

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMIT

Permit Number: 100364

Please Read Application And Notes, If Any, Attached

This is to certify that GOODMAN STEVEN & JANE W. WAYER, JR. AS TRUSTEES/Trustees

has permission to Build a 166 sq. ft addition

AT 89 MORNING ST City of Portland Permit No. 003-A012001

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 be given and written permission procured before this building or part thereof is lath or other work is used-in. 2 HOUR 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

[Handwritten Signature]
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: 10-0364	Issue Date:	CBL: 003 A012001
-----------------------	-------------	---------------------

Location of Construction: 89 MORNING ST	Owner Name: GOODMAN STEVEN & JANE BA	Owner Address: 89 MORNING ST	Phone:
Business Name:	Contractor Name: Tom Caron	Contractor Address: 3 Bond Street Portland	Phone 2074152345
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - Build a one story 175 sq ft addition with open deck on top & add 17' x 3' ramp to access rear side door	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 1
Proposed Project Description: Build a one story 175 sq ft addition with open deck on top & add 17' x 3' ramp to access rear side door		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>	

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: ldobson	Date Applied For: 04/14/2010	Zoning Approval
-----------------------------	---------------------------------	------------------------

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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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"/> Date: <i>4/16/10 ABM</i>	<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:	<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>ABM</i>

PERMIT ISSUED

MAY 28 2010

City of Portland

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: 10-0364	Date Applied For: 04/14/2010	CBL: 003 A012001
-----------------------	---------------------------------	---------------------

Location of Construction: 89 Morning St	Owner Name: GOODMAN STEVEN & JANE BA	Owner Address: 89 MORNING ST	Phone:
Business Name:	Contractor Name: Porperty Owner	Contractor Address: Portland	Phone (646) 244-8032
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Build a one story 175 sq ft addition with open deck on top & add 17' x 3' ramp to access rear side door	Proposed Project Description: Build a one story 175 sq ft addition with open deck on top & add 17' x 3' ramp to access rear side door
---	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 04/16/2010
Note: Left side setback on addition is 9'8". Using section 14-433 to reduce setback. Needs to be that wide so can access existing door to basement. Ok to Issue: ✓			
<ol style="list-style-type: none"> 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 05/27/2010
Note: Ok to Issue: ✓			
<ol style="list-style-type: none"> 1) This permit does not include the rebuilding of the deck. Separate plans must be submitted for that approval. 2) The basement is NOT approved as habitable space. 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 4) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor. 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments: 4/15/2010-amachado: Spoke to Tom Caron. He will bring in revised plot plan to show ramp ging to new addition. Will bring in picture to show rear entrane and why need to have addition be as wide as it is. 4/16/2010-amachado: Tom brought in requested information.
--



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

4.14 2010

Received from

Thomas Curran

Location of Work

87 Morning

Cost of Construction \$ _____

Building Fee: _____

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total:

320

Building (1L) _____

Plumbing (15) _____

Electrical (12) _____

Site Plan (U2) _____

Other _____

CBL: 3-A-12

Check #: CC Visa

Total Collected \$

320

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: Sp

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
- Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

MAY 28 2010

City of Portland

Job Estimate;

Dennis P. Gosselin Mason Contractor Inc.
5 Hayfield Dr.
Biddeford, Me 04005
207-282-3730 cell 207-468-4654 dgossell@maine.rr.com.

May 2, 2010

Thomas Caron
PO Box 275
Cape Elizabeth, ME 04107
207.767.5400 207.415.2345
Re: Foundation and related located at 89 Morning St. Portland.

100364
3A12

Labor and materials for the following;

- Deck will be removed by others.
- Excavate area for addition as shown on plans which is half an octagon plus area for 1/2 bath. Total of about 40 lin. ft. of foundation. Truck away most material. We may keep some on site for backfill of exterior.
- The excavation will be about 12" below existing basement floor. After footing and foundation is in place we will install gravel so finish slab will be same height as existing.
- Foundation to be 8" c.m.u. and fill cavities with concrete with 1 #4 bar where anchor bolts are located.
- Foundation height to be about 7'4" and will match height of existing.
- Leave an access opening of about 3 ft. sq.
- Install 2 Andersen 2820 basement units if they still make them. Otherwise we will have to install something as close a match as possible.
- Build a concrete ramp 36" wide from the new opening to the existing.
- Remove stones at existing opening so this will make it a walk in from new to existing. Jams in this area will be clean.
- Responsibility of others to acquire all permits including dig safe.

The above for the sum of Eleven thousand four hundred & 00/100.....\$11,400.00

Dennis P. Gosselin

RECEIVED

MAY 12 2010

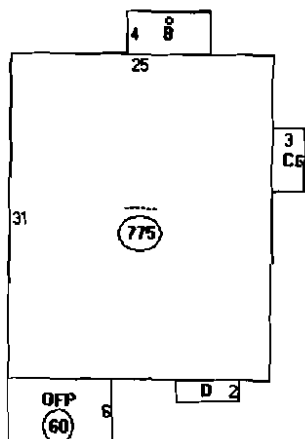
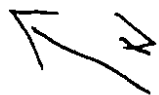
Dept. of Building Inspections
City of Portland Maine

RECEIVED

MAY 12 2010

Dept. of Building Inspections
City of Portland Maine

89 Marnig St.



Descriptor/Area
A: ---
775 sqft
B: W/O
32 sqft
C: FBAY
18 sqft
D: 2FBAY/B
12 sqft
E: OFF
60 sqft

= 897

40.73' x 89'

WE ARE ASKING FOR A 4"
VARIANCE TO ACCOMMODATE
EGRESS FROM AN EXISTING
BASEMENT DOOR.

TOM CARON

J.L

4/16/10

RECEIVED

APR 16 2010

Dept. of Building Inspections
City of Portland Maine

Applicant: Jane Goodman

Date: 4/15/10

Address: 89 Morning St

C-B-L: 3-A-12

permit # 10-0364

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1896

Zone Location - R-6

Interior or corner lot - interior

Proposed Use/Work - addition

Sewage Disposal -

Lot Street Frontage -

Front Yard - ~~20'~~ 10' min or average - N/A

Rear Yard - 20' min - 40' ~~area~~ (OK)

Side Yard - 10' min - left side (2'2" + 7'6") + 1'8" * - OK using section 14-433 to reduce setback 4" - could be reduced to 5'
- right side - 11'2" + ramp (OK)

Projections -

Width of Lot -

Height - 45' min

Lot Area - 4500 sq ft min - 3629 sq ft (legally non-conforming)

Lot Coverage/Impervious Surface - 50% = 1814.5

Area per Family - 1,000 sq ft (OK)

existing - 897 sq ft

proposed - 175 sq ft
17x3 = 51

1072 sq ft (OK)

1124 sq ft (OK)

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -



General 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>89 Morning -</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>A</u> Lot# <u>12</u>	Applicant ^{must be owner, Lessee or Buyer} Name <u>Jane Goodman</u> Address <u>[REDACTED]</u> City, State & Zip <u>[REDACTED]</u>	Telephone: <u>708 Mar 1</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30,000</u> C of O Fee: \$ Total Fee: \$ <u>320</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>SINGLE FAMILY</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>ADD AN ADDITION 166 Sq Ft Addition - 175. 1 story w/ deck on part ramp to rear side door.</u>		
Contractor's name: <u>JAM CARAN</u>		
Address: <u>3 BOND ST.</u>		Contractor's <u>Quit</u>
City, State & Zip: <u>PORTLAND ME 04107</u>		Telephone: <u>415-2345</u>
Who should we contact when the permit is ready: <u>JAM CARAN</u>		Telephone: _____
Mailing address: <u>SAME Jane Goodman 646-244-8032</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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.

RECEIVED
APR 14 2010
Dept. of Building Inspections
City of Portland Maine

Signature: J. G. Date: 4/14/10

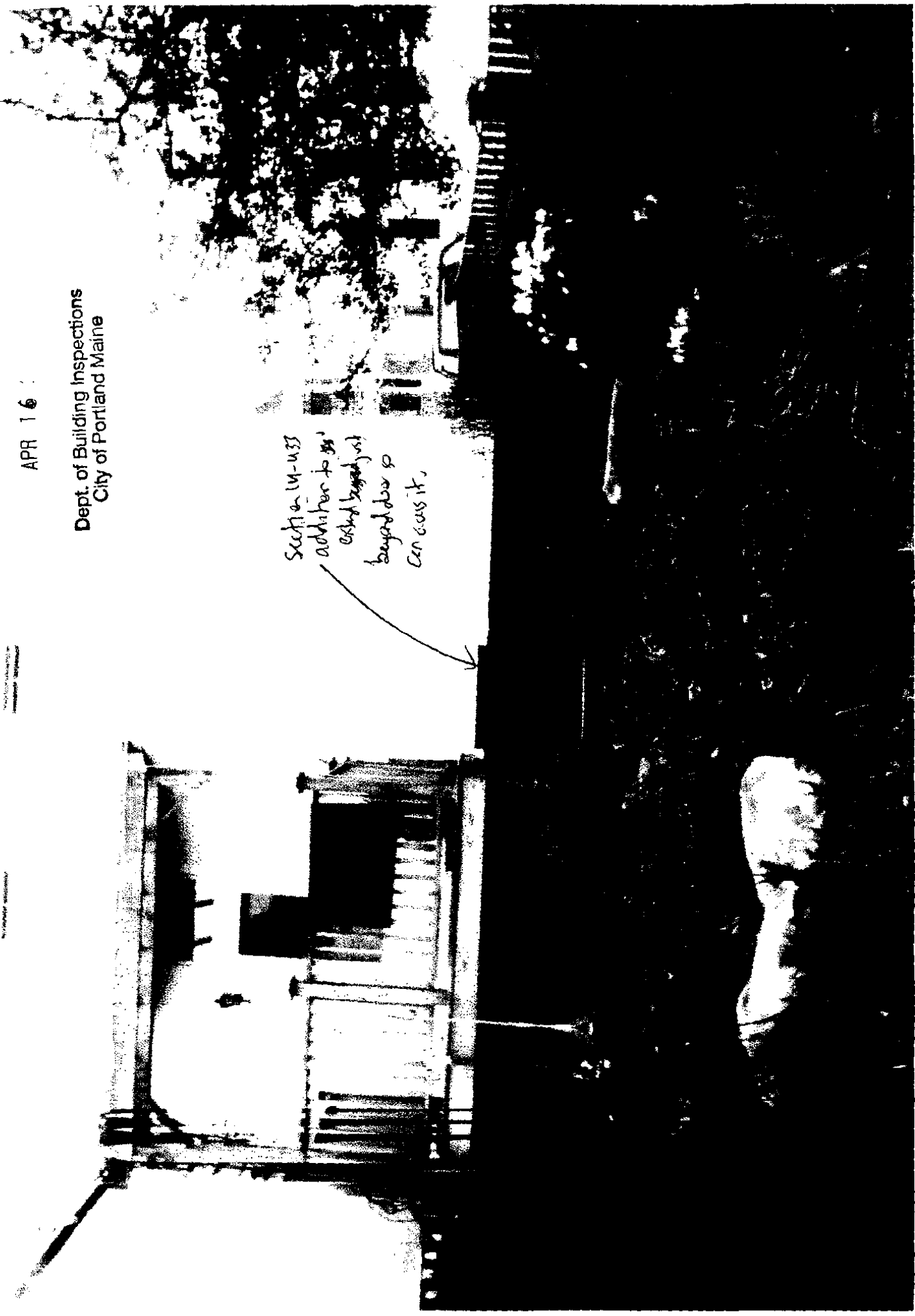
This is not a permit; you may not commence ANY work until the permit is issued

RECEIVED

APR 16

Dept. of Building Inspections
City of Portland Maine

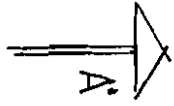
Section 14-433
addition to 34'
asked beyond just
beyond door so
can access it.



