

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090281

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED

This is to certify that Hasan-Llc /Portland Builders, Inchas permission to add a 16' x 12' one story addition to lower level under deck, change size of lower deck, relocate upper deck and add new set of exterior stairs on 2nd floorAT 134 Sheridan StCB 2013-J005001

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 red-in. 24 HOURS 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

James Burke 4/28/09
Director - Building & Inspection Services

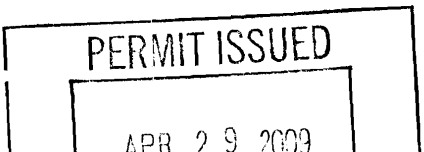
PENALTY FOR REMOVING THIS CARD

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

Permit No: 09-0281	Issue Date:	CBL: 013 J005001
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Location of Construction: 134 Sheridan St	Owner Name: Hasan Llc	Owner Address: 134 Sheridan St	Phone:
Business Name:	Contractor Name: Portland Builders, Inc.	Contractor Address: P.O. Box 4902 Portland	Phone 2078790118
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-6

Past Use: 2 Family Home connected w/ permit#081207	Proposed Use: 2 Family Home connected w/ permit#081207 - add a 16' x 12' one story addition at lower level under deck, change size of lower deck, relocate upper deck and add new set of exterior stairs on left side	Permit Fee: \$200.00	Cost of Work: \$18,000.00	CEO District: 1
Proposed Project Description: add a 16' x 12' one story addition at lower level under deck, change size of lower deck, relocate upper deck and add new set of exterior stairs on left side.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB TRC-2003	
		Signature: _____		Signature: <i>AB 4/28/09</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: Ldobson	Date Applied For: 04/07/2009	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 <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>DK w/ conditions</i> Date: 4/24/09 <i>APM</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 <i>ABM</i> 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 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: 09-0281	Date Applied For: 04/07/2009	CBL: 013 J005001
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Location of Construction: 134 Sheridan St	Owner Name: Hasan Llc	Owner Address: 134 Sheridan St	Phone:
Business Name:	Contractor Name: Portland Builders, Inc.	Contractor Address: P.O. Box 4902 Portland	Phone (207) 879-0118
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: 2 Family Home connected w/ permit#081207 - add a 16' x 12' one story addition at lower level under deck, change size of lower deck, relocate upper deck and add new set of exterior stairs on left side.	Proposed Project Description: add a 16' x 12' one story addition at lower level under deck, change size of lower deck, relocate upper deck and add new set of exterior stairs on left side.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/24/2009

Note:**Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed stairs addition, it may be required to be located by a surveyor.
- 2) This property shall remain a two 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:** Jeanine Bourke **Approval Date:** 04/28/2009

Note:**Ok to Issue:**

- 1) All previously required inspections apply.
- 2) A change of use permit is required as the 2nd kitchen has been removed and this is now a single family dwelling
- 3) Graspable handrails shall be installed on a minimum of one side of the stair at a height of 34"-38"
- 4) All conditions from previous approvals apply

Comments: 4/23/2009-amachado: Met with Greg Shinberg. Application is more than just adding the bedroom under the existing deck. The shape of the lower deck has changed, the upper deck is being relocated and a new set of exterior stairs is being added to the left side of the building. I need a full plot plan that reflects all the changes from the original permit. 4/24/2009-amachado: Gave siteplan exemption application to planning. Moved permit forward to a plan reviewer while waiting for the plot plan. 4/24/2009-amachado: Received approved siteplan exemption from planning. Received plot plan. 4/28/2009-jmb: There are no longer 2 kitchens, a change of use permit is required.
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General Building Permit Application

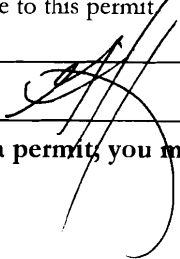
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>134 SHERIDAN ST</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>13</u> <u>J</u> <u>5</u>	Applicant * must be owner, Lessee or Buyer * Name <u>HASAN LLC</u> Address <u>134 SHERIDAN ST</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207 671 0380</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>18,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>200</u>
Current legal use (i.e. single family) _____ Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>REMODEL SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ADD ONE 16' X 12' ONE STOREY ADDITION AT LOWER LEVEL -> under deck</u> - changed shape of lower deck - relocated upper deck - adding set of exterior stairs		
Contractor's name: <u>ROLAND BUILDERS</u>		
Address: <u>386 FREE ST</u>		
City, State & Zip: <u>PORTLAND ME</u>		Telephone: <u>776 5711</u>
Who should we contact when the permit is ready: <u>GREG SHINBERG</u>		Telephone: <u>653 7510</u>
Mailing address: _____		

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: 

Date: 4/7/09

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

Applicant: Hasan LLC

Date: 4/23/09

Address: 134 Sheridan St

C-B-L: 13-J-005
perm # 09-0281 - amend permit

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - change rear deck foot print, add ground floor bedroom, add side stairs. ~~change~~ change top deck location & shape.

Sevage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 20' min. - 35.5 to rear steps.

Side Yard - 10' min' - 10' 2" g into stairs on left.

Projections -

Width of Lot -

Height -

Lot Area - 6153 sq ft

Lot Coverage/ Impervious Surface - 50% = 3076.5 sq ft

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

22 x 35 =	770	
6 x 10.5 =	63	entry (new)
6.5 x 4 =	26	entry to back
	307.13	deck.
	78.75	stair on left side (new)
3 x 4.5 =	13.5	rear stairs.
	<u>1258.38</u>	

OK



Application for Exemption from Site Plan Review
Portland, Maine

2009-0040

Department of Planning and Urban Development, Planning Division and Planning Board

1. Applicant Information

Hasan LLC
Applicant/Owner

134 Sheridan St., Portland ME 04101
Mailing Address

Greg Shenberg
Consultant/Agent

653-7510 / _____
Phone Fax Cell

2. Project Information

April 23, 2009
Application Date

Project Name/Description

134 Sheridan St
Address of Proposed Site

13-J-005
Assessor's Reference (Chart-Block-Lot)

Description of Proposed Development:

Amended earlier permit/site plan ^{exemption} application - original application was to build a 9'x27' deck & - now the deck is a little bigger (55 sf). A bedroom (190 sf) is being built under this new deck - building new set of stairs down the left side of the building.

