

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

Location of Construction: 51 Racine Ave		Owner: Mathews, Steve & Lisa	Phone: 797-5145	Permit No: 981303
Owner Address: SAA 04103		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: Jim Lombardo/Builder		Address: 69 Milton St Portland, ME	Phone: 797-5145 878-8895	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: NOV 18 1998 CITY OF PORTLAND </div>
Past Use: I-fan	Proposed Use: Same	COST OF WORK: \$ 15,000.00	PERMIT FEE: \$ 95.00	
Proposed Project Description: Construct Garage (18' x 22') w/living space above		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	Zone: CBL: 399-C-046
		Signature: _____ Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: OK with conditions 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: NG	Date Applied For: 13 November 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

13 November 1998

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

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

CEO DISTRICT 2

BUILDING PERMIT REPORT

DATE: 19 NOV. 98 ADDRESS: 51 Racine Ave. CBL 399-C-046

REASON FOR PERMIT: To Construct Attached garage

BUILDING OWNER: S. & L. Mathews

CONTRACTOR: Jim Lambaro Builders.

PERMIT APPLICANT: ↑

USE GROUP U-1 BOCA 1996 CONSTRUCTION TYPE 53

CONDITION(S) OF APPROVAL

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

Approved with the following conditions:

- *122, 5, 29, 33, 35, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.

2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)

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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2

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. (Section 2305.17)

Precaution must be taken to protect concrete from freezing. Section 1908.0

It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.

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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)

All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993), Chapter 12 & NFPA 211

7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.

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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)

9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)

10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)

11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

LAND USE - ZONING REPORT

ADDRESS: 51 Racine Ave DATE: 11/17/98

REASON FOR PERMIT: 18 X 22 garage with space up above

BUILDING OWNER: Steve & Lisa Matthews-B.L.

PERMIT APPLICANT: Jim Lombardi

APPROVED: with conditions DENIED: _____

#5, #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition This is not an approval for an additional

dwelling unit. It will not be allowed to install additional kitchen equipment such as microwaves, stoves, kitchen sinks, refrigerators etc. in this area

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

**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 owns 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: 51 RAINE Ave

Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:
Chart# <u>399</u> Block# <u>2</u> Lot# <u>046</u>	<u>STEVE + LISA MATHEWS</u>	<u>797-5145</u>
Owner's Address:	Lessee/Buyer's Name (If Applicable)	
<u>51 RAINE AVE 04103</u>		
Proposed Project Description: (Please be as specific as possible)	Cost Of Work:	Fee
<u>18' X 22' GARAGE w/ LIVING SPACE ABOVE</u>	<u>\$15000.00</u>	<u>\$95</u>

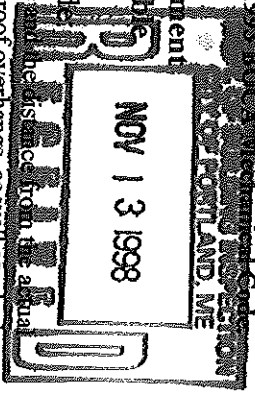
Contractor's Name, Address & Telephone 878-8895 Read By: 04103

JIM LOMBARDO/BUILDER 69 MILTON ST. PORT 04103 MEH.

- 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 1996 National Mechanical Code as amended by Section 6-Art III.
- 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 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: JMM Date: 11-13-98

Building Permit Fee/\$25.00 for the 1st \$1000 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