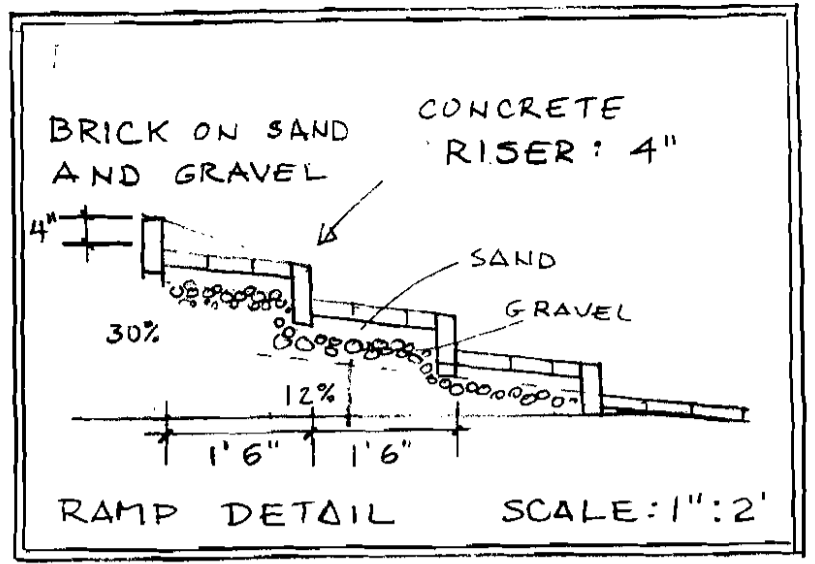
89 MORNING ST.
BASEMENT DETAILS

SCALE:

