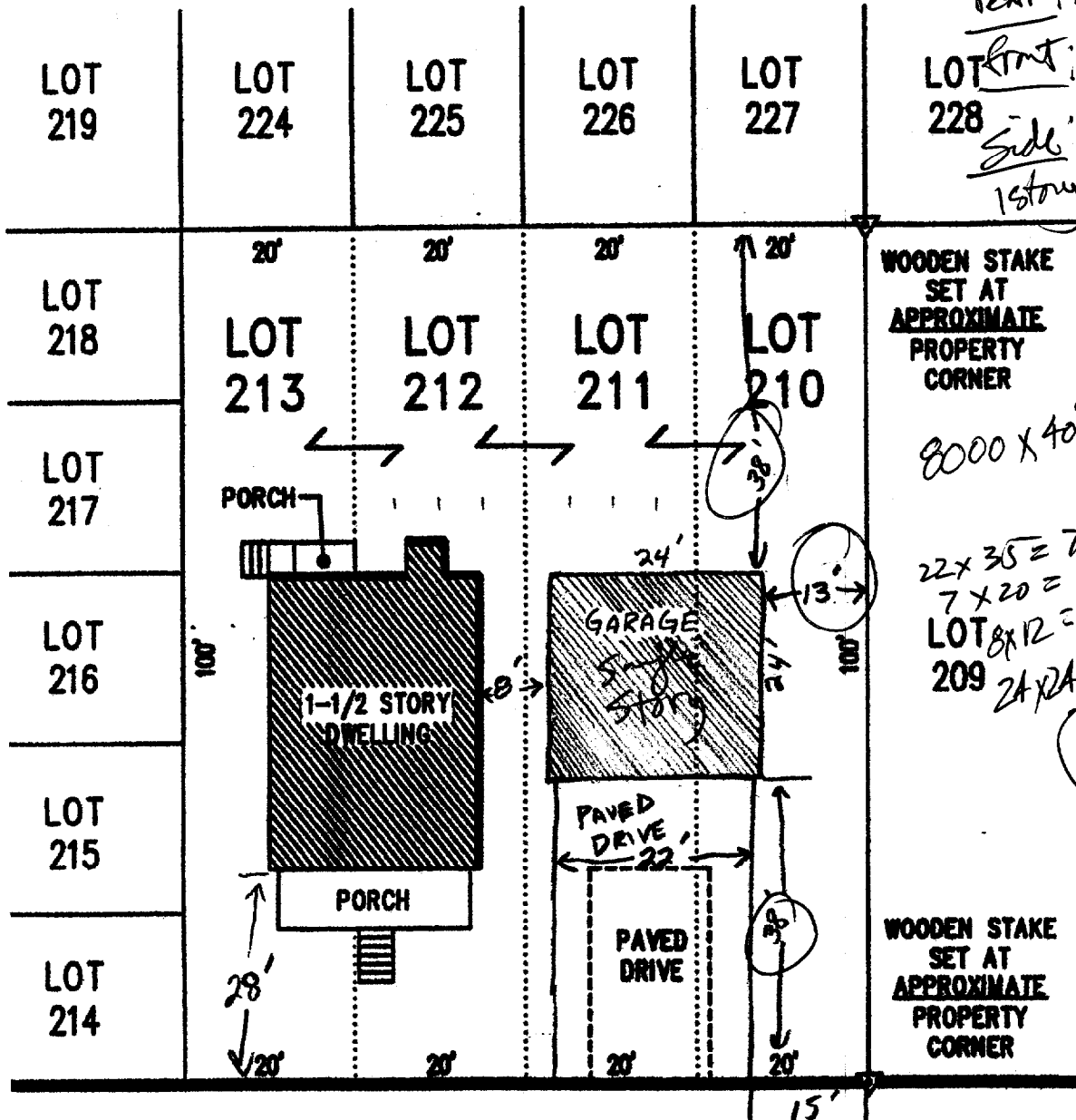
ACCEPTANCE OF PROPOSAL: Customer's signature: Date:

PLOT PLAN

AFTER

21 VICTORIA ST.

R-5 Zone
 Rear: 20' Reg - 38' show
 LOT front: 20' Reg - 38' show
 Side: 8' Reg - 13' show
 1 story



