

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that STEVEN BYRNES

Located At 23 NEAL ST

Job ID: 2012-04-3847-ALTR

CBL: 062- E-008-001

has permission to Add a second floor over an existing garage (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

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

06/18/2012

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Close In Elec/Plmb/Frame prior to insulate or gypsum
 2. Insulation prior to close-in.
 3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3847-ALTR

Located At: 23 NEAL ST

CBL: 062- E-008-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Historic

1. Garage Door to be 8'. (Door model to be as shown in attached specifications; door to be installed without strap hinges.)
2. Final Revised elevation showing revised dimensions to be submitted to HP staff

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Plans indicate the addition will not exceed 50% of the total completed structure.
 - b. Contractor states renovation of the existing structure plus addition will not exceed 50% of the completed structure.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

3. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
4. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
5. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
6. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
7. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
8. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
9. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.

TABLE R302.6
DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2 inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2 inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3847-ALTR	Date Applied: 4/25/2012	CBL: 062- E-008-001	
Location of Construction: 23 NEAL ST	Owner Name: STEVEN BYRNES	Owner Address: 23 NEAL ST PORTLAND, ME 04102	Phone: 207-939-9639
Business Name:	Contractor Name: Davis Fine Woodworking Inc.	Contractor Address: 321 New Gloucester Hill Rd., New Gloucester ME 04260	Phone: (207) 926-4710
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-4
Past Use: Single family	Proposed Use: Same – single family – add second story over garage for master bedroom	Cost of Work: 92000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt Puno</i>	Inspection: Use Group: <i>R-4</i> Type: <i>SR</i> <i>TRC 3009</i> Signature: <i>[Signature]</i>
Proposed Project Description: Addition over garage to include master bedroom		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan

☐ Maj ☐ Min ☐ MM

Date: *OK w/ cond. hork*
4/30/12 *ASB*

CERTIFICATION

Zoning Appeal

☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

☐ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☒ Approved
☒ Approved w/Conditions
☐ Denied

Date:

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 appication 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

TRADITION SERIES

*Final door
specification
B'*

about

residential

commercial

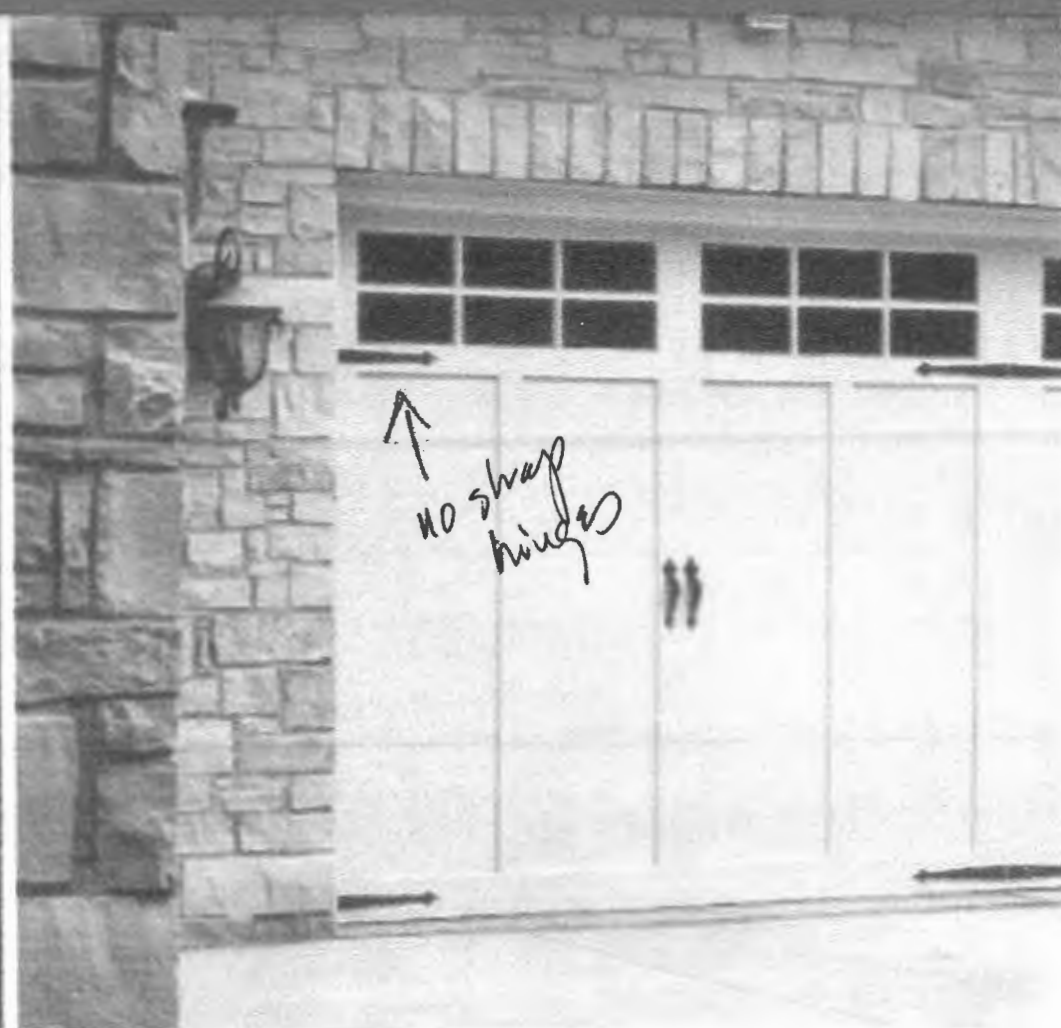
open the door to
endless possibilities

Timeless beauty.