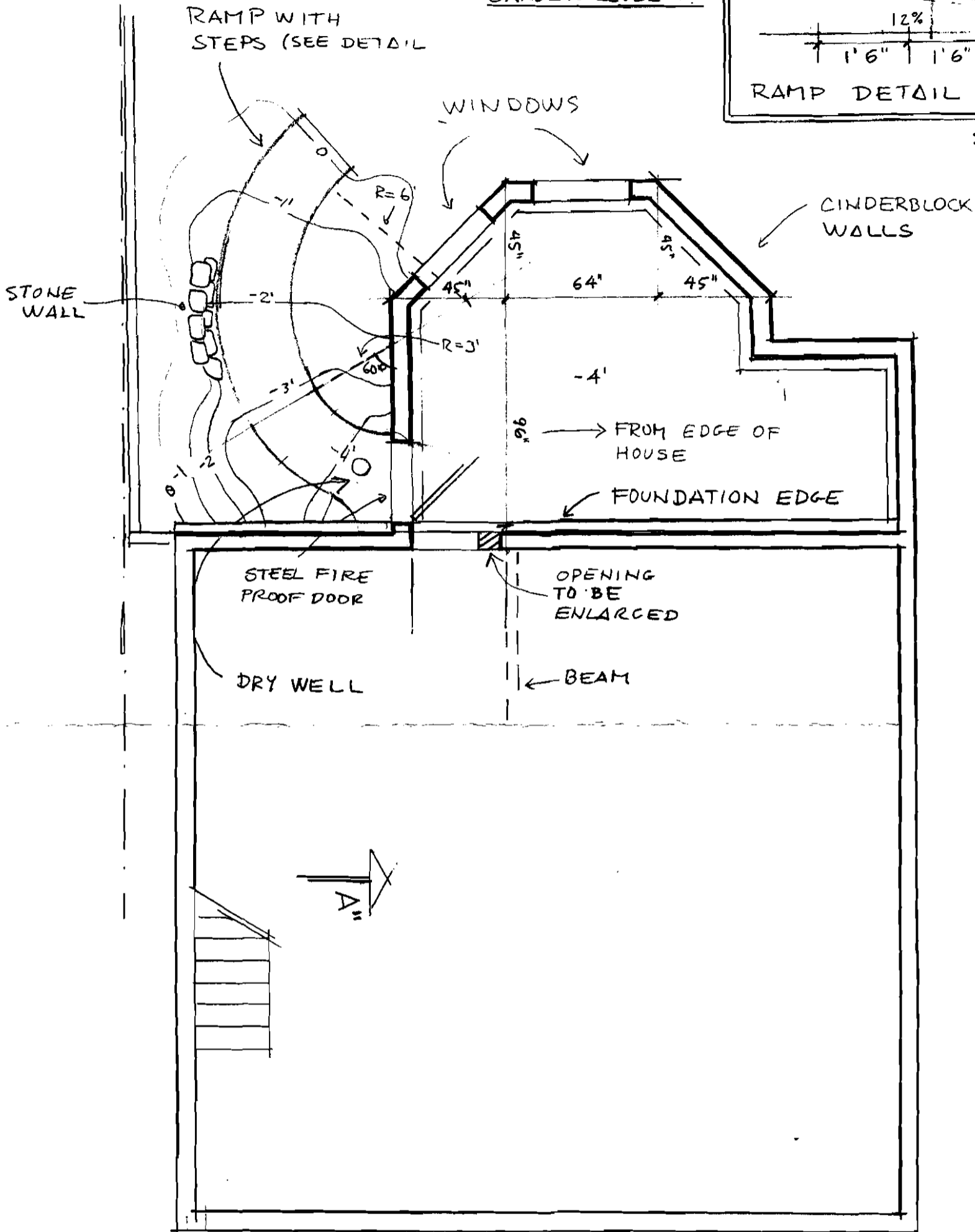
1" : 4"
C. JIMENO



GARDEN LEVEL: 0.0



SLOPE ON STEPS: 12%
SLOPE OVERALL: 30%

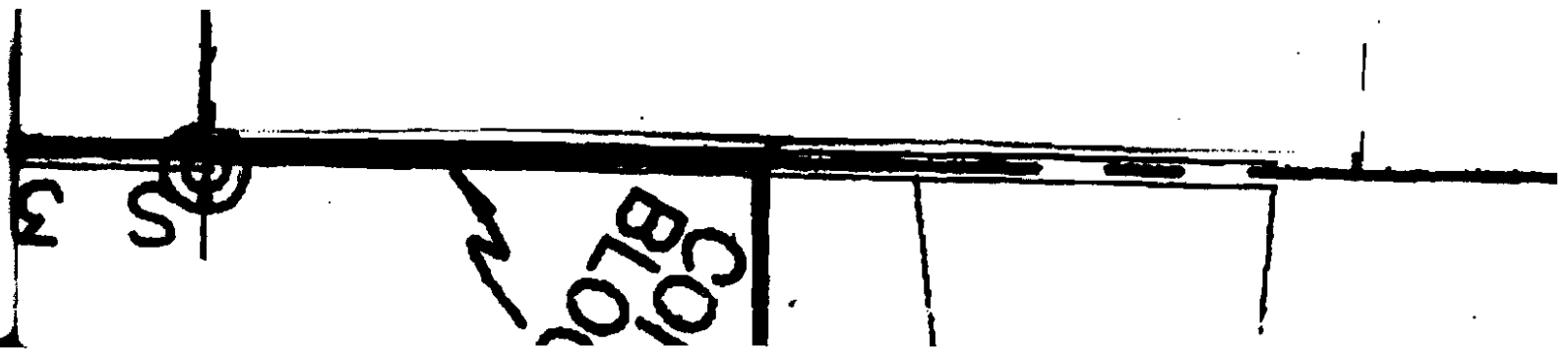


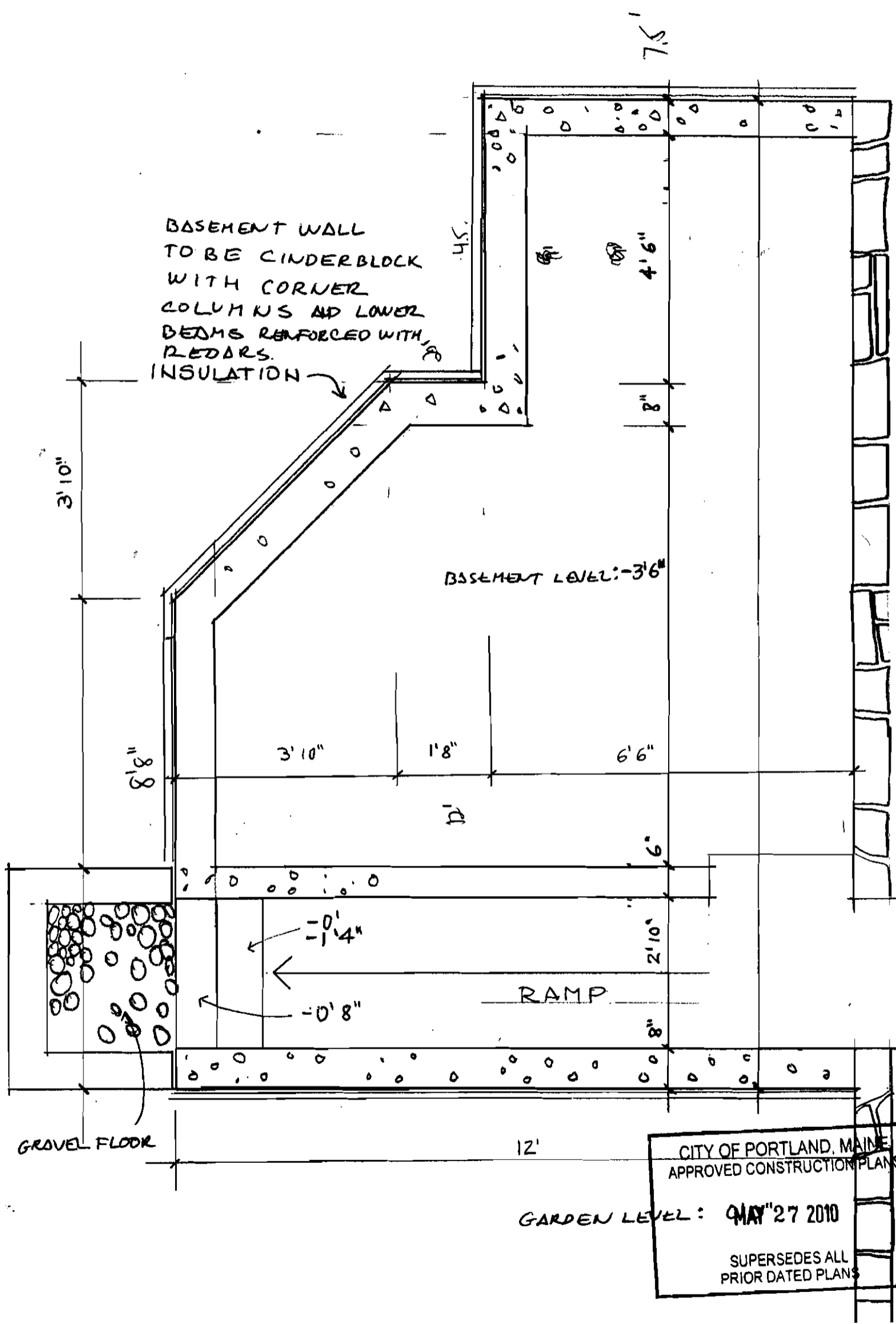
Okulzany
6/10/10 ABL

RECEIVED

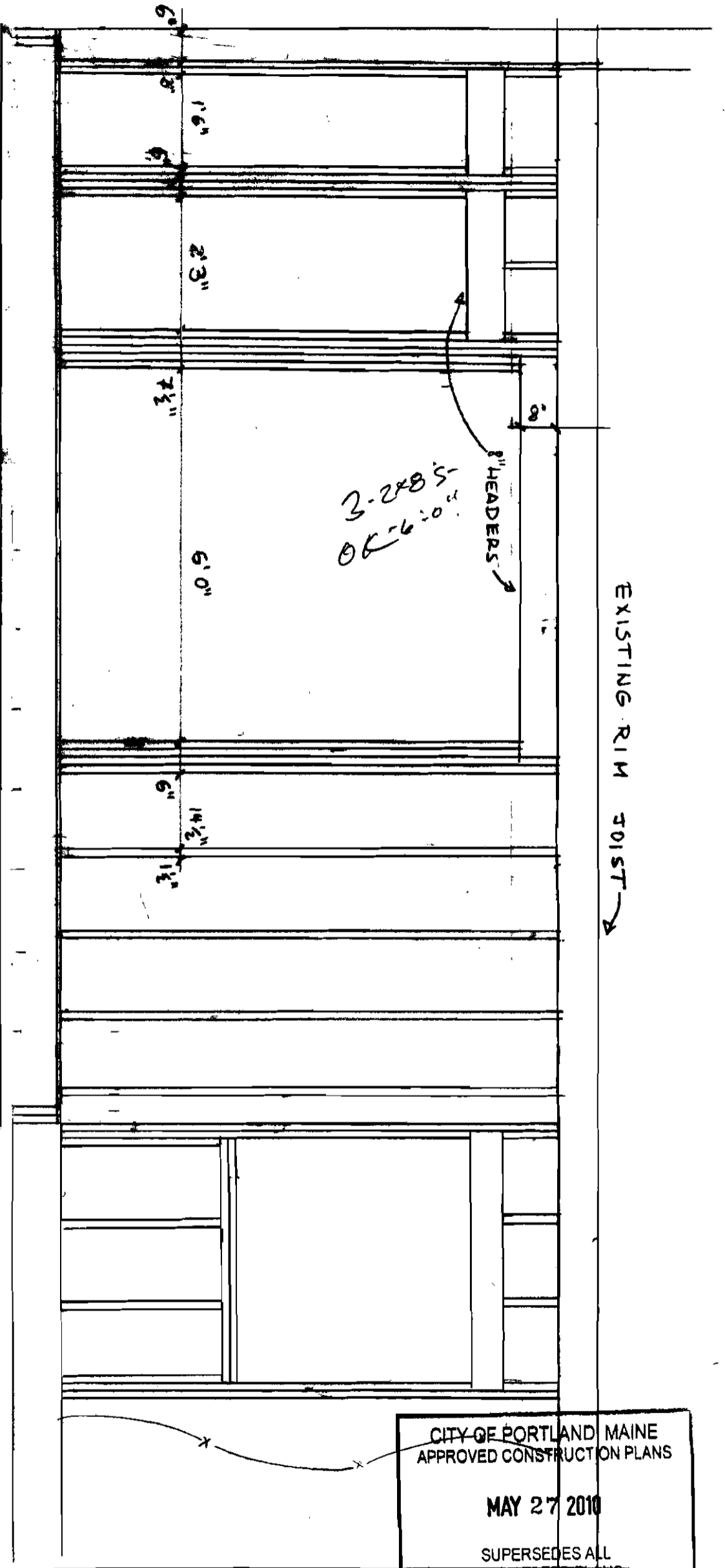
JUN 10 2010

Dept. of Building Inspections
City of Portland Maine





89 MORNING ST FOUNDATION WALL
SCALE 1"=2" DESIGN: C. JIMENO



EXISTING RIM JOIST →

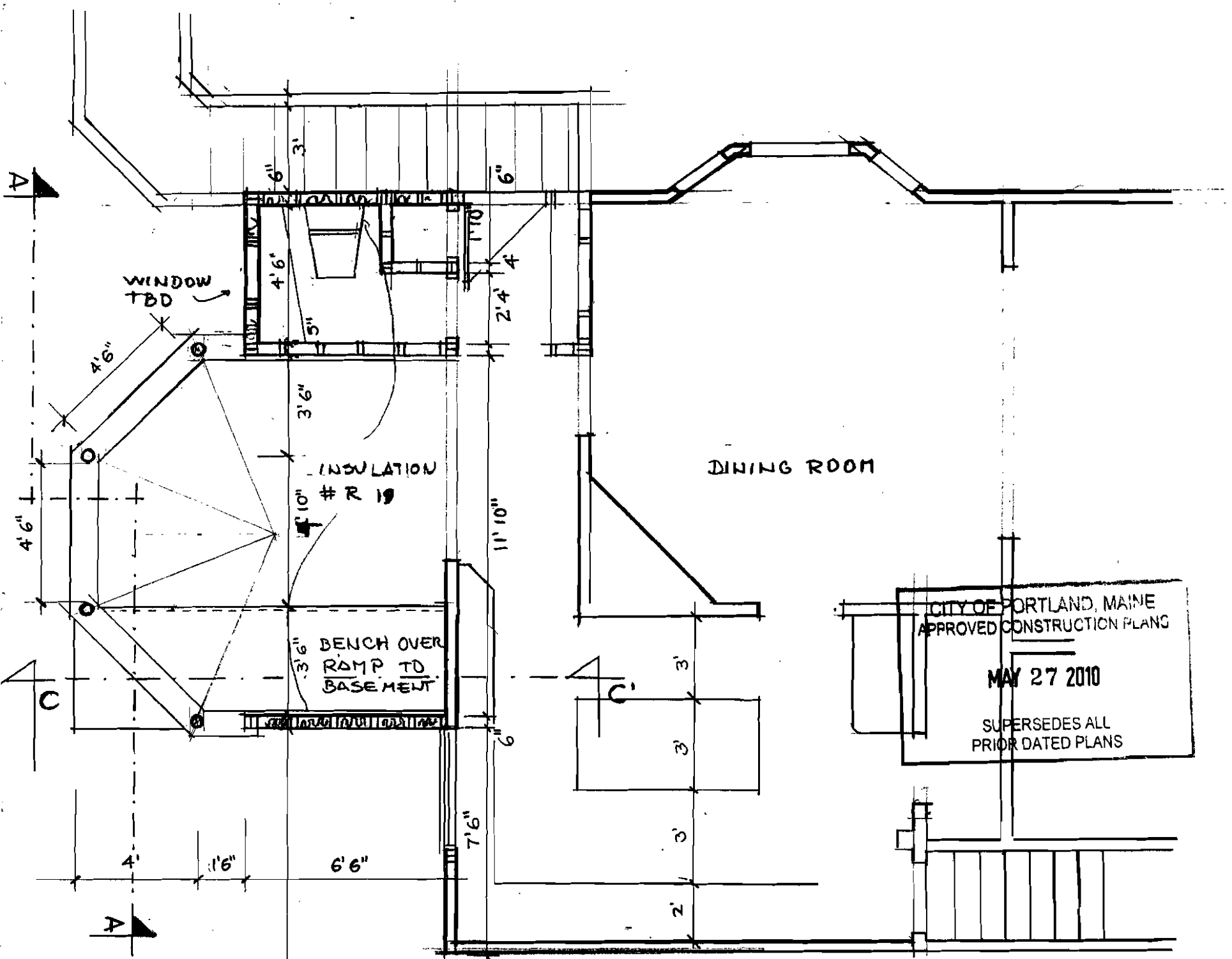
2X12 JOIST

89 MORNING ST. 1ST FLOOR FRAMING DETAIL
 SCALE: 1"=2' DESIGN: CARLOS JIHENO

CITY OF PORTLAND MAINE
 APPROVED CONSTRUCTION PLANS
 MAY 27 2010
 SUPERSEDES ALL
 PRIOR DATED PLANS

17.67 x 16.11
 68.3
 15 x 13.25

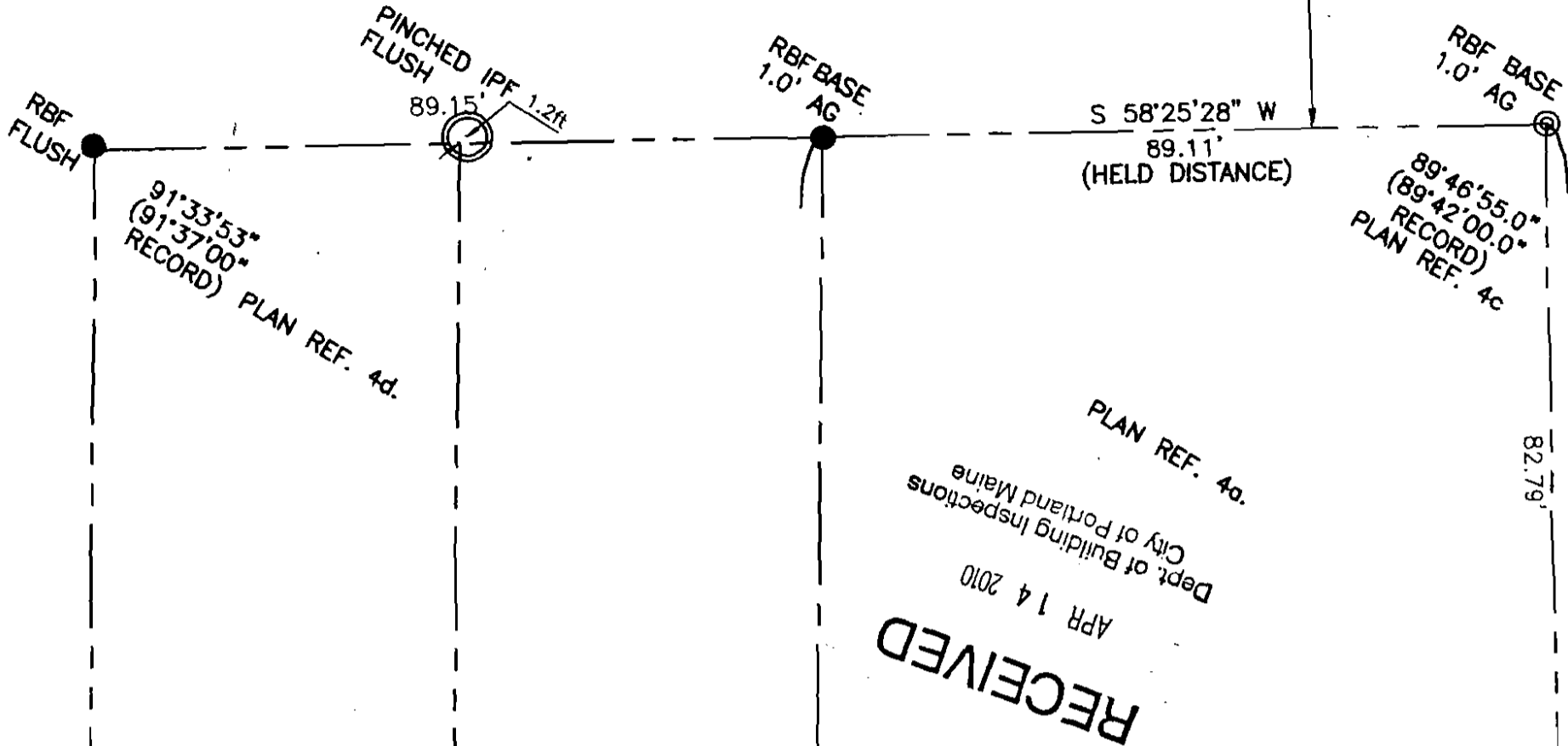
18.75 x 6.5 = 121.875
 1.5 x 10.125 = 15.1875
 4 x 4.5 = 18
 4 x 4 = 16
 175.0



89 MORNING ST. 1st FLOOR PLAN
 SCALE: 1" = 4" DESIGN: CARLOS JIMENO

CONGRESS STREET
(PAVED PUBLIC WAY)