WOODEN STAKE
 SET AT
 APPROXIMATE
 PROPERTY
 CORNER

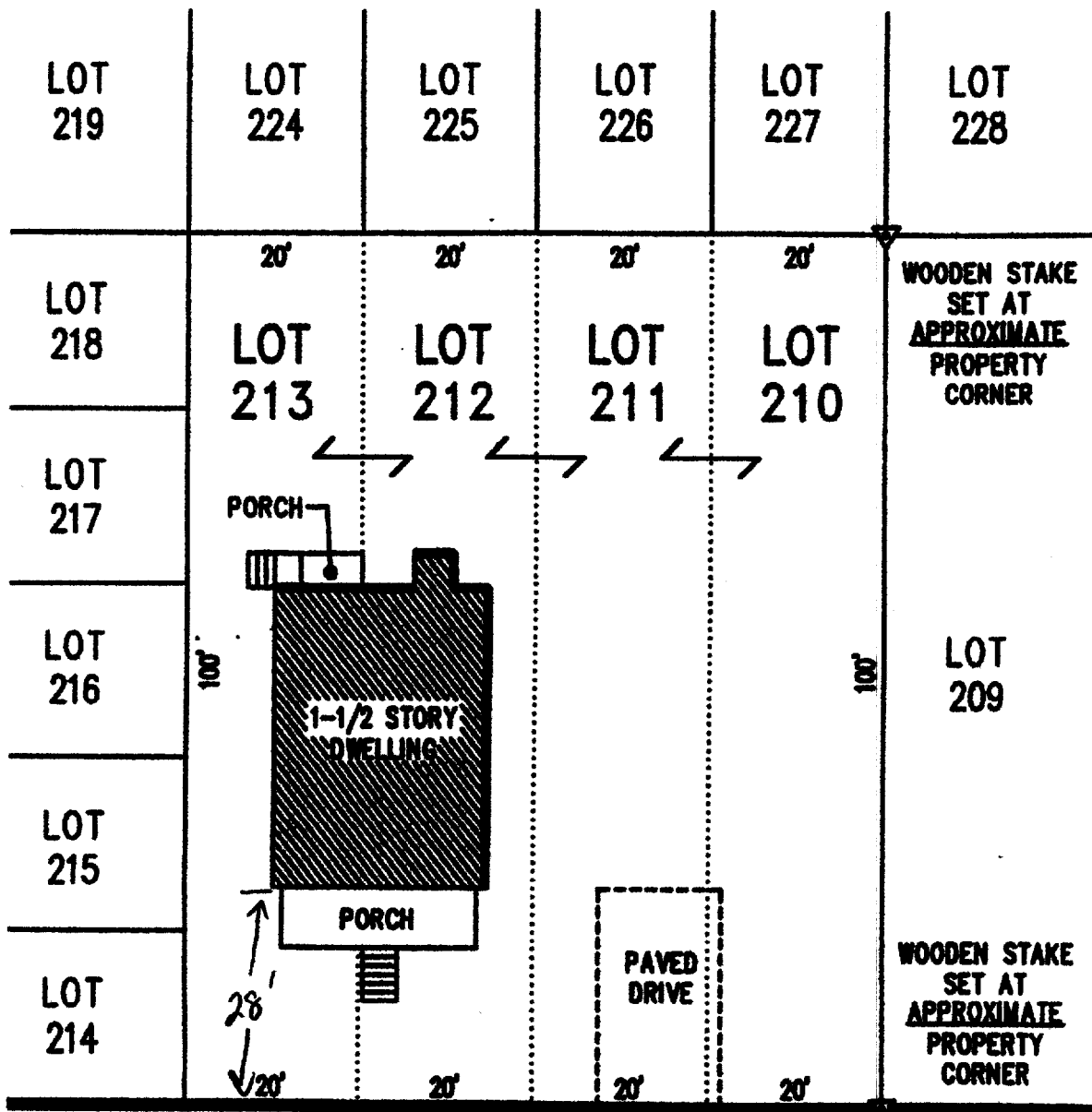
$8000 \times 40\% = 3200$ max
 $22 \times 35 = 770$
 $7 \times 20 = 140$
 $LOT 8 \times 12 = 96$
 $209 \quad 24 \times 24 = 576$
 1582*

WOODEN STAKE
 SET AT
 APPROXIMATE
 PROPERTY
 CORNER

VICTORIA STREET

OLYMPIA STREET

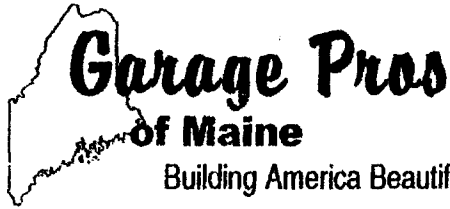
BEFORE



VICTORIA STREET

OLYMPIA STREET

CONTRACT PROPOSAL



207-642-6945
880 Ossipee Trail West
Standish, ME 04084

PROPOSAL SUBMITTED TO <u>Jeff Irwin</u>		PHONE <u>828-4742</u>	DATE <u>5-16-02</u>
STREET <u>21 Victoria St</u>		JOB NAME	
CITY, STATE, AND ZIP CODE <u>Portland Me</u>		JOB LOCATION <u>Same</u>	
ARCHITECT/CONTRACTOR <u>STEVE JONES</u>	DATE OF PLANS <u>ASAP</u>	EST BEGIN DATE	JOB PHONE <u>828-4742</u>
		EST. COMPLETION DATE	

