

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

PERMIT ISSUED		CBL:
Permit No: 02-0535	Issue Date: JUL 31 2002	040 A002001

Location of Construction: 98 Pleasant St	Owner Name: Costin Michael N &	Owner Address: 98 Pleasant St Apt 2	Phone: 780-8287
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Multi Family	Zone: R-6

Past Use: Multi Family Unit i Lofhan 3	Proposed Use: Multi Family Unit i Lofhan 9 legal use A legal D.U. per permit # 02-0635	Permit Fee: \$79.00	Cost of Work: \$8,000.00	CEO District: 2	Zone: A905# part
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Proposed Project Description: Addition of two story covered porches on rear of building. <i>This requires a change of use for the A.D.U. (other see # 02-0635 removed)</i>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B <i>Signature: 7/30/02</i>
Signature:	Signature:	

Permit Taken By: gad	Date Applied For: 05/20/2002	Zoning Approval	
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- 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	Zoning Appeal	Historic Preservation
<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: <i>7/3/02</i>	<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:	<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>DA 7/23/02</i>

Staff review - limited visibility

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 _____

Application ID Number: 2-0535

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 98 Pleasant Street - waited for change of use application to legalize the use of 4 D.U.- see permit #02-0635

Approved Date: 07/03/2002

Issue Date: 05/28/2002

On Schedule

Mark: Marge Schmuckal

Date: 07/03/2002

By: [Redacted]

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval.

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.

There shall be no interconnecting, open, exterior stairways. None are shown on the submitted plans.

Created Date: 05/21/2002

By: gad

Update Date: 07/03/2002

By: mes

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 020535

This is to certify that Costin Michael N &/Applica
has permission to Addition of two story covered porches on rear of building.
AT 98 Pleasant St 040 A002001

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 when permission is procured before this building or part thereof is occupied or closed-in. **48 HOUR 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 _____

Ally Pugh 2/30/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Oakland

Building Code and Zoning
following specifications:

