

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

Please Read Application And Notes, If Any, Attached

**PERMIT**

Permit Number: 030762

**PERMIT DENIED**

This is to certify that Cobb Charles H Heirs /Main Side  
has permission to Construct a 24' x 28' Two Car Garage  
AT 77 Mona Rd 437 A011001

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 given and written permission procured before this building or part thereof is occupied 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

**PERMIT DENIED**

**PERMIT DENIED**

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: 03-0762	Issue Date:	CBL: 437 A011001
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**PERMIT DENIED**

Location of Construction: 77 Mona Rd	Owner Name: Cobb Charles H Heirs	Owner Address: 77 Mona Rd <i>cell 838-5141</i>	Phone: 797-4497
Business Name:	Contractor Name: Maine Wide	Contractor Address: PO Box 2106 Augusta	Phone: 8004521940
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <b>R3</b>

Past Use: Single Family	Proposed Use: Single Family w/Garage	Permit Fee: \$93.00	Cost of Work: \$9,492.00	CEO District: 3
Proposed Project Description: Construct a 24' x 28' Two Car Garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:		Signature:
		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: gad	Date Applied For: 06/25/2003	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</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> <input checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <i>part 17 ZONE RE</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	<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 Date: <i>JMB</i>
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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

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 03-0762	Date Applied For: 06/25/2003	CBL: 437 A011001
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<b>Location of Construction:</b> 77 Mona Rd	<b>Owner Name:</b> Cobb Charles H Heirs	<b>Owner Address:</b> 77 Mona Rd	<b>Phone:</b> ( ) 797-4487
<b>Business Name:</b>	<b>Contractor Name:</b> Maine Wide	<b>Contractor Address:</b> PO Box 2106 Augusta	<b>Phone:</b> (800) 452-1940
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family w/Garage	<b>Proposed Project Description:</b> Construct a 24' x 28' Two Car Garage
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<b>Dept:</b> Zoning	<b>Status:</b> Denied	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b>
<b>Note:</b> 7/9/03 left vm w/Charles C. regarding shoreland zone and 75' HWM and base flood elevation. 7/14/03 Spoke w/Jim Fisher from NCS and he will inform the client of need for HWM distance for min. 75' setback, verification of ROW release, and elevation certificate. 7/23/03 Tim from Maine Wide called to verify all that is needed and frost protection requirement. Owner does not want to appeal since survey shows that it will be going closer toward HWM within the 75' setback and has dropped pursuit of this application			<b>Ok to Issue:</b> <input type="checkbox"/>

<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b>
<b>Note:</b> 7/14/03 Spoke w/ Tim from MW about frost protection and to verify no storage above in garage 7/23/03 Faxed frost protection diagrams			<b>Ok to Issue:</b> <input type="checkbox"/>
1) Per the contractor, NCS will set the pins for the slab for inspection - a letter will be required to verify for the record 2) A 1 hr fire wall is required when the distance from the house is from 0-5 feet, this is treated as if it was attached. If the structure is over 5', no separation is required. 3) There is no storage allowed above in this garage structure			

<b>Comments:</b> 8/25/03-mjn: Proposal Fails to meet the the 75' shoreland set back
--

Withdrawn by  
owner (expansion  
toward HWM within  
75') —  
application over  
6 mo old

PERMIT  
DENIED

03-0762

# 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 processed.

PERMIT  
DENIED

Location/Address of Construction: 77 MONA ROAD

Total Square Footage of Proposed Structure 672 Square Footage of Lot 10,000 SF

Tax Assessor's Chart, Block & Lot  
Chart# 437-A-011 Block# Lot#  
Owner: CHARLES COBB Telephone: 797-4487

Lessee/Buyer's Name (if Applicable) \_\_\_\_\_  
Applicant name, address & telephone: SAME  
Cost Of Work: \$ 9,492  
Fee: \$ 9300 PAID