We hereby submit specifications and estimates for 1 (one) 24' X 24' garage, stick built on site. (Gable, Reverse Gable, Gambrel, Garage & Carport)

STANDARD SPECIFICATIONS	ADDITIONS - ALTERATIONS
1. Wall Studs - 2 X 4 16" o.c. <u>15 D</u>	Rafter Pitch 6/12 7/12 8/12 9/12 10/12
2. Bottom Plate - Treated	
3. Corner Posts - Triple 2 X 4	
4. Top Plate - Double 2 X 4	
5. Rafters - 2 X 8 Pitched at 5 1/2 Standard	
6. Rafter Ties at Top of Roof	
7. Ridge Board 2 X 8	
8. Overlays/Hurricane Braces	
9. 1/2" CDX Plywood or <u>OSB</u> Roof Sheathing	
10. Roof Shingles	
11. Metal Drip Edge All Around Roof	
12. <u>(T-111)</u> - Vinyl (OSB under Vinyl)	
13. <u>(2)</u> <u>Steel</u> Overhead Doors (9' x 7') <u>NO GLASS</u>	<u>N/C</u>
14. One Window	<u>N/C</u>
15. One Steel Service Door <input checked="" type="checkbox"/> w/glass	<u>N/C</u>
16. 6" Reinforced Wire Mesh Concrete Slab	
17. FREE One Year Service Warranty	
	TOTAL \$

Payment to be made as follows:
 Payment, by bank check or cash upon arrival of contractor.
 Payment, by bank check or cash, of final balance at day & hour of completion.
 All building permits and zoning regulations to be applied for and picked up is the sole responsibility of the customer.
 All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our crews carry their own liability insurance as do we.

Price	\$ <u>8500</u>
Additions	\$
Total Price	\$
Less Deposit	\$
BALANCE	\$
Final Pmt.	\$

NOTE: This proposal may be withdrawn by us if not accepted within _____ days.
 Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Contractor Steve Jones Owner Jeff Irwin
 Date of Acceptance 5-16-02 Owner _____

Garage Pros of Maine

Building America Beautiful one garage at a time



207-642-6945

880 Ossipee Trail West
Standish, ME 04084

PROVISIONS OF PAYMENT / RECEIPT

Customer Name Jeff Irwin Phone: 828-4742

Address: 21 Victoria St Portland me

Description: To Build one 24x24 Garage
on site w/ one vinyl window w/ Lark
and one steel screen door w/ glass and
2 steel 8x2 door w/ no glass and also
to have a 6" slab w/ steel mesh.

Payment to be made as follows:

Payment given to contractor on arrival and start of job.

Payment to be made by bank Check payable to Steve Jones of Garage Pros of Maine.

Payment (by bank check or cash) of final balance is due at day and hour of completion.