(Please Attach Sketch/Plan of Proposal/Development)

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	_____	<u>adding a bedroom increase in deck, stairs *</u>
b) Footprint Increase Less Than 500 sq. ft.	_____	<u>increase of less than 500^{sq}</u>
c) No New Curb Cuts, Driveways, Parking Areas	_____	<u>OK</u>
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	_____	<u>OK</u>
e) No Additional Parking/No Traffic Increase	_____	<u>OK</u>
f) No Known Stormwater Problems	_____	<u>OK</u>
g) Sufficient Property Screening Exists	_____	<u>OK</u>
h) Adequate Utilities	_____	<u>OK</u>

Planning Division Use Only

Exemption Granted Partial Exemption _____ Exemption Denied _____

Planner's Signature Barbara Barbydt Date April 24, 2009

**Price
Structural
Engineers, Inc.**

75 Farms Edge Road
North Yarmouth, ME 04097
Tel: 207-846-0099
Fax: 207-846-1633
E-Mail: PriceStructural@maine.rr.com

**HASAN LLC
134 Sheridan Street
Portland, Maine**

**ISSUED FOR PERMIT ONLY
NOT FOR CONSTRUCTION**

**BEDROOM ADDITION & DECK REVISIONS
PSE Project No. 121-08**

**Sketches SK-7 thru SK-17
Reference: 12/10/08 Structural Drawings
4/3/09 Architectural Drawings**

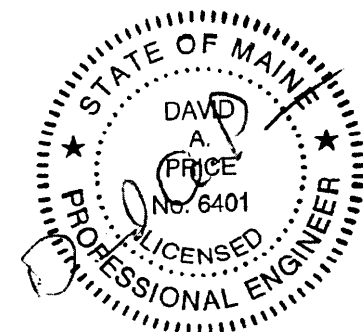
Prepared for:

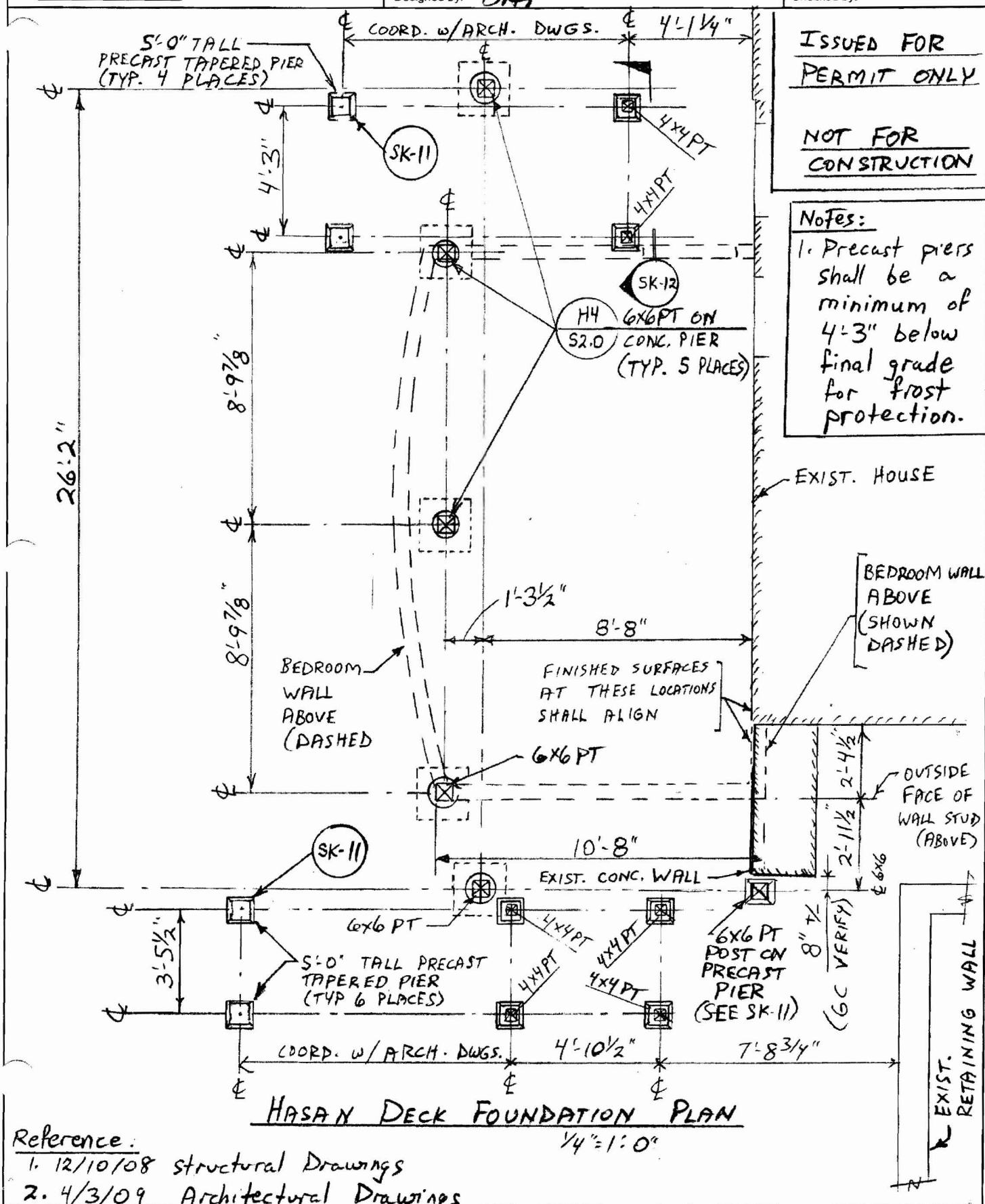
Rick Renner Architects
c/o Tom Delaney
35 Pleasant Street
Portland, ME 04101
Tel: (207) 773-9699
Fax: (207) 773-9599

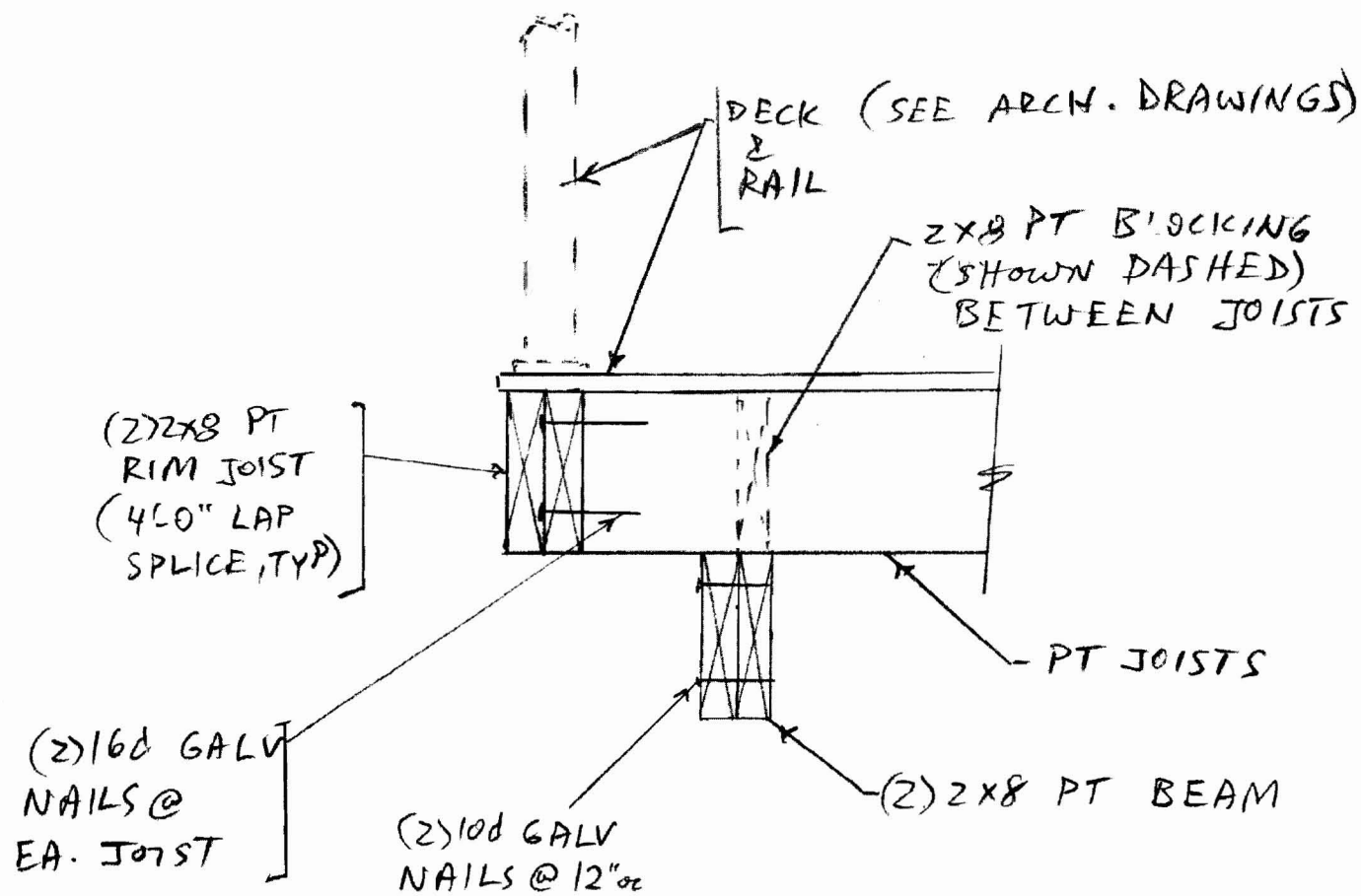
Prepared by:

David A. Price, P.E.
Price Structural Engineers, Inc.
75 Farms Edge Road
North Yarmouth, ME 04097
Tel: (207) 846-0099
Fax: (207) 846-1633

April 6, 2009

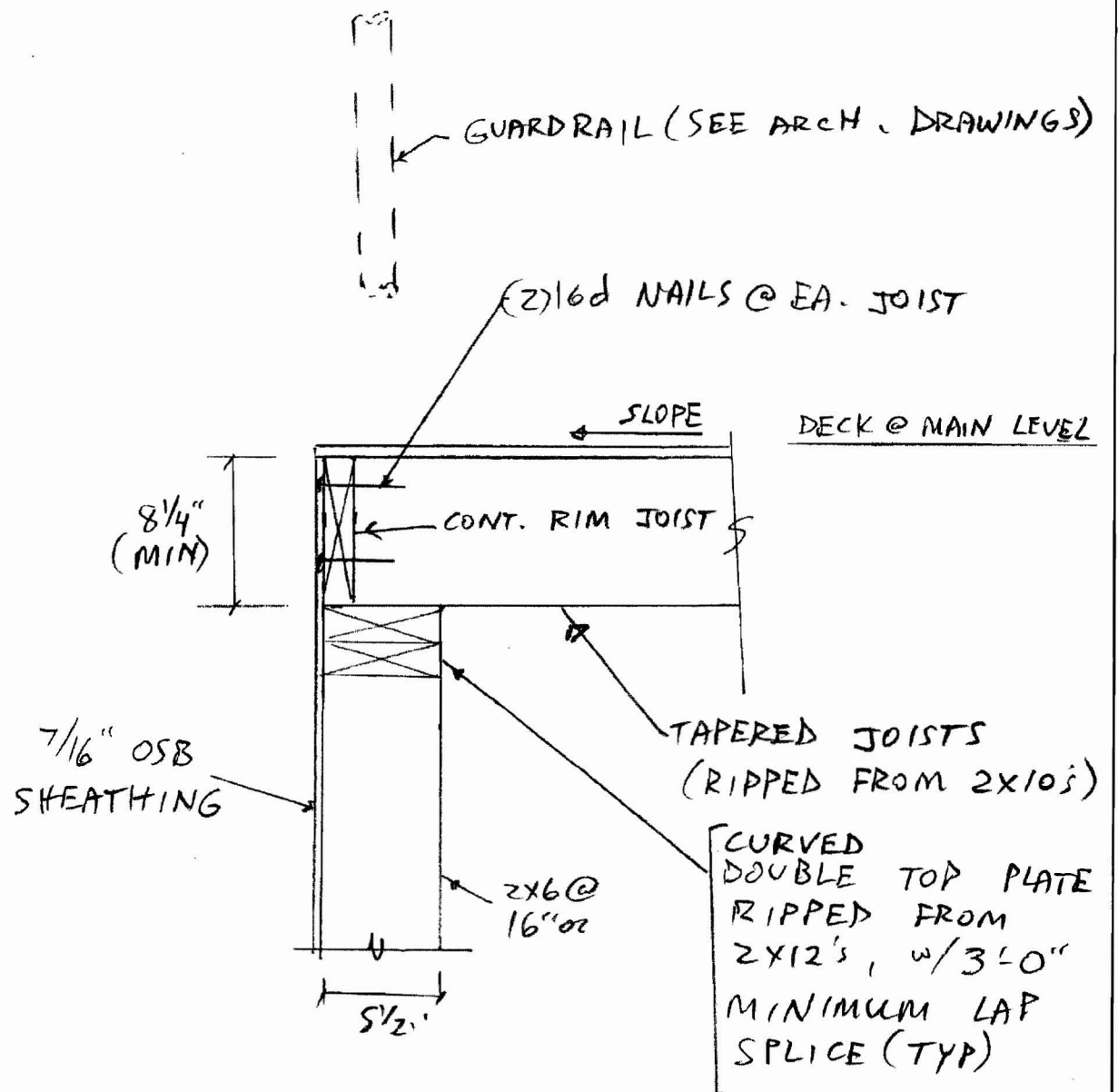






SK-16 SECTION @ MAIN LEVEL DECK
NTS

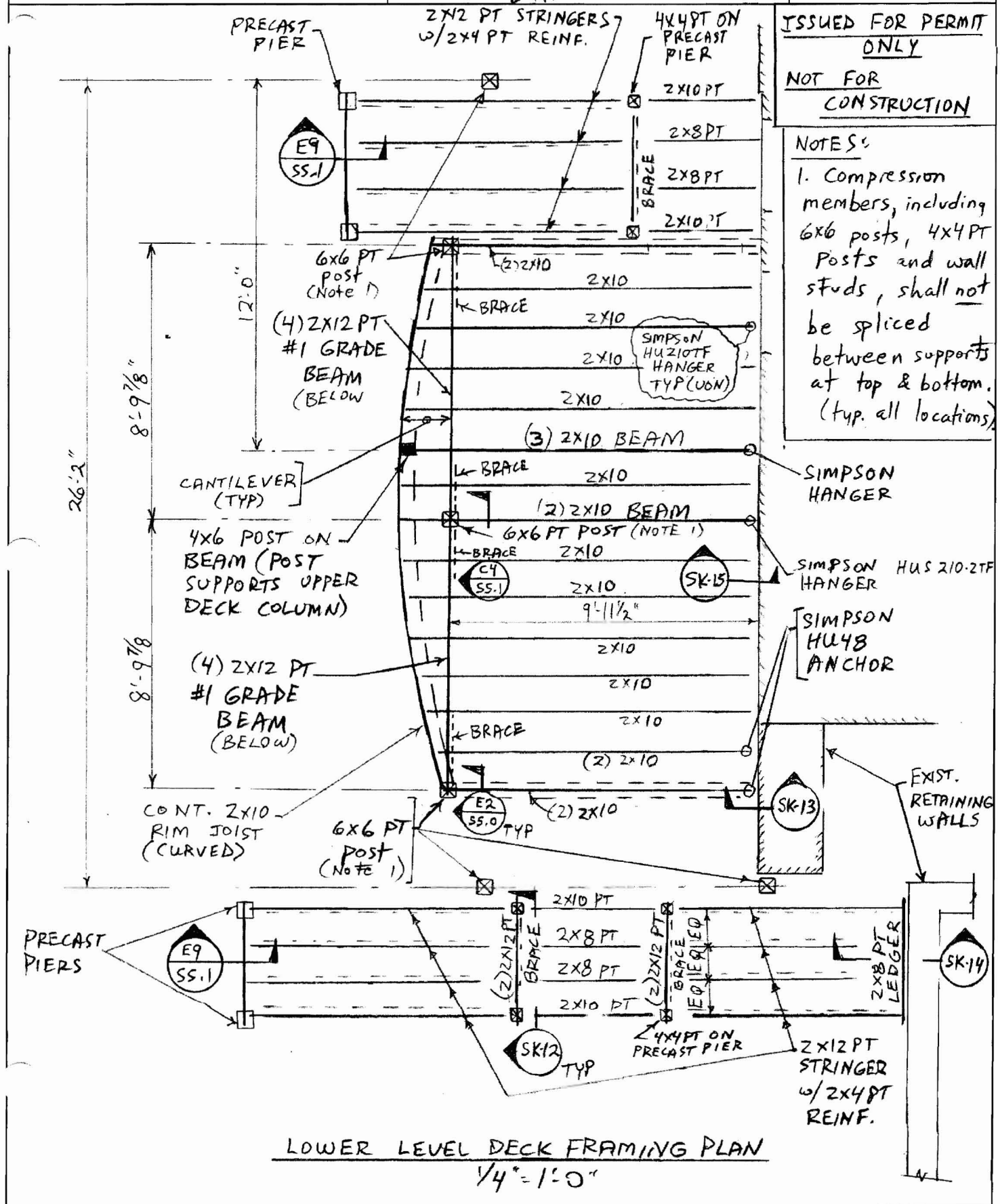
Issued For Permit Only
(Not For Construction)

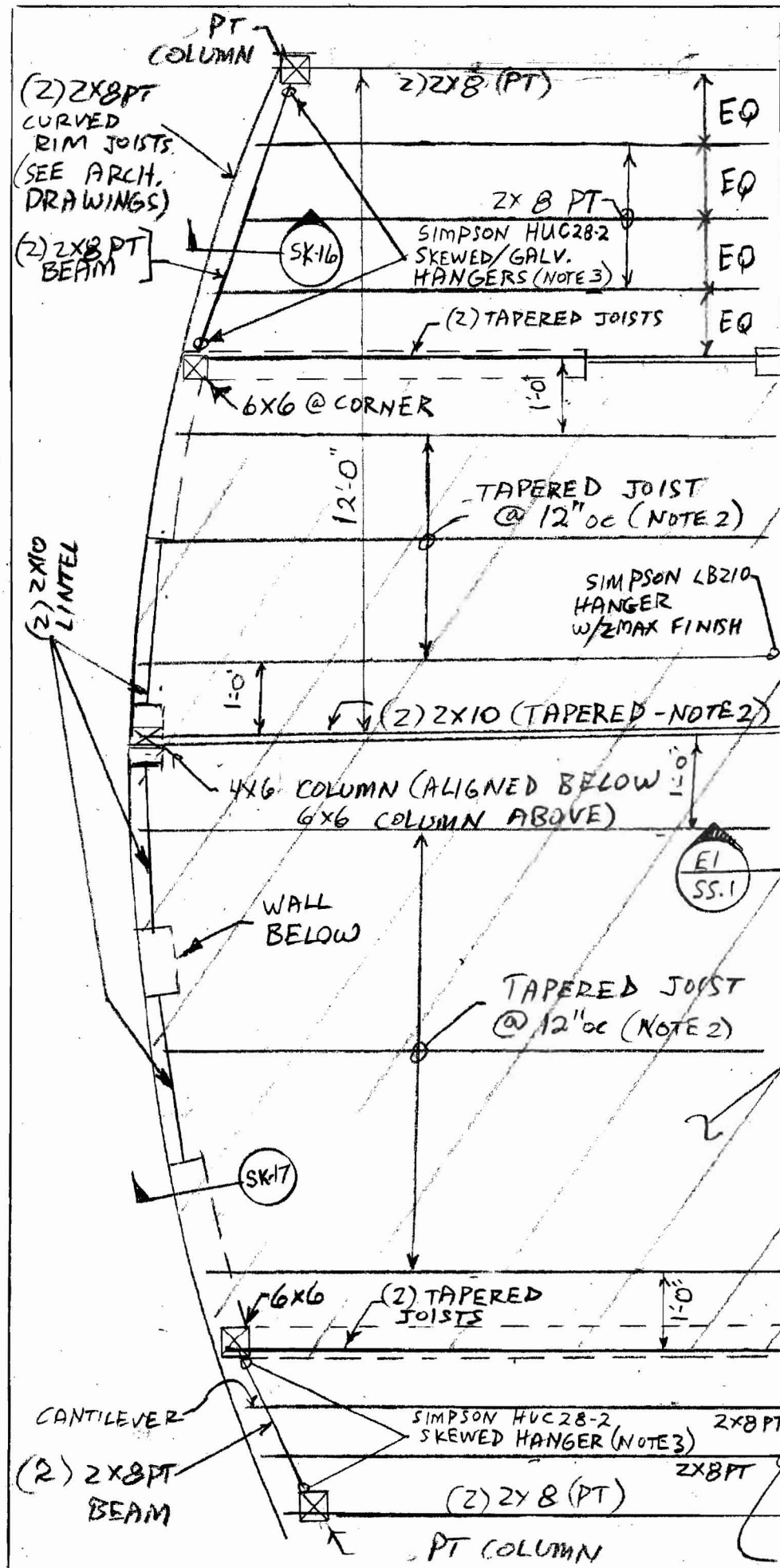


SK-17

SECTION @ MAIN LEVEL DECK
NTS

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(Not For Construction)





HASAN LLC | SK-9
 134 Sheridan St., Portland
 Mar. 31, 2009
 Price Structural Engrs, Inc.
 Reference: 12/10/08 Structural Drawings

ISSUED FOR PERMIT ONLY
 NOT FOR CONSTRUCTION

4/12

NOTES:

1. See 12/10/09 structural drawings for additional requirements.
2. Rip tapered joists from 2x10's. Minimum joist depth shall not be less than 8 1/4".
3. Contractor shall field verify skew angle of connector. Fasten hanger directly to 3" thick lumber support (min) w/(14) 16d galv. nails. Hanger shall have Z-Max finish.

