

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080151

This is to certify that POIRIER MARK S & NOEL POIRIER ITS/Mark Poirier

has permission to interior & exterior renovation w/ dormer addition

AT 77 ST LAWRENCE ST

016 E012001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of this State 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 when permission proceeds before this building or part thereof is leased or service is provided. 4 HOUR NOTICE 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. Manley 3/3/08
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

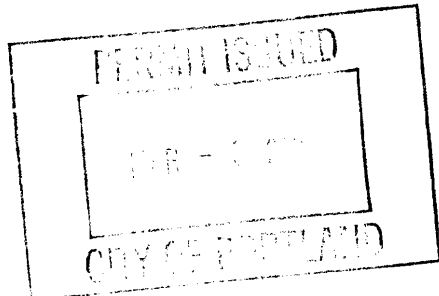
Permit No: 08-0151	Issue Date:	CBL: 016 E012001
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Location of Construction: 77 ST LAWRENCE ST	Owner Name: POIRIER MARK S & NOEL M PO	Owner Address: 51 LONGWOOD DR	Phone:
Business Name:	Contractor Name: Mark Poirier	Contractor Address: 77 St Lawrence Portland	Phone 2073294200
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: 2 unit Residential	Proposed Use: 2 unit Residential - interior & exterior renovations w/ dormer addition <i>asbestos</i> <i>illegal use - 2 d.u. (permanently)</i>	Permit Fee: \$1,520.00	Cost of Work: \$150,000.00	CEO District: 1
Proposed Project Description: interior & exterior renovations w/ dormer addition		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>IRC 2003</i> Signature: <i>AM 3/3/08</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: 02/25/2008	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 <i>using section 14-43 b(h)</i> <input type="checkbox"/> Wetland <i>7% of allowable</i> <input type="checkbox"/> Flood Zone <i>80% increase</i> <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>2/28/08 AM</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>AM</i> Date:
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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

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.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

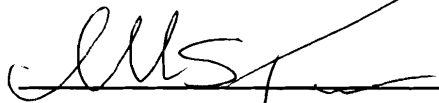
~~Final Certificate of Occupancy~~: Prior to any occupancy of the structure or use.

NOTE: There is a \$75.00 fee per inspection at this point.

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.

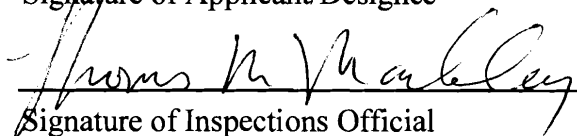
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



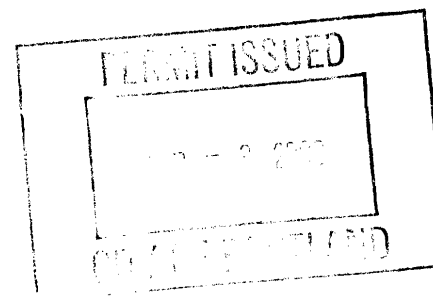
Signature of Applicant/Designee

3-3-08
Date



Signature of Inspections Official

3/3/08
Date





General Building Permit Application

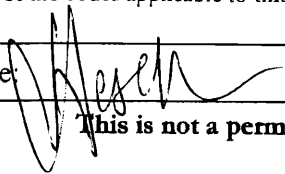
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>77 St Lawrence</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>76</u> Block# <u>E</u> Lot# <u>12</u>		Applicant * must be owner, Lessee or Buyer * Name <u>Mark Poirier</u> Address <u>179 Pleasant Ave</u> City, State & Zip <u>Portland ME</u>
Lessee/DBA (If Applicable)		Telephone: <u>329-4200</u>
Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: \$ <u>150,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>2 Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>2 Family</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Interior & exterior renovation w/dormer addition</u>		
Contractor's name: <u>Mark Poirier</u> Address: <u>77 St. Lawrence St.</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>329-4200</u> Who should we contact when the permit is ready: <u>Mark Poirier</u> Telephone: <u>329-4200</u> Mailing address: <u>179 Pleasant Ave. Portland ME 04102.</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: 

Date: FEB 26, 2009

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

Applicant: Mark Poirier

Date: 2/28/08

Address: 77 St. Lawrence

C-B-L: 16-E-012

permit # 08-0151

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house 1840 - adding dormer/turret to top floor.

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - add dormer/turret to front right side of building

Sewage Disposal - ~~EA~~

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height - 45' max - 40 to top of dormer.

Lot Area - 6400 Φ

Lot Coverage/Impervious Surface -

Area per Family - 1,000 Φ (OK)

Off-street Parking -

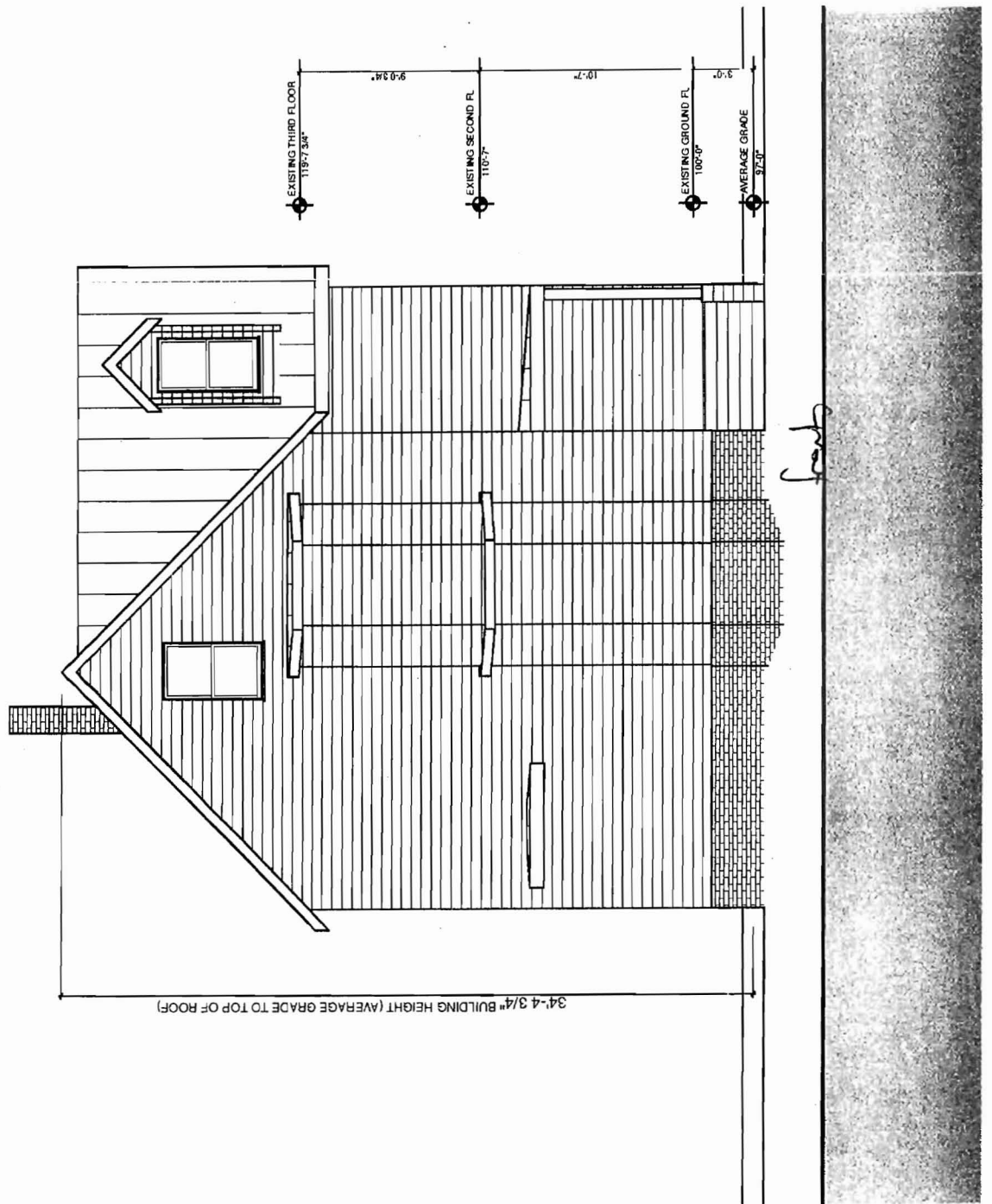
Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -

> Using section 14-436(b). 1st floor footprint 1700.75 Φ
80% = 1360.6 Φ
dormer is adding 92 Φ of living space - 7% of allowable
80% increase.




KAPLAN THOMPSON
ARCHITECTS
 424 FORE ST., PORTLAND, ME 04101
 207-842-2888 FAX: 842-2828

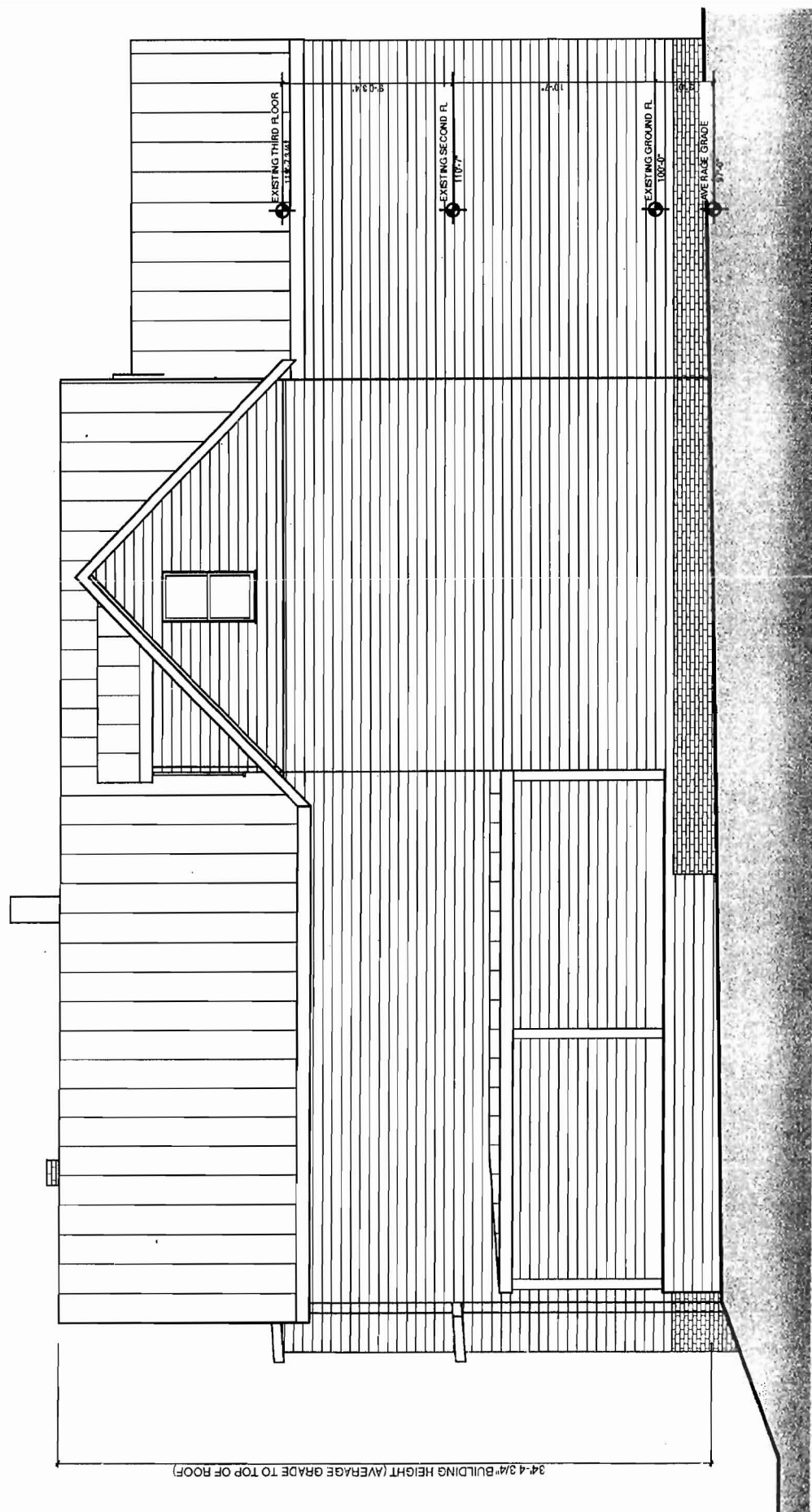
POIRIER RENOVATION, , 77 St. LAWRENCE, PORTLAND, ME

DRAWING: EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

DATE: August 30, 2007

Frank



Right side


KAPLAN THOMPSON
ARCHITECTS
 424 FORE ST., PORTLAND, ME 04101
 207-842-2888 FAX: 842-2828

POIRIER RENOVATION, , 77 St. LAWRENCE, PORTLAND, ME

DRAWING: EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: AUGUST 30, 2007

SUBJECT PROPERTY PHOTO ADDENDUM

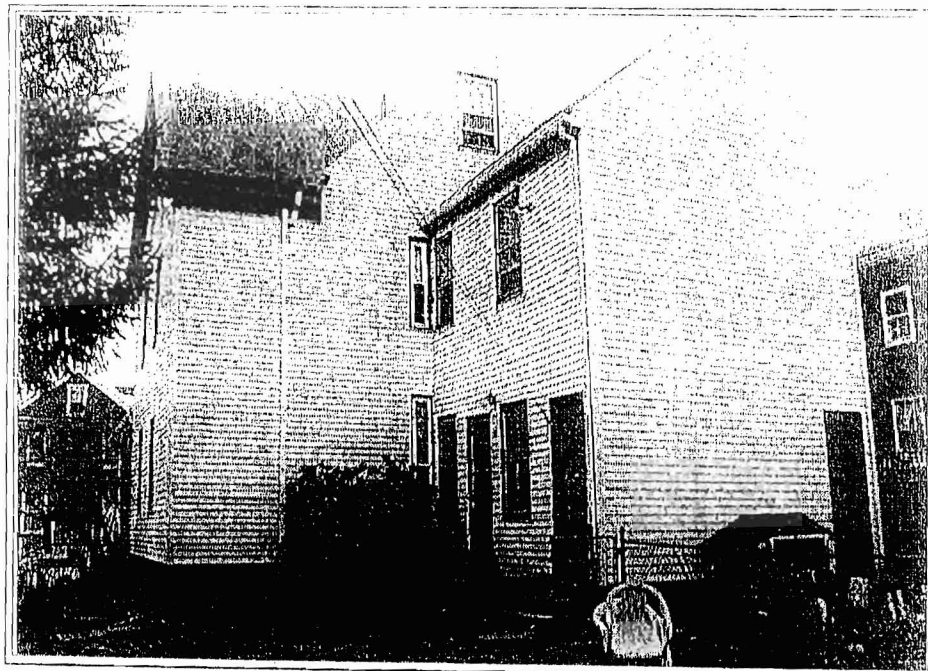
Borrower: Mark Poirier
Property Address: 77 St. Lawrence Street
City: Portland
Lender: First Financial Mortgage

File No.: KT704205
Case No.:
State: ME
Zip: 04101



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: April 19, 2007
Appraised Value: \$ 336,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0151	Date Applied For: 02/25/2008	CBL: 016 E012001