Customer X Jeff Irwin Date 5-16-02

Date 5-16-02

	Amount	Date Rec'd
Materials	\$ 7500	at start
Final Pmt.	\$ 2000	at End

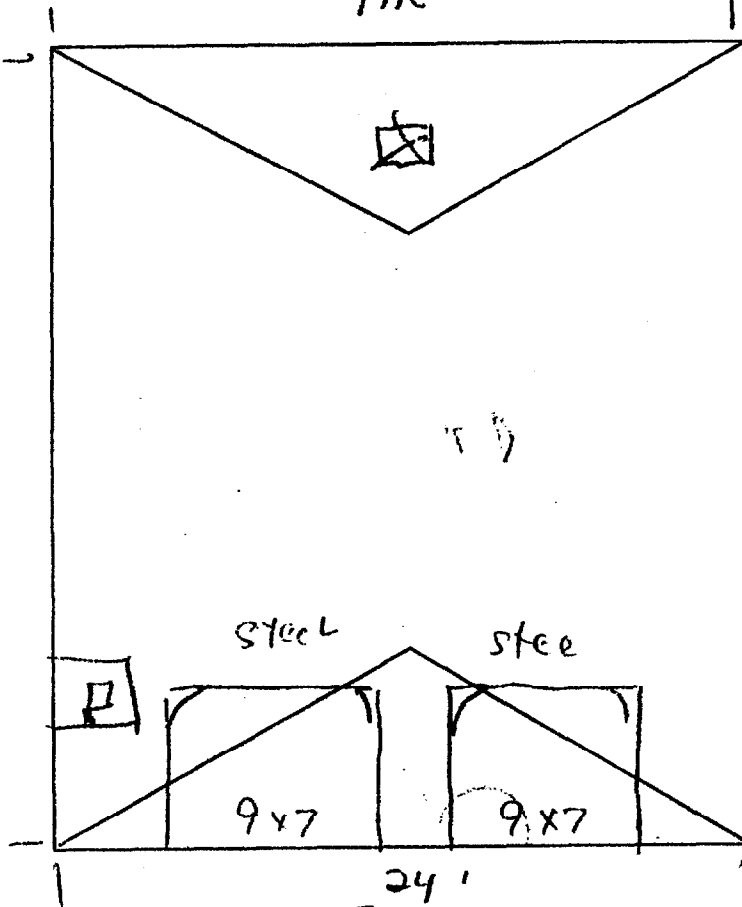
Garage Pros of Maine

Building America Beautiful one garage at a time



207-642-6945
880 Ossipee Trail West
Standish, ME 04084

CONDITIONS OF CONTRACT



Customer Jeff Furman
Street 21 Victoria St
Town Portland me
Phone 828-4742 Date _____
Delivery Date ASAP
Garage Size 24 x 24

SPECIFICATIONS

Siding 5/8 T-11 Ov Walls
Window with Locks 1 Vinyl window w/ Glor
Overhead Doors 2 Steel O.H 9x7 NO Glor
Reinforced Concrete Slab 6" Slab w/ Steel me
Shingle Color Black
Service Door 2/8 x 6/8
one piece
door w/ black

