

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:	03-0351	Issue Date:	APR 17 2003	CB1:	082 A022001
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Location of Construction:	215	Owner Name:	Koukos Louis H Etal Jrs	Owner Address:	7 Lillian Way	Phone:	207-799-5659
Business Name:	<i>fm</i>	Contractor Name:	no contractor / self	Contractor Address:	PORTLAND	Phone:	
Lessee/Buyer's Name:		Phone:		Permit Type:	Garages - Detached	Zone:	

Past Use:	2 family	Proposed Use:	2 family - demo existing garage and rebuild in same footprint 18' x 18'-6"	Permit Fee:	\$51.00	Cost of Work:	\$4,000.00	CEO District:	3
Proposed Project Description:	demo existing garage and rebuild in same footprint 18' x 18'-6"			FIRE DEPT:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION:	Use Group: <i>U</i> Type: <i>BB</i>		

Signature:	<i>N/A</i>	Signature:	<i>BACA 99</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied
Signature:		Date:	

Zoning Approval

Permit Taken By:	SS	Date Applied For:	04/17/2003
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	Special Zone or Reviews	Zoning Appeal	Historic Preservation
2. Building permits do not include plumbing, septic or electrical work.	<input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <i>DV-385</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan	<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	<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
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..	May <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/17/03</i>	Date:	Date: <i>4/17/03</i>

CERTIFICATION
EXPIRED

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:	03-0351	Date Applied For:	04/17/2003	CBL:	082 A022001
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Location of Construction:	217 Dartmouth St	Owner Name:	Koukos Louis H Etal Jts	Owner Address:	7 Lillian Way	Phone:	207-799-5659
Business Name:		Contractor Name:	no contractor / self	Contractor Address:	Portland	Phone:	
Lessee/Buyer's Name		Phone:		Permit Type:	Garages - Detached		

Proposed Use:	2 family - demo existing garage and rebuild in same footprint 18' x 18'-6"	Proposed Project Description:	demo existing garage and rebuild in same footprint 18' x 18'-6"
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 04/17/2003

Note: **Ok to Issue:**

1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 04/17/2003

Note: **Ok to Issue:**

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 030351

This is to certify that Koukos Louis H Etal Jts/no Contractor /
has permission to demo existing garage and re
AT 217 Darmouth St in same footprint 1' x 18'-6"
082 A022001

provided that the person or persons, of the provisions of the Statutes of the construction, maintenance and use of this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification inspection must be given and work in progress must be inspected in accordance with this permit. If the work is not inspected-in, a stop-work order will be issued. A NOTICE IS REQUIRED.

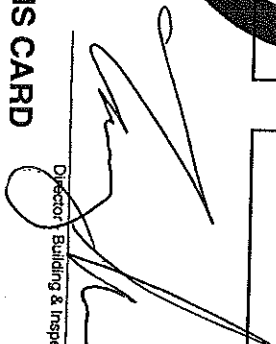
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. PERMIT ISSUED
Health Dept. _____
Appeal Board _____
Other APR 17 2003
Department Name

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD


Director, Building & Inspection Services

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>215 DARTMOUTH ST.</u>	
Total Square Footage of Proposed Structure <u>333</u>	Square Footage of Lot <u>5650</u>
Tax Assessor's Chart, Block & Lot Chart# <u>82</u> Block# <u>A</u> Lot# <u>22</u>	Owner: <u>Angelo, Louis + George Koukos</u> Telephone: <u>799-5659</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>472 Oceans St</u> <u>South Portland Me 04106</u> Cost Of Work: \$ <u>4,000-</u> Fee: \$
Current use: <u>RESIDENTIAL 2-CAR GARAGE</u>	
If the location is currently vacant, what was prior use: _____	<u>detached 18'x16'</u>
Approximately how long has it been vacant: _____	
Proposed use: <u>RESIDENTIAL 2-CAR GARAGE DEMO & REBUILD</u>	
Project description: <u>REMOVE OLD GARAGE + REPLACE WITH NEW 2-CAR GARAGE + FOOTPRINT WILL REMAIN THE SAME.</u>	
Contractor's name, address & telephone: <u>SELF</u>	
Who should we contact when the permit is ready: <u>ANGELO KOUKOS</u>	
Mailing address: <u>472 OCEANS ST SOUTH PORTLAND, ME 04106</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>799-5659</u>	