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Location of Construction: 77 ST LAWRENCE ST	Owner Name: POIRIER MARK S & NOEL M PO	Owner Address: 51 LONGWOOD DR	Phone:
Business Name:	Contractor Name: Mark Poirier	Contractor Address: 77 St Lawrence Portland	Phone (207) 329-4200
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: 2 unit Residential - interior & exterior renovations w/ dormer addition	Proposed Project Description: interior & exterior renovations w/ dormer addition
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 02/28/2008

Note: Using section 14-436(b), 80% of the first floor footprint is 1360.6 sf. The dormer is adding 92 sf of living space which is 7% of the allowable increase. **Ok to Issue:**

- 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 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:** Tom Markley **Approval Date:** 03/03/2008

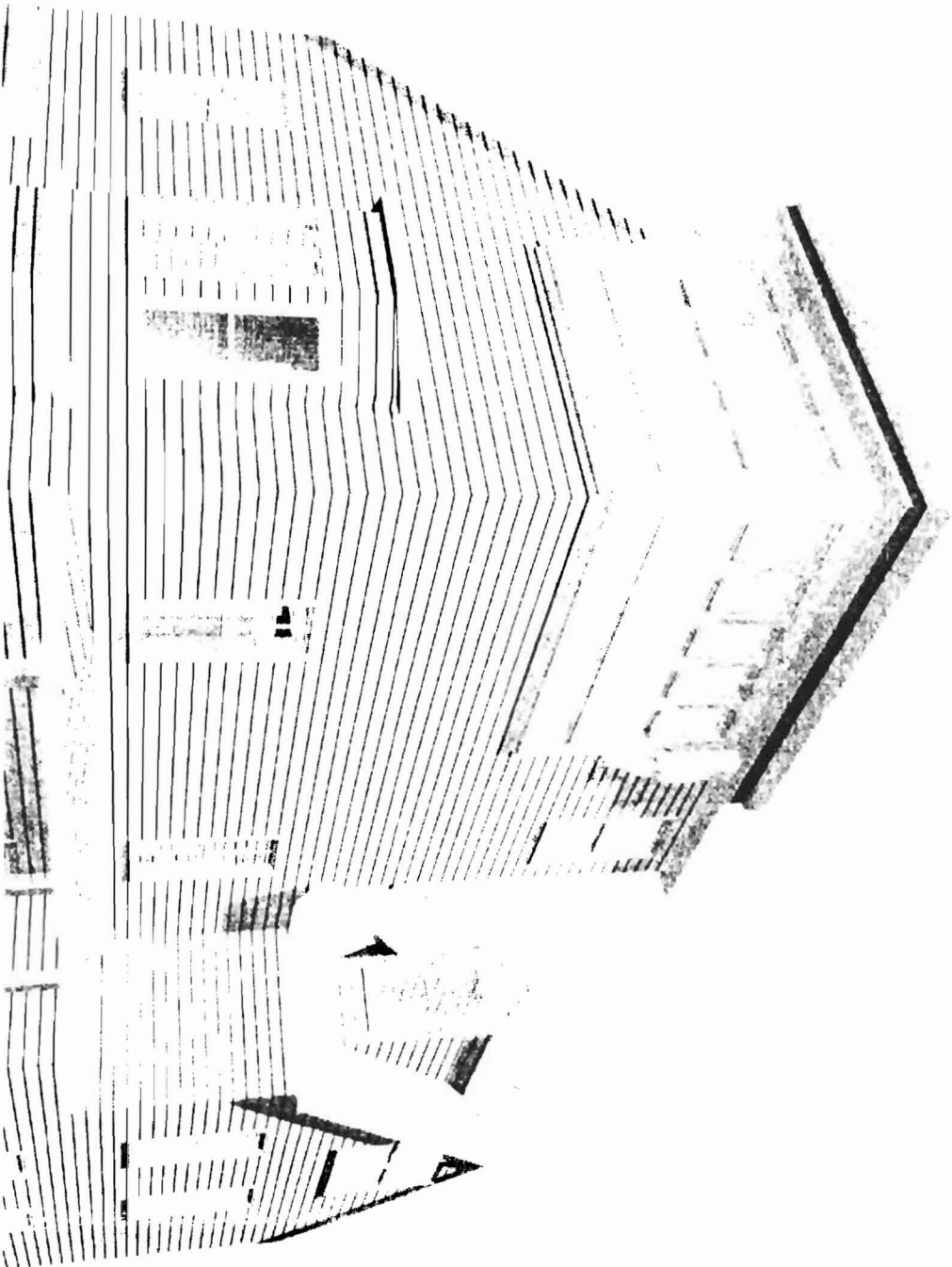
Note: **Ok to Issue:**

- 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:

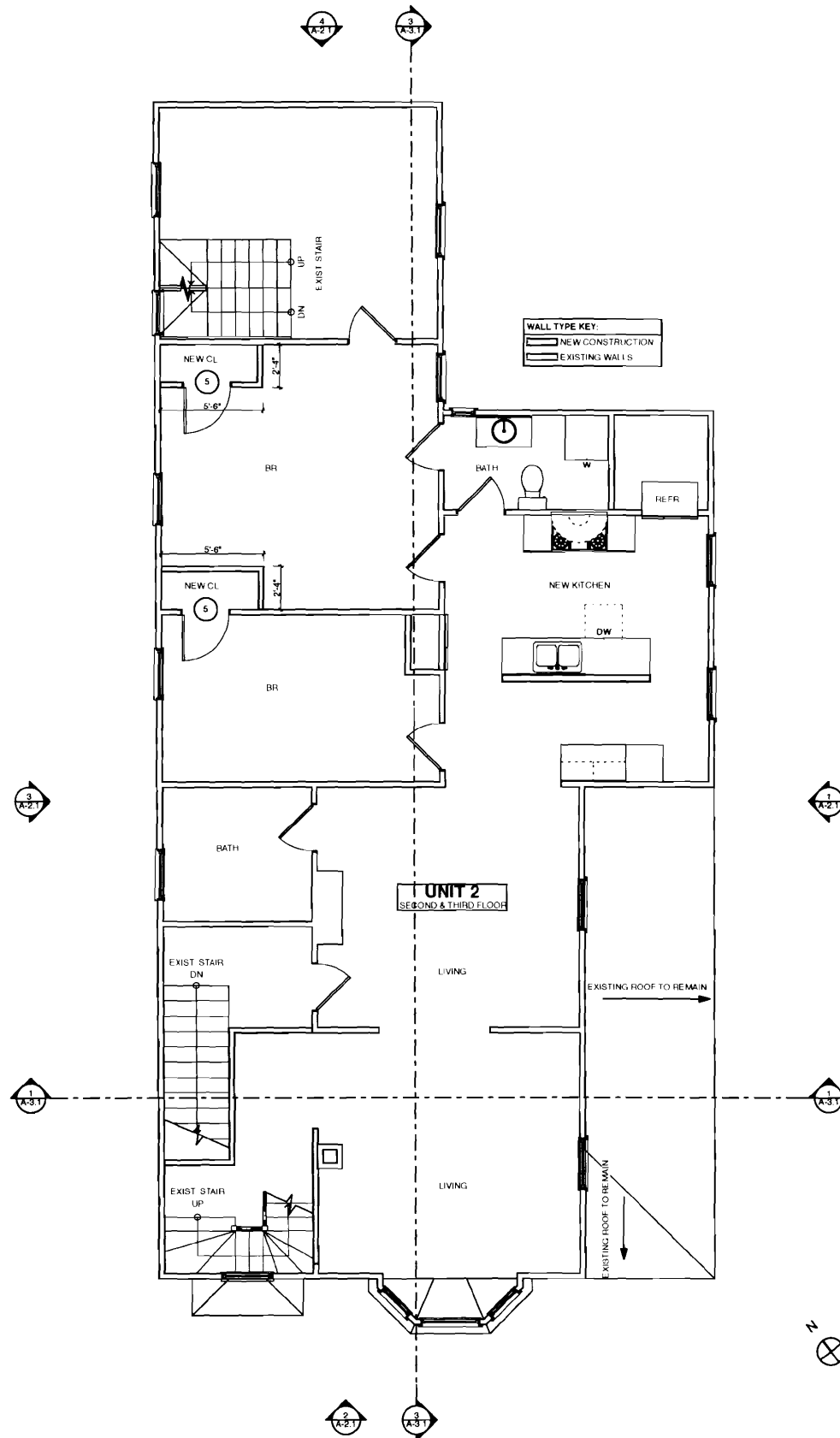
2/28/2008-amachado: Spoke to Barbara. She said that since the building already was a two unit and the addition is not increasing the footprint, planing does not have to review it.

