

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080719

This is to certify that CHABERT SANDRINE G. & MASON D. WENTWORTH JT.

has permission to Interior renovations, new addition, removal of a portion of old addition, foundation work

AT 42 HAMMOND ST

012 B001001

PERMIT ISSUED

JUL 2 2008

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regarding 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 when permission is procured before this building or part thereof is occupied or services are provided. 4 HOUR NOTIFICATION 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

Thomas H. MacCallister 7/2/08
 Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- 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.

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.

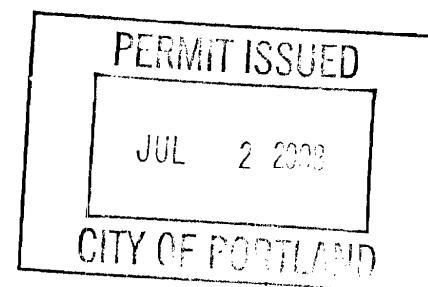
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

x Schabert
Signature of Applicant/Designee

Date

Thomas W. Manley
Signature of Inspections Official

7/2/08
Date



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0719	Issue Date:	CBL: 012 B001001
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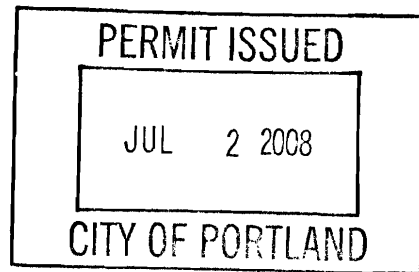
Location of Construction: 42 HAMMOND ST	Owner Name: CHABERT SANDRINE G & JASO	Owner Address: 42 HAMMOND ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home -Interior renovations, new addition, remove a portion of old addition, foundation work (8x20) rebuild	Permit Fee: \$1,620.00	Cost of Work: \$160,000.00	CEO District: 1
Proposed Project Description: Interior renovations, new addition, remove a portion of old addition, foundation work (8x20) rebuild it		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Signature:	Signature: <i>[Signature]</i> 7/2/08
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: Idobson	Date Applied For: 06/19/2008	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"/> Date: 6/26/08 <i>[Signature]</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>[Signature]</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



Permitting By Appointment

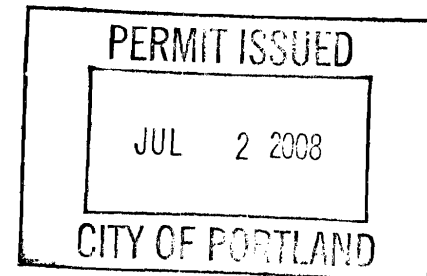
As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.

Eligible Projects

Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers (two family addition must be less than 500⁺ s.f.)
- Rebuild of any exterior structure listed above



Inspections are still required per City Code of Ordinance.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant:

Date:

6/19/08

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



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>42 HAMMOND STREET</u>		
Total Square Footage of Proposed Structure/Area <u>1,872</u>		Square Footage of Lot <u>7,616</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>012 - B - 001</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Jason Wentworth +</u> Address <u>41 Pitt St. Sandrine Chabert</u> City, State & Zip <u>Portland, Me. 04103</u>	Telephone: <u>775-1050</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>160,000</u> C of O Fee: \$ <u>1620</u> Total Fee: \$ <u>1620</u>
Current legal use (i.e. single family) <u>Single family home (vacant)</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>single family home</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>The project is a complete renovation of the existing structure, including removal of an addition to create a new addition (See Narrative)</u>		
Contractor's name: <u>Self</u> Address: _____ City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: <u>Jason Wentworth</u> Telephone: <u>775-1656</u> Mailing address: <u>41 Pitt Street Portland, Me. 04103</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.

Signature: J. Wentworth

Date: 6/15/08

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0719	Date Applied For: 06/19/2008	CBL: 012 B001001
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Location of Construction: 42 HAMMOND ST	Owner Name: CHABERT SANDRINE G & JASO	Owner Address: 42 HAMMOND ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home -Interior renovations, foundation work, remove existing one story addition in rear, rebuild it & add one story addition to left side.	Proposed Project Description: Interior renovations, foundation work, remove existing one story addition in rear, rebuild it & add one story addition to left side.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/26/2008
Note: Averaged front yards on either side including steps. Addition meets front setback.			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) 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: Pending	Reviewer: Tom Markley	Approval Date: 07/02/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.			
2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:
6/23/2008-ldobson: Gave to Tom he felt there may be zoning issue. Sent to zoning on 6/23/2008
6/25/2008-amachado: Left voicemail for Jason. Need full size plot plan that is scalable. Concern about the front setback. Size of the addition?
6/26/2008-amachado: Jason brought in full size plot plan.

Remodeling Project Description
42 Hammond Street
Jason Wentworth & Sandrine Chabert

This renovation project involves completely gutting the existing building, keeping the exterior walls and roof structure on the main part of the building and rebuilding the single story addition that was put on the West side of the house, wrapping this around to the South side, continued as a single story addition. All new windows and doors, siding and roofing, floor framing, insulation, interior finish, electrical and plumbing will be part of the project.

Existing Conditions: The foundation is flagstone up to the original grade line and then two layers of brick with an air space between to the sill line. All of this is in quite good condition and will remain on three sides. The sills are 8" x 8" beams, in good condition and will remain on three sides. The walls are balloon framed with rough sawn 2" x 4" material. Where appropriate this will remain, with the addition of fire stops between floors and studs in window and door framing to assure proper strength. The floor system for both the first and second floor is inadequate and will be entirely replaced. The roof is framed with 2" x 6" rafters spaced somewhat randomly and will be added onto to assure proper strength. The single story addition on the West side will be completely removed, including the foundation that was improperly constructed. The front entry stairs will be removed (permit already issued) and a new entry built on the South East corner. All the plumbing and wiring was substandard and will be removed, including the drop from the pole. The siding and roofing will all be replaced. The existing brick chimney will be removed.

Proposed Changes:

Foundation—The new area of full basement will be done with Insulated Concrete Form tied into the part of the existing foundation that we plan to keep. The foundation wall under the main 20' x 23' section of the house that faces the addition area (West) will be removed and the load will be carried by the new floor system. The remainder of the addition, beyond the area of full basement will be supported by concrete piers on footings. A new concrete slab with radiant heat will be poured for the basement floor, on top of a radon/vapor barrier and 2" of rigid foam insulation. The existing foundation that is kept will be insulated from the interior with spray foam and hidden with a 2" x 4" wall. The existing window openings will be filled with brick as they will not be used. The exterior of the ICF will be waterproofed below grade and covered with cement stucco on the exterior. Drainage pipe with fiber covering will be run on the exterior of the new foundation and landscaping will assure sloping grades away from the building on the South and West sides.