District 1 2

Telephone

Telephone

Telephone

No. of sheets

No. families

No. families

Roofing

50.00

25.00 Change

of Use

Special Conditions

Plumbing, electrical

fuel

Sills

Maximum

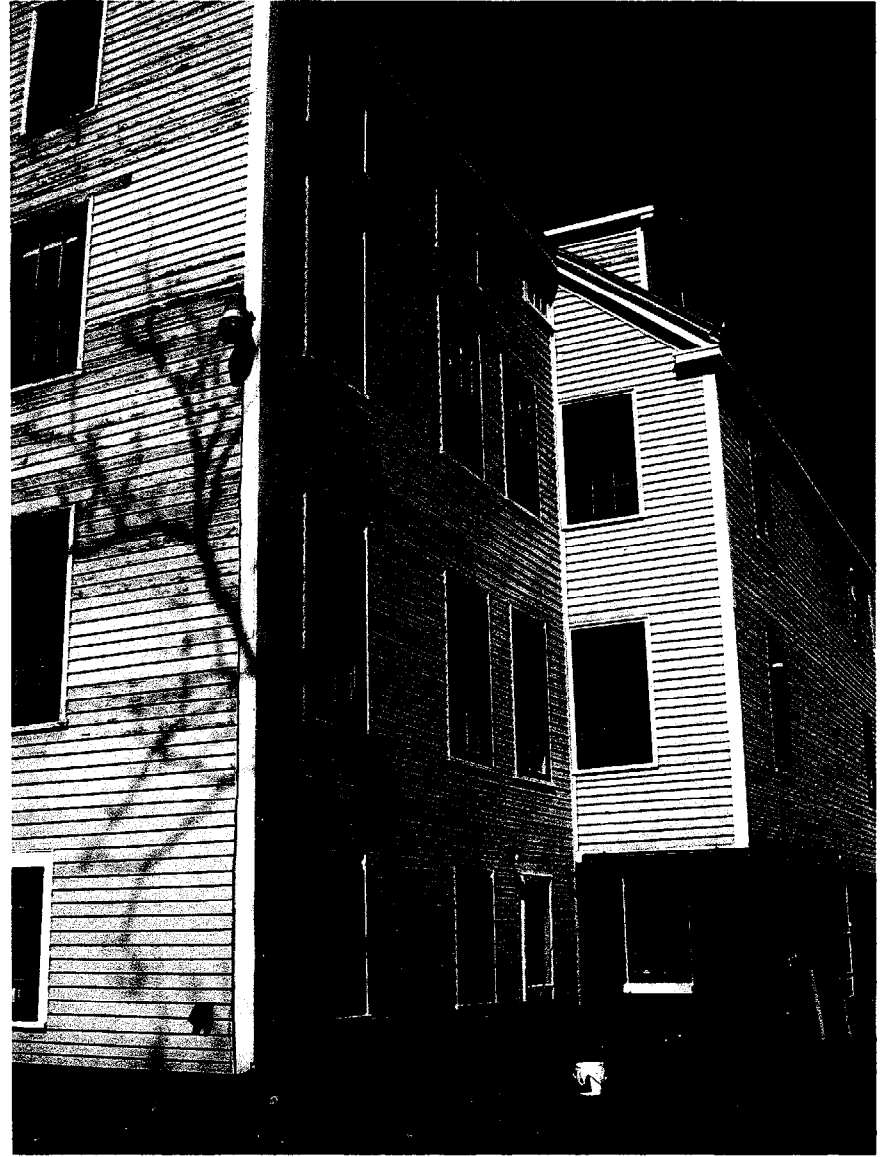
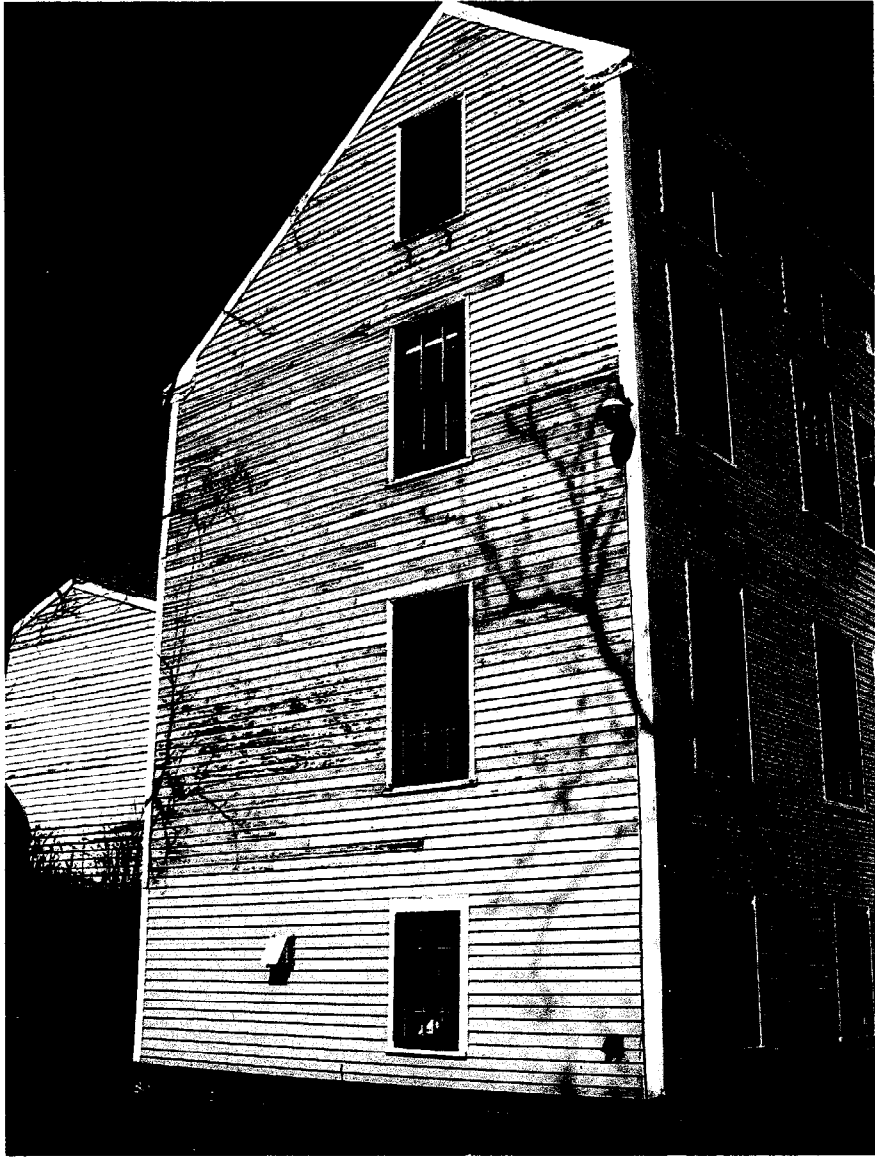
feet

ANTIQUE

on a public street

Person Competent

therein



02-0535

All Purpose 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.

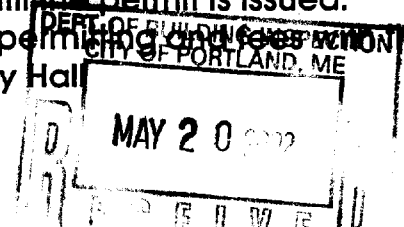
Location/Address of Construction: <u>98 PLEASANT ST., REAR FACADE</u>		
Total Square Footage of Proposed Structure <u>10,5 X 14 = 147 FT²</u>	Square Footage of Lot <u>4905</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>A</u> Lot# <u>2</u>	Owner: <u>MARY E. BROWNE</u> <u>MICHAEL N. COSTIN</u>	Telephone: <u>780-8287</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>BROWNE/COSTIN</u> <u>98 PLEASANT ST. # 2</u> <u>PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>8,000.00</u> Fee: \$ <u>79-</u>
Current use: <u>RESIDENTIAL, 4-UNIT.</u>		
If the location is currently vacant, what was prior use: <u>N/A</u> <i>got A change of permit</i>		
Approximately how long has it been vacant: <u>NA</u>		
Proposed use: <u>RESIDENTIAL</u>		
Project description: <u>ADD TWO-STORY COVERED PORCH TO REAR OF EXISTING STRUCTURE.</u>		
Contractor's name, address & telephone: <u>NOT KNOWN AT THIS TIME.</u>		
Who should we contact when the permit is ready: <u>BROWN/COSTIN</u>		
Mailing address: <u>98 PLEASANT ST. # 2</u> <u>PORTLAND ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>780-8287</u>		