5/8" CDX ROOF SHEATHING @ HATCHED AREA

MAIN LEVEL DECK - PLAN

3/8" @ 1'-0"

Notes:

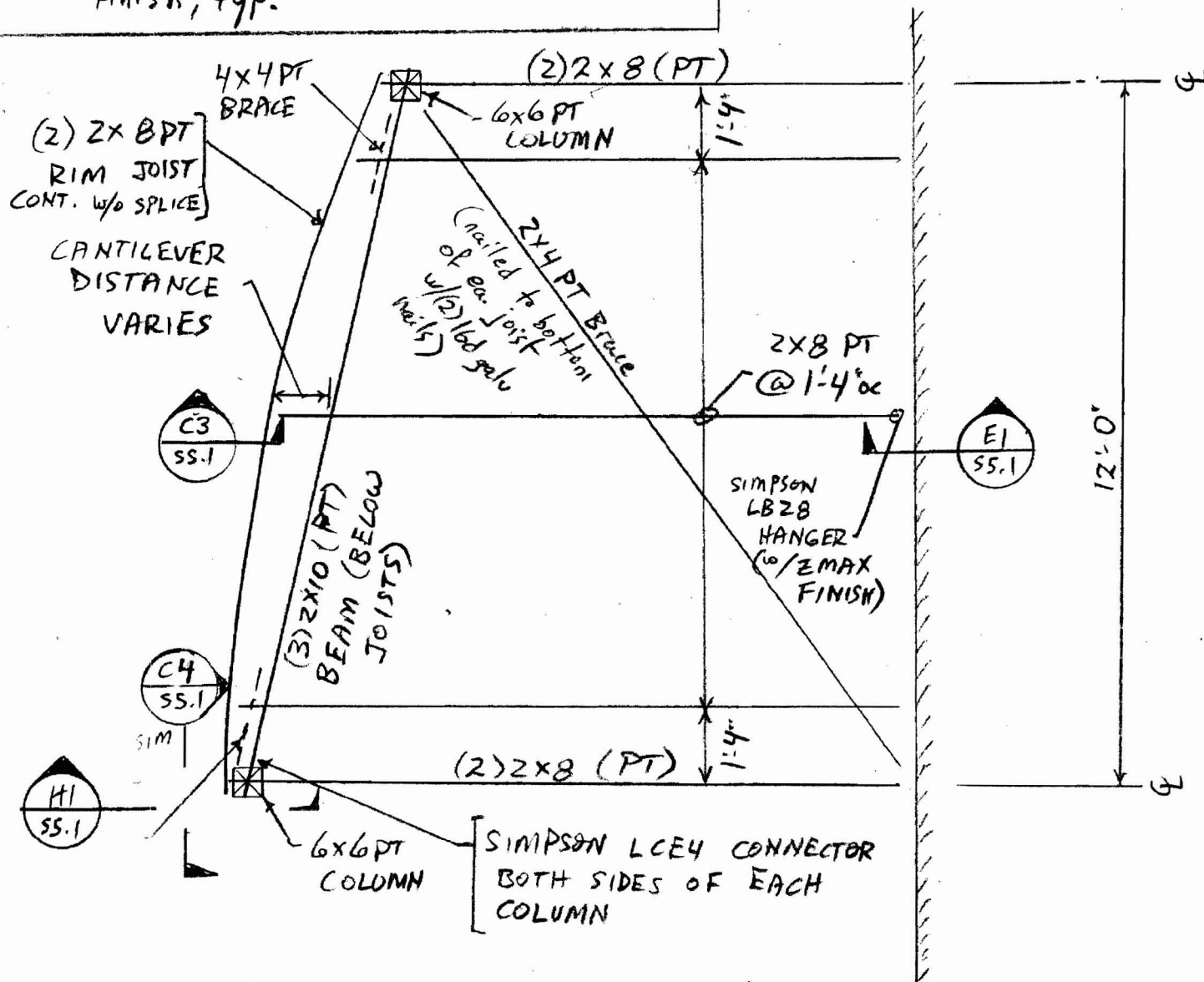
1. All pressure-treated (PT) materials shall be #1 Grade Southern Yellow Pine (typ).
2. See 12/10/08 structural drawings for additional requirements.
3. All Simpson hangers in contact with PT lumber shall have "ZMAX" finish, typ.

HASAN LLC	SK-10
134 Sheridan St. Portland	
Mar. 31, 2009	
Price Structural Engrs, Inc.	
Reference: 12/10/08 Structural Drawings	