* Building Permit and Zoning regulations are Responsibility of Owners.

SITE SPECIFICATIONS:

Is site level? NO
Who orders fill? Customer
Is customer to pay for fill? Yes
Customer is to pay for all site work. Yes

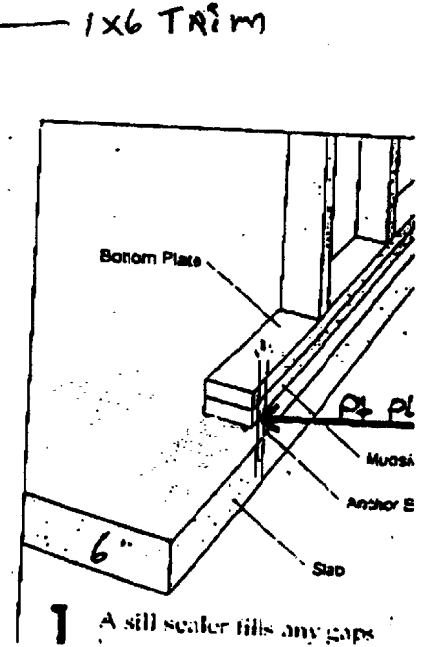
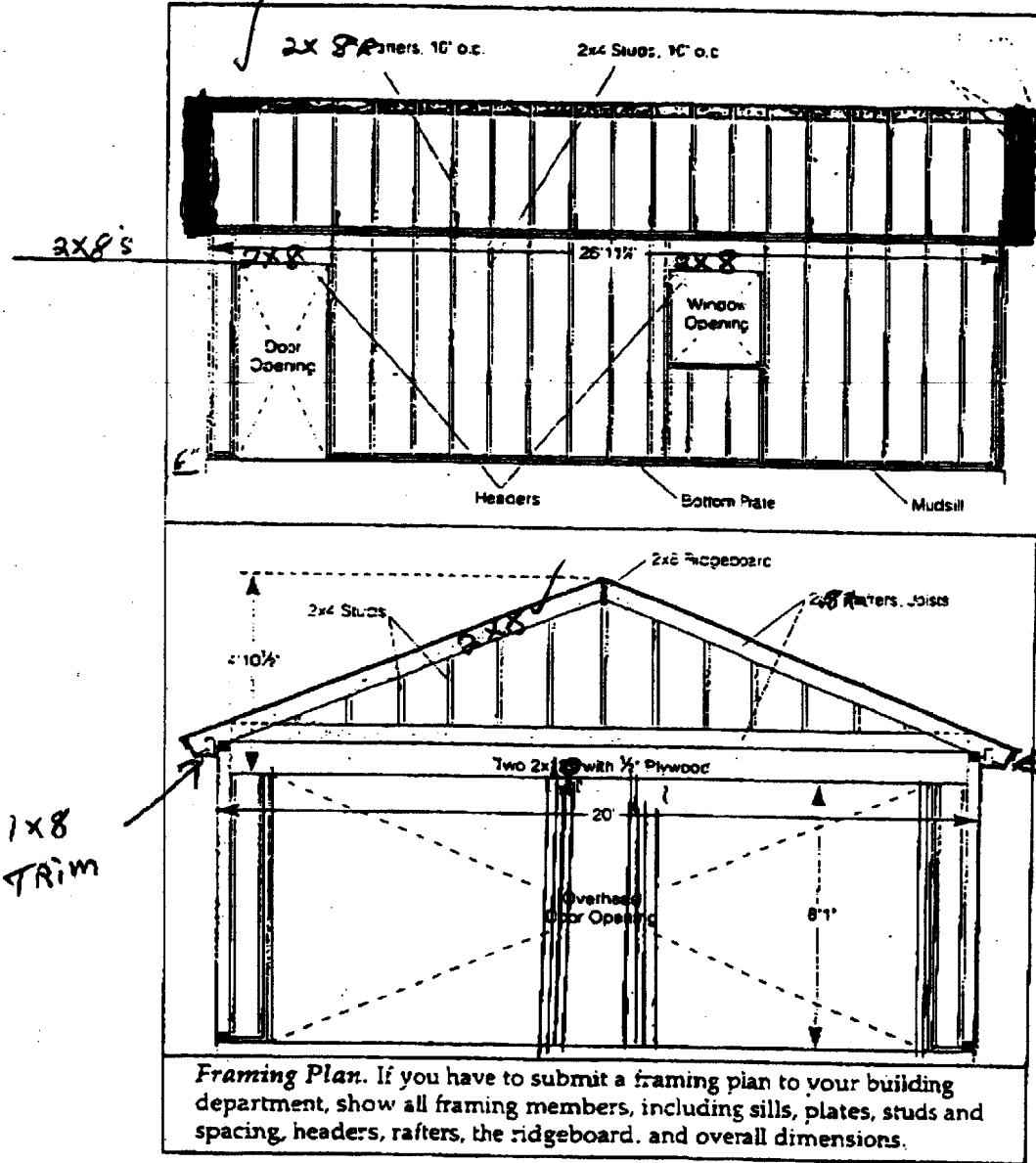
- Gravel must be within 1/2 to 1' of being level or customer will be charged for time that men must shovel to make level.
- Gravel pad for slab needs to be 3-4 feet bigger all around the actual garage.
- Site must be accessible for all trucks to deliver materials.
- Site must have a power supply. If power has to be provided by contractor, there will be an additional cost to be paid by customer.