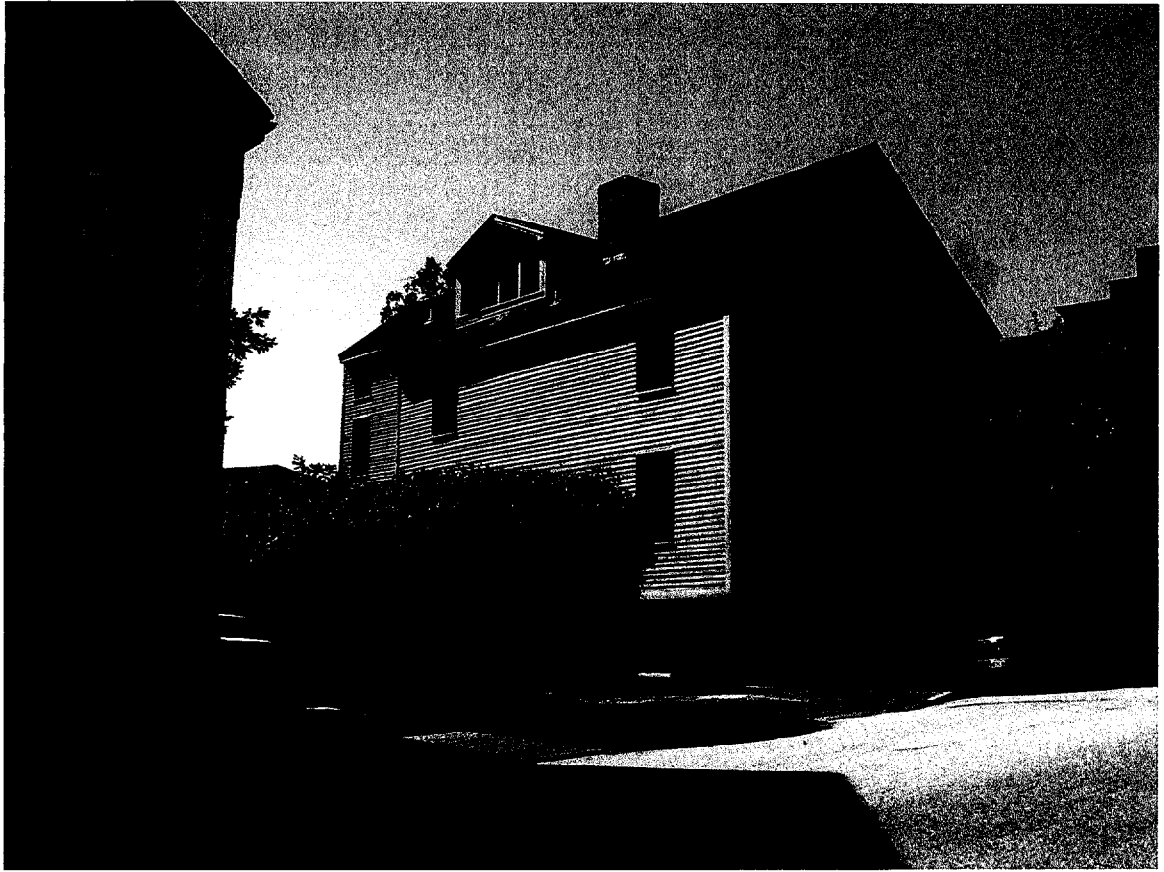
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>Michael N. Costin</u>	Date: <u>5/17/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees from the Planning Department on the 4th floor of City Hall





5/17/02

TO WHOM IT MAY CONCERN:

MY PROPOSED PROJECT AT 98 PLEASANT STREET IS TO ADD A TWO-STORY PORCH AT THE REAR OF THE BUILDING. THE PORCH WILL SERVE APARTMENTS 1 AND 2.

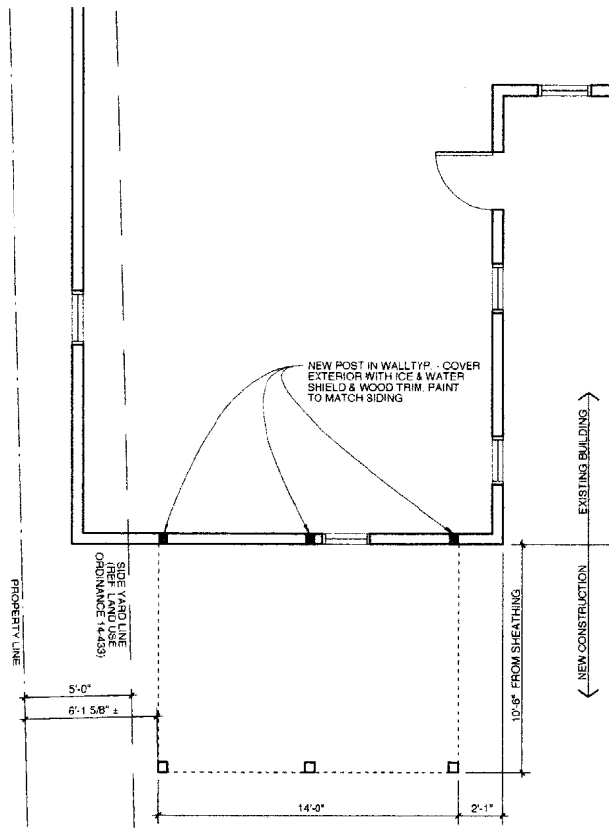
TWO NEW DOORS WILL BE ADDED, ONE ON EACH FLOOR, TO PROVIDE ACCESS TO THE PORCH AREAS. THERE WILL BE NO ACCESS TO THE PORCHES FROM THE GROUND.

