

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MAS ALEXANDRE H & ANTONIA NAYLOR
JTS/Landmarx Construction

Located at

28 OBRION ST

PERMIT ID: 2013-00462 **ISSUE DATE:** 04/26/2013 **CBL:** 003 O002001

has permission to **Raise 19' section of third floor roof with 19' dormer on the right side to add one bedroom to 3rd floor**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

A handwritten signature in black ink, appearing to be 'A. Naylor', written over a horizontal line.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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 Inspections 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.**

REQUIRED INSPECTIONS:

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00462	Date Applied For: 03/08/2013	CBL: 003 0002001
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Location of Construction: 28 OBRION ST	Owner Name: MAS ALEXANDRE H & ANTONI	Owner Address: 28 O'BRION ST # 2	Phone:
Business Name:	Contractor Name: Landmarx Construction	Contractor Address: 22 Madison St #3 Portland	Phone (207) 252-2103
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: Duplex	Proposed Project Description: Raise 19' section of third floor roof with 19' dormer on the right side to add one bedroom to 3rd floor
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 04/09/2013

Note: Paper permit but uploaded to E-Plan **Ok to Issue:**

Using section 14-436(b). 1st floor footprint is 1325 sf. Raising roof & adding dormers is adding 155 sf of floor area in 3rd floor. 155/125 is 11.7% increase in floor area. 80% allowed.

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Tammy Munson **Approval Date:** 04/17/2013

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
- 3) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 04/25/2013

Note: **Ok to Issue:**

- 1) All construction shall comply with City Code Chapter 10.
A sprinkler system is recommended but not required based on the following:
Plans indicate the addition will not exceed 50% of the total completed structure.
- 2) All construction shall comply with City Code Chapter 10.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00462	Issue Date:	CBL: 003 0002001
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Location of Construction: 28 OBRION ST	Owner Name: MAS ALEXANDRE H & ANTONIA NAYLOR JTS	Owner Address: 28 O'BRIEN ST # 2 PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Landmarx Construction	Contractor Address: 22 Madison St #3 Portland ME 04101	Phone (207) 252-2103
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R6
Past Use: Duplex	Proposed Use: Duplex	Permit Fee: \$220.00	Cost of Work: \$20,000.00
Proposed Project Description: Raise 19' section of third floor roof with 19' dormer on the right side to add one bedroom to 3rd floor		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>TRC 09</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: tmm	Date Applied For: 03/08/2013	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <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"/> <i>Ok w/ conditions</i> Date: <i>4/9/13</i> <i>HEU</i>	Zoning Appeal <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: _____	Historic Preservation <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>HEU</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



General Building Permit Application

2013-00462

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: 28 O'Brien St. Portland Me. 04101		
Total Square Footage of Proposed Structure/Area 160	Square Footage of Lot 3,200.	Number of Stories 3
Tax Assessor's Chart, Block & Lot Chart# 003 Block# 0002 Lot# 1	Applicant: (must be owner, lessee or buyer) Name Patrick Landels Address 22 Madison St. #3 City, State & Zip Portland 04101	Telephone: 207-252-2103
Lessee/DBA	Owner: (if different from applicant) Name Alexandre H. Mes Address 28 O'Brien St. City, State & Zip Portland Me. 04101	Cost of Work: \$20,000.00 C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$
Current legal use (i.e. single family) Multi-Family Number of Residential Units 2 If vacant, what was the previous use? Multi-Family Proposed Specific use: Multi-family Is property part of a subdivision? NO If yes, please name Project description: we propose build a duplex with windows and create 1 Bedroom inside.		
Contractor's name: LandMax Construction LLC		Email: LandMax11@yahoocanada.com
Address: 22 Madison St. #3 Portland Me.		Telephone: 207-252-2103
City, State & Zip: Portland Me. 04101		Telephone: 207-252-2103
Who should we contact when the permit is ready: Patrick Landels		Telephone: 207-252-2103
Mailing address: Same		

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.

and 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: Date: 03-08-13

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