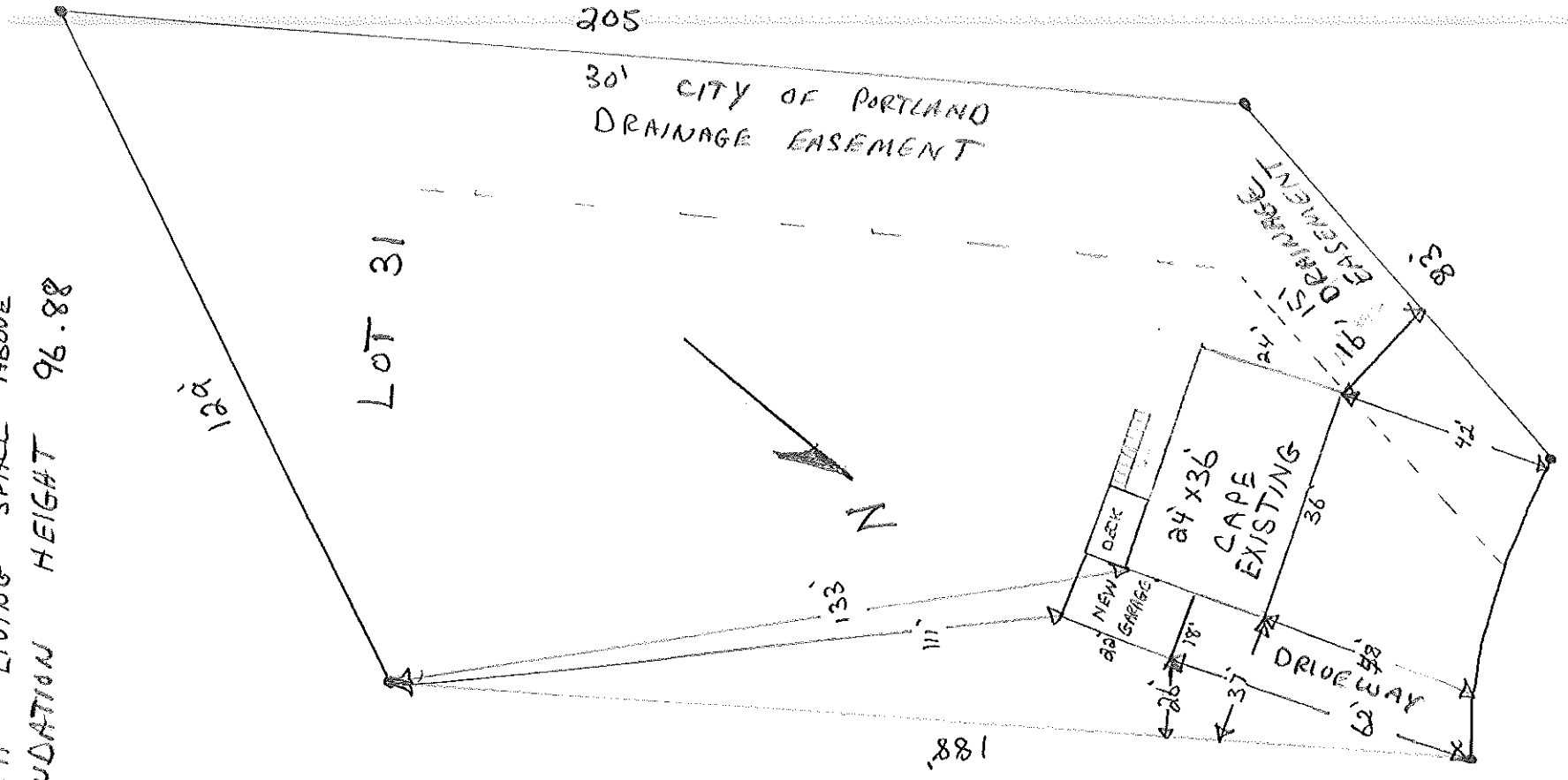
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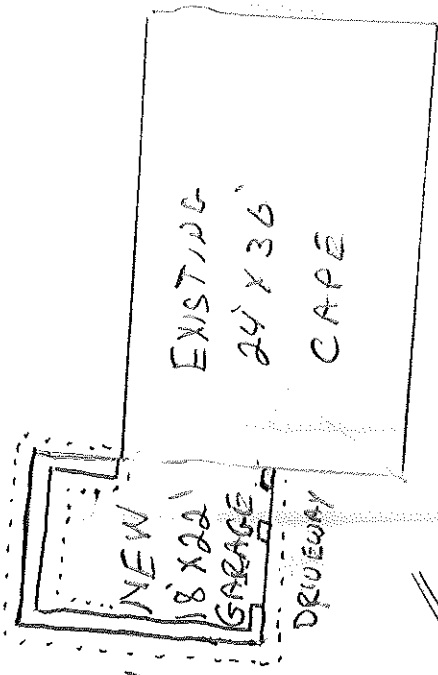
MAP 399 - C46