SINCERELY,

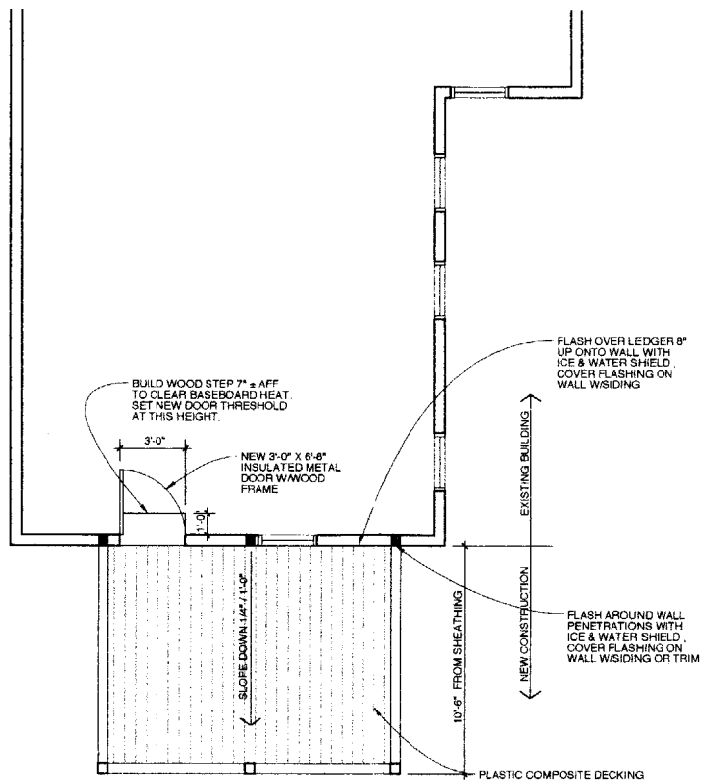
Michael Costin

SEE ATTACHED PLANS.