80.0ft

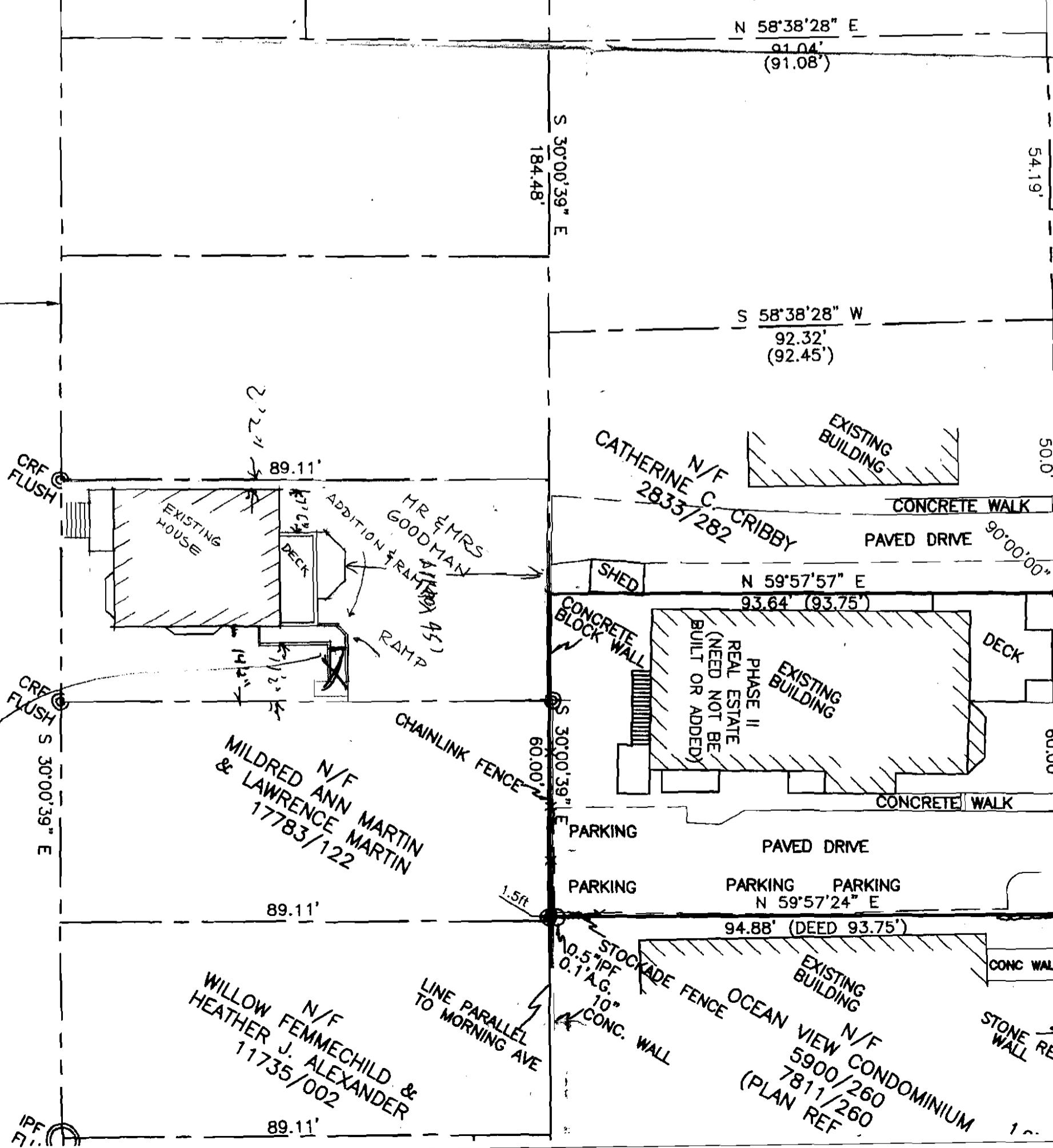


RECEIVED
APR 14 2010
Dept. of Building Inspections
City of Portland Maine

50.0ft

MORNING STREET
(PAVED PUBLIC WAY)

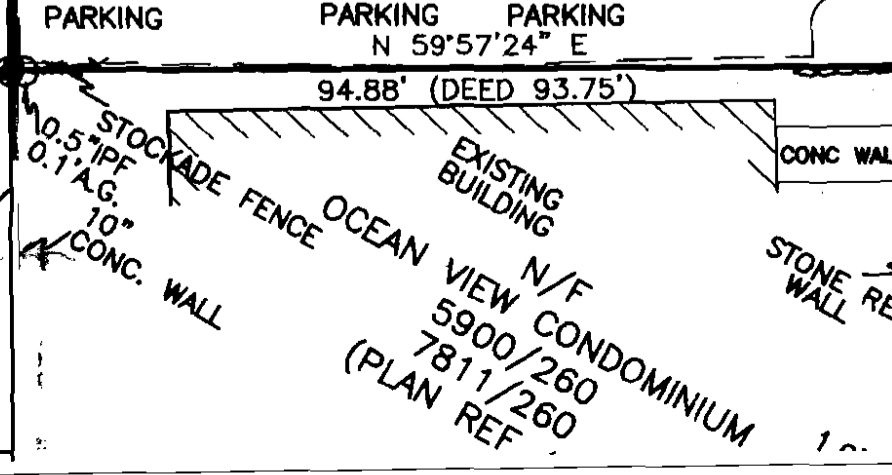
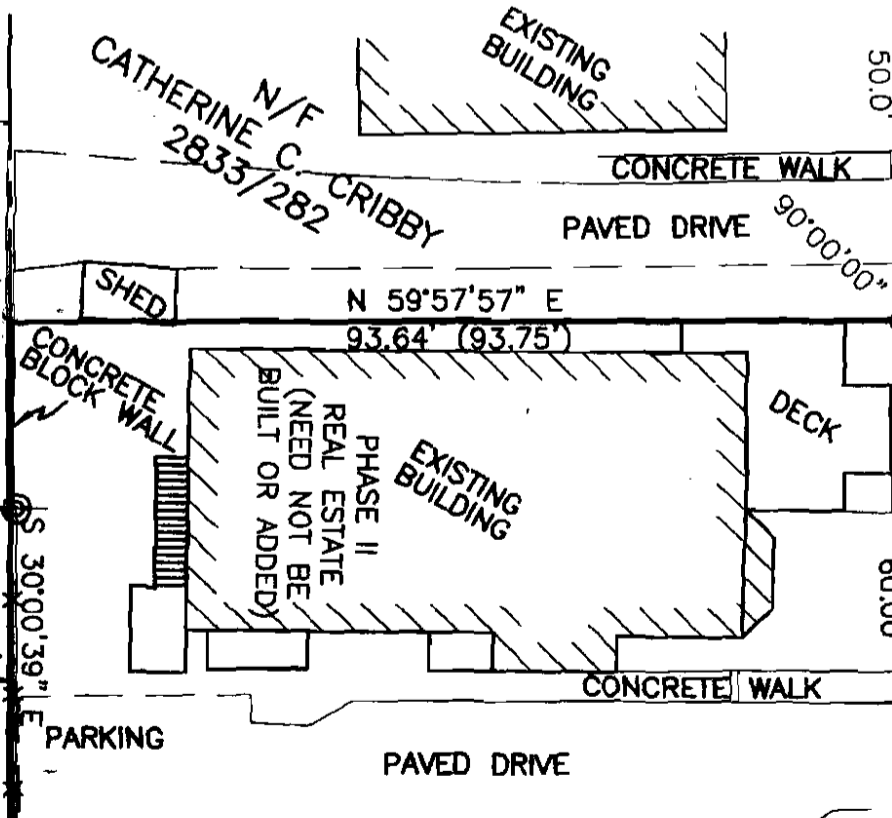
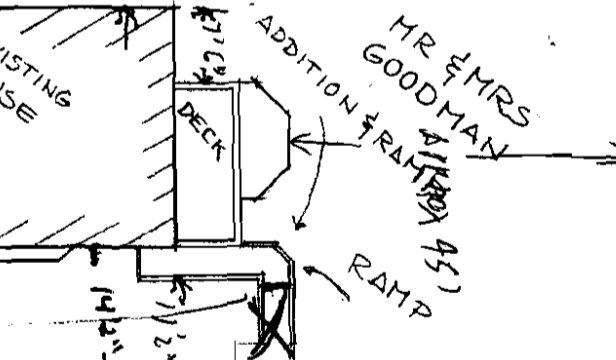
See record plat plan for footprint stamp
4/11/10



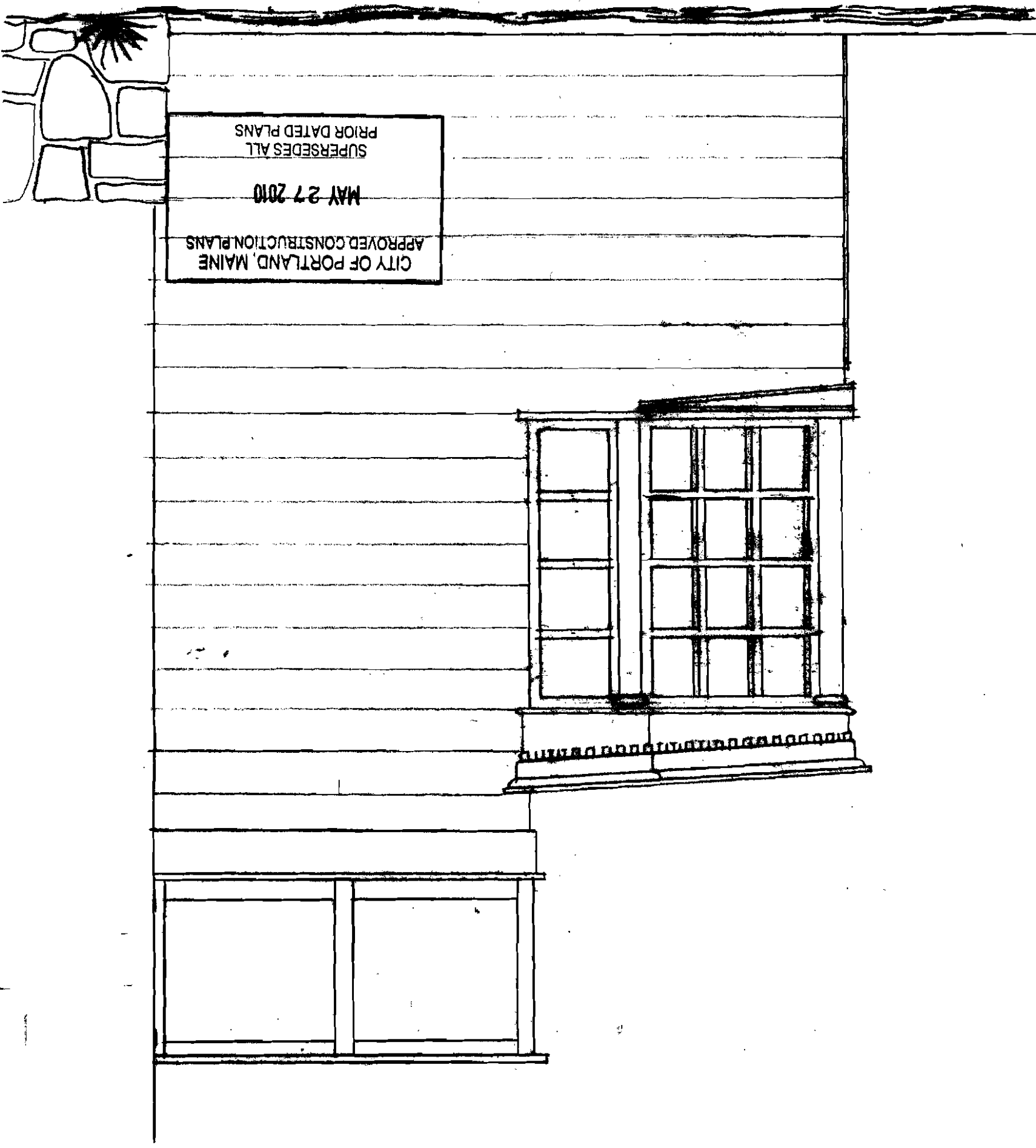
CRF FLUSH

CRF FLUSH

IPF FLUSH



89 MORNING ST NORTH ELEVATION
SCALE 1" = 2"
DESIGN: CARLOS SIMENO



CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
MAY 27 2010
SUPERSEDES ALL
PRIOR DATED PLANS

89 MORNING ST SOUTH ELEVATION
SCALE 1" = 2'
DESIGN: CARLOS TIMENO



CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
MAY 27 2010
SUPERSEDES ALL
PRIOR DATED PLANS

INSULATION R:38

3'6"

5'6"

3-2x8 HEADERS
OK-6' opening

TABLE

2x4

BENCH

1'8"

2x6

FLOOR LEVEL

STEEL DOOR (32" x 6")

CONCRETE SLAB WITH REBAR.