Basement Stairwell—The stairwell that provides access to the basement will consist of a 7" concrete stem wall on footings on three sides, tied into the ICF wall. The floor will be concrete 1' below the door threshold level with a drain that runs towards the West to

exit the grade on the slope that descends to Anderson Street. 2" of rigid foam insulation will be used below the floor slab and extending out 2' on each side to prevent frost from getting under the cement.

Walls—All the walls will be constructed with standard 2" x 4" framing at 16" OC to be load bearing. The walls of the addition will be sheathed with Advantech sheathing. To create an insulation cavity of 10.5", a second interior, non-load bearing wall will be built using 2" x 4" framing at 24" OC. This interior wall will be strapped and finished with ½" plasterboard and plaster. The walls will all be insulated with cellulous with an R value of +/- 40.

Roof—The roof on the addition section of the house will all be framed with 2" x 8" at 16" OC and insulated with a spray foam insulation to achieve R60 in most areas of the slope. The roof on the main section of the house will have 2" x 10" rafters added to create proper support for what is now an under framed roof. The spacing for the added rafters will be as close to 16" OC as possible, given that there are already rafters spaced randomly from 16" to 28" apart. The collar ties will be replaced with 2" x 8" spruce with a gusset at the joints to strengthen the roof structure. Another plywood gusset will be added at the peak to compensate for the lack of a ridge pole. The slope of the roof will be insulated with a spray foam insulation to achieve R40 and the flat part of the ceiling, above the collar ties will be insulated with cellulous to achieve an R60. The roof of the addition will be sheathed with Advantech sheathing while the roof on the main part of the house will be skip-sheathed with 1" x 4" hemlock on top of the existing sheathing. The roofing will be standing seam metal.

Floors—The existing first and second floor will be entirely removed and replaced with proper load bearing paralams and 2" x 10" spruce floor joists. Support beams will be 4" x 12" paralam and will run from West to East and the floor joists will be 16" OC running from South to North. The floor will be sheathed with Advantech sheathing.

Stairs—The stairs from the first to second floor will have a tread depth of 11" (except on platforms) and a rise of 7.06". The stairs from the basement to the first floor will have a tread depth of 11" and a rise of 7.5" All exterior stairs will have a tread depth of 11" and a rise of 6.5" to 7.5" depending on final grade height.

Solar system—There will be two parts to the solar energy system for the house: a solar hot water system consisting of two Apricus-32 evacuated tube collectors mounted directly on the slope of the metal roof. A 2 kWh solar electric system with 18 modules mounted directly on the slope of the metal roof. Both systems come with pre-manufactured mounting racks that attach with seam clamps to the ridges of the roof. The combination of the metal roof and solar panels will weigh less than high quality asphalt shingles and shed snow better so Winter-time loading will be reduced from current conditions.

Remodeling Project Description
42 Hammond Street
Jason Wentworth & Sandrine Chabert

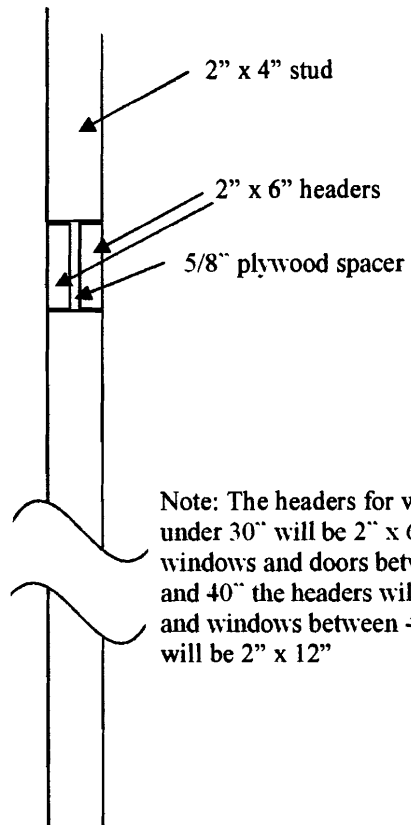
Window & Door Schedule

Please note—all windows from A through H are Marvin Integrity Brand, fiberglass framed, double glazing, low E argon filled with an R-value of 3.45 and a U-value of .29

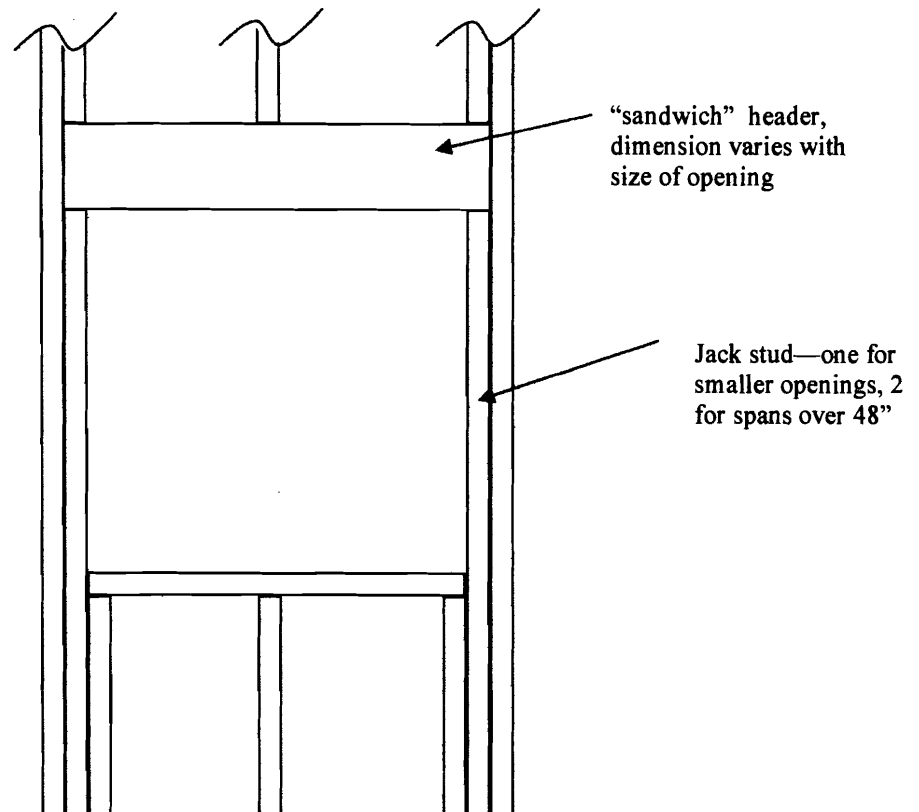
A	2 -- ICA2939 IAWN2919	H 39 1/8" x W 28" H 19 1/8" x W 28"	Casement Awning
B	4 -- ICA2947	H 45 1/8" x W 28"	Casement (meets egress requirements)
C	1 -- IAWN2927	H 27 1/8" x W 28"	Stationary unit
D	3 -- ICA2547 3W	H 45 1/8" x W 72"	Casement (2 operational 1 fixed)
E	2 -- ICA2547 3W IAWN2519 3W	H 45 1/8" x W 72" H 19 1/8" x W 72"	Casement (2 operational 1 fixed) Awning (2 operational 1 fixed)
F	3 -- IAWN3327 2W	H 27 1/8" x W 64"	Awning (2 operational)
G	1 -- IAWN2523 3W	H 23 1/8" x W 72"	Awning (2 operational 1 fixed)
H	3 -- ICA1735	H 35 1/8" x W 16"	Stationary unit
I	1 -- Velux skylight model VS 101	H 27 3/8" x W 21 1/2"	
J	1 -- Velux skylight model VS 101	H 46 1/4" x W 15 1/4"	
K	1 -- Custom solid oak entry door with sidelight	H 6' 8" x W 3' 0"	
L	1 -- Marvin fiberglass frame entry door (full light)	H 6' 8" x W 3' 0"	
M	1 -- Marvin fiberglass frame entry door (1/2 light tempered glass)	H 6' 8" x W 3' 0"	