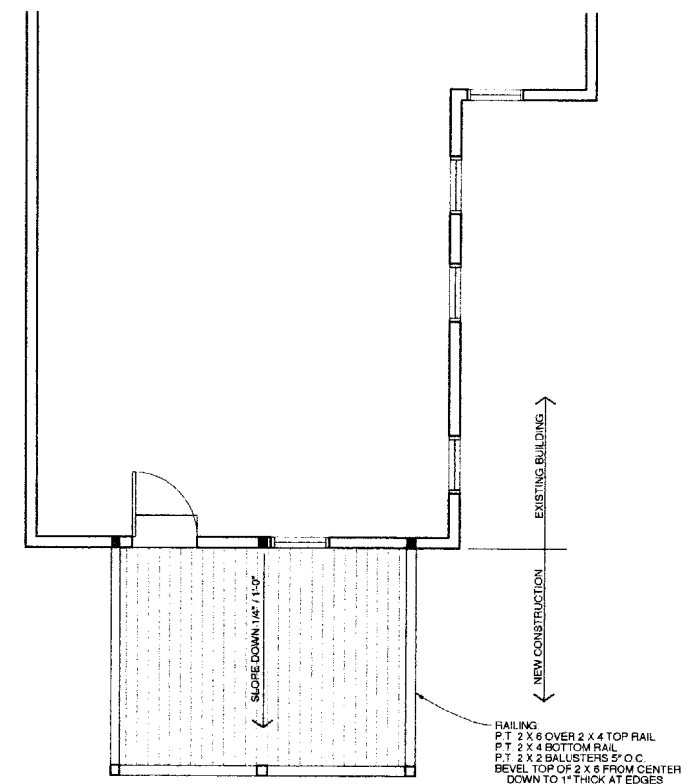




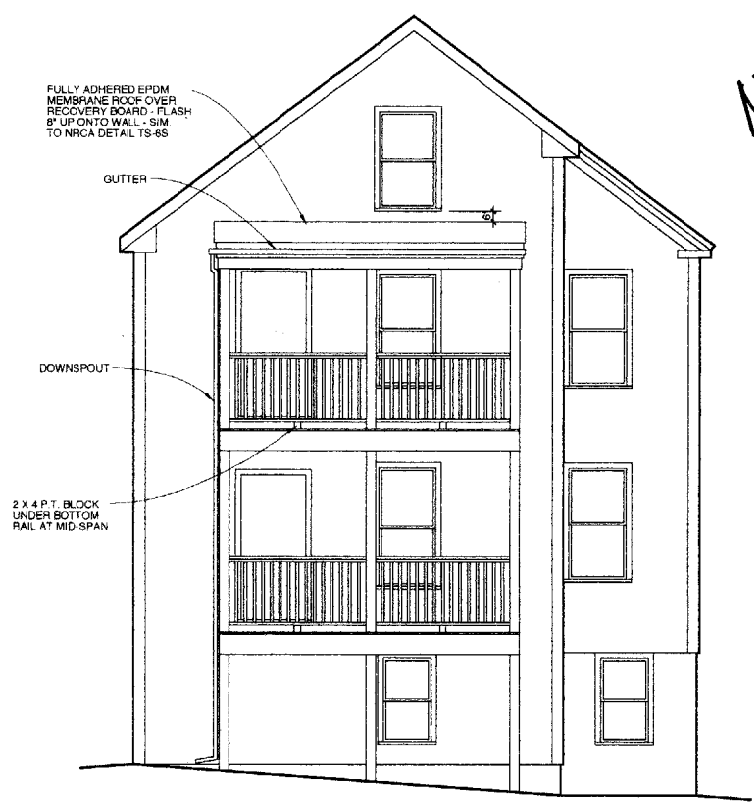
1 FLOOR PLAN - GROUND LEVEL
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"