FOOTING

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
MAY 27 2010
SUPERSEDES ALL
PRIOR DATED PLANS

89 MORNING. St CC' SECTION

SCALE 1" = 2'

DESIGN CARLOS JIMENO

89 MORNING ST FRAMING DETAIL WALL
 SCALE 1" = 2'
 DESIGN: CARLOS TIMENO

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 MAY 27 2010
 SUPERSEDES ALL
 PRIOR DATED PLANS

1/2" REBAR

3 2X6 SILL

2X6 STUDS

INSULATION
 R:19

FRAME FOR DECK 2X10

2X10 ROOF RAFT

12' span - OK

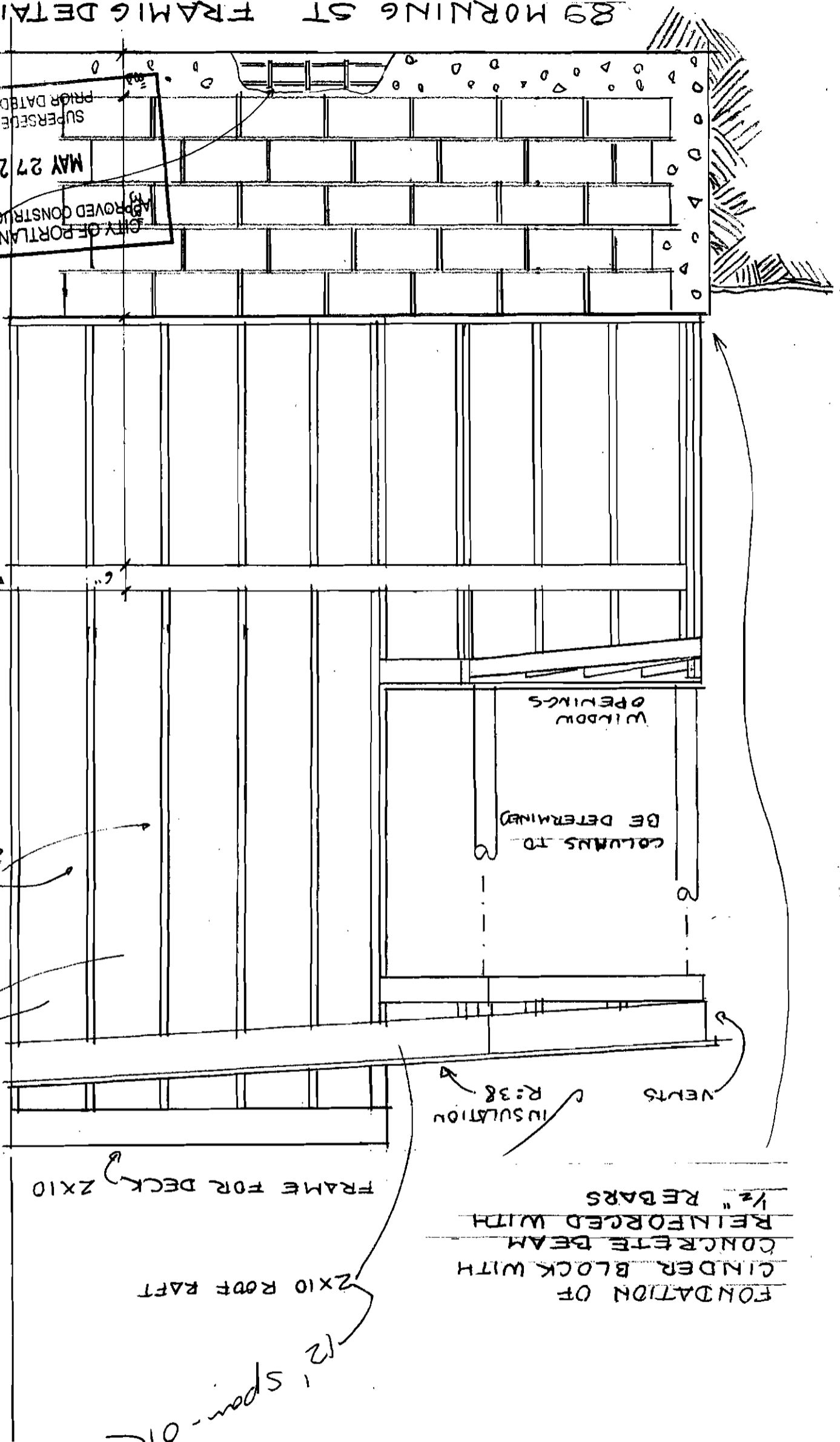
INSULATION
 R:38

FOUNDATION OF
 CINDER BLOCK WITH
 CONCRETE BEAM
 REINFORCED WITH
 1/2" REBARS

COLUMNS TO
 BE DETERMINED

WINDOW
 OPENINGS

VENTS



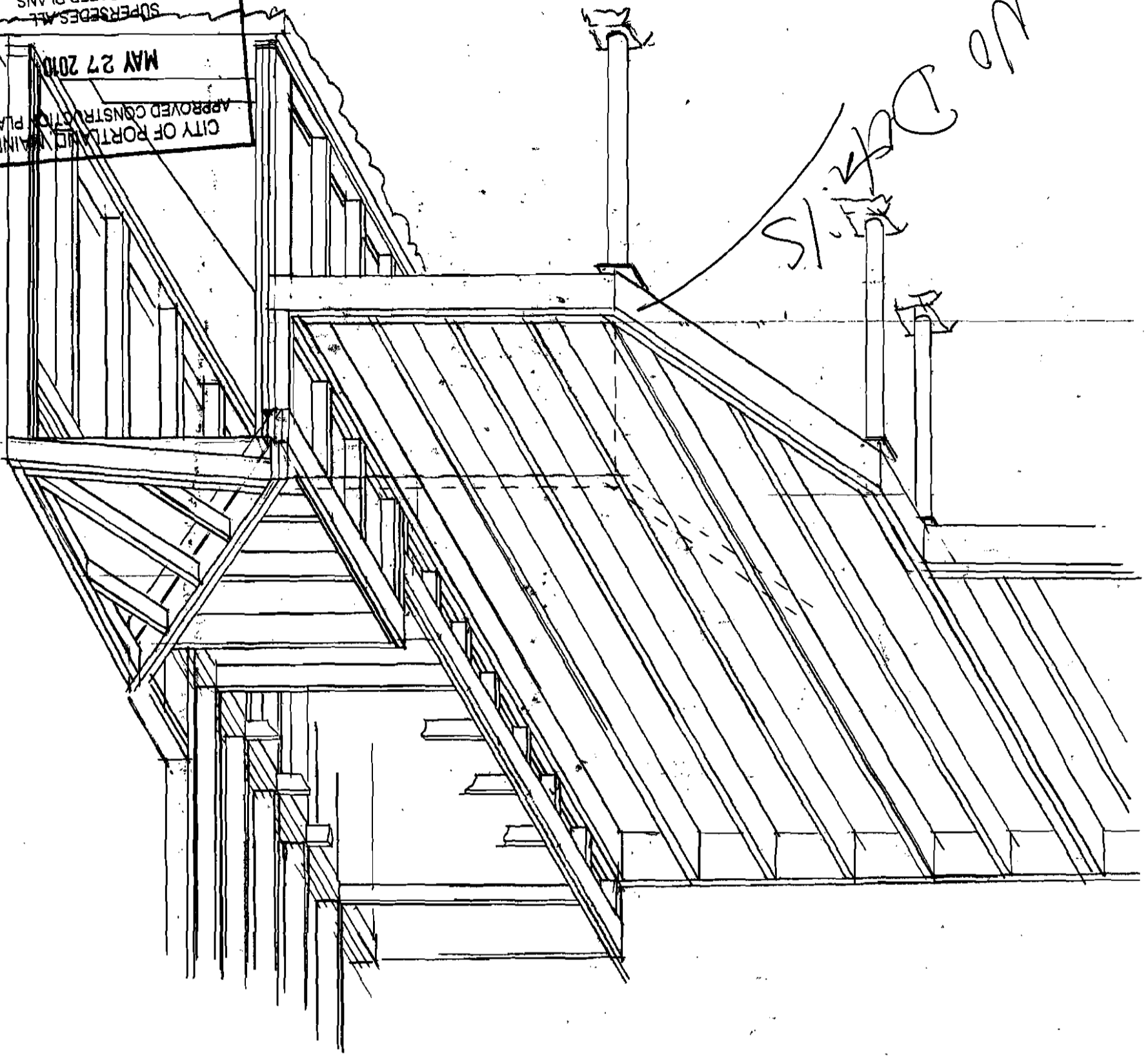
DESIGN: CARLOS JIMENO

ISO METRIC VIEW

89 MORNING ST

CITY OF PORTLAND
APPROVED CONSTRUCTION PLANS
MAY 27 2010
SUPERSEDES ALL
PRIOR DATED PLANS

NO
D
S
S



SUPERSEDES ALL
PRIOR DATED PLANS

MAY 27 2010

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

5'4"

1'8"

2'8"

FLOOR LEVEL

R-19 INSULATION

METAL
FLANGES

5'

6"

10"