ISSUED FOR PERMIT ONLY

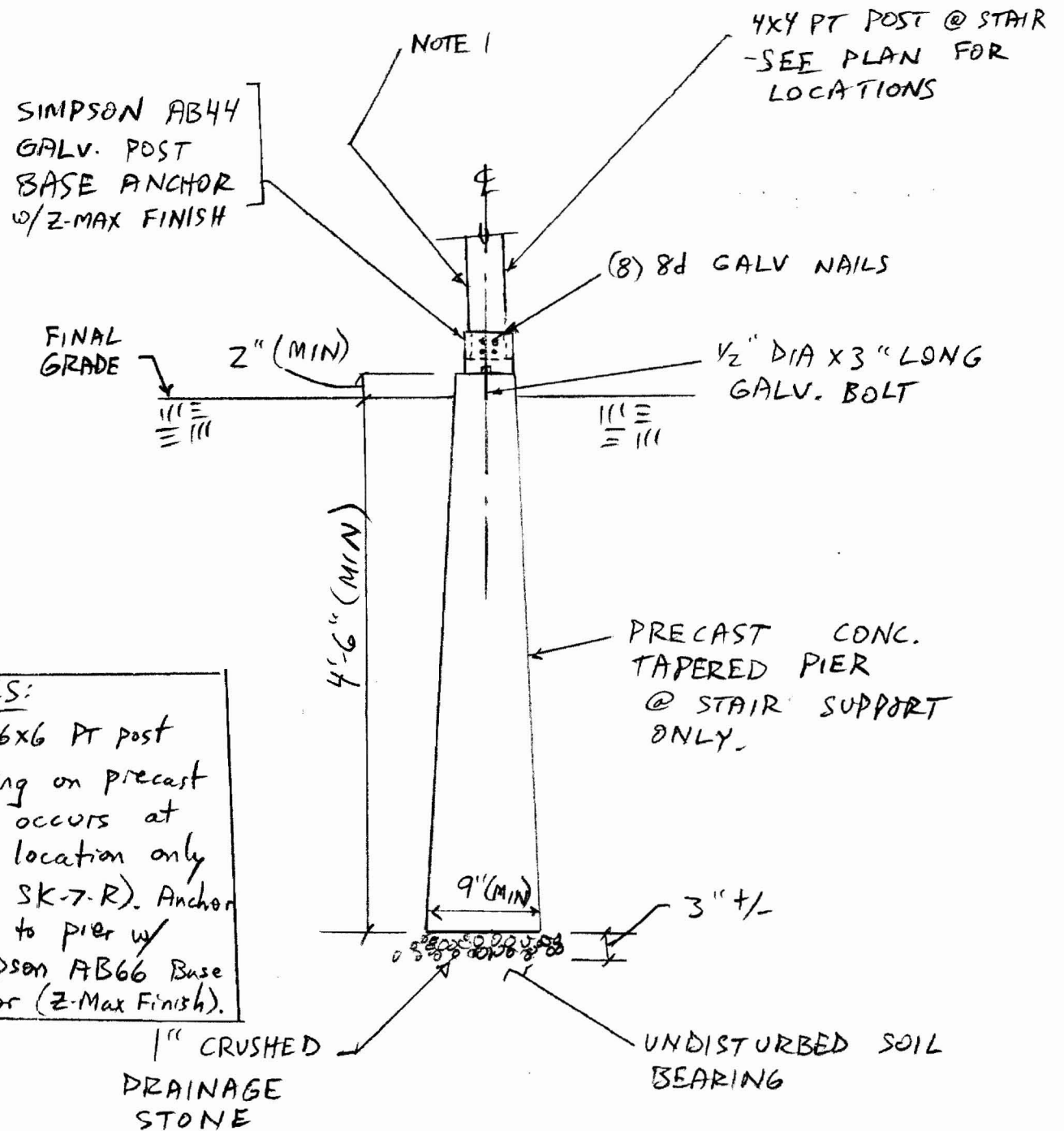
NOT FOR CONSTRUCTION

5/12



HIGH LEVEL DECK PLAN

3/8" = 1'-0"

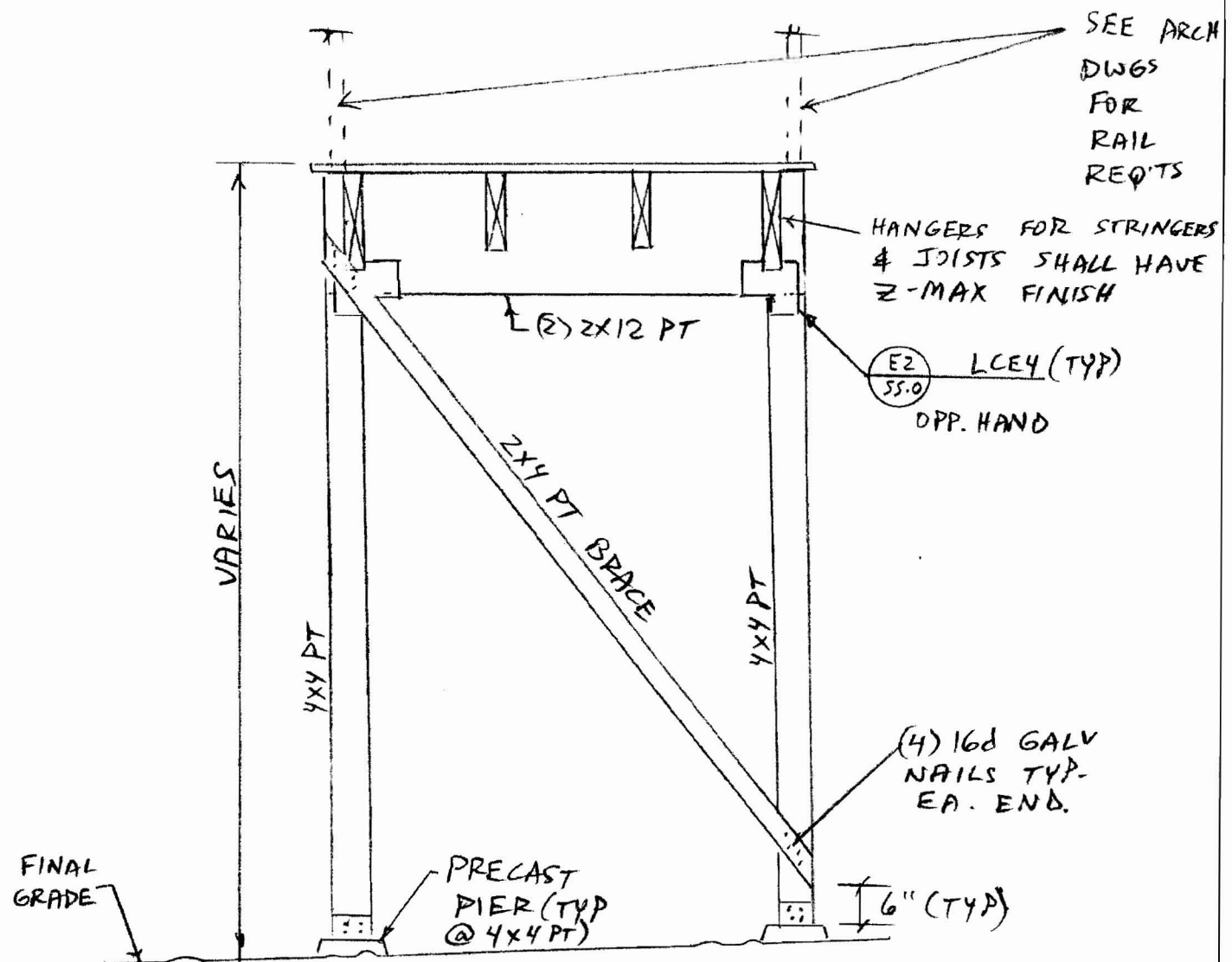


NOTES:

1. A 6x6 PT post bearing on precast pier occurs at one location only (per SK-7-R). Anchor post to pier w/ Simpson AB66 Base Anchor (Z-Max Finish).

SK-11 TYP. PRECAST CONC. PIER
3/4" = 1'-0"