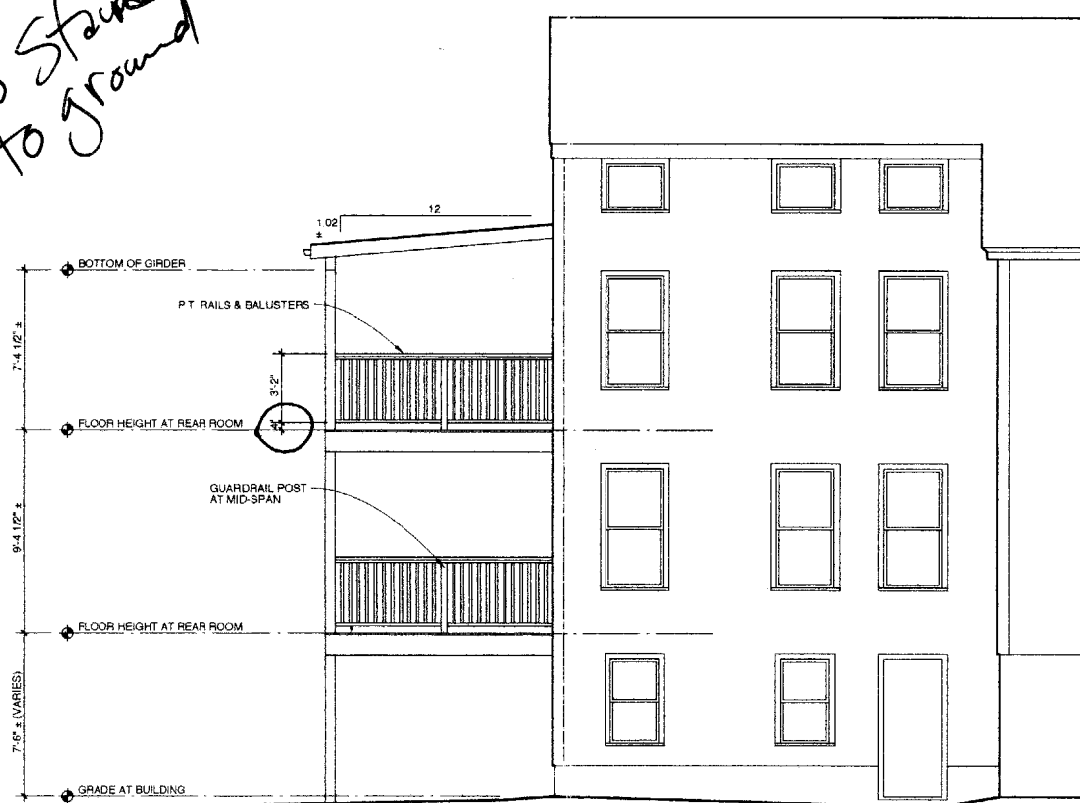


3 FLOOR PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

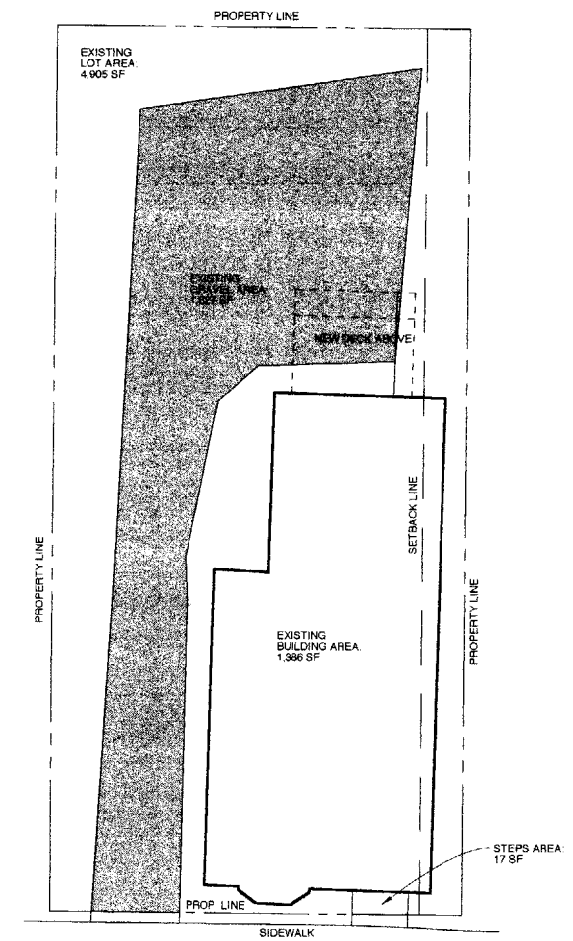


4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

No stairs to ground



5 EAST ELEVATION
SCALE: 1/4" = 1'-0"



6 SITE PLAN
SCALE: 1" = 10'-0"

NOTE: PLAN BASED ON "STANDARD BOUNDARY SURVEY" BY OWEN HASKELL, INC., DATED 6/21/01

Michael R. Charek
Architect
25 Hartley Street
Portland, Maine 04103
(207) 761-0556



Deck Addition for
Michael Costin and Mary Elizabeth Browne

98 Pleasant Street
Portland, ME 04101

Title
PLANS AND ELEVATIONS

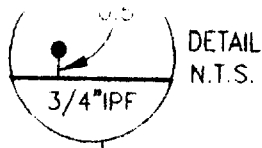
Scale: AS NOTED

Date: 4/30/02

Revisions

Sheet

A1



TM 40-A-11
N/F
HARRISON & SMITH
15524/285

TM 40-A-30
N/F
NORDICA PARTNERS
10295/161

LOOSE STONE & MORTAR
RETAINING WALL

S66°20'16"W

3/4" PINCHED
IRON PIPE FD

48.02'

LINE OF OCCUPATION
SEE NOTE 4

LANDSCAPE
TIMBER WALL

20'

GRAVEL
PARKING

SETBACK LINE

10'

102.13'

CONCRETE RETAINING WALL

LOT AREA =
4,905 S.F.

N23°39'44"W

STONE & MORTAR
RETAINING WALL

TM 40-A-1
N/F
THE GOODWILL
DEVELOPMENT CORPORATION
6289/299

TM 40-A-3
N/F
DOYON & SPOHRER
11936/235

S23°39'44"E

102.13'

SETBACK LINE

GRAVEL DRIVE

BOLLARDS

GAS
METER

3-1/2 STORY
WOOD FRAME
RESIDENCE
#98

2 STORY
WOOD FRAME
RESIDENCE

CONCRETE

CONCRETE

HEDGE

CONCRETE SIDEWALK

CONCRETE

OVERHANG

ASPHALT

ASPHALT

48.02'

