

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that JILL E TRUSTEE PELLETIER

Located At 43 QUEBEC ST

Job ID: 2011-11-2677-ALTR

CBL: 014-L-013-001

has permission to Build a Two Story Addition (Single Family Residence).

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 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 closed-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

12/13/2011

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-11-2677-ALTR	Date Applied: 11/8/2011	CBL: 014- L-013-001	
Location of Construction: 43 QUEBEC ST	Owner Name: JILL E PELLETTIER TRUSTEE	Owner Address: 43 QUEBEC ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Landmarx Construction	Contractor Address: 2 Val Terrace, Scarborough, ME 04074	Phone: (207)252-2103
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Single family	Proposed Use: Same - single family - build a two story addition on the rear & a covered porch.	Cost of Work: 50000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: RS Type: SB MURBEC
		Signature: <i>Capt. Brown 11/22/11</i>	Signature: <i>[Signature]</i>
Proposed Project Description: Addition for Existing SFH		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>Ok w/ conditions 11/14/11 [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 type="checkbox"/> Not in Dist 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>14-43661 adding 2nd floor 29% increase of floor area. Section 14-432 reduction schedule to 71</i>		

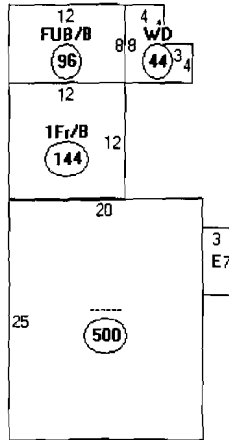
CERTIFICATION

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



View of 43 Quebec Street from the North (backyard of house)



Descriptor/Area

- A: ---
500 sqft
- B: 1Fr/B
144 sqft
- C: WD
44 sqft
- D: FUB/B
96 sqft
- E: FBAY
21 sqft
- F: FBAY
21 sqft
(not drawn - error)