Current use: Residential  
If the location is currently vacant, what was prior use: N/A  
Approximately how long has it been vacant: N/A  
Proposed use: 2-CAR GARAGE  
Project description: 24x28 GARAGE AS PER PLOT PLAN & CROSS SECTION

Contractor's name, address & telephone: MAINE-WIDE CONSTRUCTION 1-800-452-1940  
POB 2106, AUGUSTA ME 04338-2106  
Who should we contact when the permit is ready: MAINE-WIDE CONSTRUCTION - TINA MARIE  
Mailing address: POB 2106, AUGUSTA, ME 04338-2106  
Phone: 800-452-1940

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: C. Cobb / maine-wide Date: Rev 5-1-03

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JUN 25 2003  
RECEIVED

This is not a permit, you may not commence ANY work until this permit is issued

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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	437 A011001
<b>Location</b>	77 MONA RD
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	COBB CHARLES H HEIRS 77 MONA RD PORTLAND ME 04103
<b>Book/Page</b>	/
<b>Legal</b>	437-A-11 MONA RD 75-79 10000 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$34,130	\$73,390	\$107,520

**Property Information**

<b>Year Built</b> 1978	<b>Style</b> Ranch	<b>Story Height</b> 1	<b>Sq. Ft.</b> 960	<b>Total Acres</b> 0.23		
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 7	<b>Attic</b> None	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
12/29/2000	LAND + BLDING	\$129,500	15931-126
04/22/1999	LAND + BLDING		14698-190

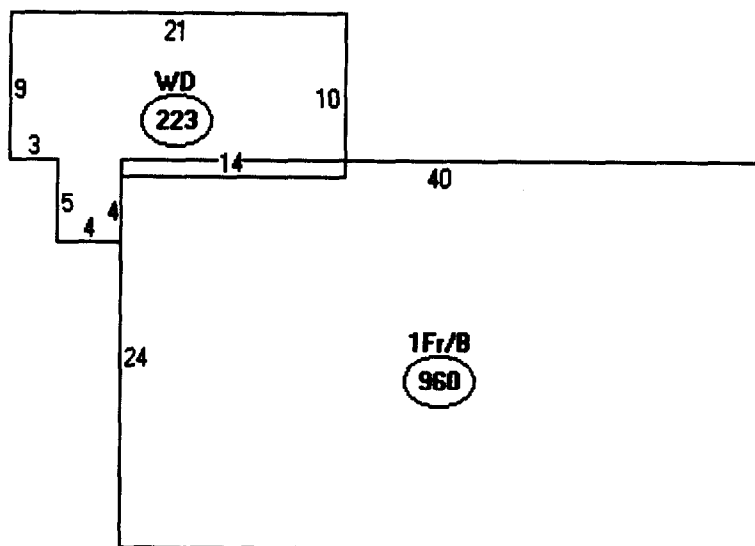
**Picture and Sketch**

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](#).





Descriptor/Area

A: 1Fr/B  
960 sqft  
B: WD  
223 sqft

> 1,183 SF  
672 Garage

1,855

10,000 SF lot OK

Y 25%

2,500



**City of Portland  
INSPECTION SERVICES**

Room 315  
389 Congress Street  
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693  
Facsimile: 207-874-8716



**FACSIMILE TRANSMISSION COVER SHEET**

TO: <u>Tim</u>	FROM: <u>Jeanie Bourke</u>
FAX NUMBER: <u>207-622-7528</u>	NUMBER OF PAGES, WITH COVER: <u>2</u>
TELEPHONE: <u>1-800</u>	RE: <u>Frost Protected Slab</u>
DATE: <u>2/23/03</u>	

Comments:



UNHEATED BUILDINGS

Additional measures are required when using a FPSF on an unheated building. While a drainage layer is only recommended under wing insulation for heated buildings, a 6-inch drainage layer is always required under unheated FPSF designs. Additionally, the horizontal ground insulation extends not only as a wing beyond the perimeter of the building, but continues under the entire unheated portion of the building. This insulation layer can be installed either directly under the slab as shown in Figure 18, or entirely at one level as shown in Figure 19. In either case, the compressive load of the building on the insulation must be determined to compare to the compressive resistance of the foam (see design examples). The horizontal insulation must have a minimum of 10 inches of soil cover.