ELEC.
PANEL

S66°20'16"W

WALL

BRICK SIDEWALK

PLANTER

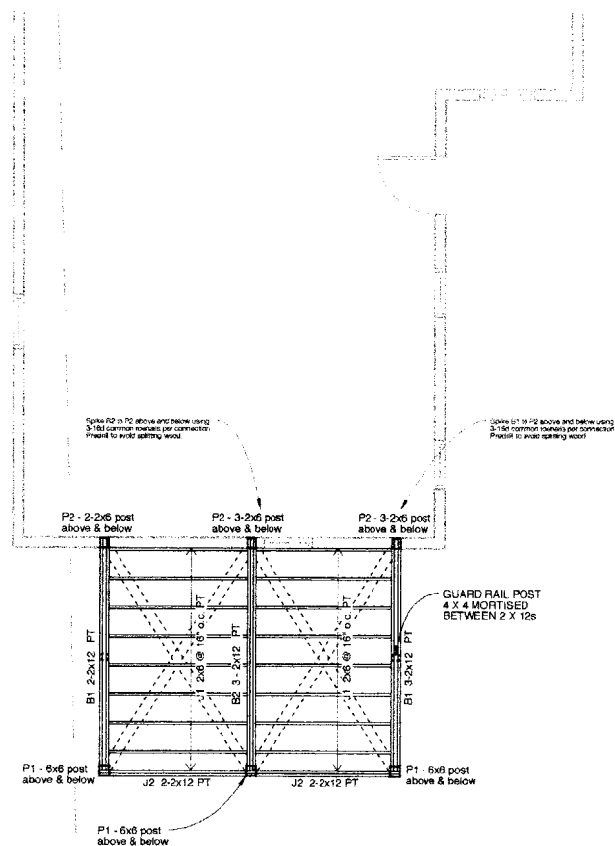
CURB

MHO

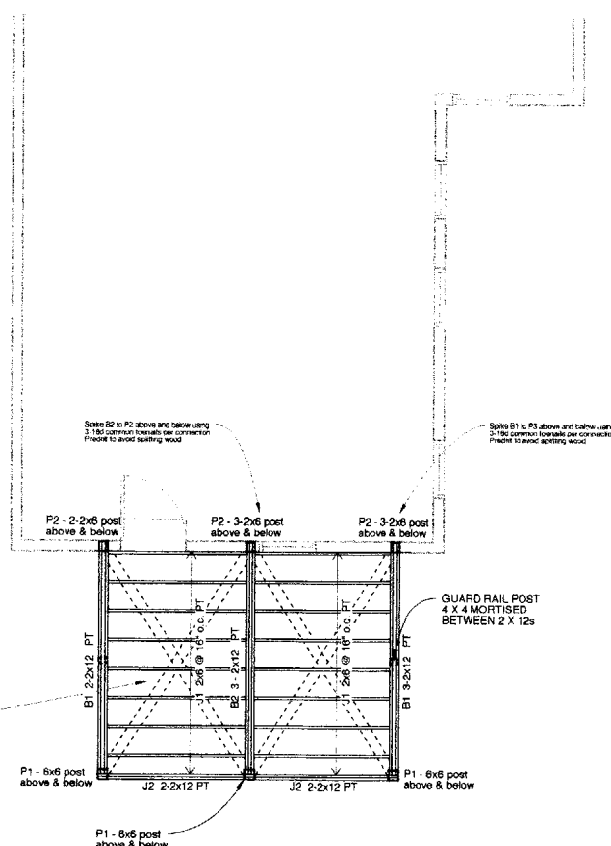
PLEASANT STREET

PAVED - PUBLIC

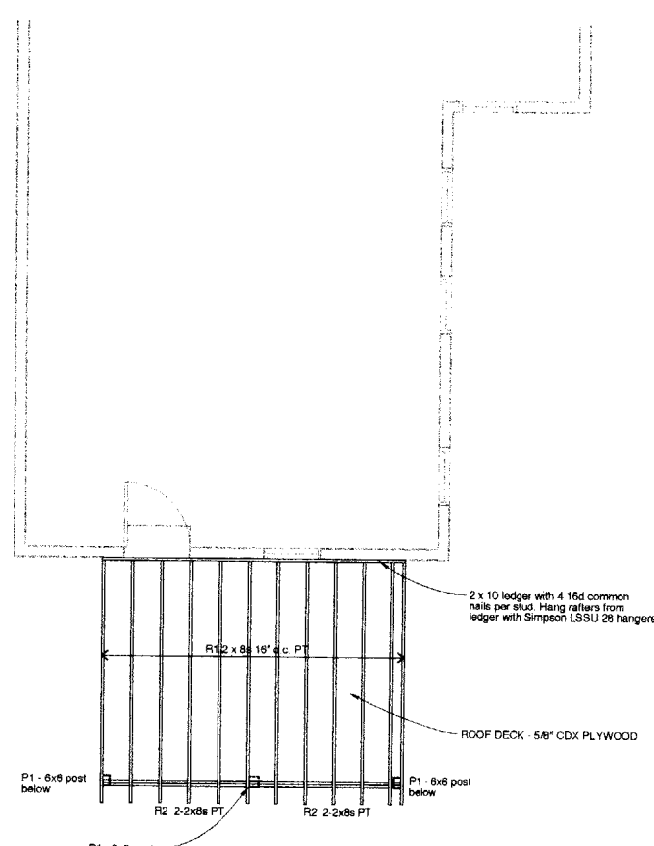
Handwritten signature and notes:
R-6 Zone
[Signature]



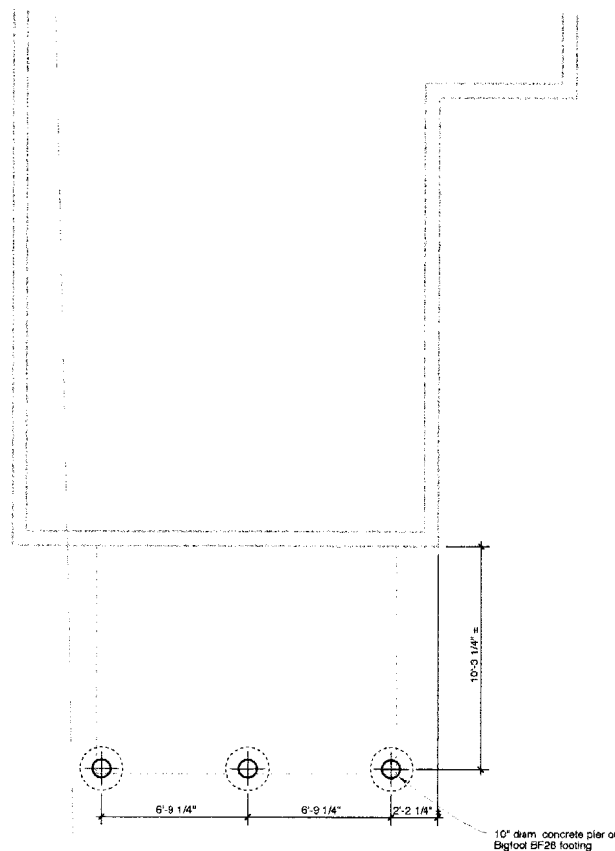
1 FIRST FLOOR FRAMING
SCALE: 1/4" = 1'-0"



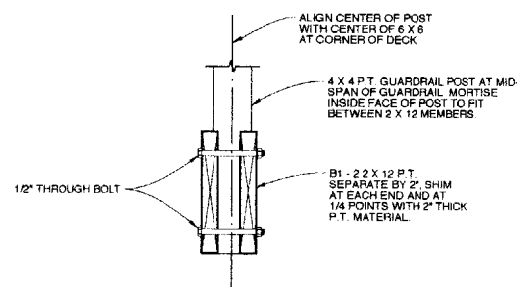
2 SECOND FLOOR FRAMING
SCALE: 1/4" = 1'-0"