STEPHEN + LISA MATHES 51 RACINE AVE.
LOT 31

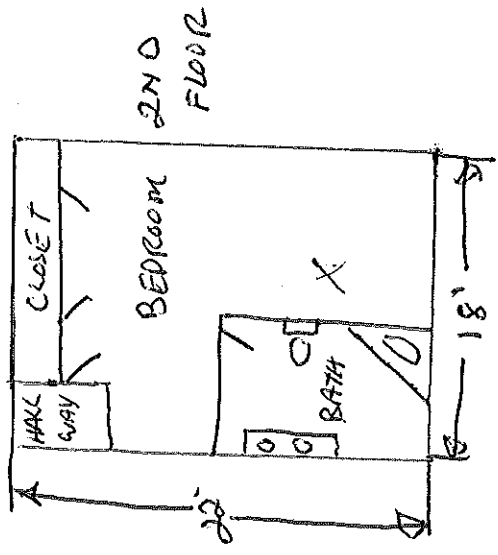
NEW 18' X 22' GARAGE WITH LIVING SPACE ABOVE
FOUNDATION HEIGHT 96.88

R3 Zone
req. side yard 14' - 26' shown
req. rear yard .25' - 100' shown

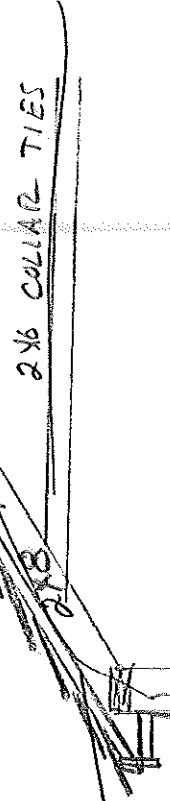




NEW
PROPOSED
FOUNDATION
PLAN



12
5



1/2"
CDX
PLYWOOD

1/2 x 5 1/2
CEDAR
CLABBOARD

2x6 WALL

MATCH
EXISTING
FLOOR

2x8 JOIST 16' O/C
3/4" OSB T&G

LYL BEAM
3-1 3/4 x 12 1/8

11'-6" SPAN

1/2"
OSB

2x6 WALL

4" CONC. FLOOR

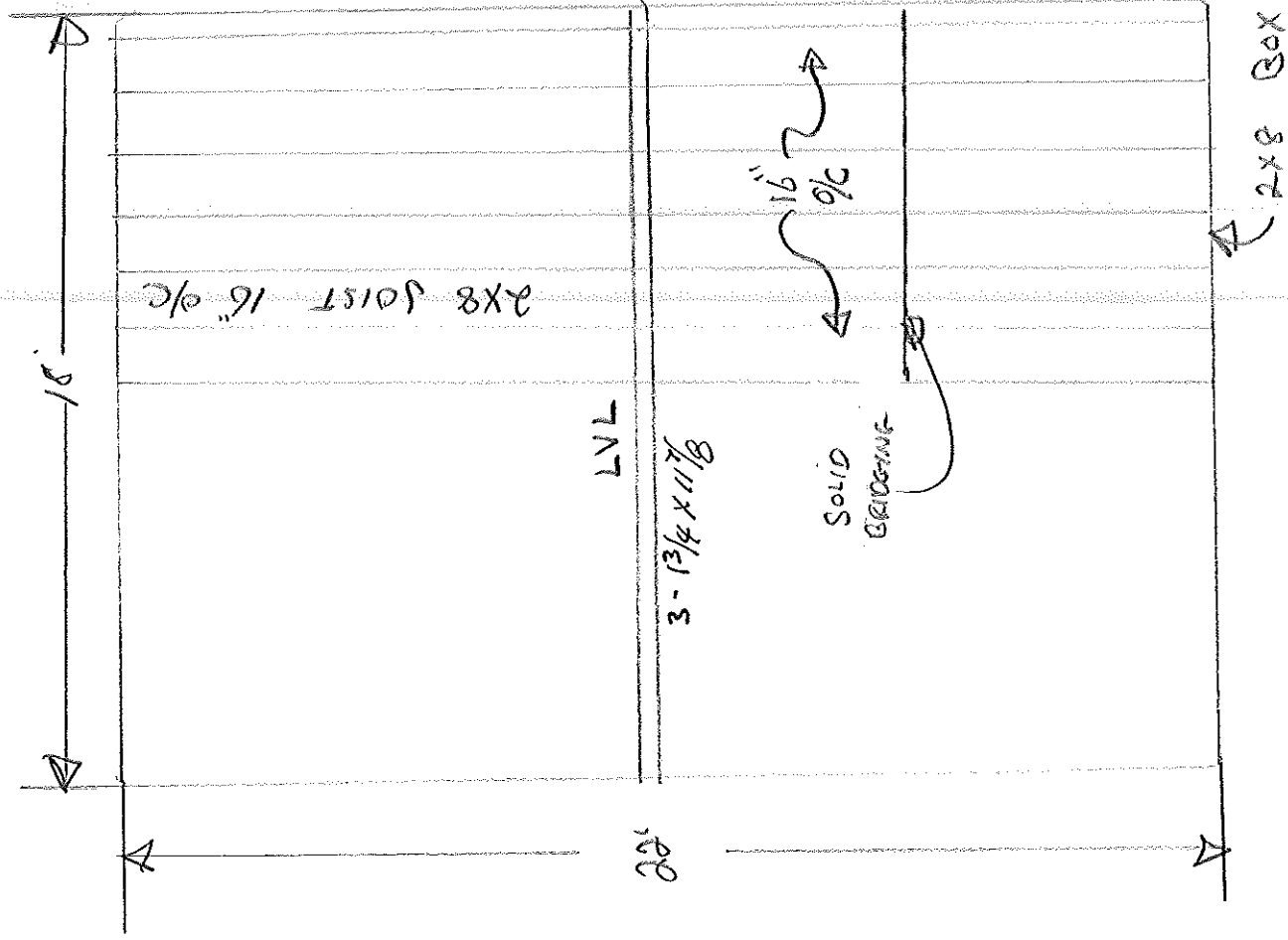
2x6 PT
SILL

8"
CONC.
FROST WALL

CONC.
FOOTING

SI RACINE AVE.

2ND FLOOR FRAMING



=== COVER PAGE ===

TO:

FROM: JIM LOMBARDO

FAX: 8788895

399-C-416

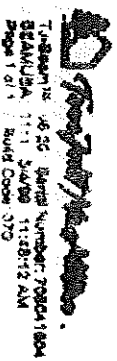
TEL: 8788895