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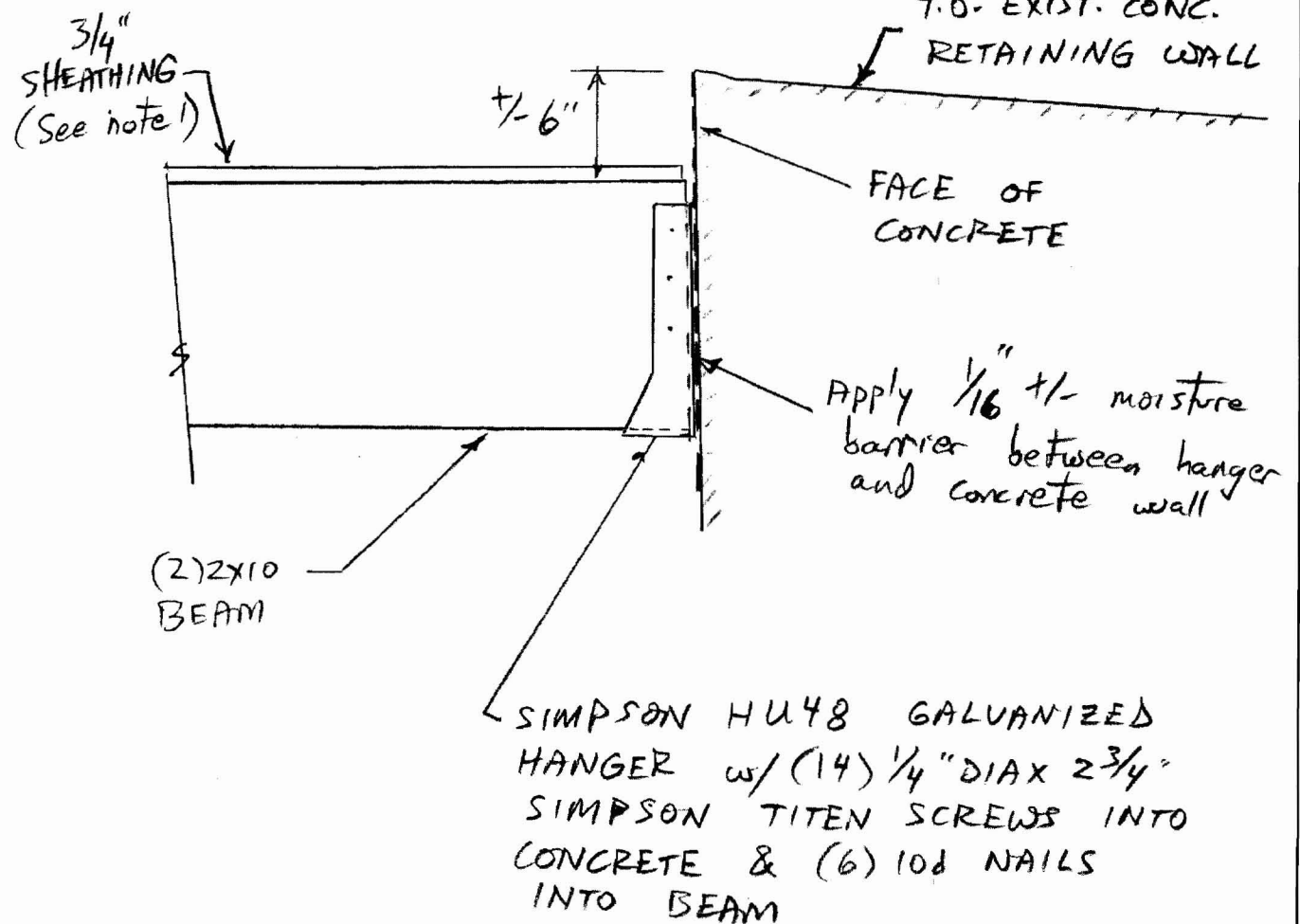


SK-12 TYP. 4x4 PT STAIR-POST DETAIL
NTS

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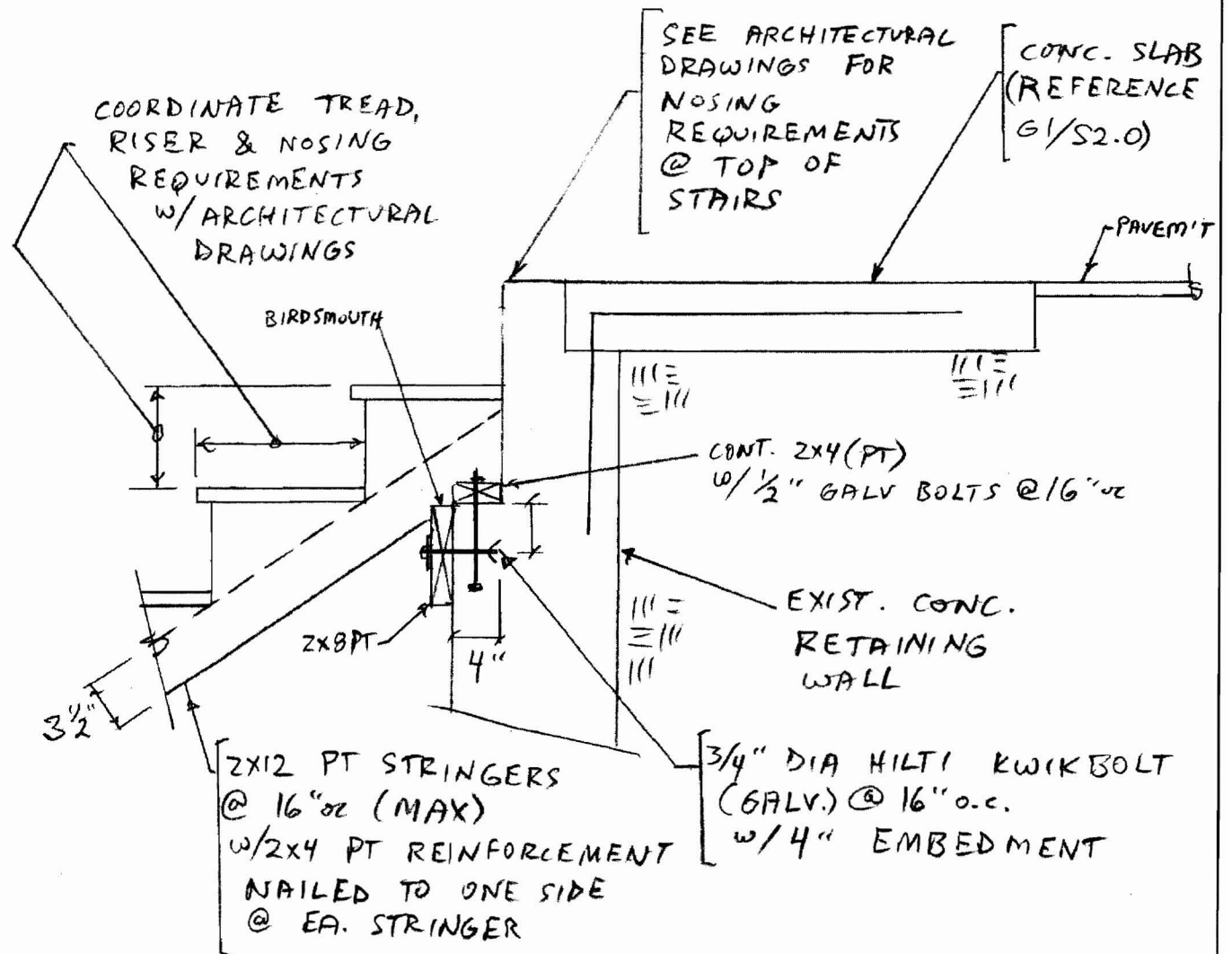
NOTES:

1. Wall studs not shown for clarity



(SK-13) SECTION
NTS

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SK-14 SECTION
1" = 1'-0"