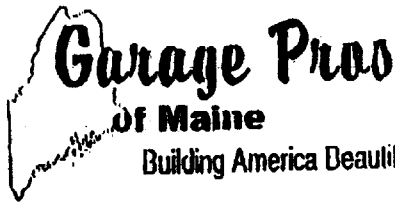
IMPORTANT: All site preparation including digging, dozing, fill, gravel, and tree removal will be **PAID BY OWNER** and is not included in contract price.

- Bottom Plate 2 x 4 Pressure Treated
- Studs - 2x4 - 16" O.C.
- Corner Posts - Triple 2x4
- Top Plate - Double 2x4
- Rafters - 2x8
- Rafter Ties 2x4
- Ridge Board 2x8
- Roof Deck Sheathing
- Asphalt Roof Shingles
- Soffit - 1x6 or 1x8
- Facia 1x4
- Corner Boards - 1x3 and 1x4 butted at right angles
- Rake 1x4
- Collar Ties
- Metal drip Edge
- One Year Free Service

Plan Authorized by: X Jeff Furman
Owners Signature

DATE OF ACCEPTANCE 5-16-02





207-642-6945
880 Ossipee Trail West
Standish, ME 04081

28 VICTORIA

Code Enforcement
FOR Jeff IRVING Permits

1/2" Plywood
OR 5/8" OSB

2x8 Ridge &
2x8 2x8 Rafters

2x8 headers

2x8 Windows Headers

Side Fascin

Roof Sheathing

Ridge Board

Collar Tie

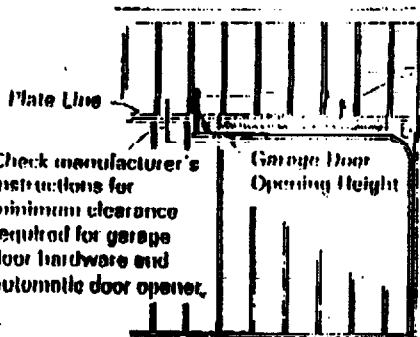
Header Lins

6" Slab

2x4 Studs

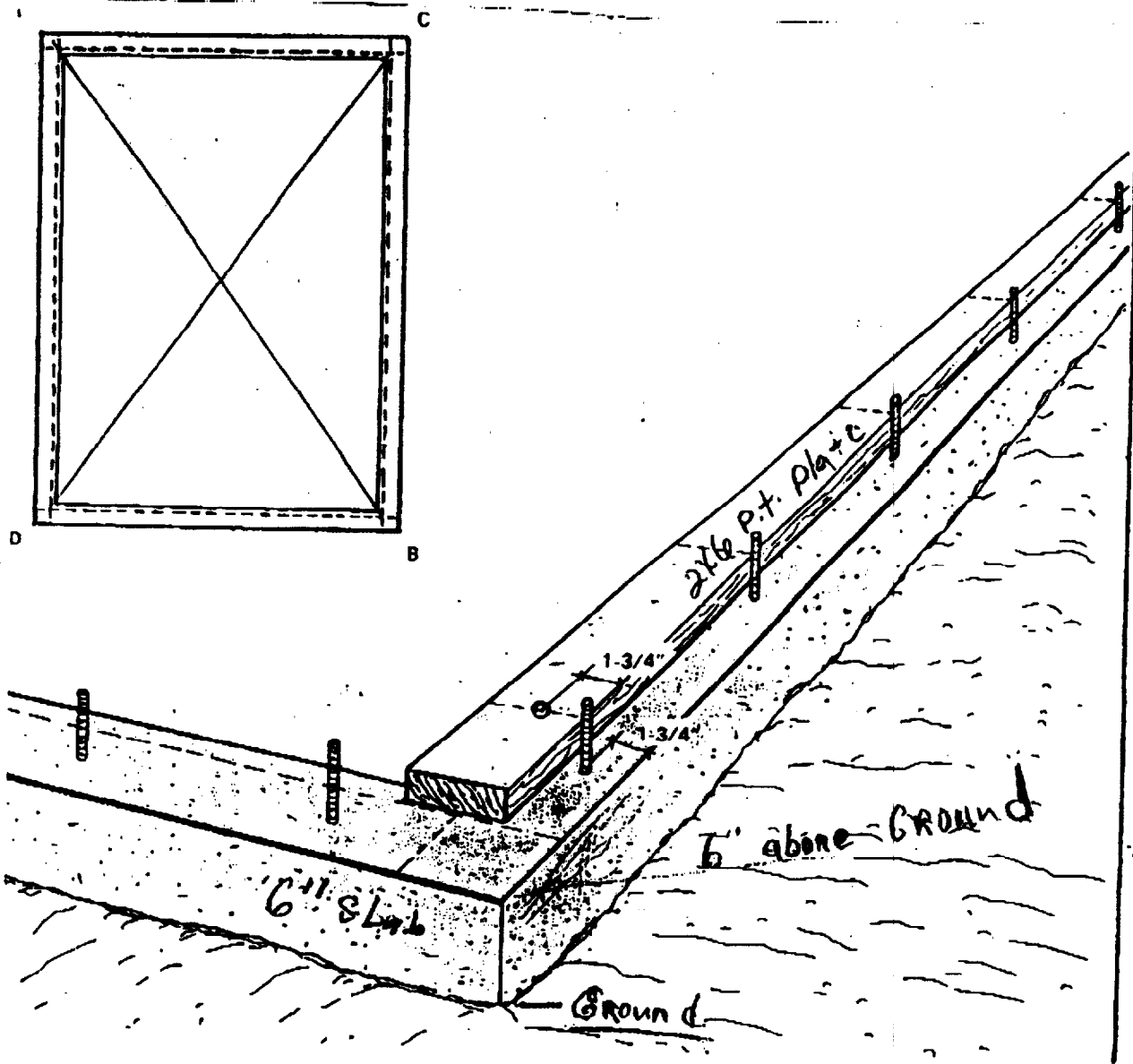
2x10's
2x10 header over garage door
OK non-bearing wall

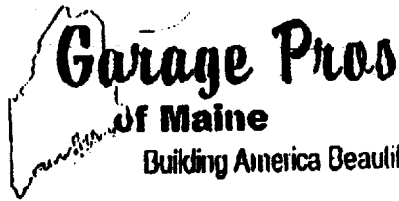
6" Slab



Use collar ties for additional clearance if required.