ST. LAWRENCE

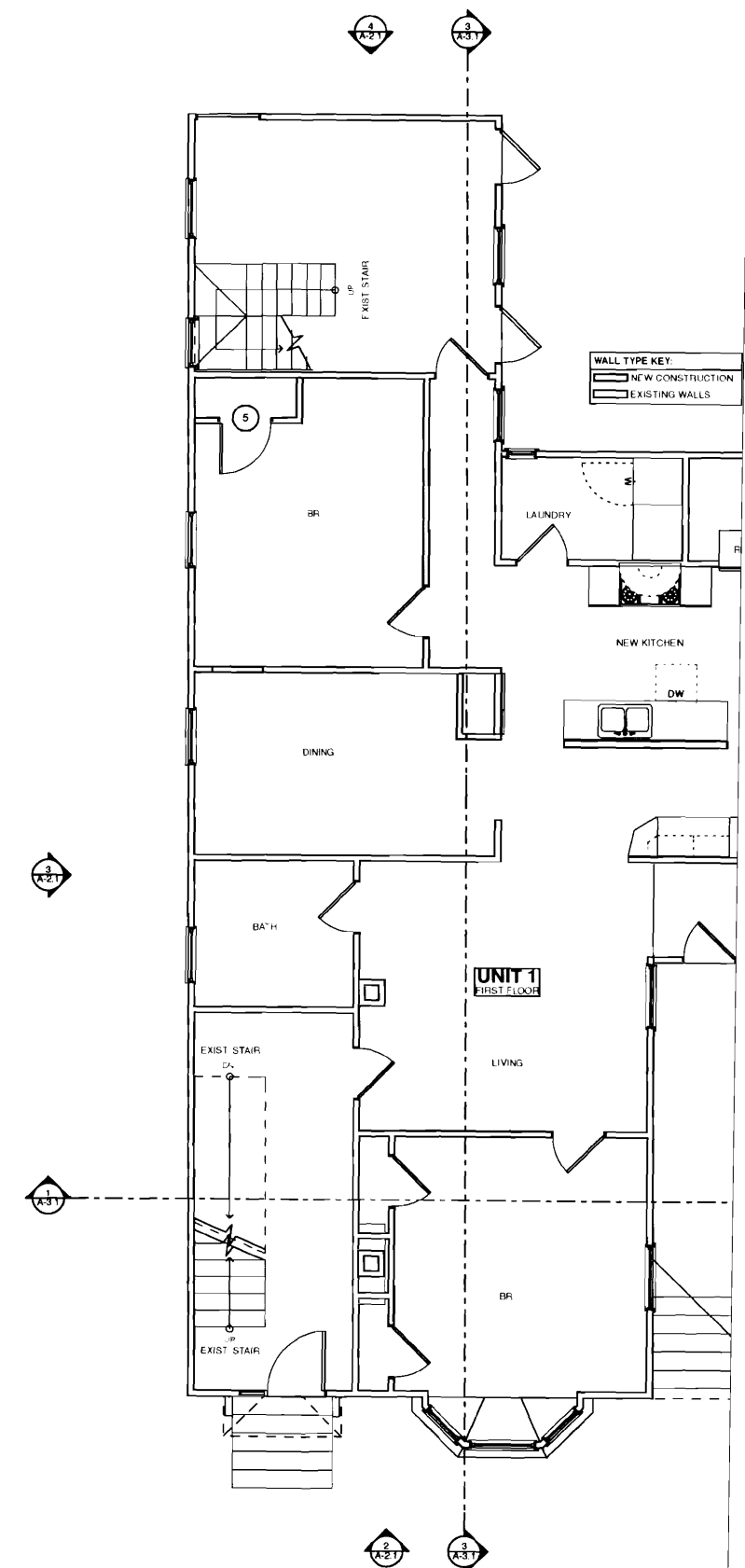


BUILDING PERMIT SET

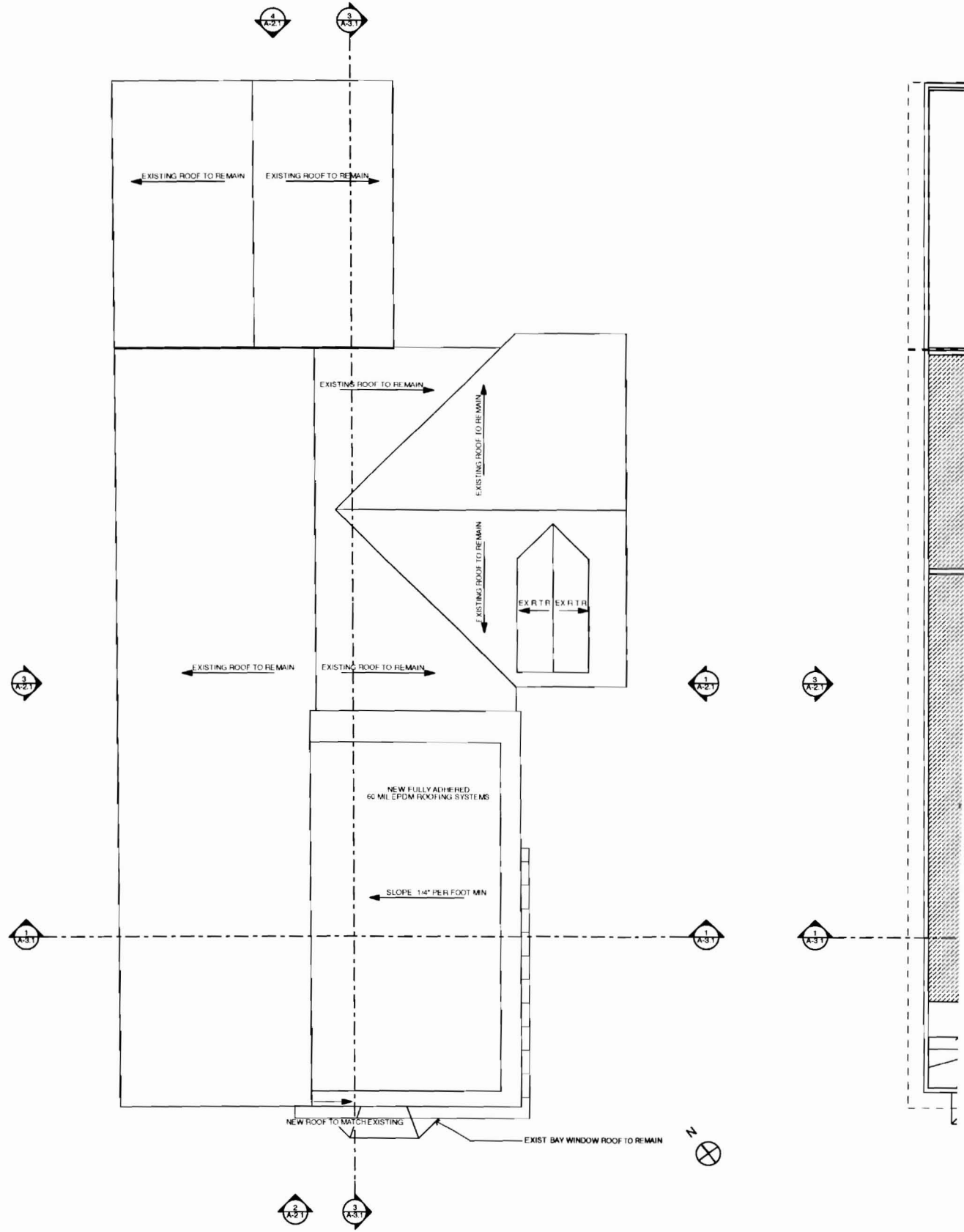
KAPLAN THOMPSON
A R C H I T E C T S
424 FORE ST., PORTLAND, ME, 04101
207-842-2888 FAX:842-2828