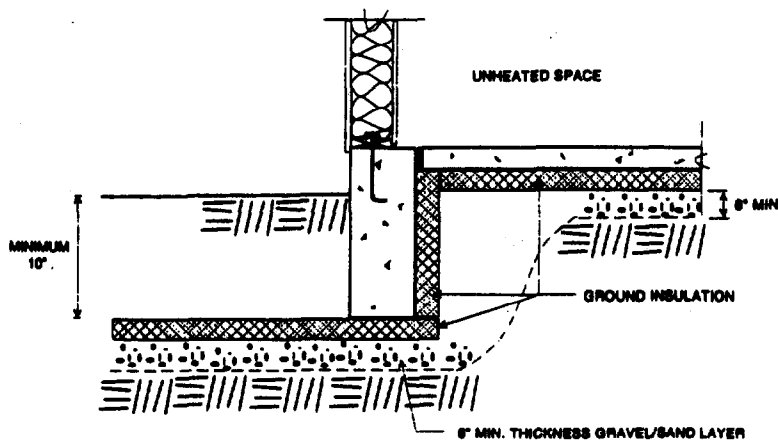


Figure 18. FPSF Design for Unheated Space with Independent Slab and Stem Wall.

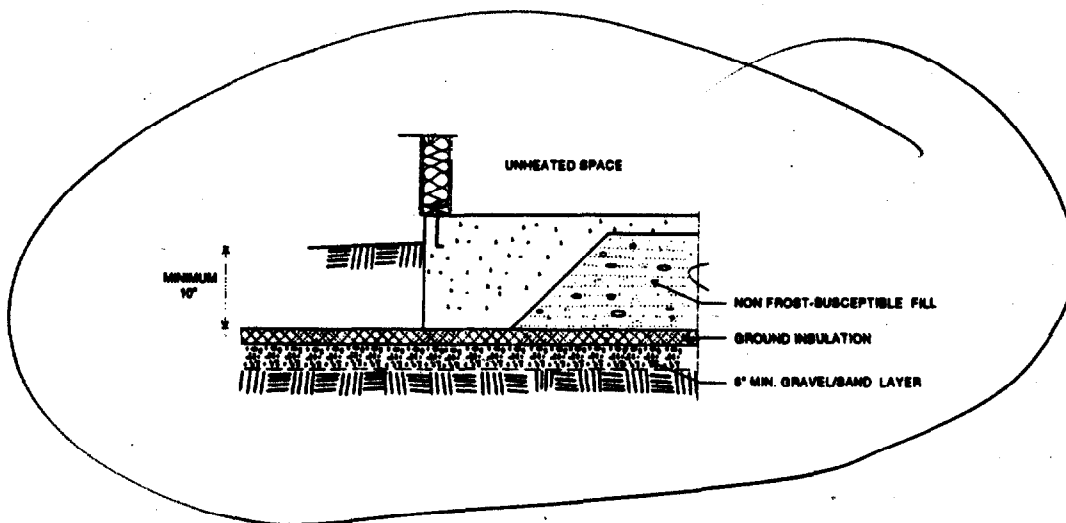
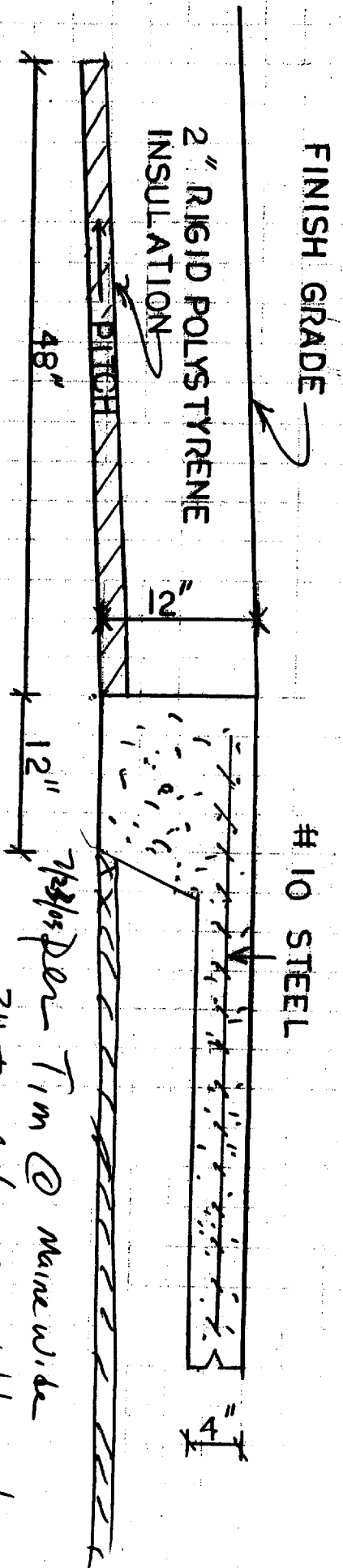