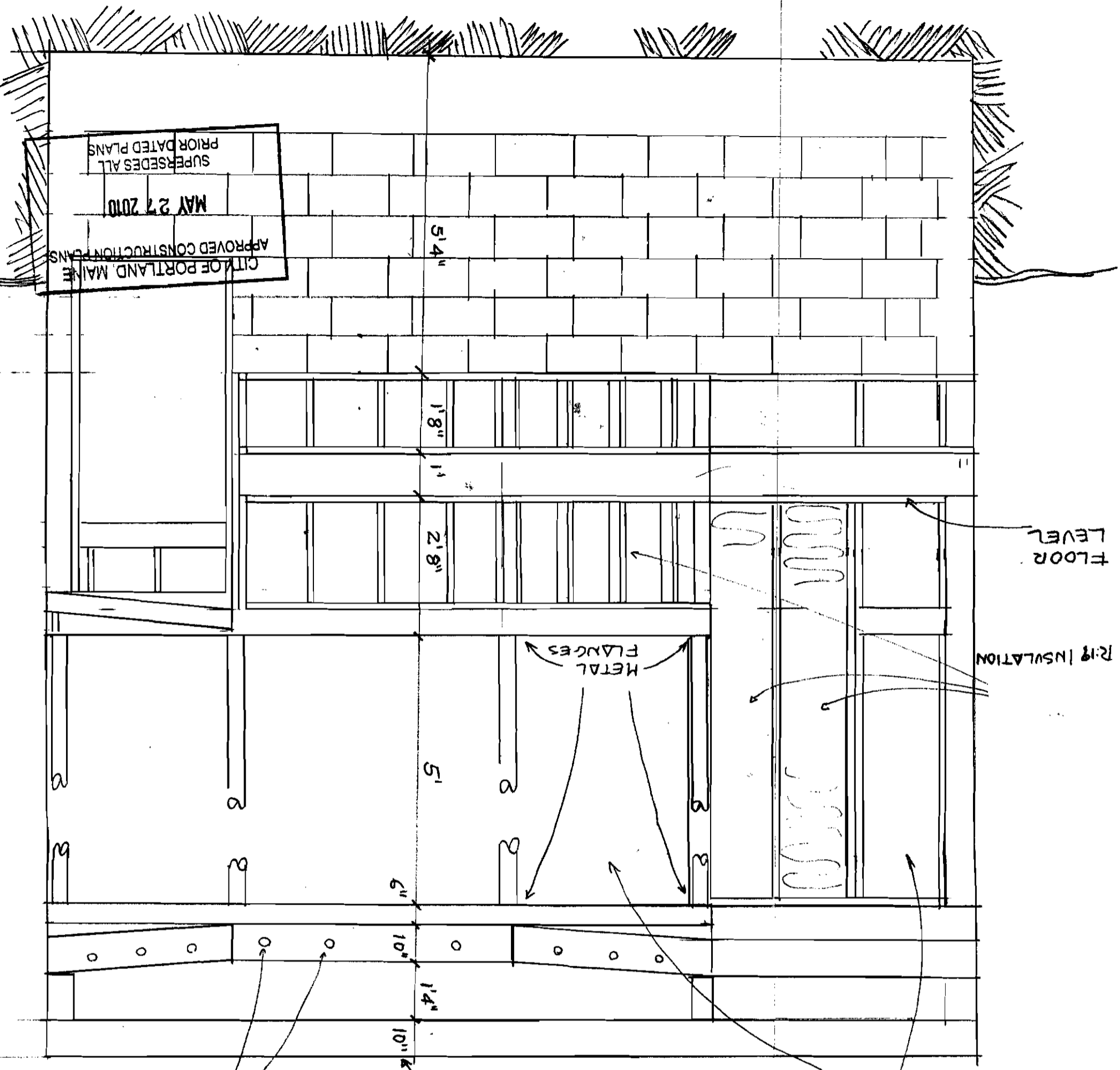
1'4"

10"