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: 	Date: <u>4/17/03</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



CITY OF PORTLAND

The Demolition Call List must be submitted with a Building Permit Application

Property location: 215 DARTMOUTH ST Chart/Block/Lot 82-A-22

The call list below must be submitted with the building permit application. Please note any "commercial use" demolition will need additional approvals.

When making the submission please include a plot plan showing the location of the structure that is being removed along with a photograph. You may not remove or disconnect any type of lines (private or public) until you have received an *approved building permit*. If the building does not have one of the below utilities please put "does not apply". All Departments in bold must be notified under all circumstances.

City Approvals

Department	Number	Contact	Date/Who you spoke with
Public Works Sewer	874-8833	Todd Merkel	<u>does not apply</u>
Public Works Traffic	874-8437	Gary Dobson	" "
(if structure is being moved to another location)			
Public Works Sealed Drain Permit	874-8822	Carol Merritt	" "
Historical Preservation	874-8726	Deb Andrews	<u>11/14/03 Deb Andrews</u>
Fire Dispatch	874-8576	Dispatcher on Duty	<u>" " KATHY</u>

Utility Approvals

Dig Safe 1-888-344-7233 **Customer Service** *203-160-4019
 (must receive 72 hours notice before digging can begin)

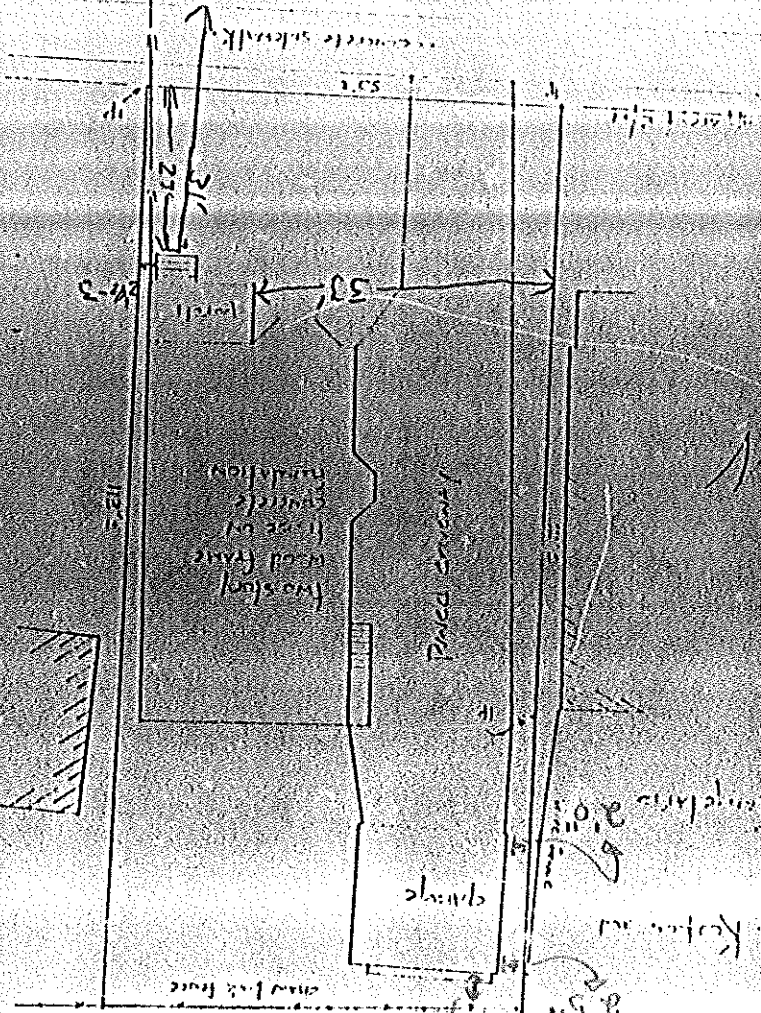
Asbestos 1-207-287-2651 **Ed Antz** does not apply