Figure 19. FPSF Design for Unheated Buildings with Insulation in Single Plane.

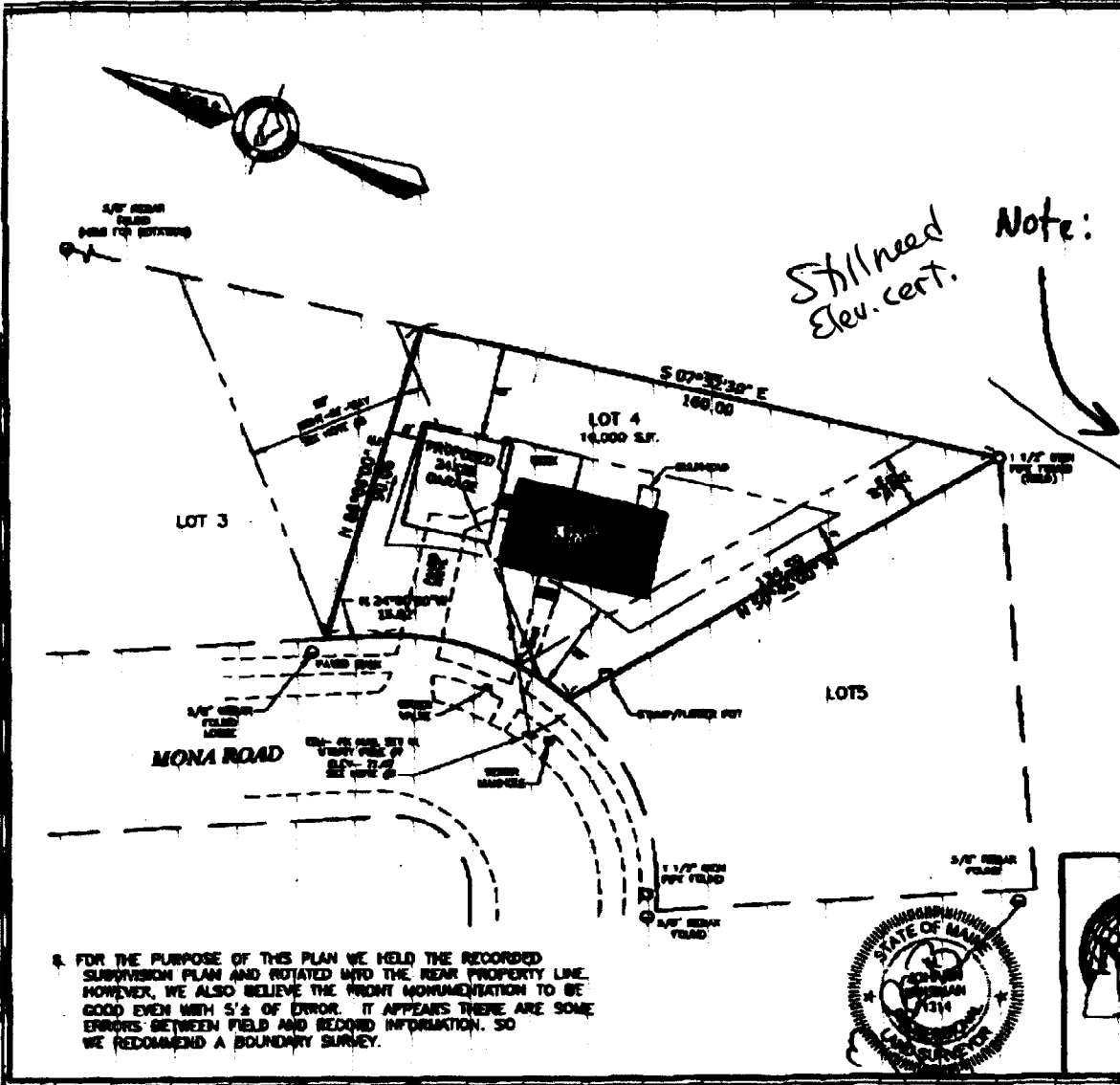




2" Insulation completely under Slab & extend 4' all sides

*[Signature]*

12-19-01	12-19-01
EAST BOSTON ST. 1908 BOSTON, MA 02128 TEL: 617-552-1111 FAX: 617-552-1112 WWW: WWW.MCCORMICK.COM	



*Still need Elev. cert.*

**Note:**

- ### NOTES
1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN A DEED FROM SHARI B. LEVESQUE TO CHARLES H. COBB AND RECORDED IN DEED BOOK 15831, PAGE 128 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD).
  2. PARCEL IS SUBJECT TO A 15' SEWER EASEMENT FOUND IN A DEED FROM JOEL J. AND SHARI B. LEVESQUE TO J. DAVID PRONE AND RECORDED IN DEED BOOK 7176, PAGE 134 CORD.
  3. THE PARCEL IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP A, PARCEL 11.
  4. PLAN REFERENCE:
    - a. PLAN ENTITLED "MEADOW VIEW PARK SECTION D" FOR THE WHEAT CORPORATION BY C.R. STORER, INC. ENGINEERING CONTRACTING DATED 7/7/1977 AND RECORDED IN PLAN BOOK 117, PAGE 9 CORD.
  5. 50' RIGHT-OF-WAY AS SHOWN ON PLAN REFERENCED IN NOTE 4b. HAS BEEN RELEASED AS DESCRIBED IN A DEED FROM ALLEN AVENUE HOUSING ASSOCIATES TO SHARI B. LEVESQUE AND RECORDED IN A DEED BOOK 15828, PAGE 88 CORD.
  6. TBM ELEVATION BASED UPON CITY OF PORTLAND BM TOP OF COPPER BOLT IN 3' OFFSET MONUMENT ON WESTERLY SIDE OF ALLEN AVENUE AT 1ST ANGLE IN ALLEN AVENUE SOUTH OF POWELL AVENUE. PUBLISHED ELEVATION 84.169 N.G.V.D. 1928.
  7. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 80, PART 2, SECTIONS 4 THROUGH 9 OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES.