COMMENT: PLEASE CALL

MAR-04-1999 12:13

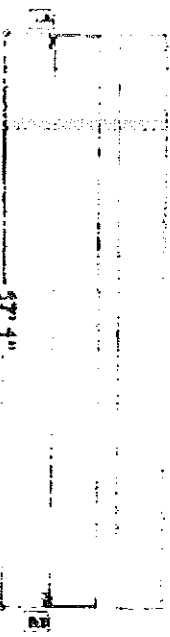
WOOD STRUCTURES INC.

3 Pcs of 1.75" x 11.875" 1.9E Microlam® LVL



True Jolt MacMillan
TJMA
1111 South 11th Street
Bismarck, ND 58103
Phone: (701) 784-0000 Fax: (701) 784-0001

THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



LOADS:

Analysis for BEAM MEMBER Supporting FLOOR - RES. Application Tributary Load Width: 14'
Loadcase(1): 40 Live at 100% duration, 10 Dead, 0 Partition

SUPPORTS:

	INPUT	BEARING	JUSTIFICATION	REACTION(S)(k/ft)	DETAIL	OTHER
1	2nd plate	5.90"	Left Face	3798 / 1087 / 4845	Detail A3	1.25" LBL Rim
2	2nd plate	5.90"	Right Face	3789 / 1087 / 4845	Detail A3	1.25" LBL Rim

- See TJM SPECIFIERS / BUILDERS GUIDES for detail(s) A3.