I have contacted all the necessary companies and departments as indicated above
 Signature: [Signature] Date: 9/19/03

BOOK _____ PAGE _____ COUNTY _____
 does not fall within a special flood hazard zone
 in the area of construction. The project
 shall conform with the local zoning

PLAN BOOK 2 PAGE 27 LOT 53

Engineers: Louis H. Kostas, Angelo L. Kostas and
 George Kostas
 Architect: Demetrios and Angelina Kostas



Dr. H. Kostas (Engineers)

DEPT. OF BUILDING PERMITS
 CITY OF PORTLAND
 AUG 30 1989

RECEIVED

PERMIT ISSUED
 WITH LETTER

THIS IS NOT A SURVEY. This plan is based
 strictly on information provided by client and
 does not take into consideration any conflicts
 with existing descriptions and contain
 the plan was not made from an independent survey
 the certificate is for mortgage purposes only
 the plan applies only to conditions existing as of
 the date shown hereon. This plan is not for recording

HP TITICHAU ASSOCIATES, INC. Falmouth, Maine
 Date: 11/27/88 Scale: 1"=20'

interim inspection

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.

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.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

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

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

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

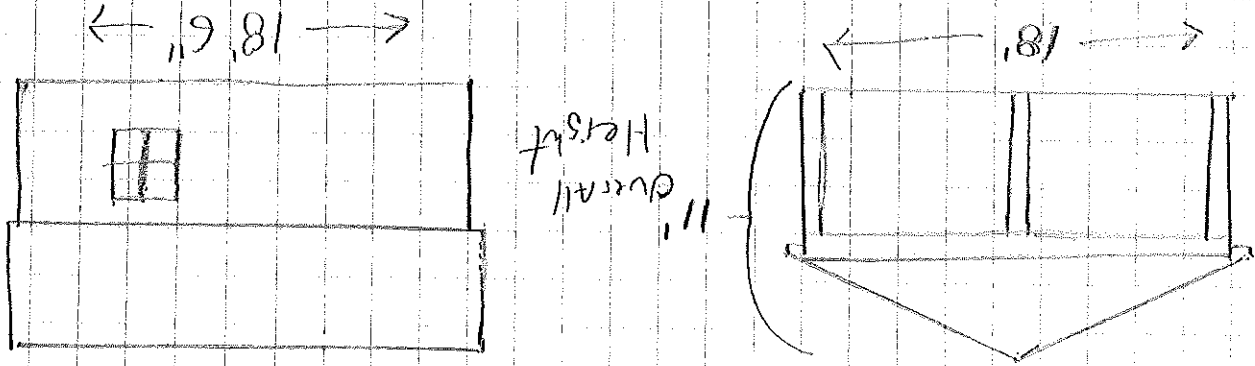
CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/designee
Date 4/17/03