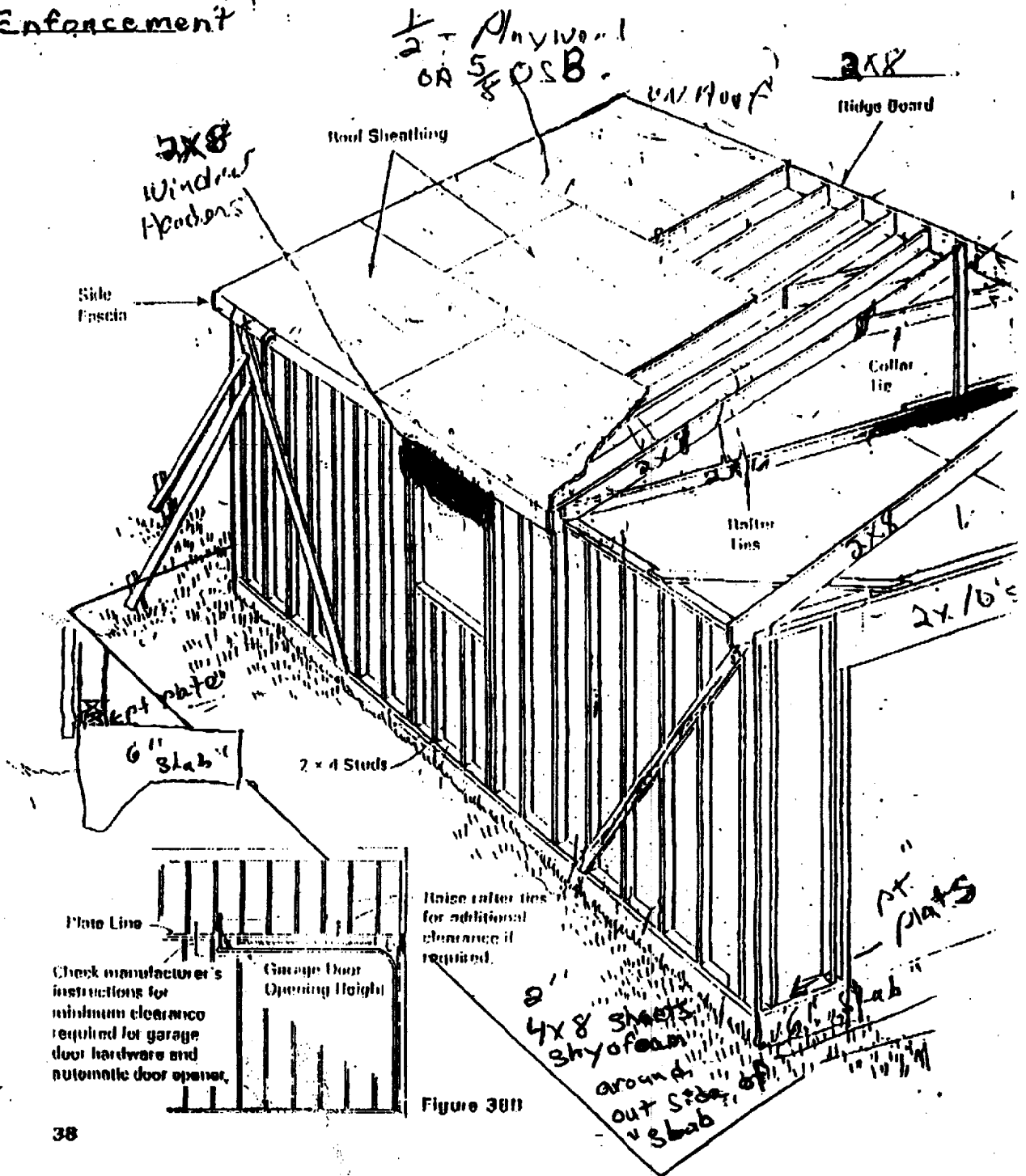
Figure 38B





207-642-6945
800 Ossipee Trail West
Standish, ME 04084

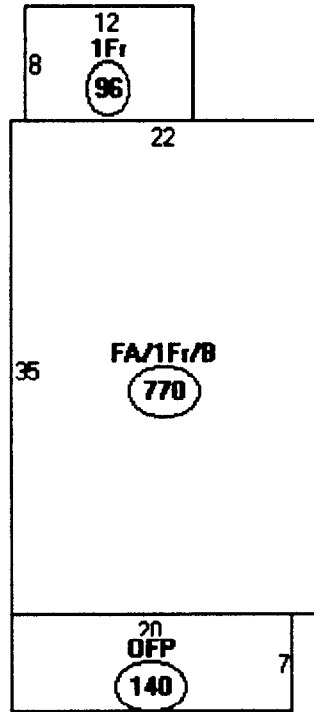
Code Enforcement



Check manufacturer's instructions for minimum clearance required for garage door hardware and automatic door opener.

Garage Door Opening Height

Figure 3011



Descriptor/Area

A: FA/1Fr/B
770 sqft

B: OFF
140 sqft

C: 1Fr
96 sqft

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 433 F005001
Location 21 VICTORIA ST
Land Use SINGLE FAMILY

Owner Address IRWIN JEFFREY B & KAREN P IRWIN JTS
 25 VICTORIA ST
 PORTLAND ME 04103

Book/Page 16482/261
Legal 433-F-5-15
 VICTORIA ST 21-23
 8000 SF

Valuation Information

Land	Building	Total
\$28,770	\$56,700	\$85,470

Property Information

Year Built 1929	Style Old Style	Story Height 1	Sq. Ft. 1174	Total Acres 0.184	
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 5	Attic Full Finsh	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
07/02/2001	LAND + BLDING	\$125,000	16482-261
11/20/1998	LAND		14321-146
09/09/1998	LAND	\$37,500	14132-227
09/09/1998	LAND	\$12,500	14132-226
09/09/1998	LAND	\$12,500	14132-224