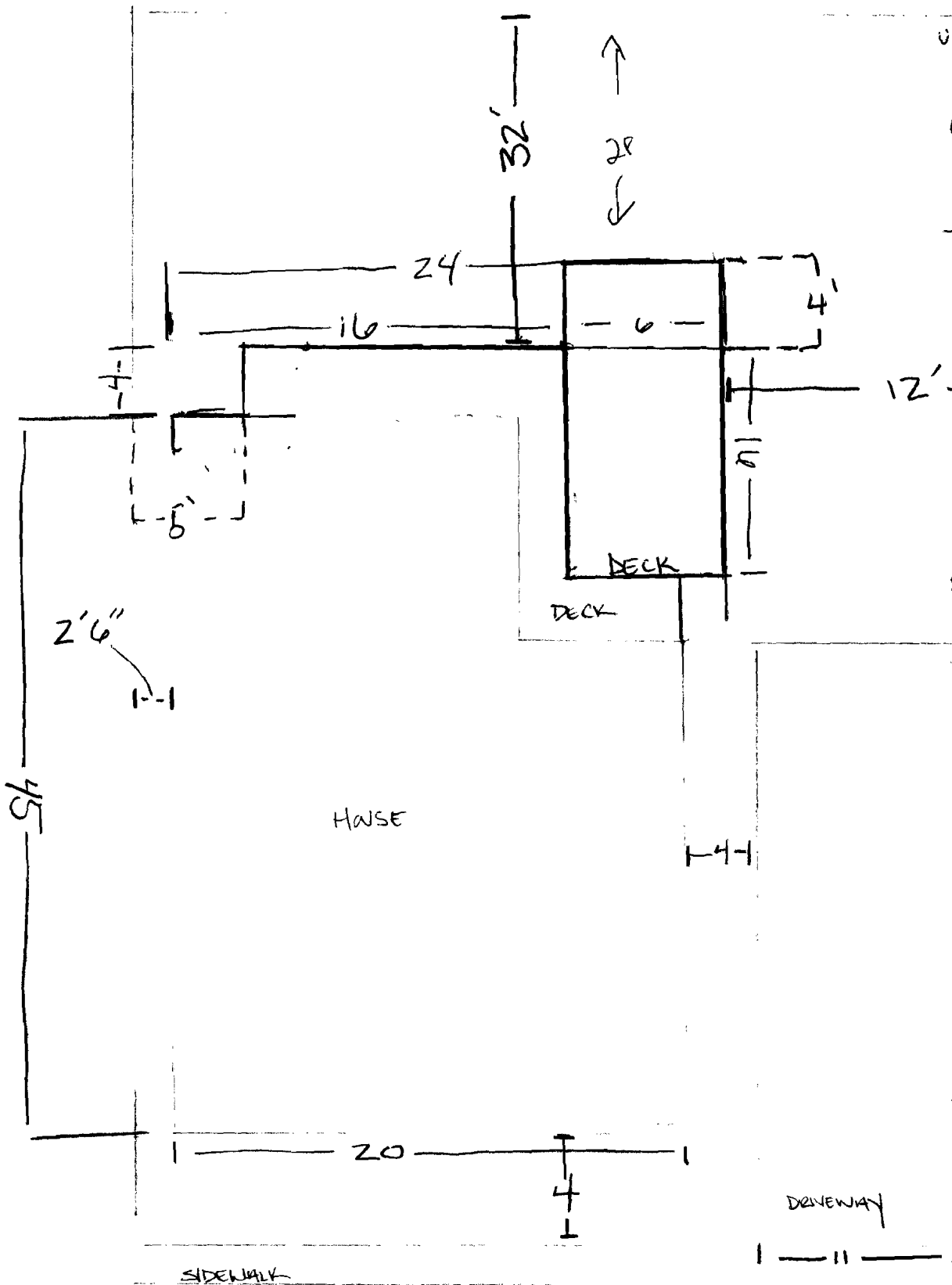
S2L

43 QUEBEC ST.

PLOT PLAN

R-6
lot size 3588

* existing structure not
net side setback of v



using Section 14-436(b)
going up one story on footprint
1st floor footprint (existing)

$$826 - 50\% = 660.8 \text{ } \phi$$

- rec addition ~~(the existing footprint)~~

$$12 \times 20 = 240 \text{ } \phi$$

documents adding no floor
area -

$$12' \times \frac{240}{826} = 29\%$$

addition

rear 20' min

side - 5' on left using

Section 14-433

10' on right

5' on left (52)

12' on right (59)

28' steps off deck
inter.

33

lot coverage

$$55\% = 1794$$

$$20 \times 25 = 500$$

$$20 \times 8 = 160$$

$$20 \times 6.33 = 126.6$$

$$6 \times 2.5 = 15$$

$$6 \times 5 = 30$$

$$12 \times 16 = 192$$

$$4 \times 13 = 52$$

$$1075.6 \text{ } \phi$$

R/V

2011-11-26

X/V



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>43 QUEBEC ST. PORTLAND, ME</u>		
Total Square Footage of Proposed Structure/Area <u>768 SQFT</u>	Square Footage of Lot <u>3,960.5</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>14</u> Block# <u>L</u> Lot# <u>13</u>	Applicant *must be owner, Lessee or Buyer* Name <u>LANDMARK CONSTRUCTION</u> Address <u>2 VAL TERRACE</u> City, State & Zip <u>SCARBOROUGH, ME</u>	Telephone: <u>207-400-7247</u>
Lessee/DBA (If Applicable) <u>NOV - 8 2011</u>	Owner (if different from Applicant) Name <u>JILL PELLETIER</u> Address <u>43 QUEBEC ST</u> City, State & Zip <u>PORTLAND, ME</u>	Cost Of Work: \$ <u>50,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</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>BUILDING AN ADDITION ON THE BACK OF THE HOUSE. THIS WOULD INCLUDE A NEW LIVING ROOM, COVERED PORCH/ENTRY/DECK, 2ND FLOOR MASTER BEDROOM W/ BATH.</u>		
Contractor's name: <u>LANDMARK CONSTRUCTION</u> Address: <u>2 VAL TERRACE</u> City, State & Zip <u>SCARBOROUGH, ME 04074</u> Telephone: <u>207-252-2103</u> Who should we contact when the permit is ready: <u>JEFF MARX-HANSEN</u> Telephone: <u>207-400-7247</u> Mailing address: <u>2 VAL TERRACE SCARBOROUGH, ME 04074</u>		