Remodeling Project Description
42 Hammond Street
Jason Wentworth & Sandrine Chabert
Typical Wall Framing Details

Typical Window
Header
side section



Typical Window
Framing



From: samachado@portlandmaine.gov
Date: 6/26/2008 12:13:48 PM
Subject: 42 Hammond Street

Hi Ann,
I went by and measured the entry steps for my neighbor to the right when facing the house. His steps are 58 inches wide and come out from the house 103 inches.

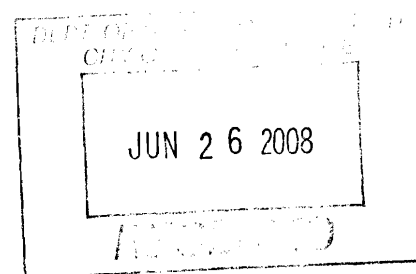
Thanks,
Jason Wenworth

42 Hammond St

JUN 26 2008

Street is 50 feet per said street notes.

12. The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0013B, index dated December 8, 1998. The parcel scales in Zone C.
13. Per City of Portland Records 8-183, Hammond Street was accepted September 23, 1852 as fifty feet wide.
14. Overhead utility lines serving the southerly abutter appear to encroach on Locus Parcel.
15. Abutter's shed and paved drive appear to encroach on Locus Parcel.
16. Locus Parcel's front steps appear to encroach on Hammond Street right of way.
17. Municipal concrete sidewalk appears to encroach on Locus Parcel.



*Plan Depicting The Results Of A Boundary Survey
Made For
Sandrine G. Chabert & Jason D. Wentworth
Northwesterly Sideline Of Hammond Street
PORTLAND, MAINE*

PREPARED BY:

James D. Nadeau, LLC
Professional Land Surveyors

918 BRIGHTON AVENUE
PORTLAND, ME 04102

PH. (207) 878-7870
FAX (207) 878-7871

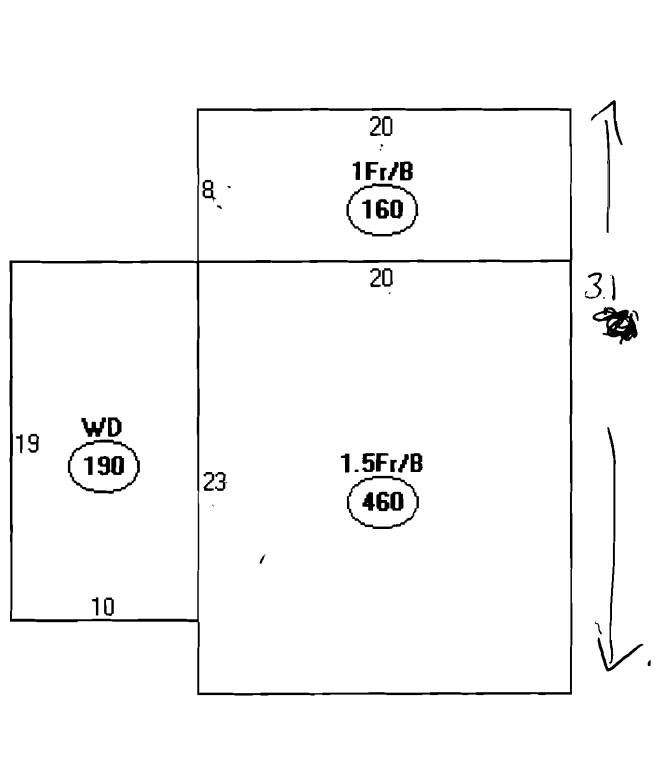
<u>RECORD OWNER:</u> Sandrine G. Chabert & Jason D. Wentworth 41 Pitt Street Portland, Maine 04103	<u>DRAWN BY:</u> TPB/SBH	<u>PLAN DATE:</u> 04/11/2008
	<u>CHECKED BY:</u> JDN	<u>SURVEY DATE:</u> Mar. 2008
	<u>INSTR.</u> Topcon GPT-3003W	<u>SCALE:</u> 1" = 10'
<u>FIELD BOOK:</u> FB 373 & Topcon Ranger	<u>JOB No:</u> 2081018B	<u>SHEET No:</u> 1 Of 1



48 Hammond.

steps 8'7" x 4'10"