3 Second Floor
SCALE 1/4" = 1'-0"

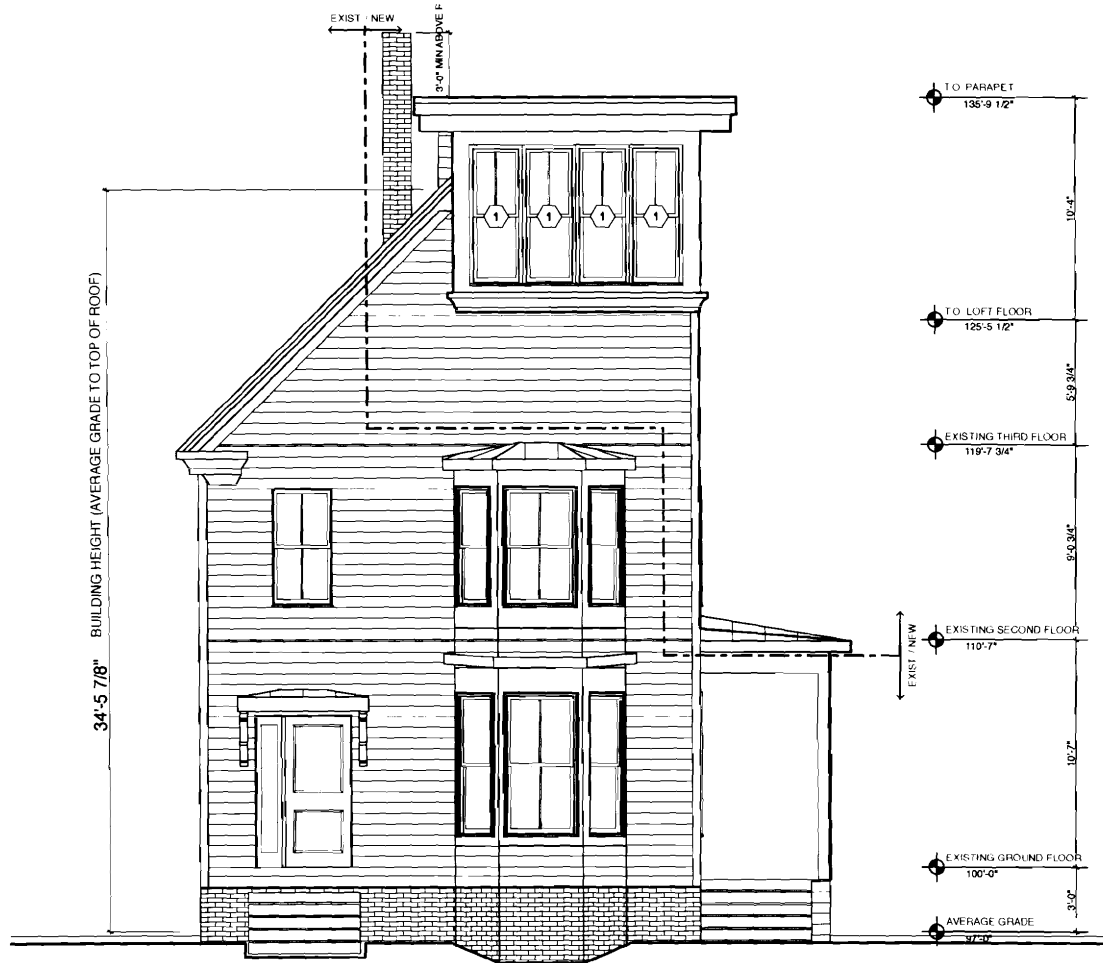


2 Main Floor
SCALE 1/4" = 1'-0"



2 Roof Plan
SCALE: 1/4" = 1'-0"

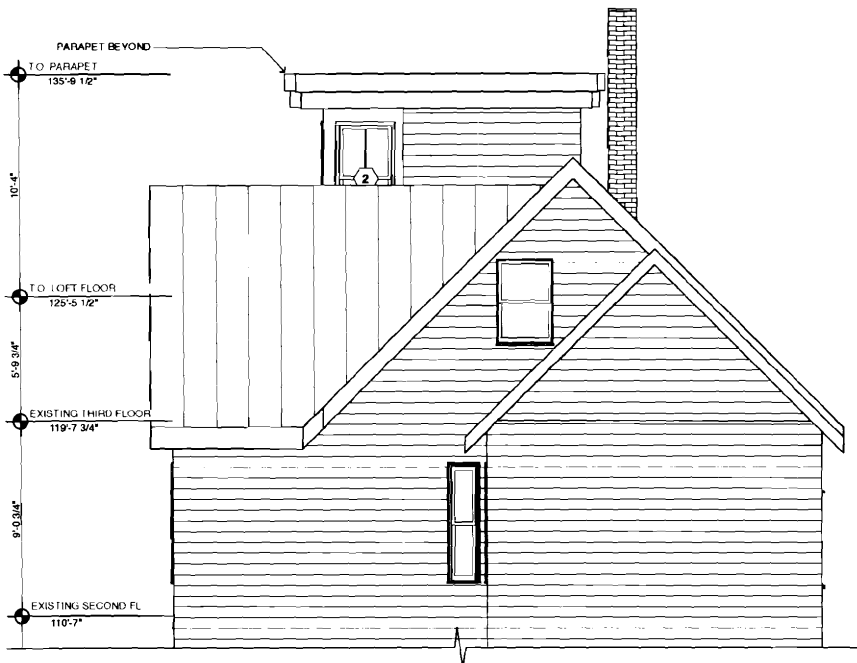
1 Third Floor
SCALE: 1/4" = 1'-0"



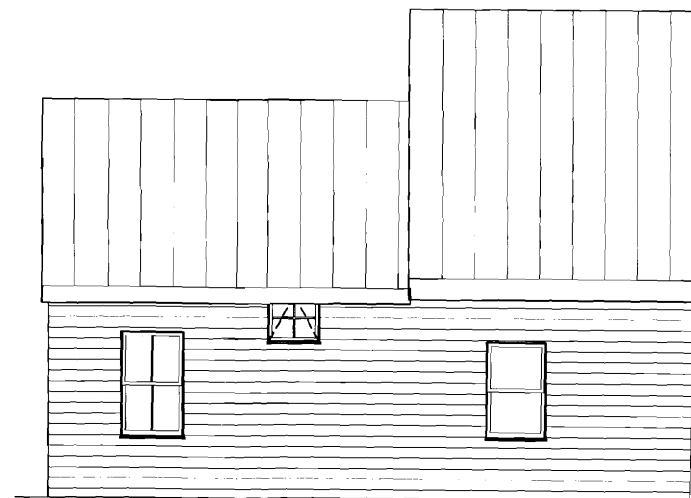
2 South Elevation
SCALE 1/4" = 1'-0"