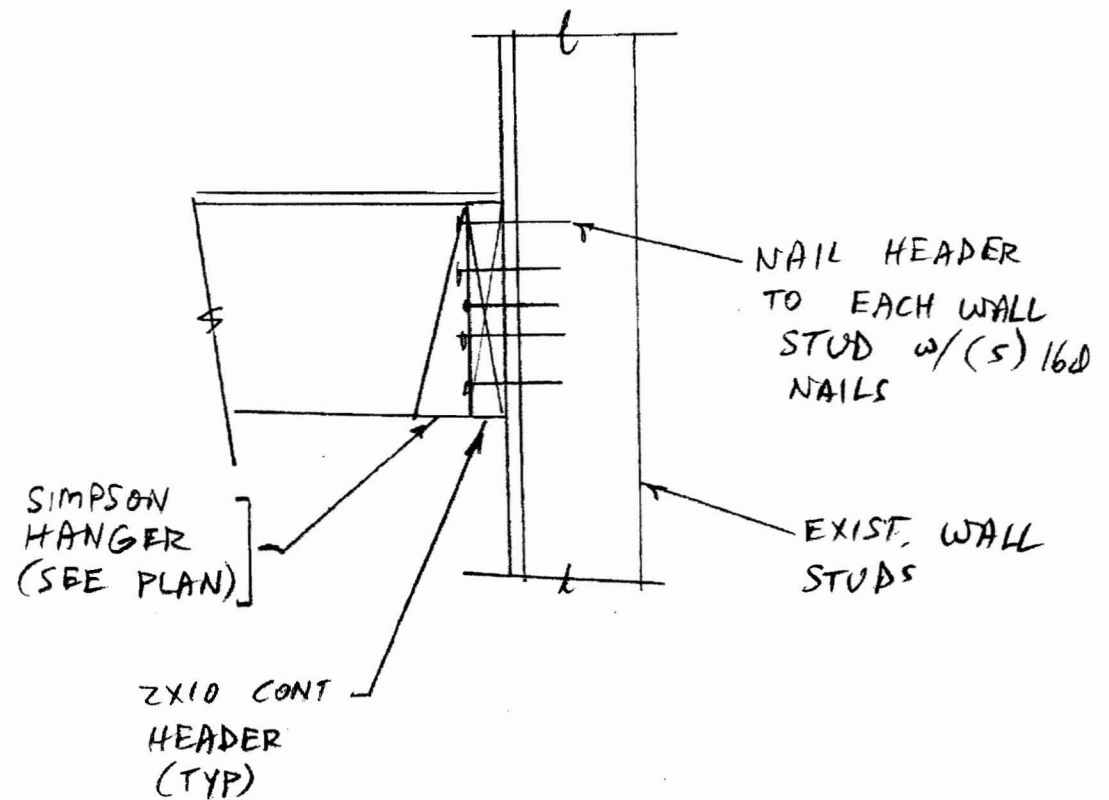
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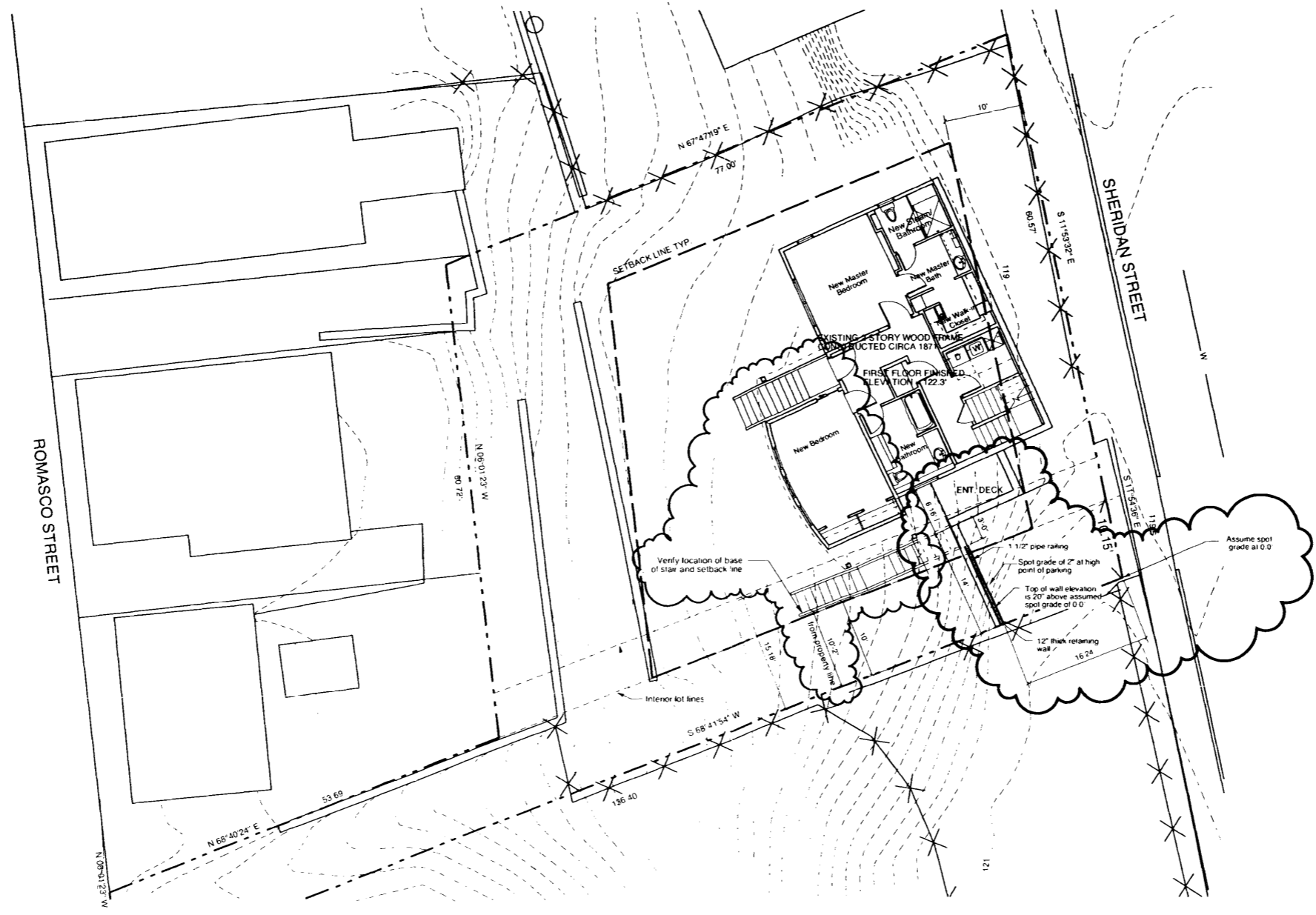
Project: Hasan LLC
Subject: Deck Revisions
Date: 4/6/09
Designed by: DAP

SK-15
Sheet: 10 of 12
Job #: 121-08
Checked by:



SK-15 SECTION
NTS

Issued For Permit Only
(Not For Construction)



General Notes:
 Information regarding the site and existing house location was prepared by Ocean Park Land Surveying, LLC, PO Box 7265, Ocean Park, Maine, 04063.

RR/A added the new floor plan and retaining wall information.

APR 24 2009

1 Site Plan
 Scale: 1/8"=1'-0"

RR/A
 Richard Renner/Architects
 15 Pleasant Street
 Portland, ME 04101
 207.773.9659
 207.773.9599 fax

Consultants:
 Structural Engineer:
 Price Structural Engineers, Inc.
 1000 Commercial Street
 North Yarmouth, ME 04097
 207.846.0969

Consultant to Owner:
 Seaberg Consulting, LLC
 1000 Commercial Street, Suite 1012
 Portland, ME 04101
 (207) 772-7970

Hasan L.L.C.
 134 Sheridan Street
 Portland, Maine

Site Plan
 Drawn by: TJD File Name: Site Plan
 Scale: 1/8"=1'-0" Project No.
 Date: 06/02/08 Revised: Bdrn Add/Stairs 04/24/09

L1.1