[Signature]
Signature of Inspections Official
Date 4/17/03

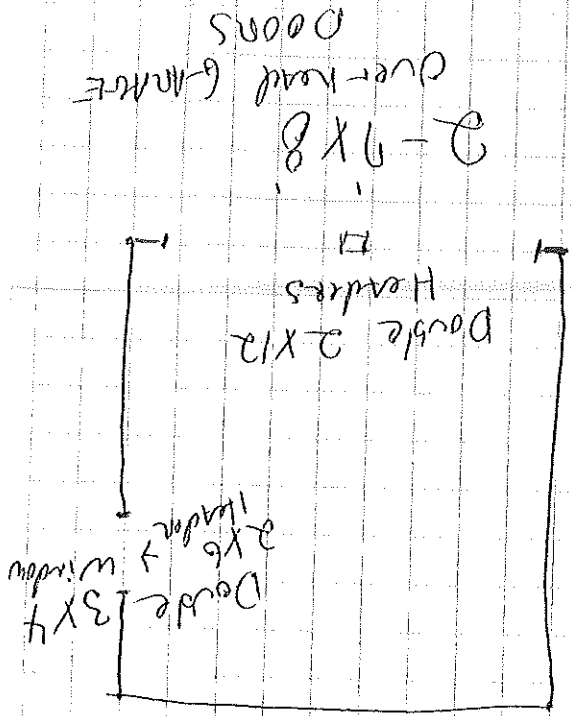
CBL: 82-A-22 Building Permit #: 03-0357

Dimensions Shown are same as existing garage



11' Overall Height

Foundation: concrete slab
 Walls: 2x4 16" OC
 Foot Joist: 2x8 16" OC
 Siding/Shedding: 3/4" T & G Plywood
 Roofing Material: ASPHALT Shingles
 2x6 PT S.I.I
 1/2" dia bolt - 6'0" Max OC
 12" from corners.



RECOMMENDED CONSTRUCTION METHODS AND DETAILS

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 resistance 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.

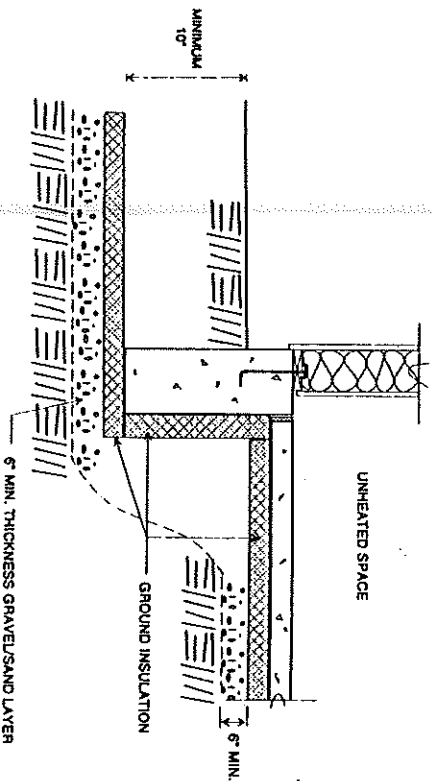


Figure 18. FPSF Design for Unheated Space with Independent Slab and Stem Wall.

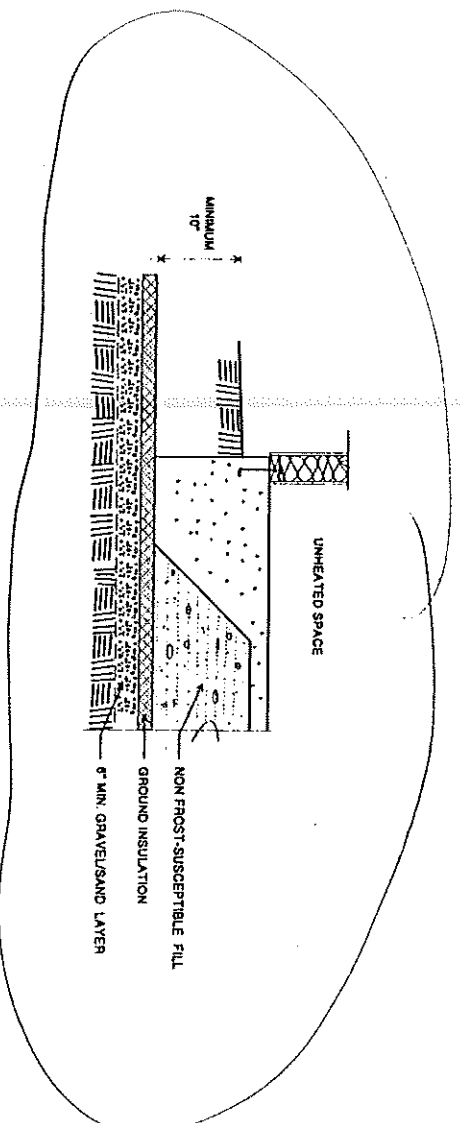


Figure 19. FPSF Design for Unheated Buildings with Insulation in Single Plane.