1 East Elevation
SCALE 1/4" = 1'-0"

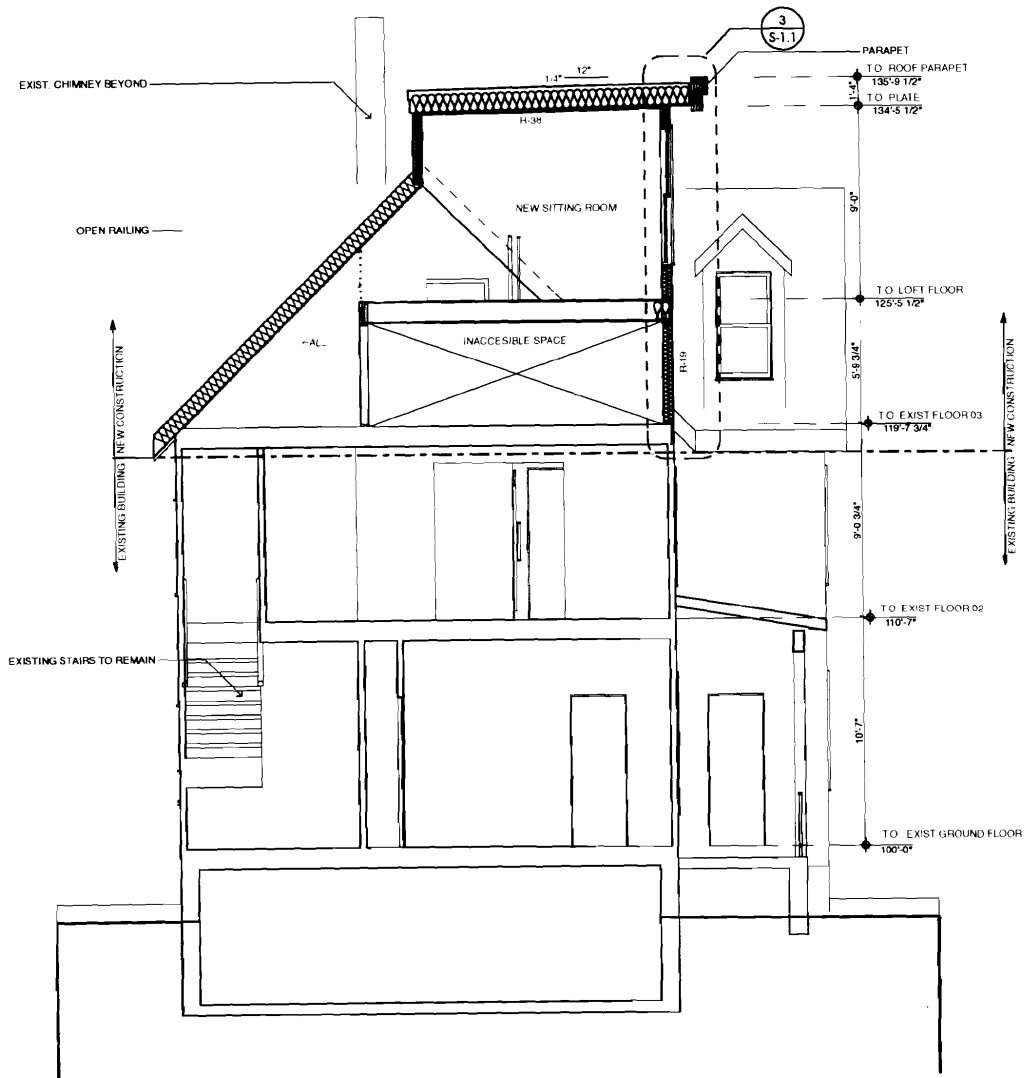


4 North Elevation
SCALE 1/4" = 1'-0"

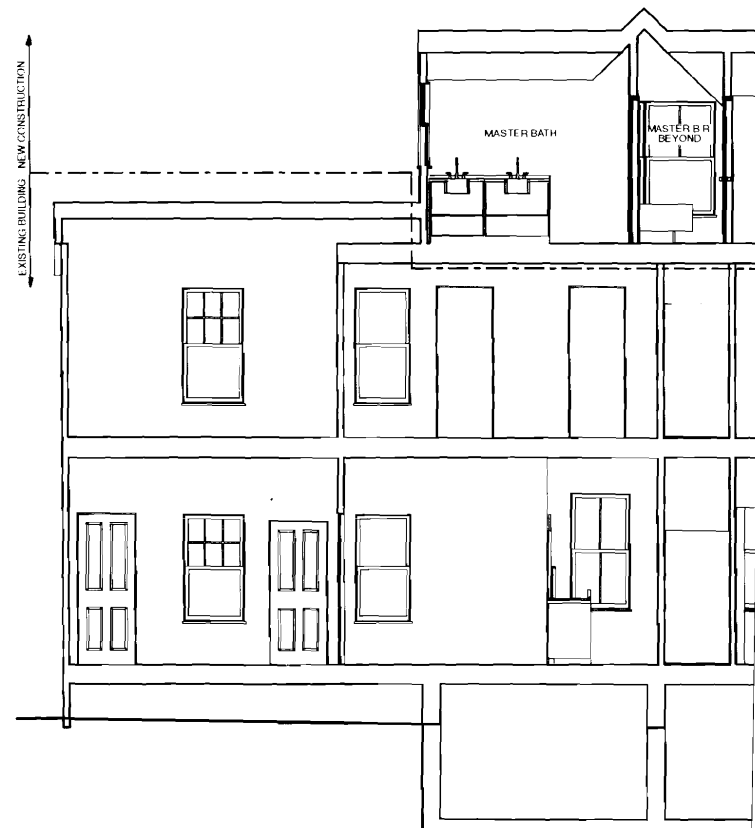


3 West Elevation
SCALE 1/4" = 1'-0"

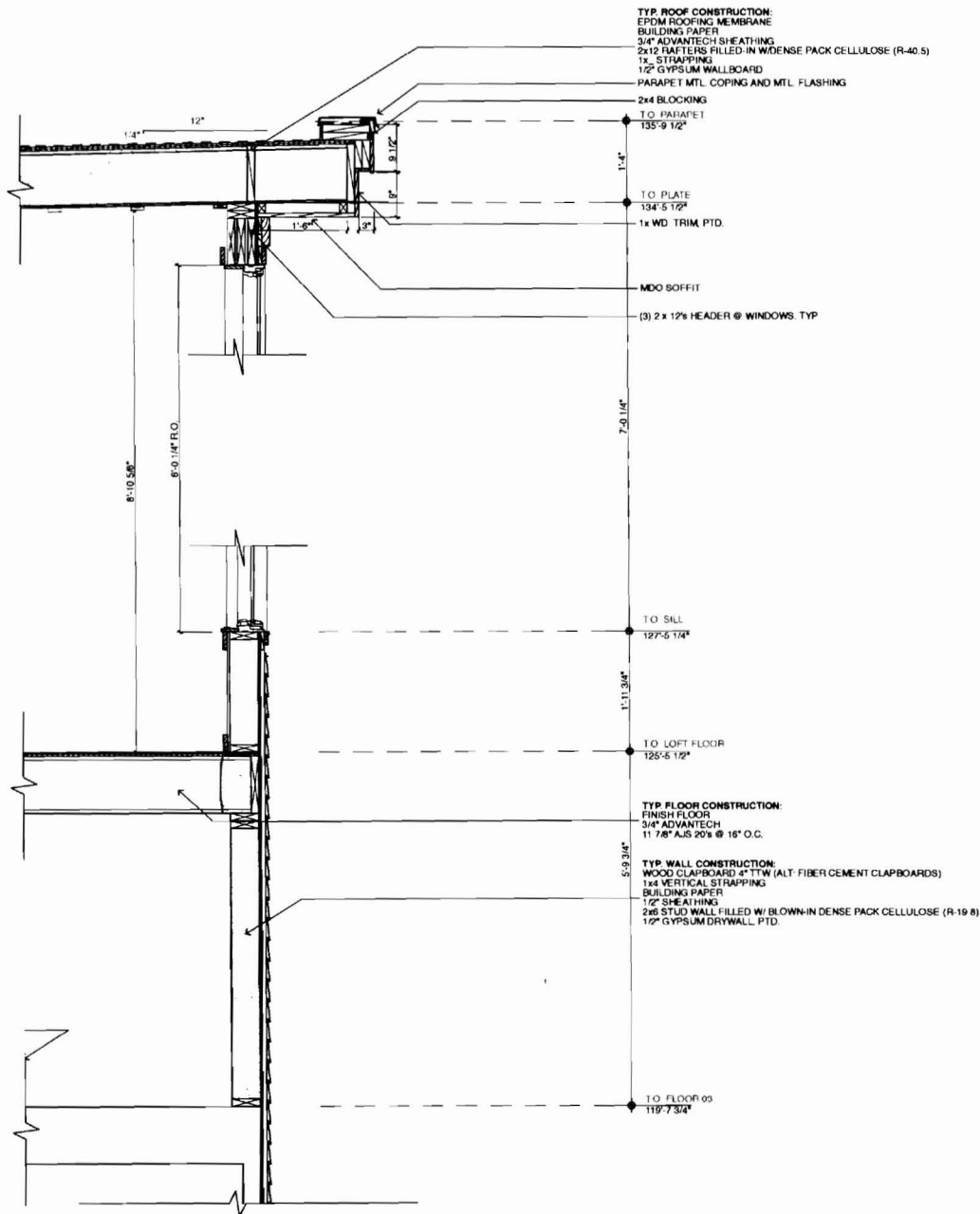