not count bottom step - front yard 8' ≈



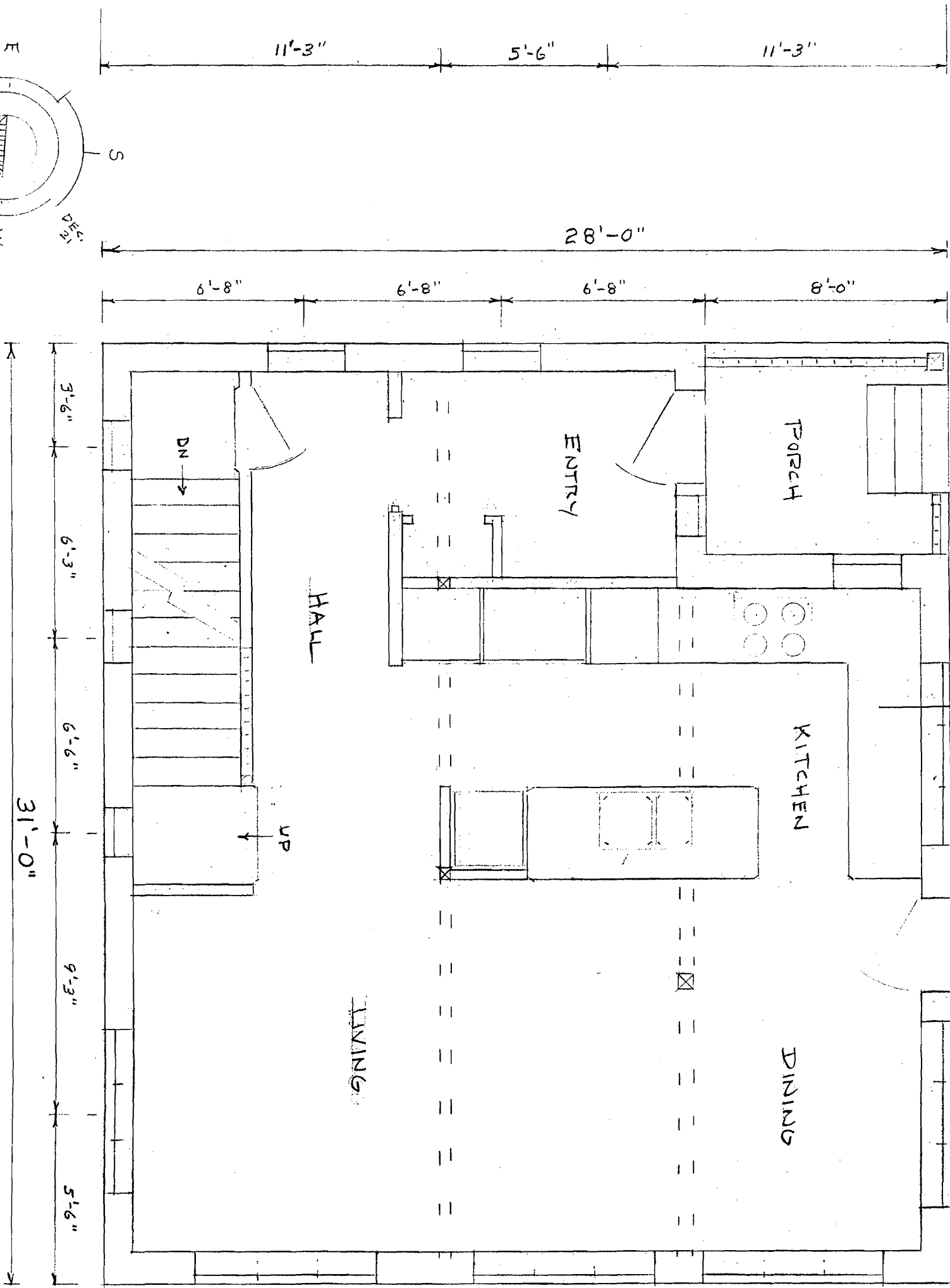
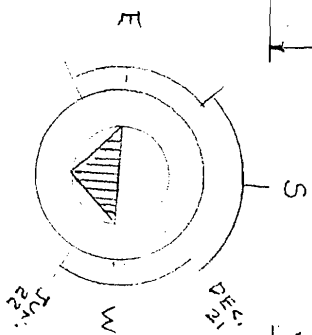
Descriptor/Area