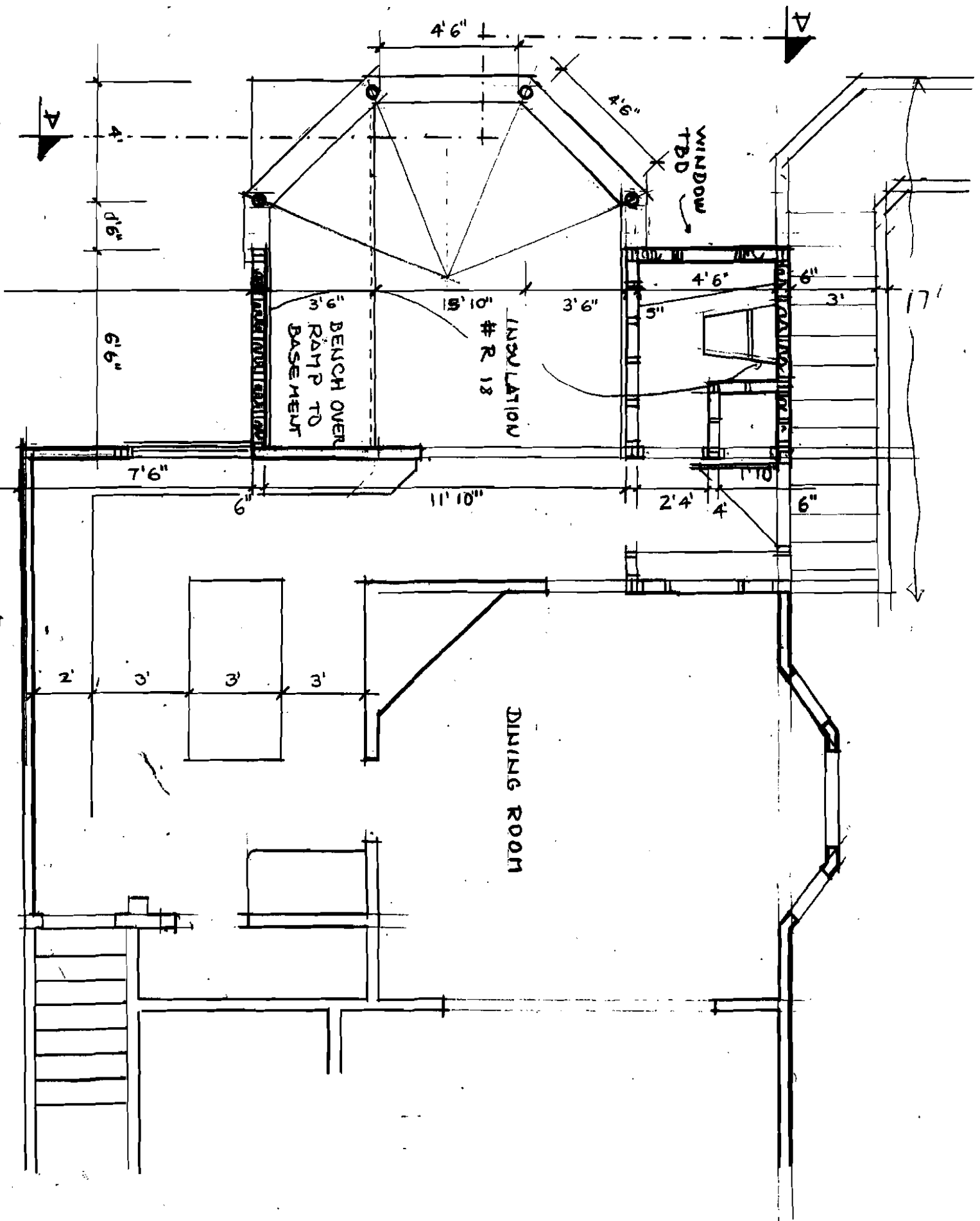
DECK LEVEL

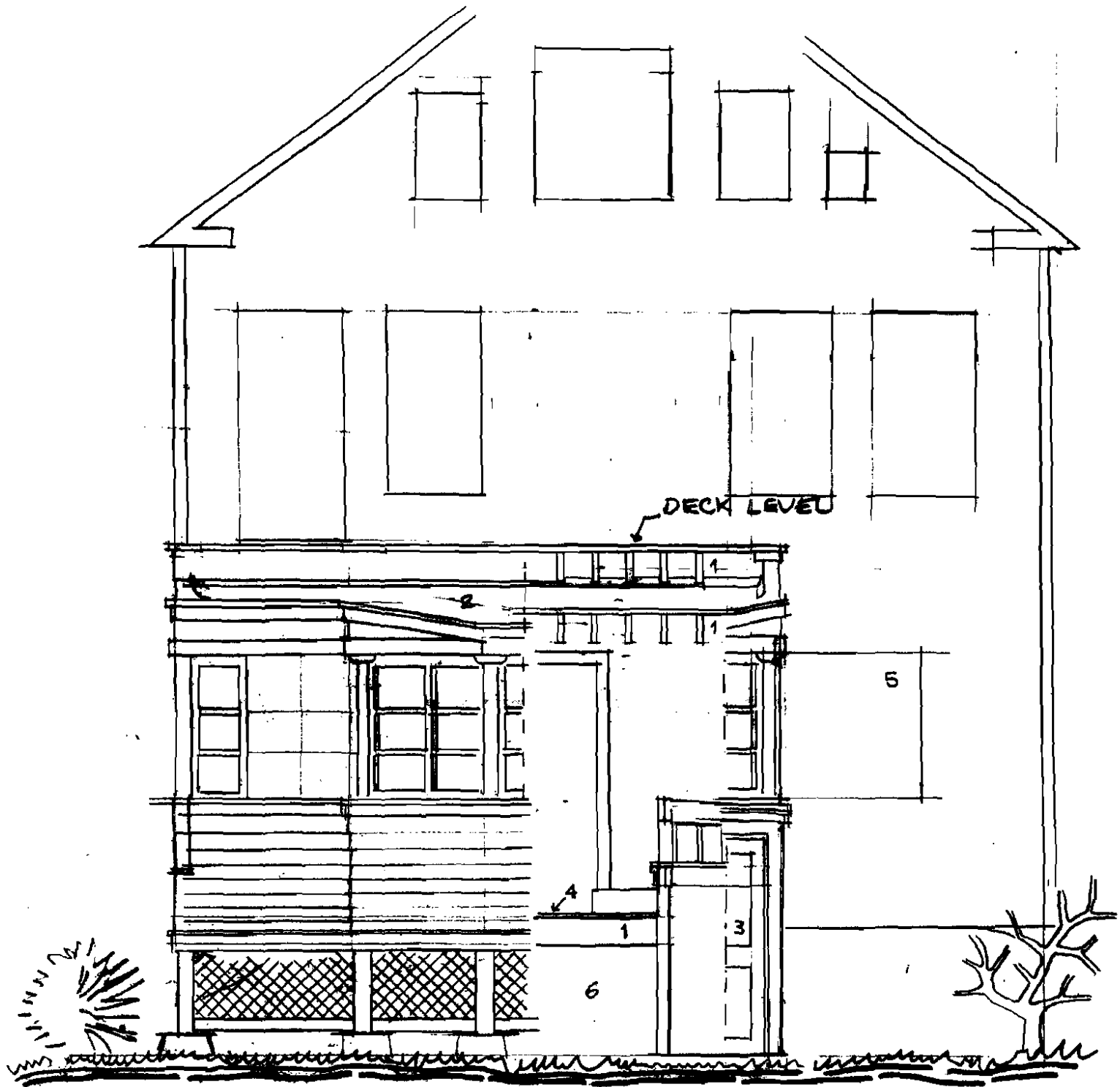
WINDOW
OPENINGS

SOFFIT VENTS



89 MORNING ST. 1ST FLOOR PLAN
SCALE: 1" = 4" DESIGN: CARLOS TIMENO

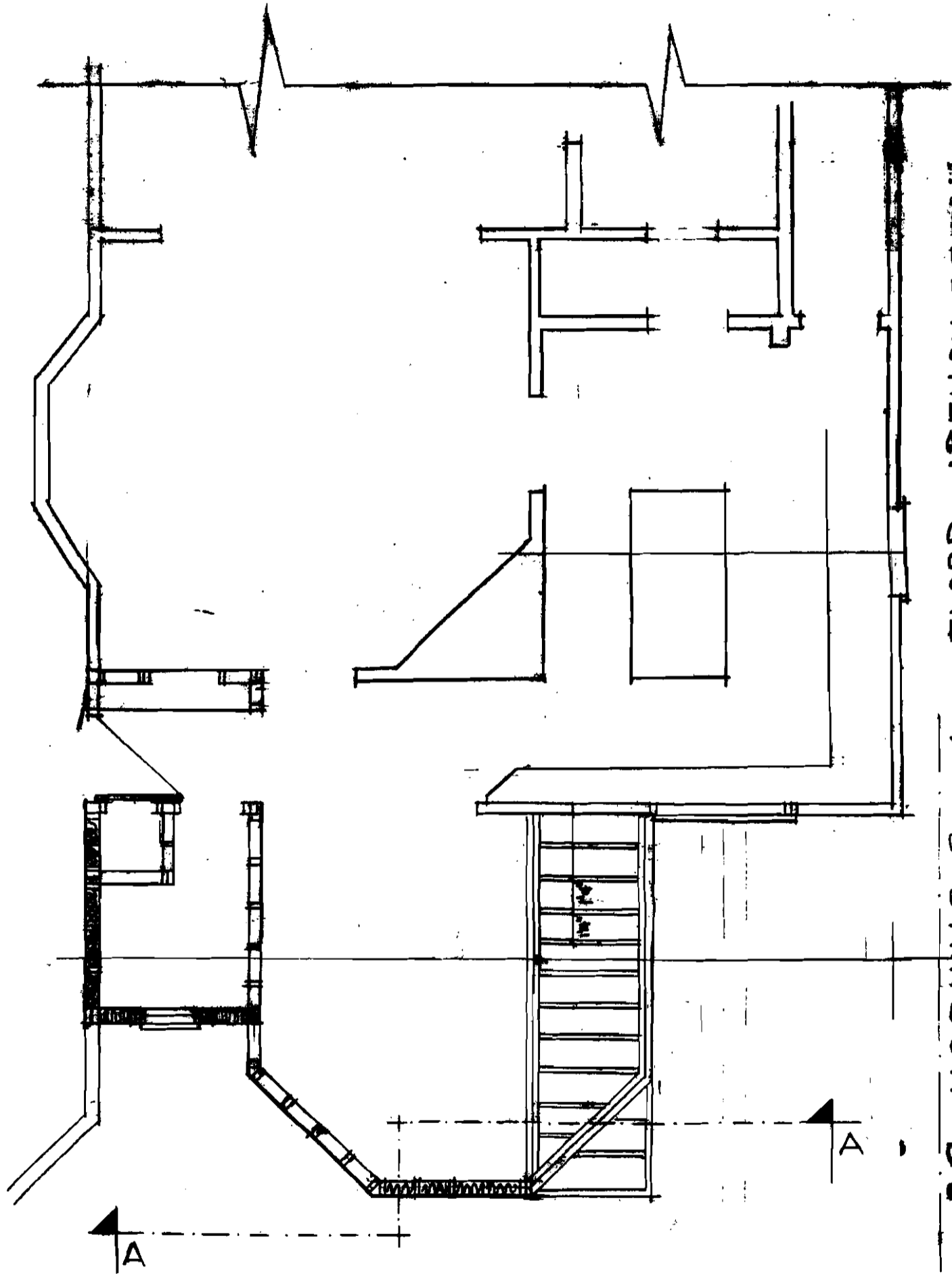




89 MORNING ST.

- 1 JOISTS 2x10 SECTION AA. SCALE: 1" = 4'
- 2 ROOF
- 3 DOOR TO BASEMENT
- 4 FINISHED FLOOR
- 5 KITCHEN WINDOW (NEW LOCATION)
- 6 CRAWL SPACE

DESIGN : CARLOS JIMENO



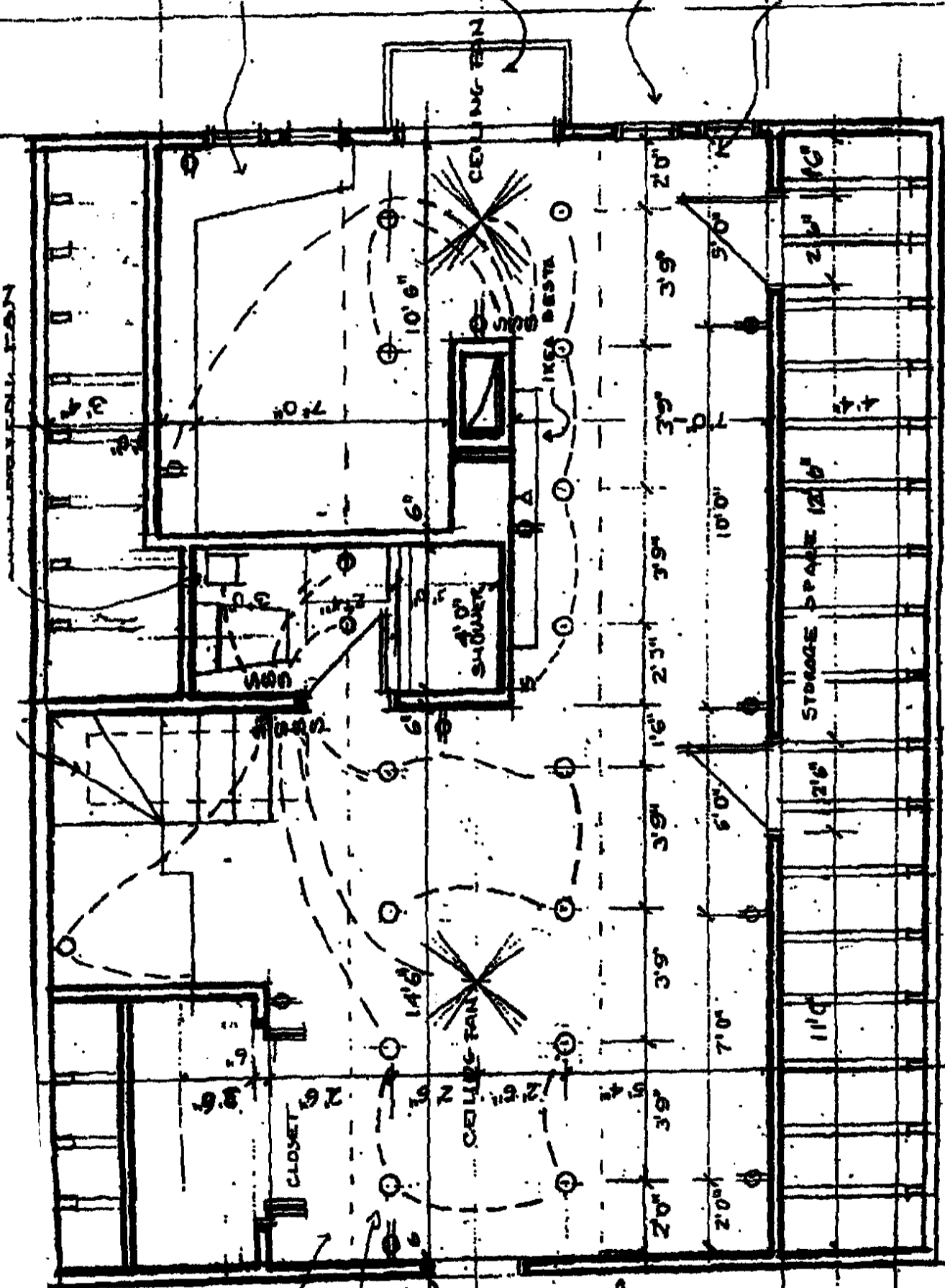
09 MORNING St 1st FLOOR BENCH DETAIL
SCALE: 1" = 4' DESIGN: CARLOS JIMENO

SHELVES AND
COUNTER TOPS
DETERMINED

BALCONY TO BE
DETERMINED

WINDOW DIMENSIONS
TO BE DETERMINED
BASED ON EXISTING
STUDS.

LOCATION OF
OUTLETS SHOULD
BE BASED ON
STUDS. HEIGHT: 1'