There are some things that never go out of style. They are timeless; they are classic. That is what Haas Door had in mind when we designed our American Tradition Series™ garage doors.

Imagine the beauty of the 1800's carriage house, the tall rooflines, warm gaslights, and the elegant handcrafted wooden doors detailed with wrought iron hardware.

At Haas Door we have taken all the



CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Martha Burke Vice-Chair
Scott Benson
Rebecca Ermlich
Michael Hammen
Ted Oldham
Susan Wroth

April 3, 2012

Steve and Kari Byrnes
23 Neal Street
Portland, Maine 04102

Re: 2nd Floor Addition to Garage; 23 Neal Street

Dear Mr. and Mrs. Byrnes:

On March 21, 2012, the City of Portland's Historic Preservation Board voted 6-0 (Ermlich absent) to approve your application for a Certificate of Appropriateness for the expansion of the existing garage at 23 Neal Street. Approval was based on drawings and specifications presented by your contractor, Zac Davis.

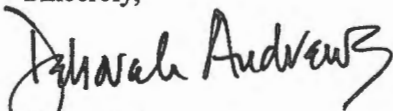
Approval was made subject to the following condition:

- * Existing garage door to be replaced with 8' tall door, as depicted in 2009 approved drawings for garage addition. Sheet #2 to be revised to reflect required design revision and submitted to Historic Preservation staff for final approval.

Project to be carried out as shown on the plans and specifications submitted for the 3/21/12 public hearing. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Deborah Andrews
Historic Preservation Program Manager

Cc: Zac Davis

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
23 NEAL STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: March 14, 2012

RE: March 21, 2012 Public Hearing

Application For: Certificate of Appropriateness for 2nd Floor Addition to Garage

Address: 23 Neal Street

Applicant: Steve and Kari Byrnes

Contractor: Zac Davis

Introduction

Zac Davis, representing homeowners Steve and Kari Byrnes, is requesting approval for a 2nd story addition to an attached garage at 23 Neal Street. The residence was constructed in 1959 and is identified as a “non-contributing structure” in the West End Historic District.

The Board has reviewed several applications for this property since 2009, including a proposal by the previous owner (Second Presbyterian Church) for renovations to the house and a second story addition to the garage. This project was never commenced and the property was subsequently sold. In 2010, new owners Steve and Kari Byrnes received approval for the comprehensive remodeling of the principal façade of the house. In 2011, approval was received for a sunroom addition off the rear of the house.

Contractor Zac Davis, who did the previous work on the house, has provided photographs of existing conditions, existing and proposed elevations and material specifications.

Proposed Scope of Work

The proposal calls for raising the roof of the garage to create a master bedroom and bath accessible from the second floor of the house. As proposed, the ridgeline of the expanded garage will be the same height as that of the house. Siding and trim details will match the house. A pair of mulled 6/1 windows (same window type as installed in the main house) will be positioned to butt against the fascia/cornice at the roofline. Note that the proposed windows

are the same size as those on the first floor of the main house. From the enclosed elevations, one cannot tell how the new windows on the front of the garage align with the side elevation windows on the main house. Also, one cannot tell how the new second story window on the side of the garage will align with the windows on the front of the garage. Staff has asked Mr. Davis to be prepared to answer these questions.

Staff Comments

As some members of the Board will recall, the renovation proposal submitted by the Second Presbyterian Church in 2009 called for adding another story to the garage. While the project was never undertaken, the Board did approve the renovation plans, including the garage expansion. Under the church's initial proposal, the height of the garage roof would be greater than that of the main house. One of the Board's conditions of approval for the project included a requirement that the height of the garage not exceed that of the house. For reference purposes, Staff has enclosed a copy of the approved elevation.

Given the rather awkward amount of wall space that is created between the garage doors and the new second floor windows, consideration might be given to a slightly taller trim board above the garage doors. Or, perhaps the 2nd floor windows could be lowered slightly (recognizing that they are already low to the floor in the new room).

Applicable Review Standards

The following ordinance standards apply in the review of this proposal:

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

Motion for Consideration

On the basis of plans and specifications submitted for the 3/21/2012 Public Hearing, the Board finds that the proposed garage addition at 23 Neal Street **meets (fails to meet)** the Standards for Review of Alterations within the historic preservation ordinance, **(subject to the following conditions...)**

Attachments:

- 1. Application
- 2. Photos of Subject Residence
- 3. Elevations, section and specifications
- 4. 2009 elevation of approved garage addition



Date: 3/7/12

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

23 NEAL ST.

CHART/BLOCK/LOT: 62-E-8 (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

THE INTENTION OF THIS PROJECT IS TO CREATE A
MASTER BEDROOM AND BATH OVER AN EXISTING
ONE STORY GARAGE. THE EXISTING FOOTPRINT OF
THE STRUCTURE WILL NOT CHANGE. THE PROPOSED
ROOF SYSTEM WILL NOT BE TALLER OR STEEPER
IN PITCH THAN THE EXISTING MAIN HOUSE ROOF.
ALL EXTERIOR MATERIALS INCLUDING ROOFING, TRIM,
WINDOWS AND SIDING WILL MATCH EXISTING IN
BOTH COLOR AND PROFILE.