**SKETCH PLAN OF LAND**  
 AT  
**77 MONA ROAD**  
**PORTLAND**  
**MAINE**

SCALE: 1"=30'  
 PREPARED FOR: CHARLES COBB  
 77 MONA ROAD  
 PORTLAND, ME 04103

REVISED JUNE 10, 2003  
 JUNE 3, 2003

JOB NUMBER: 25282      ACAD FILE: 25282.dwg

SURVEYING ENGINEERING LAND PLANNING

**Northeast Civil Solutions**  
 INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel: 877.462.1000      fax: 877.462.1004      e-mail: info@necsolutions.com  
 06/02/2003

FOR THE PURPOSE OF THIS PLAN WE HELD THE RECORDED SUBDIVISION PLAN AND ROTATED INTO THE REAR PROPERTY LINE. HOWEVER, WE ALSO BELIEVE THE FRONT MONUMENTATION TO BE GOOD EVEN WITH 5'S OF ERROR. IT APPEARS THERE ARE SOME ERRORS BETWEEN FIELD AND RECORD INFORMATION. SO WE RECOMMEND A BOUNDARY SURVEY.



*R3 Zone*  
 Rear 25' Req 25' Shown  
 Front 25' Req 25' shown to envelope  
 Side 1 story 8' Req 8' Shown

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

**RECEIVED**

JUL 14 2003

*Jim Fisher*  
*Jocce*

**NEW**

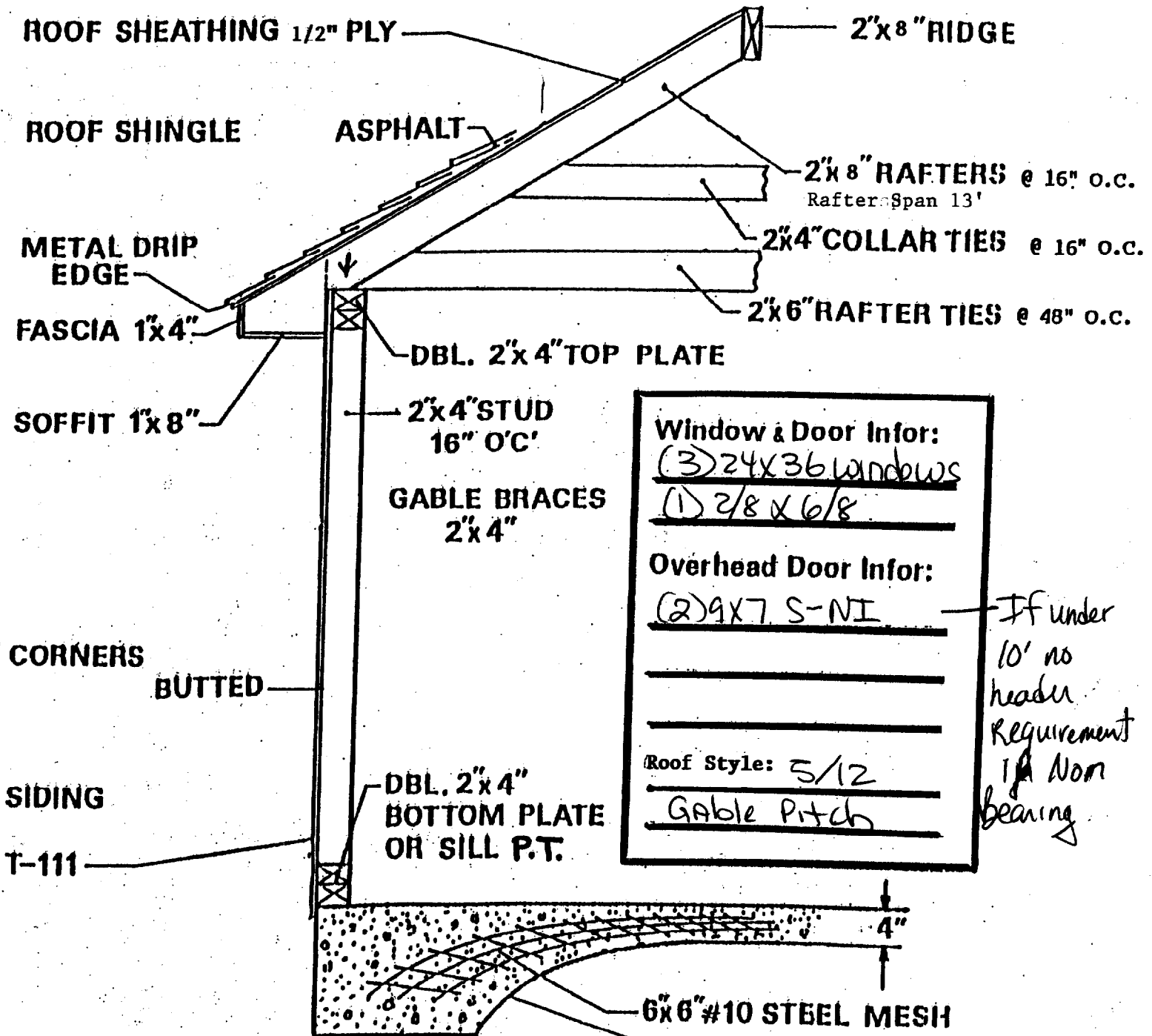
# MAINE-WIDE CONSTRUCTION, INC.