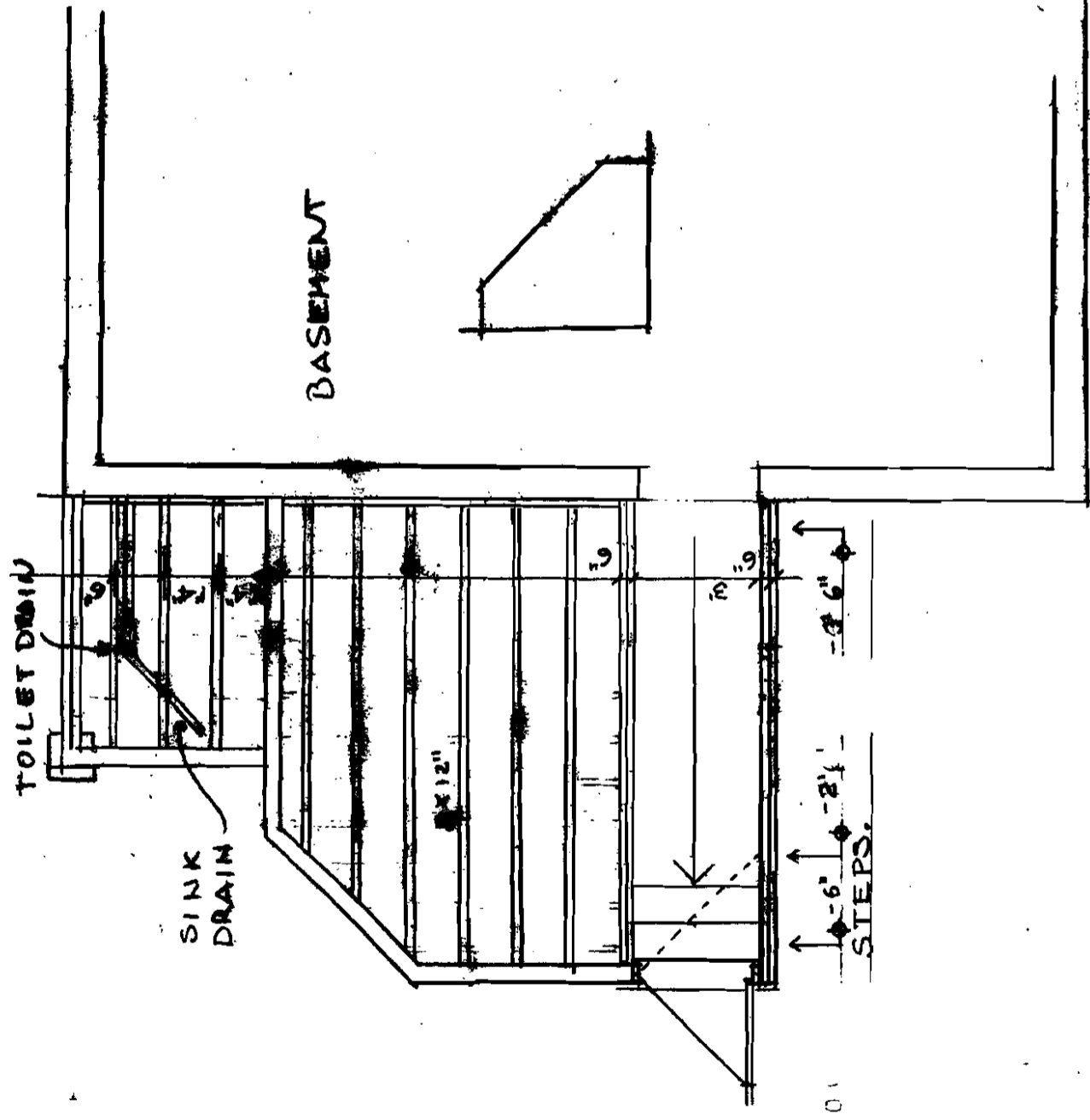


EXISTING FLOOR
TO BE REPAIRED
AND PAINTED

1/4" HOTS
DIAMETER

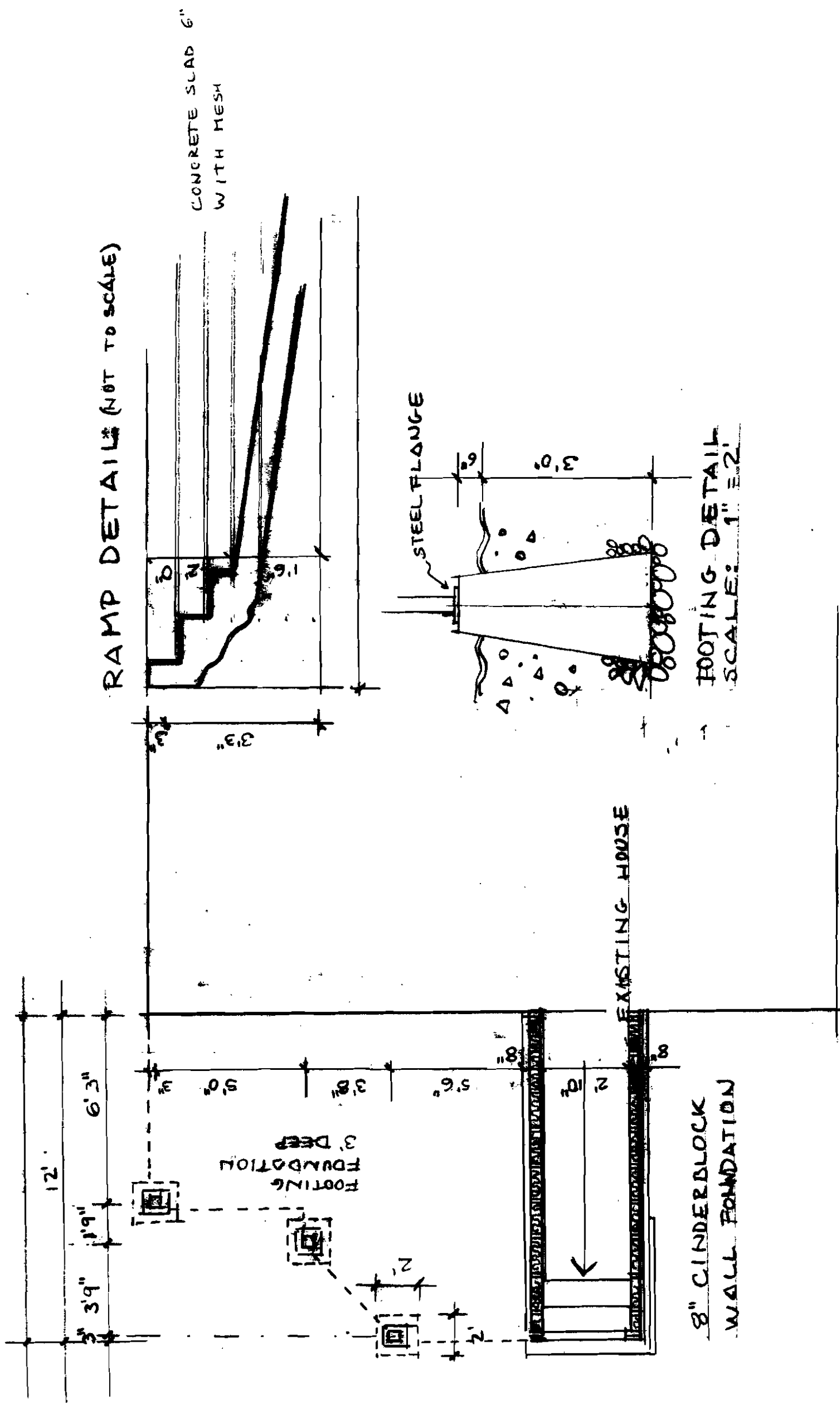
INSULATION R 3
IN WALLS &
CEILINGS

PANEL (SELEC)



89 MORNING St 1st FLOOR JOIST DETAIL

SCALE 1" = 4' DESIGN CARLOS FINEO



RAMP DETAILS (NOT TO SCALE)

CONCRETE SLAB 6"
WITH MESH

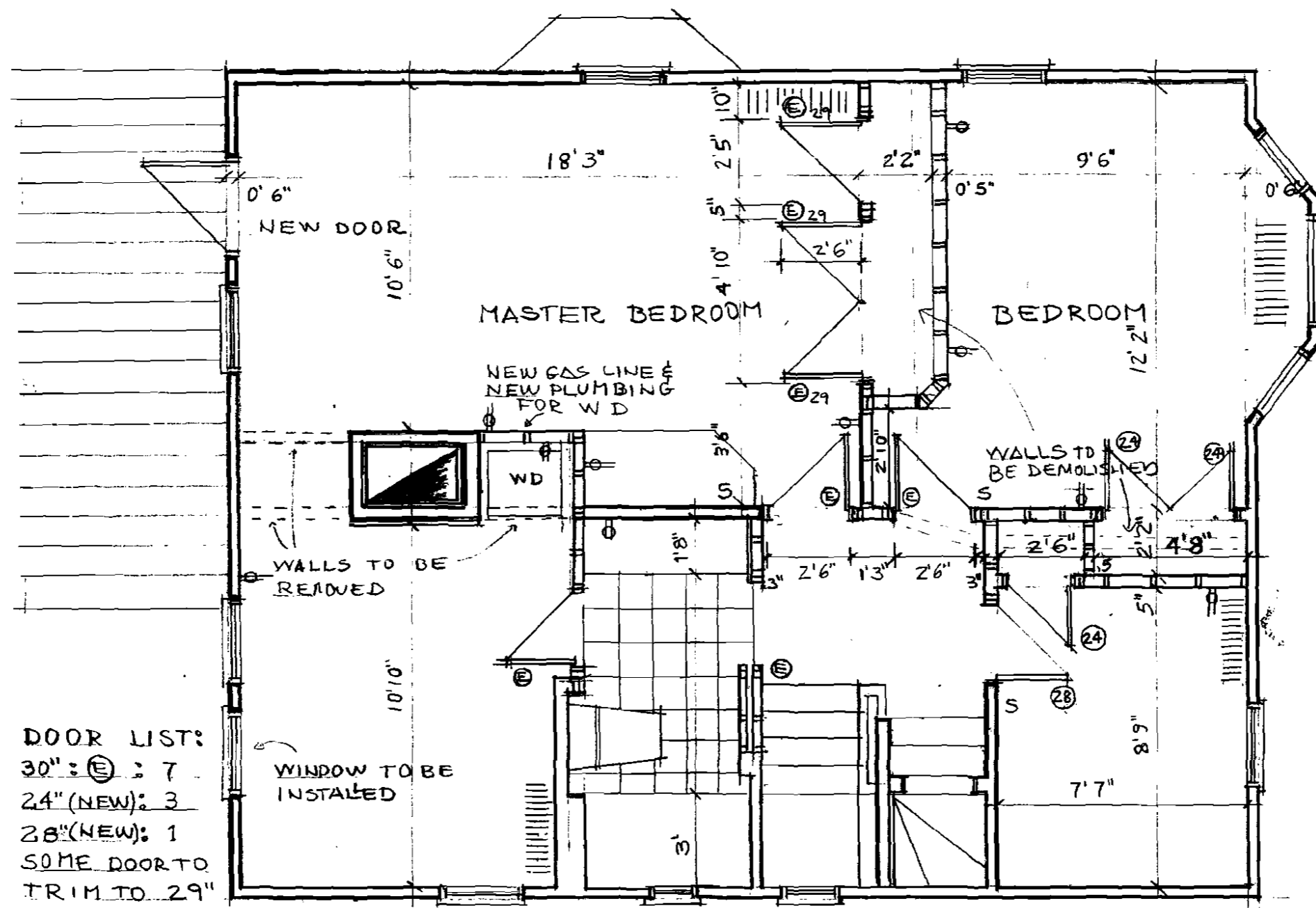
STEEL FLANGE

FOOTING DETAIL
SCALE: 1" = 2'

EXISTING HOUSE

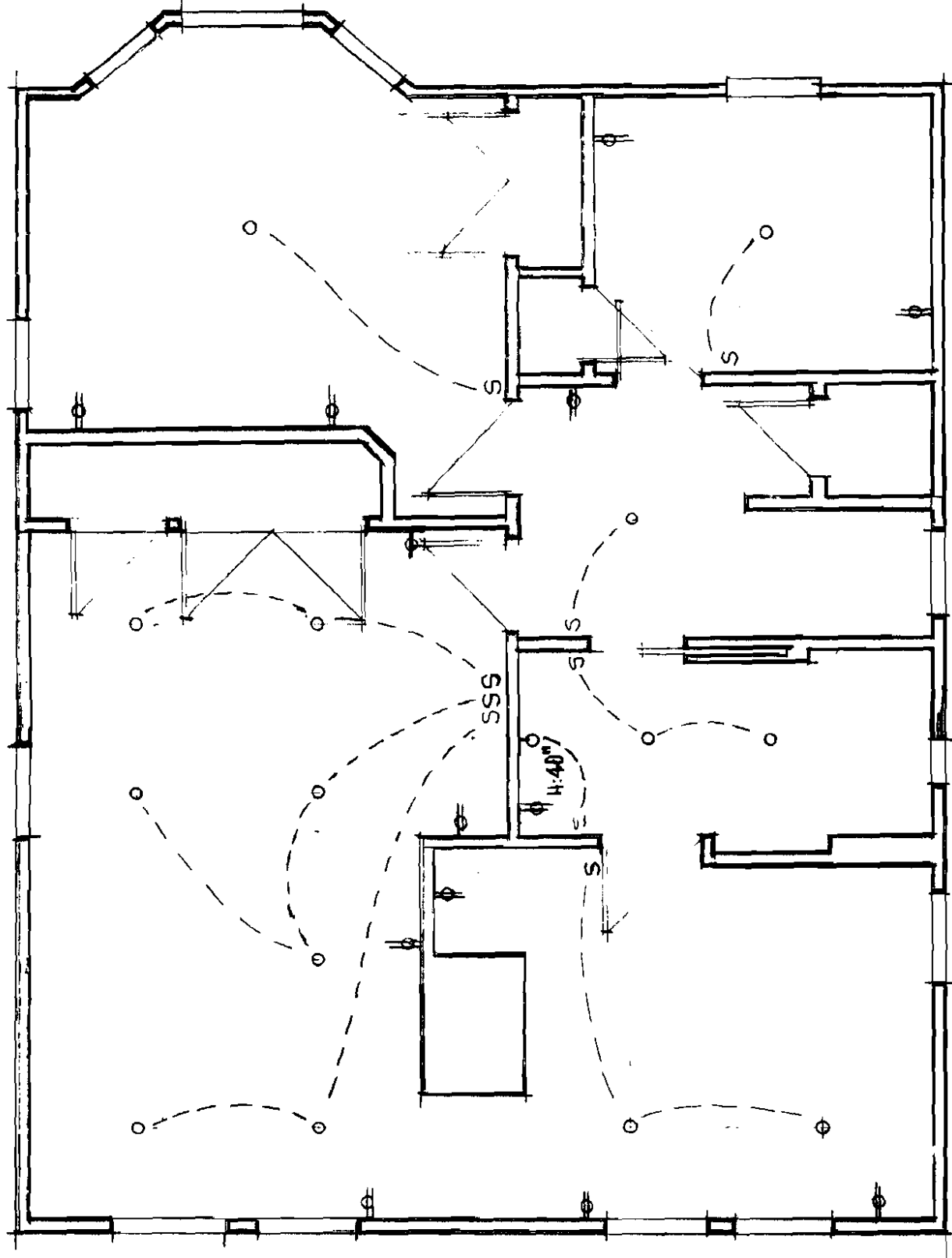
8" CINDERBLOCK
WALL FOUNDATION

89 MORNING ST FOUNDATION DETAIL
SCALE 1" = 4' DESIGN: CARLOS JIMENO



DOOR LIST:
 30": (E) : 7
 24" (NEW): 3
 28" (NEW): 1
 SOME DOORS TO
 TRIM TO 29"

89 MORNING ST 2nd FLOOR (E) DENOTES EXISTING DOORS
 SCALE 1" = 4' DESIGN: CARLOS TIMENO



89 MORNING ST 2nd FLOOR DESIGN C. JIMENO
SCALE 1" = 4' ELECTRICAL, SHOWING NEW OUTLETS ONLY