Picture and Sketch

Picture Sketch

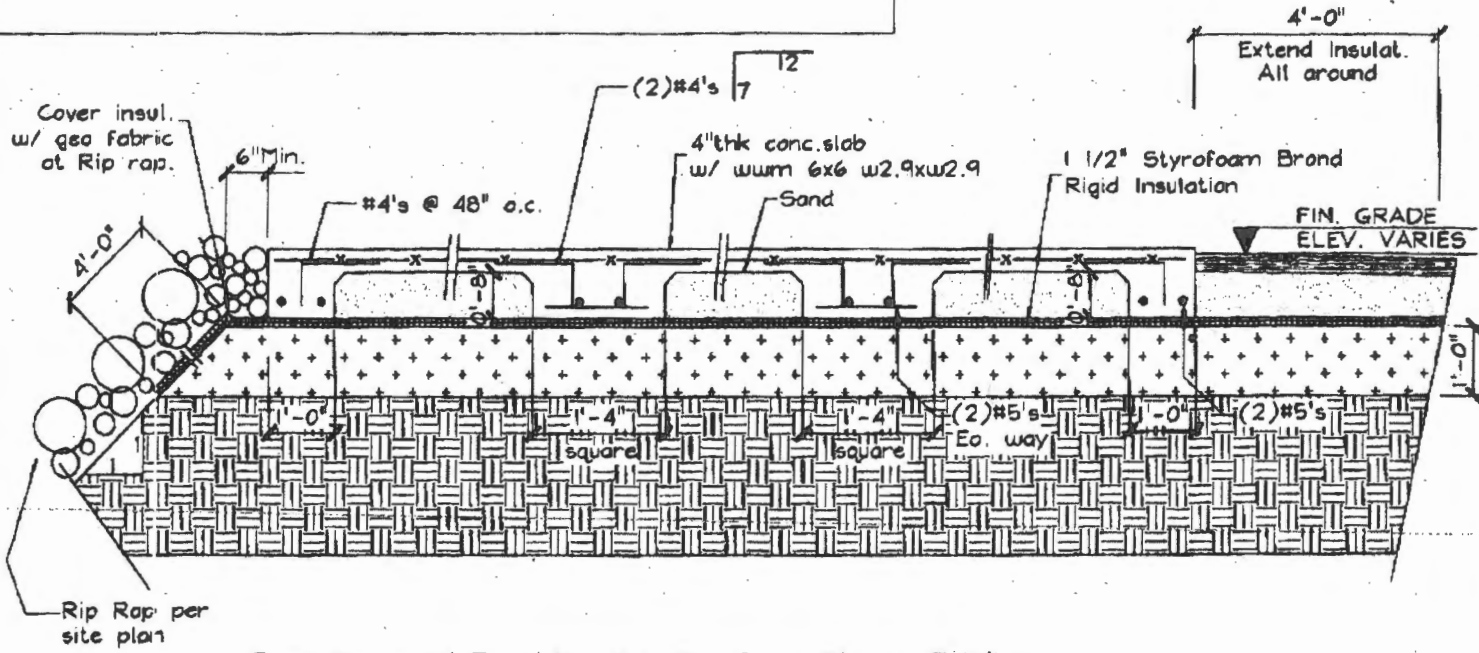
[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.





- NOTES:**
1. Foundation design based on allowable soil bearing pressure of 1500psf.
 2. Refer to Bestco Co. drawings for additional information not shown here.
 3. Frost protective design is for 100 year recurrence per NAHB design guide.
 4. Provide min. 12" well-compacted, granular material below foundation, typical.
 5. Insulation shall be Styrofoam Brand square edge rigid, extruded polystyrene foundation insulation, by Dow Inc.



Frost Protected Foundation For One-Story Storage Building
 (Building 2 shown, building 1 similar without sloped side.)

SEI
Shelley Engineering, Inc.
 Structural Consultants
 90 Bangor Street
 Westbrook, Maine 04092
 Phone (207) 854-6495
 Fax (207) 854-6706
 www.ShelleyEngineering.com

MORRILL'S CORNER	
SELF STORAGE	
Drawn By: BMW	Date: 12-11-01
Checked By: BMW	Scale: SK-2
Project No.: N.T.S.	Job No.: 2001-281



CITY OF PORTLAND, MAINE
Department of Building Inspections

August 20 2008

Received from Karen P. Swenson

Location of Work 21 Victoria

Cost of Construction \$ 10,370.

Permit Fee \$ 100.00

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 433 Foo5

Check #: 0326 Total Collected \$ 100.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Swenson