11.10.11

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: [Signature] Date: NOV. 8th 2011

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

Jonathan Rioux - RE: 43 Quebec Street Addition- LandMarx Construction


From: "T.J. Sylvester" <tsylvester@HancockLumber.com>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: 12/13/2011 1:32 PM
Subject: RE: 43 Quebec Street Addition- LandMarx Construction

8x16 (typical)

T.J. Sylvester



Hancock Lumber Company
Drafting Dept. - Brunswick
207-373-2410
tsylvester@hancocklumber.com

 Please consider the environment before printing this email.

From: Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]
Sent: Tuesday, December 13, 2011 1:29 PM
To: T.J. Sylvester
Subject: RE: 43 Quebec Street Addition- LandMarx Construction

I'll take a look; what is the dimensions of the footing?

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> "T.J. Sylvester" <tsylvester@HancockLumber.com> 12/13/2011 12:53 PM >>>

Hi Jonathan,

I believe I've addressed all your points below in the attached plans. Please let me know if there's anything else you need.

Thanks,
TJ

- A Second Floor to Foundation- Floor Plan showing how far the 2 X 8 inch joist are spanning w/ a cross section of the center Girder (if any). Dimensions have been added to the floor plan and notes added to existing cross-section
- A cross section of the sloped second floor bathroom ceiling (showing fixture clearance headroom), see Section R305.1. – the only sloped clg. In the bathroom is in the corner where the linen shelves are, thus no fixture clearance issues- see plan & section.
- What materials are being used for the 1 Hour Wall, see Section R302? Notes have been added to x-sxn & floor plans
- How far are you spanning the (2) 2 X 10 Inch Beam between each Sona tube, see Table R502.5(1)? More Dimensions have been added to floor plan
- Is the interior stairwell changing to the new addition? No changes here.

T.J. Sylvester



Hancock Lumber Company
 Drafting Dept. - Brunswick
 207-373-2410
tsylvester@hancocklumber.com

 Please consider the environment before printing this email.

From: Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]
Sent: Tuesday, December 13, 2011 9:45 AM
To: T.J. Sylvester
Cc: Munson, Tammy
Subject: Re: 43 Quebec Street Addition- LandMarx Construction

TJ,

Morning. Below is the missing info. required for building permit issuance:

- A Second Floor to Foundation- Floor Plan showing how far the 2 X 8 inch joist are spanning w/ a cross section of the center Girder (if any).
- A cross section of the slopped second floor bathroom ceiling (showing fixture clearance headroom), see Section R305.1.
- What materials are being used for the 1 Hour Wall, see Section R302?
- How far are you spanning the (2) 2 X 10 Inch Beam between each Sona tube, see Table R502.5(1)?
- Is the interior stairwell changing to the new addition?
- Jonathan Rioux
 Code Enforcement Officer/ Plan Reviewer

City of Portland
 Planning and Urban Development Department
 Inspection Services Division

389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> "T.J. Sylvester" <tsylvester@HancockLumber.com> 12/12/2011 3:22 PM >>>

Hi John,

I am working with Patrick Landers on the attached addition plan, and he mentioned there were a few things missing on the plan. I was wondering if you could let me know what they are and specifically what you're hoping to see represented on the plan. Are there just a few notes missing, etc.?

Thank you for your help.

TJ Sylvester


T.J. Sylvester



Hancock Lumber Company
Drafting Dept. - Brunswick

207-373-2410

tsylvester@hancocklumber.com

 Please consider the environment before printing this email.