1-800-452-1940

P.O. Box 2106, Augusta, ME 04338-2106

Fax: 207-622-7528

## CROSS SECTION



Anchor bolts in slab - 1/2" BY 4" AT CORNERS & OPENINGS + 6' o.c.  
 Double 2x8 headers over OHD(s)  
 2x6 Header over SD & Window(s)  
 Studded Gables  
 2x8 Ridge & Rafters

FOUNDATION: per attached

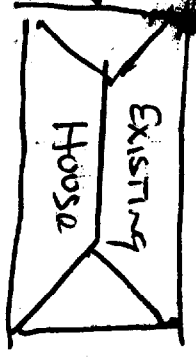
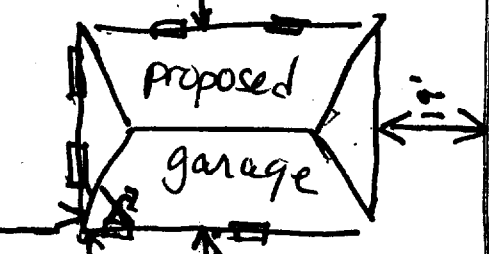
from  
set 5' from  
Back of front

Road 12'  
Back of front

9' x 5' 1/2'  
sidewalk

50'

19'



90'

JOB TICKET ID

1024

# Maine-Wide Construction

P.O. Box 2106 Augusta, Maine 04338-2106

1-800-452-1940

## Work Order

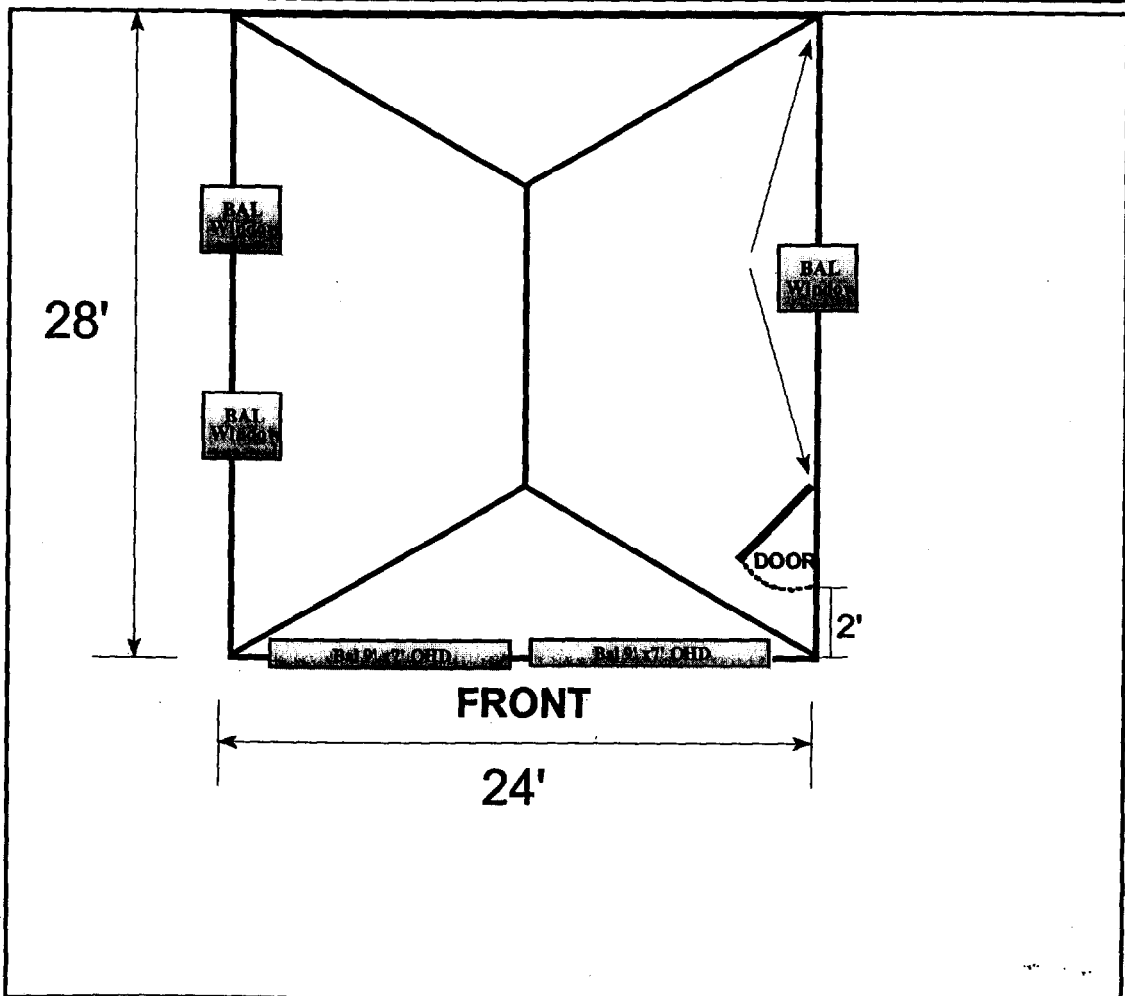
Customer: Charles Cobb  
 Address: 77 Mona Road  
 City/State: Portland, ME 04103  
 Telephone: (207) 797-4487

Date: 04/23/03  
 Job Number: 2003-427  
 Delivery Date: ASAP  
 Is Permit Necessary? YES  
 Do We Have Permit? APPLIED

Type Of Building: Garage  
 Siding: Tex 1-11  
 Wall Height: Std  
 Erected: YES  
 No. O'hd Doors: 2  
 No. Windows: 3  
 No. Ent. Doors: 1  
 Slab: Yes-See Below  
 Found. Instructions:  
 Special Instructions

Size: 24x28  
 Roof Shingles: Dual Gray  
 Gable Type: 5/12  
 Felt:  
 Type O'hd Doors: 9x7 S-NI-NG  
 Type Windows: Std  
 Type Ent. Doors: 2/8x6/8 1/2-Glass  
 Colonial Braces: NO  
 Wire: YES  
 Conduit: NO

Addresses For Fill:  
 Addresses For Concrete:  
 Type Completion: Cash  
 Completion Attached: Yes  
 Collect: \$9,492.00



MISC. NOTES/INFO:

- Inspections:
- Forms before pouring
- Final upon compl.
- STRICT CODES
- Anchor bolts in slab
- Honch slab 12" at perimeter (see foundation drawing)
- Send site plan to site contractor
- PT plates