CONTACT INFORMATION:

APPLICANT

Name: ZAC DAVIS
Address: 321 GLOUCESTER HILL RD.
NEW GLOUCESTER, ME
Zip Code: 04260
Work #: 207-926-4710
Cell #: 207-838-0528
Fax #: 207-926-4710
Home: 207-926-4710
E-mail: ZAC1@maine.fr.com

PROPERTY OWNER

Name: STEVE & KARI BYRNES
Address: 23 NEAL ST.
PORTLAND, ME
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

BILLING ADDRESS

Name: _____
Address: SAME AS ABOVE

Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

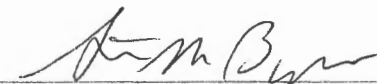
ARCHITECT - DESIGN WORK BY CONTRACTOR

Name: _____
Address: _____

Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

CONTRACTOR

Name: ZAC DAVIS FINE WOODWORKING INC.
Address: 321 GLOUCESTER HILL RD.
NEW GLOUCESTER ME
Zip Code: 04260
Work #: 207-926-4710
Cell #: 207-838-0528
Fax #: 207-926-4710
Home: 207-926-4710
E-mail: ZAC1@maine.fr.com


Owner's Signature (if different)


Applicant's Signature











Permit Application Checklist

Cross section – sheet 9

Floor plan – sheet 10

Elevations before construction – sheets 1,3,5,7

Elevations after construction – sheets 2,4,6,8

There are no new structural beams or removal of partitions

New wall details – sheet 9

Stairs – one tread and two risers. Tread to be minimum of 10” and risers to not exceed 7-3/4”. Headroom to be minimum of 6’-8” clearance from finished ceiling to the pitch of the stair

Window schedule – see attached

Foundation – building over existing

Egress – the window on the second floor gable (sheet 8) will be a casement window to meet egress

Fire separation – garage ceiling and walls are to be 5/8 firecode gypsum with a taped smooth finish

Insulation – see attached quote from Quality Insulation

Total cost of project \$92,000.00

23 Neal St. Proposed Window Specifications


All window units are to be made by Mathews Brothers. The product line is called Noah Merrill. These are the same windows that are in the current home.

West elevation – two double hung units each with a frame size of 33-1/2" wide by 56-1/2" tall. This is the same size as the window units on the first floor at the front porch, as well as the existing first floor garage window shown on the north elevation

East elevation – both window units are to have a frame size of 27" wide by 48" tall. One of these units is the current window at the existing house gable over the stair landing that will be relocated.

North elevation - this unit will have a frame size of 33-1/2" wide by 56-1/2" tall. This unit is the same size as the one below it and also the same as the windows on the first floor at the front porch.

South elevation – after the current drawings were completed the client asked that I place an awning window over the bathroom vanity to allow more light into the bathroom. This is currently being reviewed and designed. This unit would not be visible from the street.

	Quality Insulation Lic #: none 65 Downeast Drive Yarmouth, ME 04096-7533 Tel: (207) 846-7745, Fax: (207) 846-7761 WORK AGREEMENT	
	TO: DAVIS FINE WOODWORKING Address: 321 GLOUCESTER HILL ROAD NEW GLOUCESTER, ME 04260 Attn : Tel: (207) 838-0528 Fax:	
RE: INSULATION Job Address: 23 NEAL STREET, PORTLAND, ME 04102 Date: 03/16/2012 Estimator: Linnemann, John		Expiration Date: 06/14/2012 Quote #: 1121216 Version 1 Of 1

Subject to the terms and conditions stated in this agreement, Company is willing to furnish to Customer all material and labor required for the Scope of Work described below:

Scope of Work (the "Work") to be performed: Draft stop, fire block, fire stop (UBC 708.2.1 et seq., formerly 2516(f), or locally adopted equivalent), and fire rated caulking are not included within Company's Work unless specifically listed below. CELLULOSE NOTICE. If cellulose is to be applied with a wet spray application, you must allow adequate time for it to cure and dry before installing drywall or other materials. The adequate time required varies depending upon climate, altitude and weather. Do not install vapor barriers, vapor retards, dry wall, or other interior finish until the material has dried to less than 20% moisture content. Time to cure will vary based on climate and weather. Be sure to schedule your trades accordingly.	
Plan#: AIR INFILTRATION PENETRATIONS GARAGE EXTERIOR WALLS BAND JOIST, BOX SILL, RIM JOIST GARAGE CEILING AREA EXTERIOR WALLS CEILING AREA VAULTED CEILING AREA FLAT	Trade: INSULATION FOAM SEALANT FOAM SEALANT 6M POLYETHYLENE VAPOR BARRIER R-21 UNFACED HP BATT INSULATION R-19 UNFACED BATT INSULATION R-38 KRAFT HP BATT INSULATION 6M POLYETHYLENE VAPOR BARRIER R-21 UNFACED HP BATT INSULATION R-30 KRAFT HP BATT INSULATION R-19 KRAFT BATT INSULATION R-30 UNFACED BATT INSULATION
Base Price: \$2,285.00	Additional Information: **TO SCHEDULE JOB PLEASE SIGN & RETURN A COPY OF PROPOSAL WITH A 33% DEPOSIT. BALANCE DUE UPON COMPLETION**