A: 1.5Fr/B
460 sqft

B: WD
190 sqft

C: 1Fr/B
160 sqft



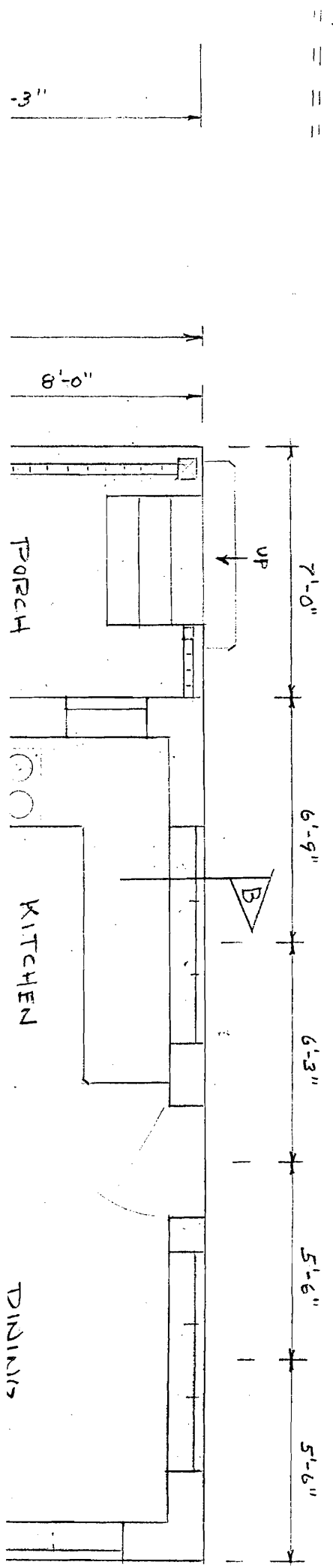


FIRST FLOOR

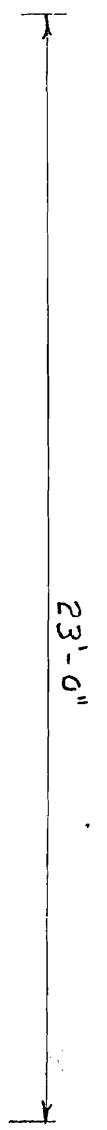
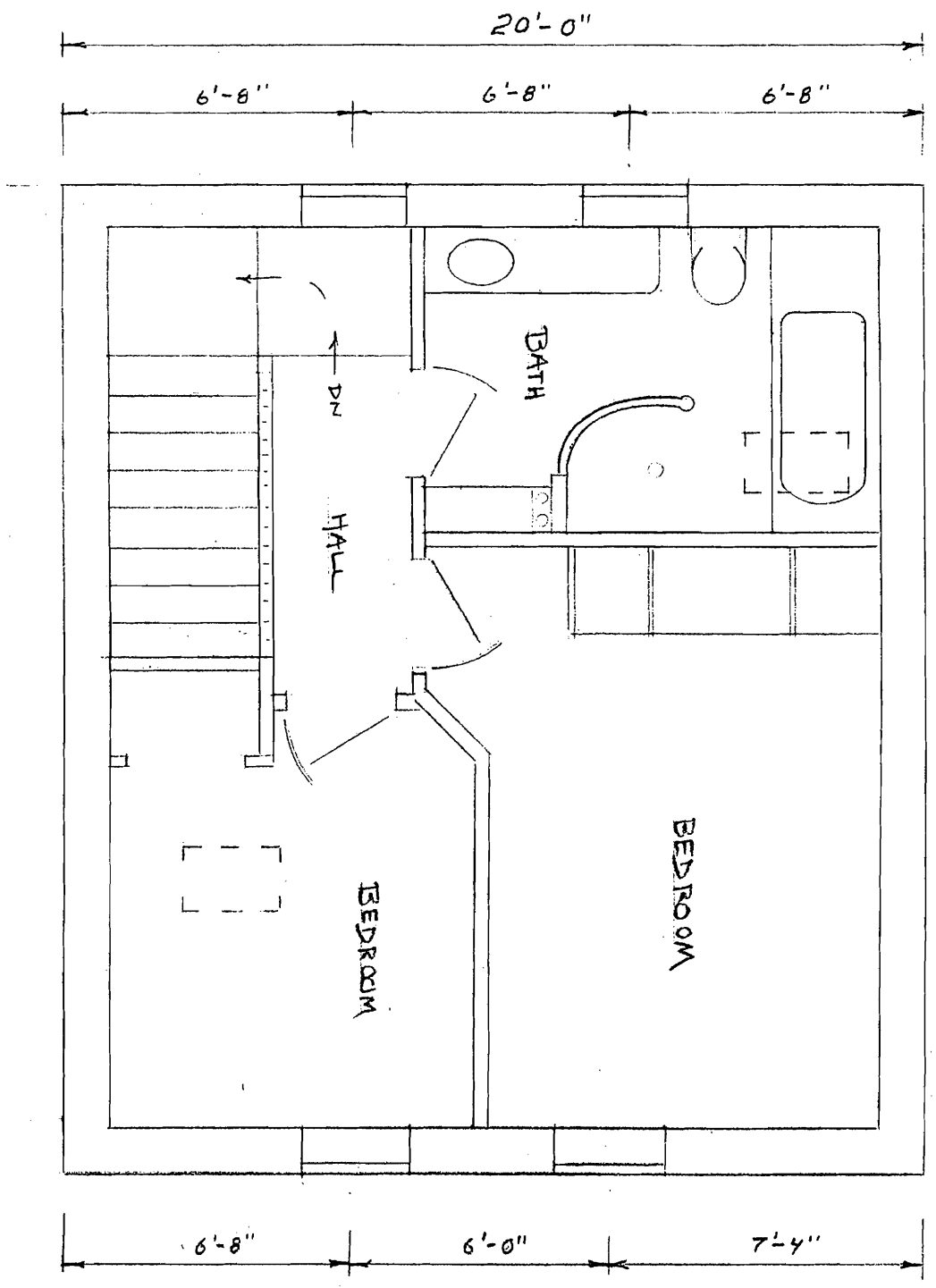
ITION & RENOVATION

MAINE SUDWORKS - CHIP FLANKGAN