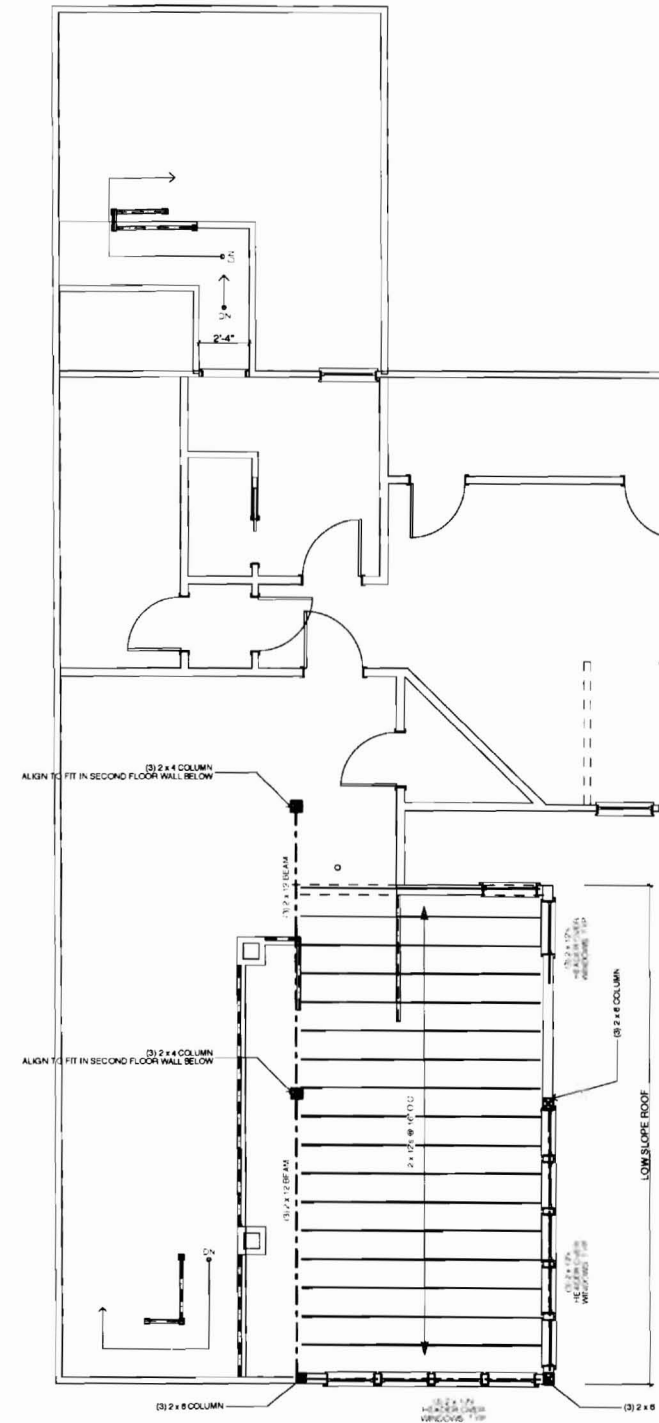
2 East / West Building Section
SCALE: 1/4" = 1'-0"



1 North / South Building Section
SCALE: 1/4" = 1'-0"



3 East / West Wall Section
 SCALE: 3/4" = 1'-0"



2 New Roof Framing
 SCALE: 1/4" = 1'-0"