DESIGN CONTROLS:

	MAXIMUM	DESIGN	CONTROL	CONTROL	LOCATION
Shear(D)	4898	4024	1945	Passed(34%)	LT. end Span 1 under floor loading
Moment(Ft-lb)	18105	12109	28772	Passed(71%)	MID Span 1 under floor loading
Live Def. (in)		0.545	0.547	Passed(100%)	MID Span 1 under floor loading
Total Def. (in)		0.705	0.921	Passed(128%)	MID Span 1 under floor loading

- Detection Criteria: MINIMUM(L/U/380, M.L./240)
- Bracing(L/U): All compression edges (top and bottom) must be braced at 2' 9" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

ADDITIONAL NOTES:

- IMPORTANT! The analysis presented is output from software developed by True Jolt MacMillan(TJM). TJM warrants the sizing of its products by this software will be accomplished in accordance with TJM product design criteria and code accepted design values. The specific product application, input design loads, and stated dimensions have been provided by the software user. This output has not been reviewed by a TJM Associate.
- Not all products are readily available. Check with your supplier or TJM technical representative for product availability.
- THIS ANALYSIS FOR TRUE JOLT MACMILLAN PRODUCTS ONLY! PRODUCT SUBSTITUTION VOIDS THIS ANALYSIS.
- Allowable Stress Design methodology was used for Code 500A analysis; the TJM Residential product listed above.
- Note: See TJM SPECIFIERS / BUILDERS GUIDES for multiple ply connection.

51 RACINE AVE.

ATTN: TAMMY

MADISON

PROJECT INFORMATION

Cambridge Job

OPERATOR INFORMATION:

Wood Structures Inc
JON LAY PATTERSON
14 Parkside Dr.
Bridgford, ME 04006
2827985
2822423

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PLUMBING APPLICATION

399-C-046

Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town Or Plantation: Portland
 Street: 51 Racine Ave
 Subdivision Lot #: 51 Racine Ave
PROPERTY OWNERS NAME
 Last: Matthews First: Stephen
 Applicant Name: Copozza Plumb & Heat
 Mailing Address of Owner/Applicant (if Different): 66 Portland St Portland

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

PORTLAND
 Date Permit Issued: 2/4/99
 Local Authority Signature: [Signature]
 License # 6750 TOWN COPY
 Fee Charged: \$ 111.12 Fee Changed
 LPI # 011211

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature]

Date: 2/4/99

Local Plumbing Inspector Signature: _____

Date Approved: _____

PERMIT INFORMATION

This Application is for: **Type Of Structure To Be Served:**

NEW PLUMBING
 RELOCATED PLUMBING

SINGLE FAMILY DWELLING
 MODULAR OR MOBILE HOME
 MULTIPLE FAMILY DWELLING
 OTHER — SPECIFY _____

Plumbing To Be Installed By:
 MASTER PLUMBER
 OIL BURNERMAN
 MFG'D. HOUSING DEALER / MECHANIC
 PUBLIC UTILITY EMPLOYEE
 PROPERTY OWNER
 LICENSE # 1137751

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Type of Fixture		Column 1 Type of Fixture	
	Number	Description	Number	Description
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.	0	Hosebibb / Silcock	1	Bathub (and Shower)
	0	Floor Drain	1	Shower (Separate)
	0	Urinal	1	Sink
	0	Drinking Fountain	1	Wash Basin
	0	Indirect Waste	1	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	0	Water Treatment Softener, Filter, etc.	1	Clothes Washer
	0	Grease / Oil Separator	1	Dish Washer
	0	Dental Cuspidor	1	Garbage Disposal
	0	Bidet	1	Laundry Tub
OR TRANSFER FEE [§6.00]	0	Other: _____	1	Water Heater
	3	Fixtures (Subtotal) Column 2	3	Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE		12.00	Total Fixtures	12.00
		12.00	Fixture Fee	12.00
		0	Transfer Fee	0
		12.00	Hook-Up & Relocation Fee	12.00
		0	Permit Fee	0
		12.00	(Total)	12.00