NOTE: This agreement consists of multiple pages. If you do not receive the number of pages noted below, please contact Company directly at the telephone number stated above.

TERMS OF PAYMENT: Payment in full due as stated on invoice regardless of any payment arrangements you have with third parties.
ACCEPTANCE: Company may change and/or withdraw this agreement if Company does not receive your signed acceptance on or before the Expiration Date stated above.
PRICING: The prices stated in this Agreement will remain firm for 90 days after the Date stated above. If performance of this agreement extends beyond this 90 day period, you agree to pay Company's then current pricing ("Price") for any Work performed after that 90 day period. The Prices are based only on the terms and conditions expressly stated in this agreement and include any and all addendums, attachments, schedules or exhibits attached hereto. The Prices exclude any and all terms and conditions not expressly stated herein, including, without limitation, any obligation by Company to name you or any third-party as an additional insured on its insurance policy; to provide per project aggregate insurance coverage for the Work; to participate in any owner controlled, wrap, or similar insurance program; to indemnify or defend you or any third-party from any claims, actions and/or lawsuits of any kind or nature whatsoever except to the limited extent state in Section 18 of this agreement. Any terms or conditions required by you by contract or otherwise in addition to or inconsistent with those expressly stated in this agreement will result in additional charges and/or higher Prices. Any additional work performed is subject to Company's then current pricing (unless Company otherwise agrees in writing) and to this agreement.

CUSTOMER:

By: _____
 SIGNATURE TITLE

Company Name _____

COMPANY:

By: _____
 SIGNATURE TITLE

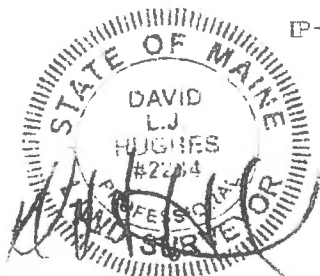
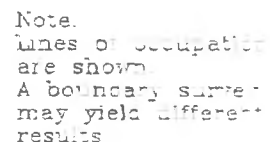
Date: _____

THE INFORMATION CONTAINED IN THIS AGREEMENT IS CONFIDENTIAL. NEITHER THIS AGREEMENT NOR ITS TERMS MAY BE DISCLOSED TO THIRD PARTIES.

This copyrighted document expires 07-21-10. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF DEED BOOK as proposed PAGE _____ COUNTY _____
PLAN BOOK _____ PAGE _____ LOT _____

Seller: 2nd Parrish of Portland



Neal Street to Bowdoin St

A wetlands study has not been performed

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES RECORDED OR NOT MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY

207-957-9761 phone 207-957-4811 fax
www.livingstonnughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

~~APR 30 2012~~

This copyrighted document expires 07-21-10. Reproduction and/or dissemination after this date is unauthorized.

DEED BOOK as proposed
PLAN BOOK

PAGE _____ COUNTY Cumberland
PAGE _____ LOT _____

Job Number 898-09

Inspection Date: 4-21-10

Scale: $1'' = 20'$

Client File # 10-0683

75' +/-
(fence)

339' 43' 9"

25' rear setback

12

10' 4"

8' side setback

garage

dk

house

14' side setback

21' 6"

25' front setback

paved drive

#10-05, 38

EXISTING POLE

apparent r/w

75' +/-

PROPOSED 12'x12' PORCH
APPROVED 8/2011-06-1510
10'x10' DECK AS OF
AUG. 2010

2 story wood
structure w/
concrete
foundation

Zonigle-Geoglyphen

Sidewalk - long key
14^r - redwood

10' on left - need 18 on right
Note:
Lines of occupation
are shown. has 21' 5"
A boundary survey
may yield different
results.

OK

Neal Street to Bowdoin St

I HEREBY CERTIFY TO: C.H. McLaughlin Title Co, LLC, Bank of

Monuments found did not conflict with the desc description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230051-0013 B :

The structure does not fall within the special flood hazard zone

The land does not fall within the special flood hazard zone

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes
Professional Land Surveyors
56 Guinea Road
Kennebunkport, Maine 04045

207-967-9761 phone 207-967-4831 fax
www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



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.