 SOLAR HOME DESIGN
 41 HAWKWOOD ST. PORTLAND, MAINE 828-1649

5.30.08	SCALE
6.13.08	1/4" = 1'
DRAWN G.F.	



SECOND FLOOR



JUN 26

JUN 26 2008

ADDITION

20'-0"

7'-6"

7'-0"

7'-0"

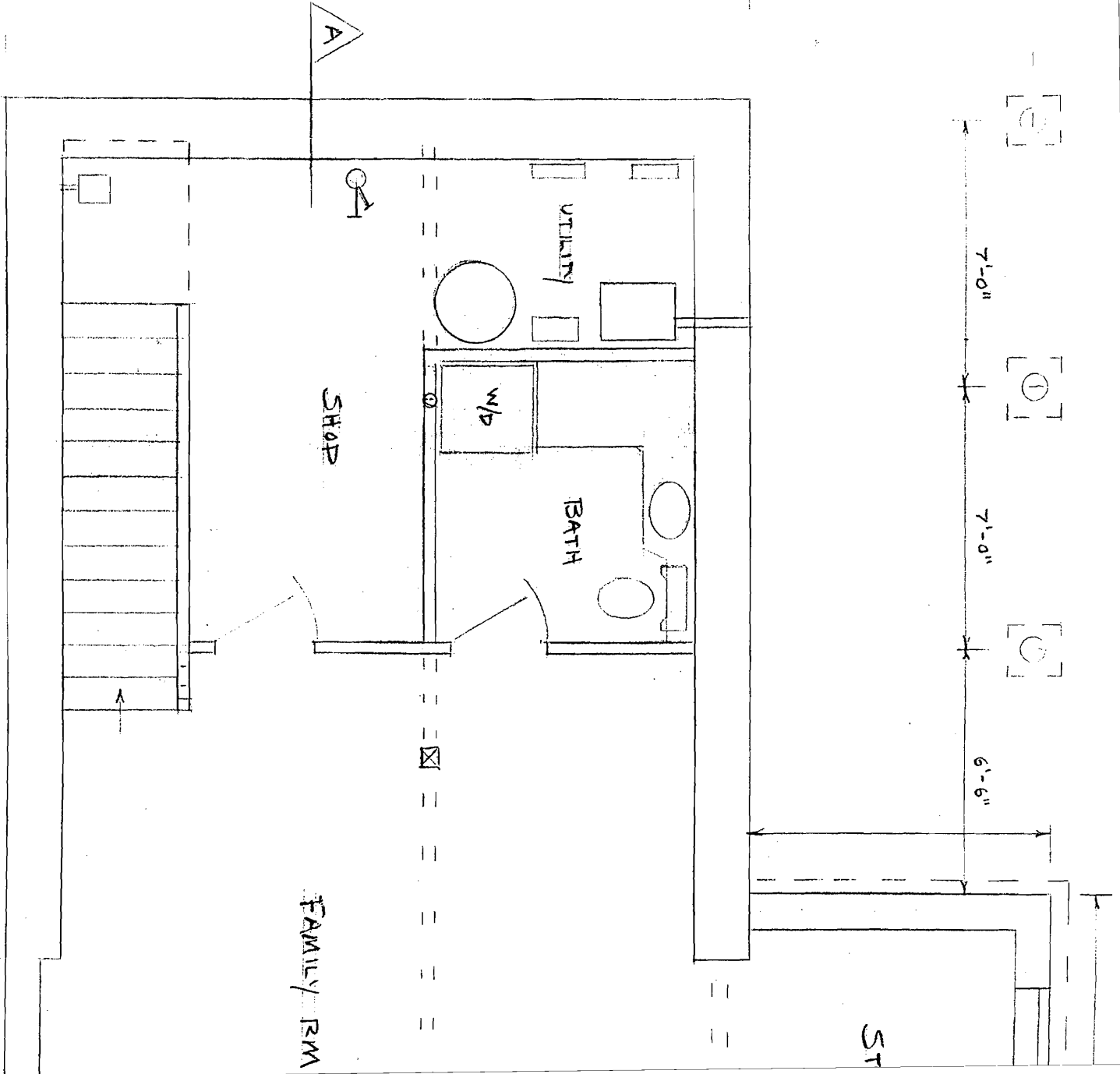
6'-6"