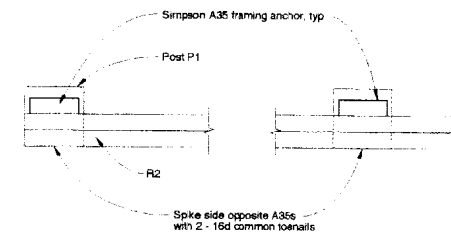
3 ROOF FRAMING
SCALE: 1/4" = 1'-0"



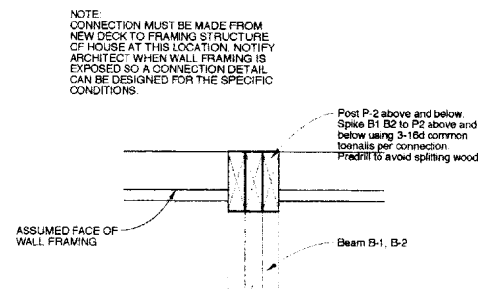
4 FOUNDATION
SCALE: 1/4" = 1'-0"



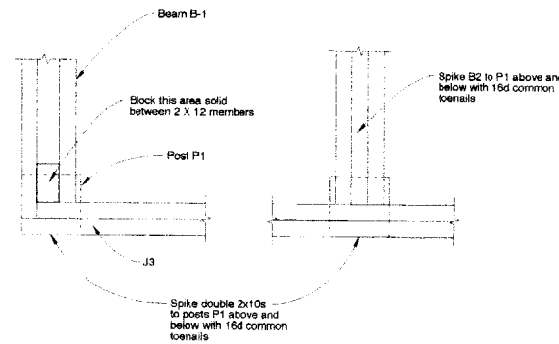
7 DETAIL - GUARD RAIL POST
SCALE: 1 1/2" = 1'-0"



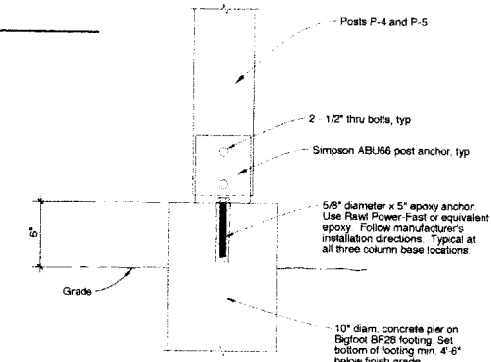
8 DETAIL - BEAM & POST AT ROOF
SCALE: 1 1/2" = 1'-0"



5 DETAIL - BEAM & POST AT HOUSE WALL
SCALE: 1 1/2" = 1'-0"



6 DETAIL - BEAM & POST AT 1ST & 2ND FLOOR
SCALE: 1 1/2" = 1'-0"



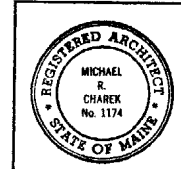
9 POST CONNECTION AT BASE
SCALE: 1 1/2" = 1'-0"

WOOD FRAMING NOTES

- REQUIRED WOOD SPECIES:
2x FRAMING:
PRESSURE-TREATED SOUTHERN YELLOW PINE: SYP #2, SPIB GRADE STAMP WITH THE FOLLOWING BASE DESIGN PROPERTIES:
F_b = 1250 psi
F_v = 90 psi
F_{c parallel} = 1600 psi
F_{c perpendicular} = 385 psi
E = 1400 ksi
SPRUCE-PINE-FIR: SPF #1/#2, GRADED ACCORDING TO NLGA RULES WITH THE FOLLOWING BASE DESIGN PROPERTIES:
F_b = 875 psi
F_v = 110 psi
F_{c parallel} = 1150 psi
F_{c perpendicular} = 425 psi
E = 1400 ksi
6 x 6 POSTS:
PRESSURE-TREATED SOUTHERN YELLOW PINE: SYP #2, SPIB GRADE STAMP WITH THE FOLLOWING BASE DESIGN PROPERTIES:
F_b = 850 psi
F_v = 100 psi
F_{c parallel} = 525 psi
F_{c perpendicular} = 375 psi
E = 1200 ksi
EACH PIECE MUST BEAR THE APPROPRIATE GRADE STAMP. UNGRADED OR UNMARKED LUMBER WILL NOT BE ACCEPTED.
- ALL EXTERIOR FRAMING IS PRESSURE-TREATED SOUTHERN YELLOW PINE IN THE GRADES SPECIFIED IN NOTE 1. INTERIOR POST SUPPORTS ARE SPF #1/#2 AS SPECIFIED IN NOTE 1.



Michael R. Charek
Architect
25 Hartley Street
Portland, Maine 04103
(207) 761-0556



Michael Costin and Mary Elizabeth Browne
88 Pleasant Street
Portland, ME 04101

Title
FRAMING & FOUNDATION PLANS
Scale: AS NOTED
Date: 4/30/02

Revisions

Sheet
A2