2012 - 043847 - ALTR

Location/Address of Construction: <u>23 Neal Street</u>			Total Square Footage of Proposed Structure/Area <u>432 SF</u>		Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>62</u> Block# <u>E</u> Lot# <u>8</u>			Applicant: (must be owner, lessee or buyer) Name <u>Steve and Kari Byrnes</u> Address <u>23 Neal Street</u> City, State & Zip <u>Portland ME</u>		Telephone: <u>207-939-9039</u> <u>910</u>	
Lessee/DBA RECEIVED APR 25 2012 Dept. of Building Inspections City of Portland Maine			Owner: (if different from applicant) Name <u>Same</u> Address City, State & Zip		Cost of Work: <u>\$92,000</u> C of O Fee: <u>\$</u> Historic Review: <u>\$</u> Planning Admin.: <u>\$940.00</u> Total Fee: <u>\$</u>	
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? <u>NO</u>						
Proposed Specific use: <u>Single family home</u>						
Is property part of a subdivision? <u>NO</u> If yes, please name _____						
Project description: <u>Addition over garage garage to include master bedroom.</u>						
Contractor's name: <u>Zac Davis Fine Woodworking</u>					Email: <u>Zac2@MaineRR.L</u>	
Address: <u>321 Gloucester Hill Rd</u>						
City, State & Zip <u>New Gloucester ME 04260</u>					Telephone: <u>207-926-4711</u>	
Who should we contact when the permit is ready: <u>Zac Davis</u>					Telephone: <u>207-838-0528</u>	
Mailing address: <u>321 Gloucester Hill Rd New Gloucester ME 04260</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.

and 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: Steve Byrnes

Date: 4/25/12



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 10625

Tender Amount: 940.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 4/25/2012

Receipt Number: 43214

Receipt Details:

Referance ID:	6247	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	940.00	Charge Amount:	940.00
Job ID: Job ID: 2012-04-3847-ALTR - Addition over garage to include master bedroom			
Additional Comments: 23 Neal			

Thank You for your Payment!

Brad Saucier - Fwd: Fw: Neal Street

From: Lannie Dobson
To: Brad Saucier
Date: 4/26/2012 1:23 PM
Subject: Fwd: Fw: Neal Street

>>> "Janette Davis" <jdavis09@maine.rr.com> 4/26/2012 1:26 PM >>>

Lannie,

Ive attached the plot plan.

The stair layout is drawn on sheet 10. The existing staircase is an L shape stair with a landing towards the top. We will be coming of this existing landing with one tread and two risers. The tread is to be at least 10 deep and the rise wont exceed 7-3/4. We will maintain a headroom clearance of 6-8 and the stairs will be at least 36 wide.

The window on the proposed second floor gable (sheet 8) is a casement unit with a faux check rail to give it the appearance of a double hung. I was told by Hancock Lumber that this window met egress. The unit dimensions are on the spec sheet attached to my packet for the permit application.

Thank you for your help with this. Please call my cell or e-mail me with anything else that you may need.

Zac Davis



321 Gloucester Hill Rd.

New Gloucester, Maine 04260

Ph/fax: 207-926-4710

Cell: 207-838-0528

www.davisfinewoodworking.com

From: Janette Davis [mailto:jdavis09@maine.rr.com]
Sent: Wednesday, April 25, 2012 4:35 PM
To: Zac
Subject: Re: Neal Street

Lannie,

I have attached the plot plan.

On the stair detail- do you want an elevation drawing with dimensions?

The Matthews Brothers window is specified to match existing windows throughout the house and does meet egress. Do you need me to include a specification sheet from the company for that window?

Thank you,

Janette Davis

----- Original Message -----

From: Lannie Dobson

To: Janette Davis

Sent: Wednesday, April 25, 2012 11:20 AM

Subject: Re: Neal Street

We will still need the plot plan showing on the plot where the addition is going. We will need to see Stair Detail how the stairs relate to the second floor. Check to see if the details for the windows meet egress. That should be enough to get the permit started. Thank you, Lannie Dobson

>>> "Janette Davis" <jdavis09@maine.rr.com> 4/25/2012 10:49 AM >>>

Attached please find the full set of plans for the proposed addition at 23 Neal Street.

----- Original Message -----

From: "Lannie Dobson" <LDobson@portlandmaine.gov>

To: <jdavis09@maine.rr.com>

Sent: Wednesday, April 25, 2012 10:25 AM

Subject: Neal Street



WEST ELEVATION - EXISTING

DAVIS FINE WOODWORKING			
SCALE: $\frac{1}{2}" = 1'-0"$	APPROVED BY:	DRAWN BY ZAC	
DATE: 3/5/12		REVISED	
PROJECT: 23 NEAL ST. - 2 ND FLOOR ADDITION			
WEST ELEVATION - EXISTING		DRAWING NUMBER 1 OF 10	



Existing Foundation Wall
6/18/12
WEST ELEVATION - PROPOSED

DAVIS FINE WOODWORKING			
SCALE: 1/2" = 1'-0"	APPROVED BY:	DRAWN BY: ZK	REVISED
DATE: 3/5/12			
PROJECT: 23 NEW ST. - 2 ND FLOOR ADDITION			DRAWING NUMBER
WEST ELEVATION - PROPOSED			2 OF 10



SOUTH ELEVATION - EXISTING

DAVIS FWE WOODWORKING		
SCALE: 1/2" = 1'-0"	APPROVED BY:	DRAWN BY: ZAC
DATE: 2/6/12		REVISED
PROJECT: 23 NEAL ST. - 2 ND FLOOR ADDITION		
SOUTH ELEVATION - EXISTING		DRAWING NUMBER 3 OF 10



SOUTH ELEVATION - PROPOSED

DAVIS FINE WOODWORKING		
SCALE: 1/2" = 1'-0"	APPROVED BY:	DRAWN BY: ZAC
DATE: 3/5/12		REVISED
PROJECT: 23 NEAL ST. - 2 ND FLOOR ADDITION		DRAWING NUMBER
SOUTH ELEVATION - PROPOSED		4 OF 10



EAST ELEVATION - EXISTING

DAVIS FINE WOODWORKING			
SCALE: 1/2" = 1'-0"	APPROVED BY:	DRAWN BY: ZAC	
DATE: 3/5/12		REVISED	
PROJECT: 23 NEAL ST. - 2 ND FLR ADDITION			
EAST ELEVATION - EXISTING			DRAWING NUMBER 5 OF 10



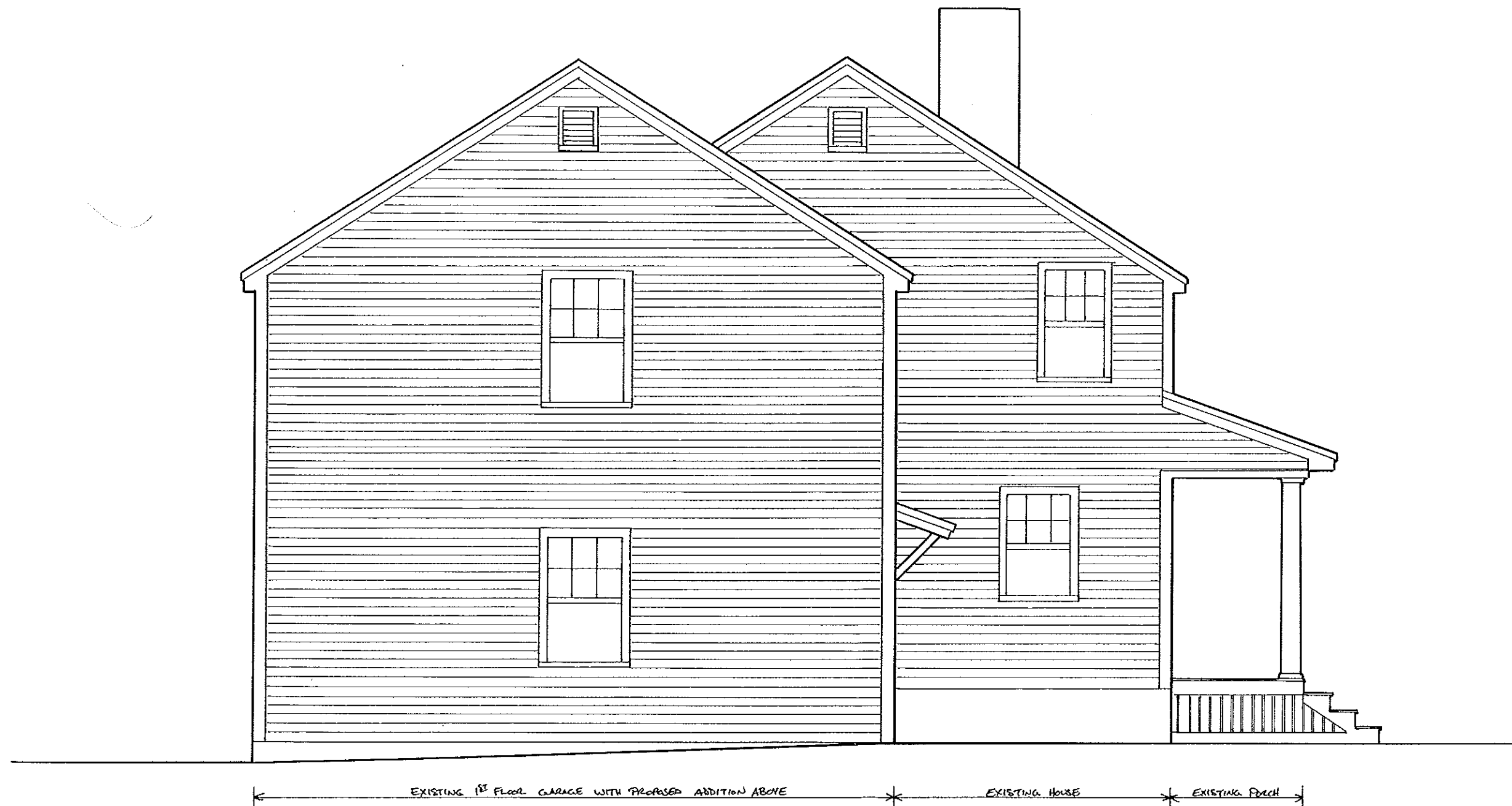
EAST ELEVATION - PROPOSED

DAVIS FINE WOODWORKING		
SCALE: 1/2" = 1'-0"	APPROVED BY:	DRAWN BY: SAC
DATE: 3/5/12		REVISED
PROJECT: 23 NEAL ST. - 2nd Floor ADDITION		
EAST ELEVATION - PROPOSED		DRAWING NUMBER 6 OF 10



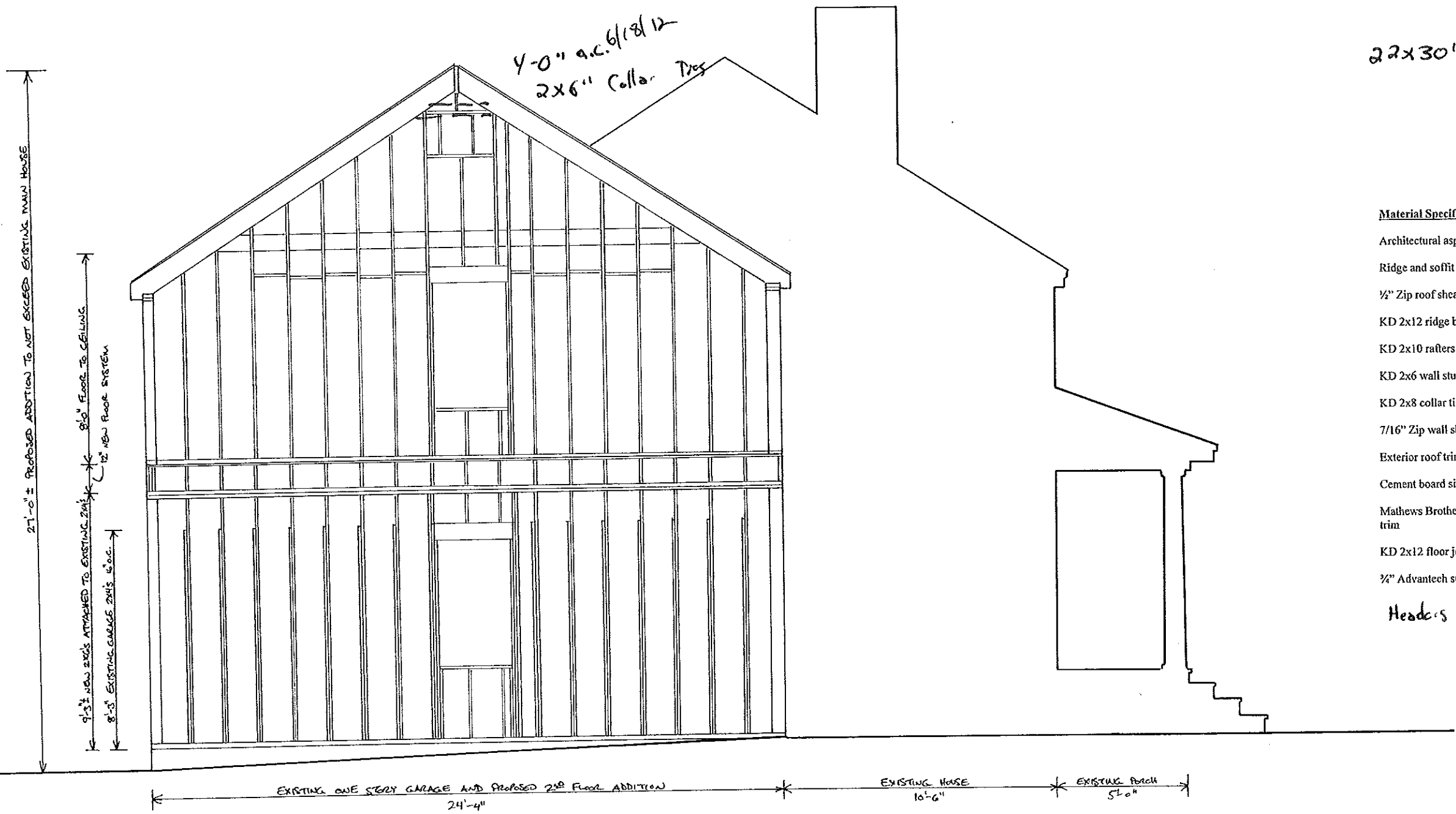
NORTH ELEVATION - EXISTING

DAVIS FINE WOODWORKING		
SCALE: 1/2" = 1'-0"	APPROVED BY:	DRAWN BY: JKC
DATE: 8/5/12		REVISED
PROJECT: 23 NEAL ST. - 2 ND FLOOR ADDITION		
NORTH ELEVATION - EXISTING		DRAWING NUMBER 7 OF 10



NORTH ELEVATION - PROPOSED

DAVIS FINE WOODWORKING			
SCALE: $\frac{1}{8}" = 1'-0"$	APPROVED BY:	DRAWN BY ZAC	
DATE: 2/5/12		REVISED	
PROJECT: 23 REAL ST. 2 ND FLOOR ADDITION			
NORTH ELEVATION - PROPOSED			DRAWING NUMBER 8 OF 10

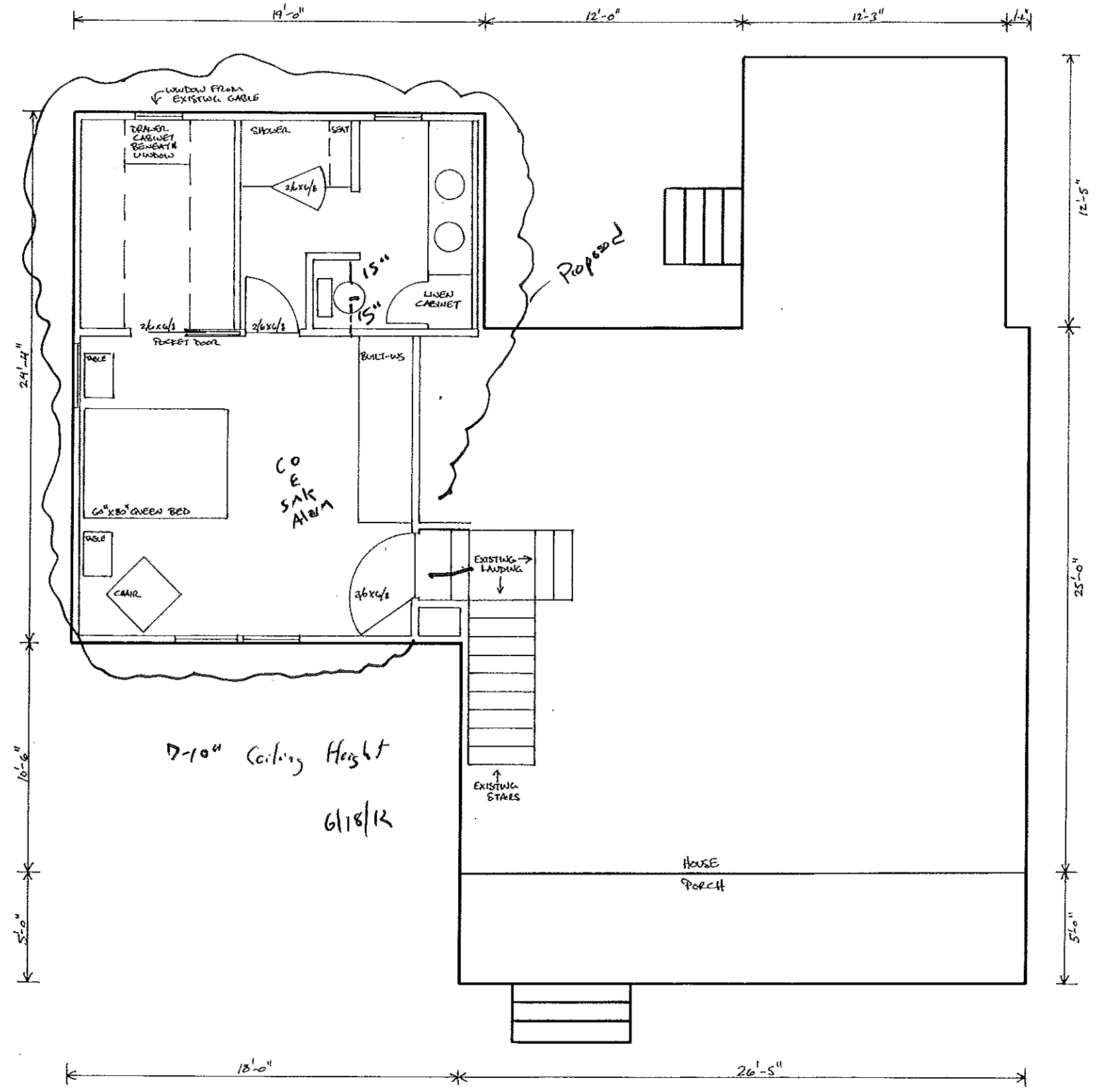


22x30" Att Access

Material Specifications

- Architectural asphalt roofing to match existing
- Ridge and soffit vents
- 1/2" Zip roof sheathing
- KD 2x12 ridge board
- KD 2x10 rafters 16" on center
- KD 2x6 wall studs 16" on center
- KD 2x8 collar ties / ceiling joists 16" on center
- 7/16" Zip wall sheathing
- Exterior roof trim to be primed pine 1x8 and 1x4 to match existing
- Cement board siding to match existing
- Mathews Brothers windows to match existing with factory applied trim
- KD 2x12 floor joists 16" on center 12x 12'-10"
- 3/4" Advantech sub-floor glued and nailed
- Headers (3) 2x8" @ 10" o.c.

DAVIS FINE WOODWORKING		
SCALE: 1/4"=1'-0"	APPROVED BY:	DRAWN BY: ZC
DATE: 3/5/12	REVISED:	
PROJECT: 23 NEAL ST. 2 ND FLOOR ADDITION		DRAWING NUMBER: 9 of 10
CROSS SECTION / MATERIAL SPEC.		



2nd Floor

DAVIS FINE WOODWORKING				
SCALE: $\frac{3}{8}" = 1'-0"$	APPROVED BY:		DRAWN BY:	
DATE: 3/5/12			REVISED:	
PROJECT: 23 NEAL ST. - 2 ND FLOOR ADDITION				
PROPOSED FLOOR PLAN				
			DRAWING NUMBER 10 OF 10	