31'-0"

BASEMENT

FLOOR PLANS

S. CHABERT & J. WENTWORTH RESID
42 HAMMOND ST. PORTLAND, MAINE



20

7'-6"

7'-9"

7'-10"

4'-6"

3'-6"

SIDEWALK



7'-0"



7'-0"



6'-6"

SECTION A

8'-0"

9'-6"

5'-6"

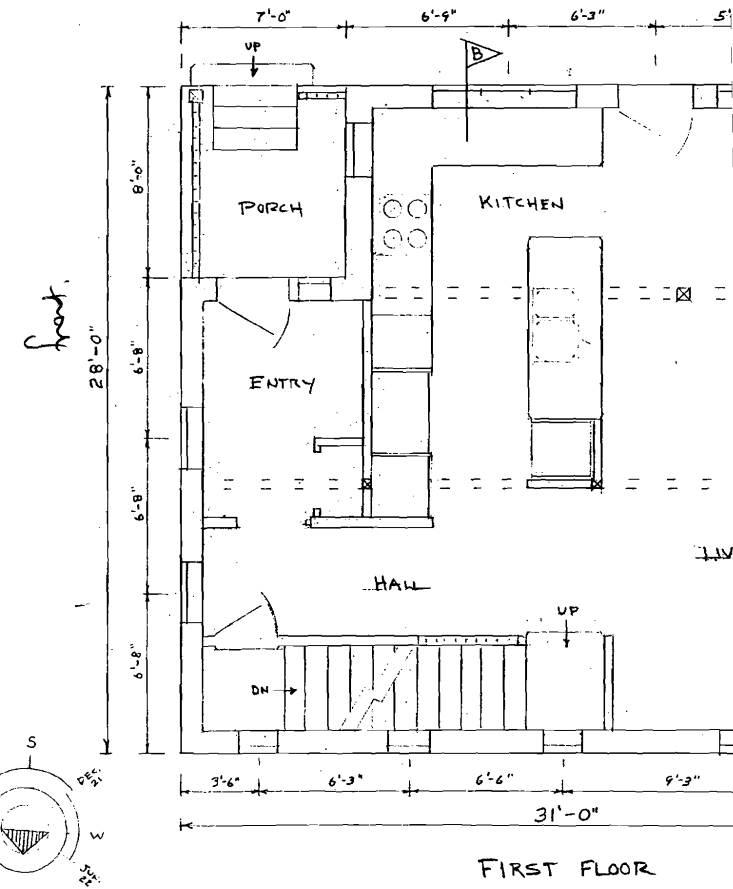
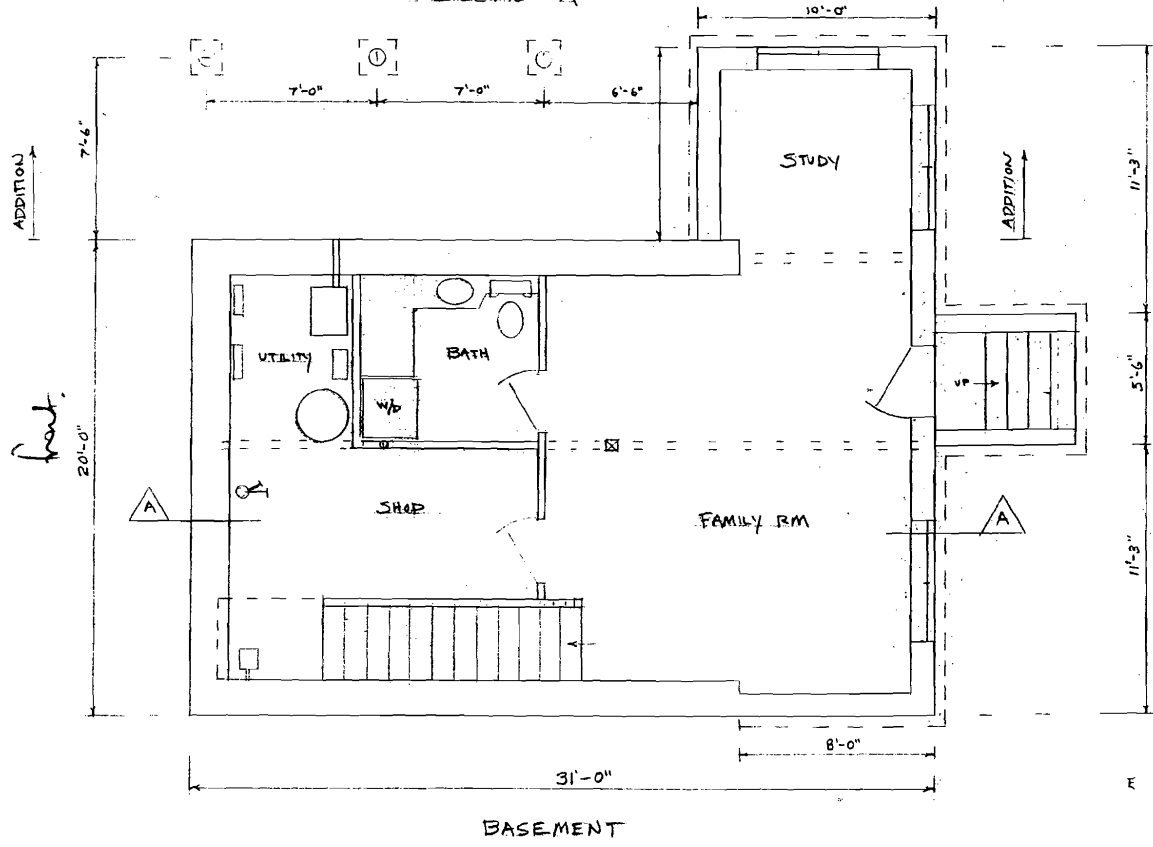
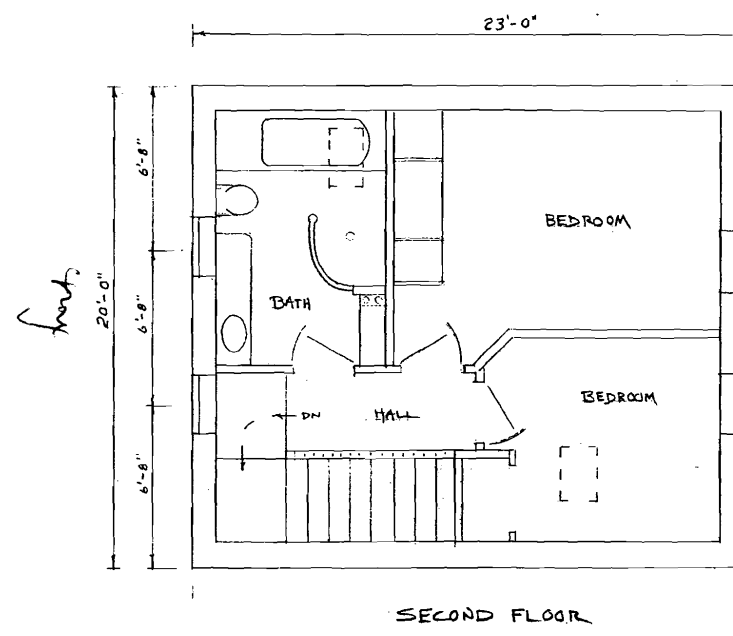
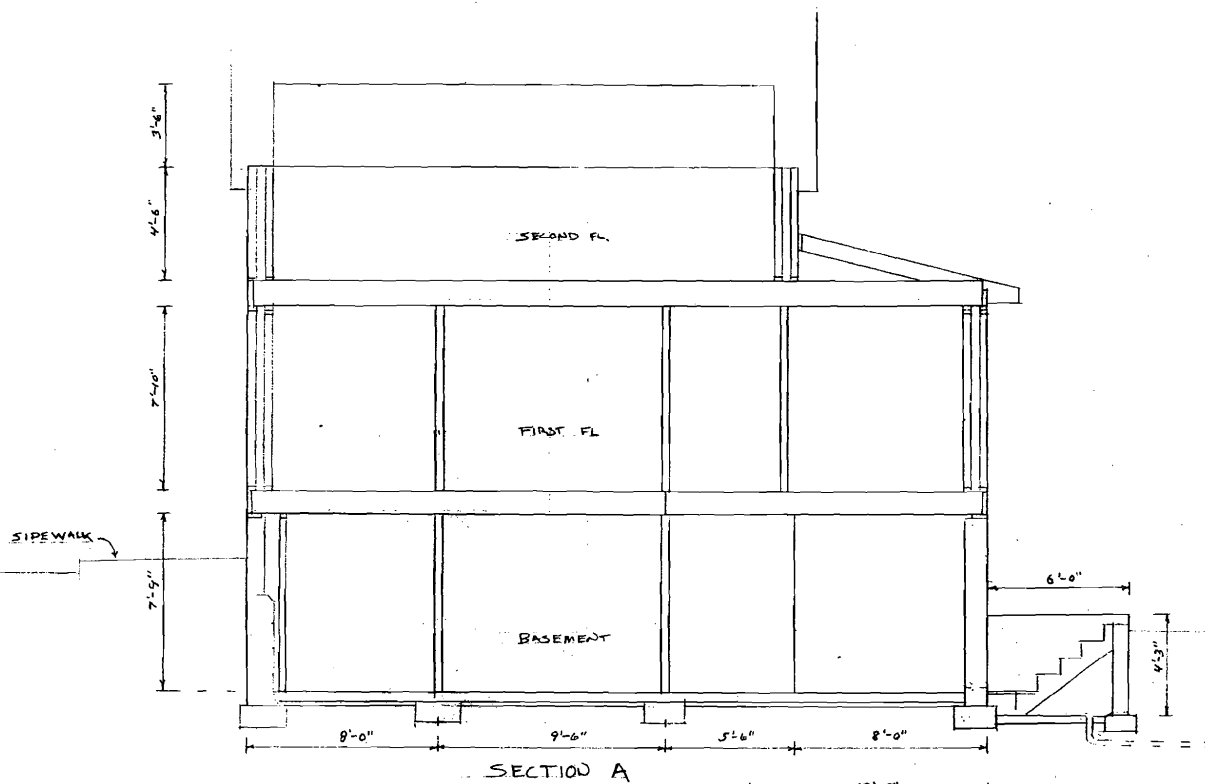
BASEMENT

FIRST FL.

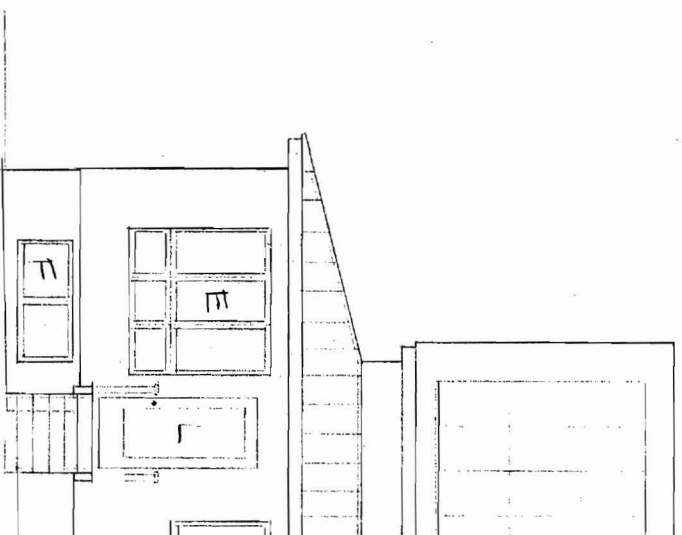
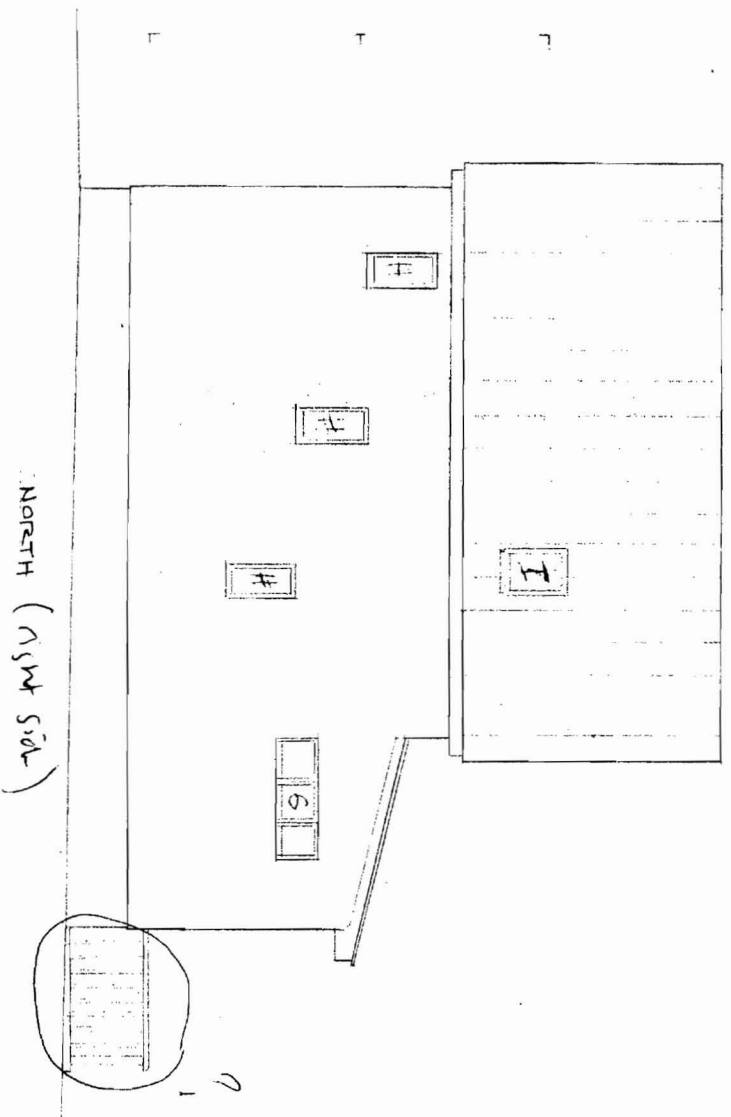
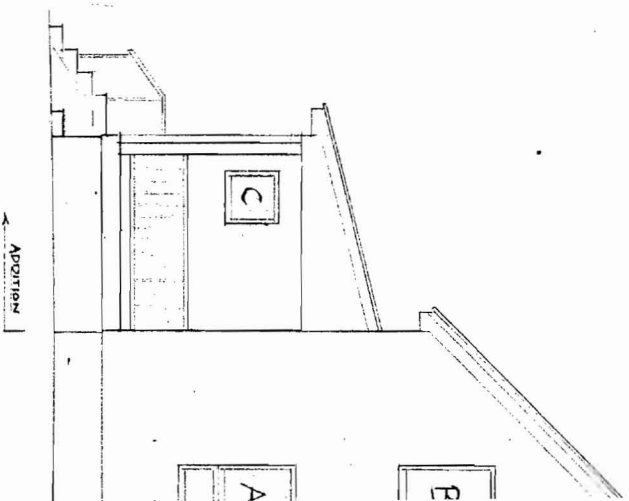
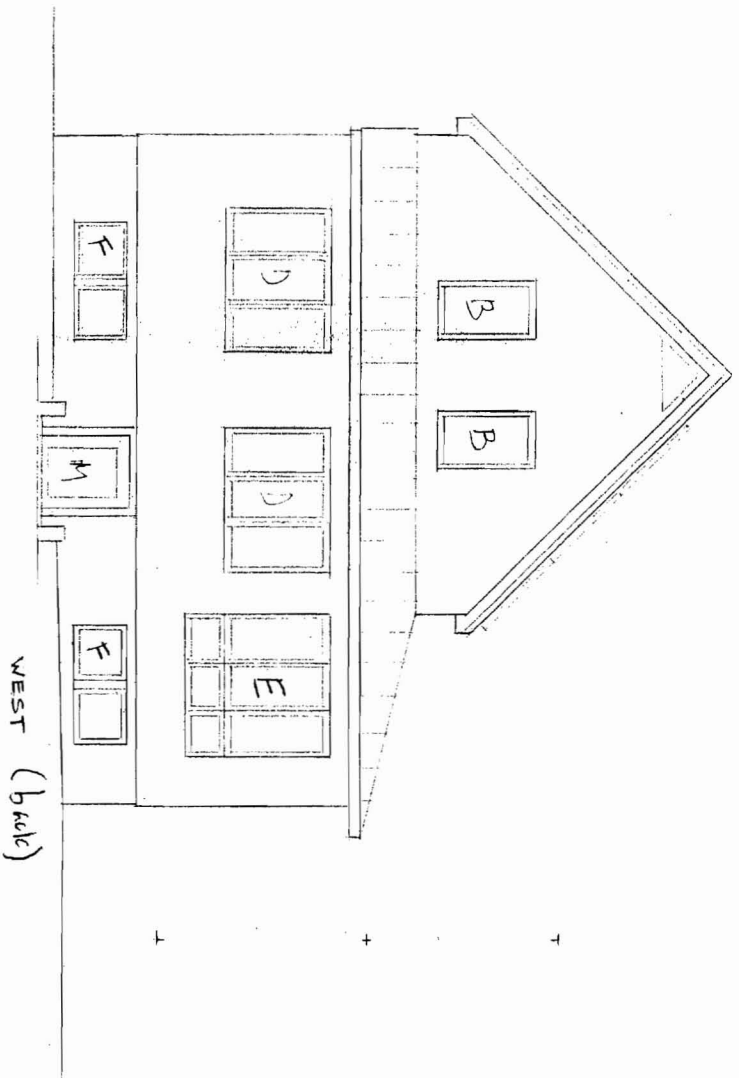
SECOND FL.

STW

10



FLOOR PLANS	S. CHABERT & J. WENTWORTH RESIDENCE 42 HAMMOND ST. PORTLAND, MAINE	ADDITION & RENOVATION	MAINE SUNWORKS - CHIP FLANAGAN SOLAR HOME DESIGN 41 HAMMOND ST. PORTLAND, MAINE 288-1649
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SITE
ELEVATION

S. CHASEBENT & J. WESTWORTH RESIDENCE
42 HAMMOND ST. PORTLAND, MAINE

ADDITION & RENOVATION

MAINE SUBWORKS - CHIP FLAUNGMAN
SOLAR HOME DESIGNS
41 HAMMOND ST. PORTLAND, MAINE 04101

Locus Deed Reference:

Diane L. Tanerillo and Michael A. Tanerillo

to

Sandrine C. Chabert and Jason D. Wentworth

dated February 7, 2008 and recorded February 8, 2008 at the Cumberland County Registry of Deeds in Book 25304, page 258.

Magnetic North, 2008
(observed)



Former Location Of
Back Cove
Per Plan Reference 1

N/F
Portland Housing Authority
Book 11268, page 308

See Plan References 7 & 9

N/F
Ferrante
Book 3820, page 91

N/F
Ferrante
Book 7018, page 119
See Plan Reference 6

Graphic Scale:



This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

James D. Nadeau, LLC


James D. Nadeau, P.L.S. #2124 (agent)

4-11-2008
Date:

