

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

PERMIT ISSUED

Permit No: 02-0704
 Issue Date: AUG 1 2002
 CBL: 2008
 084 S004001

Location of Construction: 43 Oak Ave	Owner Name: Montanese Kathleen	Owner Address: 50 Oak St	Phone: 207-766-2089
Business Name:	Contractor Name: Martel, Jim	Contractor Address: 62 Atlantic Street Portland	Phone: 2078314669
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family	Proposed Use: Single Family with 2-story addition/rehab of existing house NO FOOTPRINT CHANGE	Permit Fee: \$429.00	Cost of Work: \$58,000.00	CEO District: 3	4815A
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB
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Proposed Project Description:
 Construct a 2-story addition/rehab existing house NO FOOT PRINT CHANGE

Signature: _____ Date: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

to remain sufficient.

Permit Taken By: jmy	Date Applied For: 06/24/2002	Zoning Approval	
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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 <i>within 250' but well over 25' from HWY</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>using M-436 showing less than 50' max elevation 2nd floor</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/15/02</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 Date: _____
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return to be scanned!

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

8/29/02 Set backs, some tube holes ok. AM

12-11-02 Did framing, electrical,
& plumbing ok to
Close in
AM



CITY OF PORTLAND, MAINE
Department of Building Inspections

10841 20 02

Received from Kathleen Antares
Location of Work OUR

Cost Construction \$ 58,000
Permit Fee \$ 429-

Building (B) Plumbing (P) Electrical (E) Sign Plan (S)

084-S-004
Total Collected \$ 429-

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of fee receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Stearns

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING PERMIT

Permit Number: 020704

This is to certify that Montanese Kathleen/Martel,
has permission to Construct a 2-story addition/ to an existing house FOOT MENT CHANGE
AT 43 Oak Ave P.I. 084 S004001

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. **HEAR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

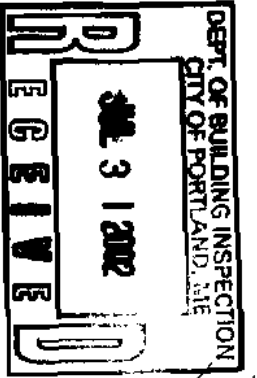
OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



MONTANESE JOB
44 DAK STREET, BEARS ISLAND

Permit # 020704

024 5004

4x6's 16" O.C. BRIDG
4x6's 16" O.C. BRIDG

MAX. SPACING 3 1/2"

2nd Floor Deck

2X10 JOIST

DIAGONAL BRACING

4x6 PT POST

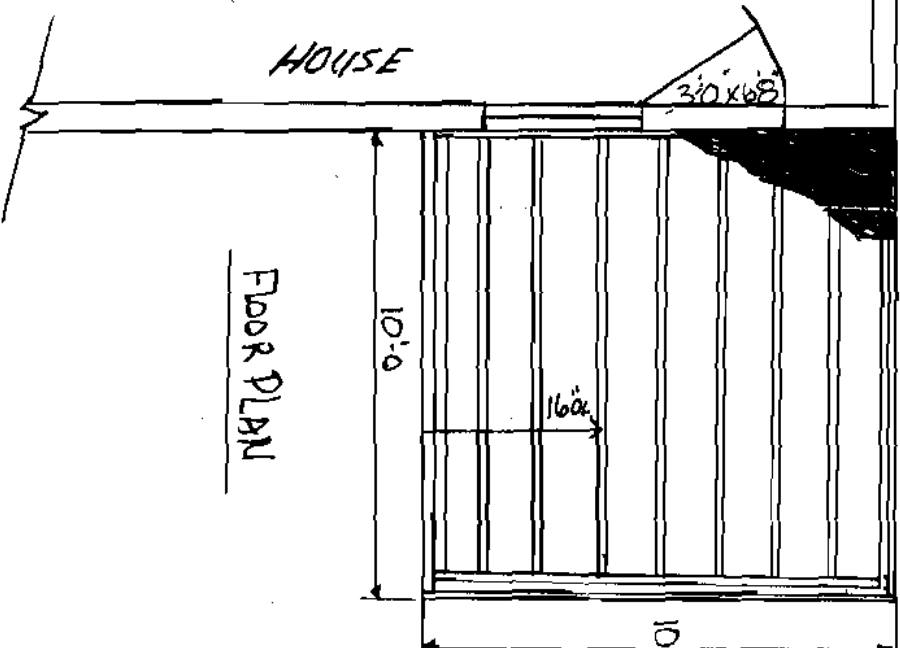
SIMPSON BASE SUPPORT

EXISTING DECK
ADDITIONAL SUPPORT TO BE PROVIDED

ELEVATION

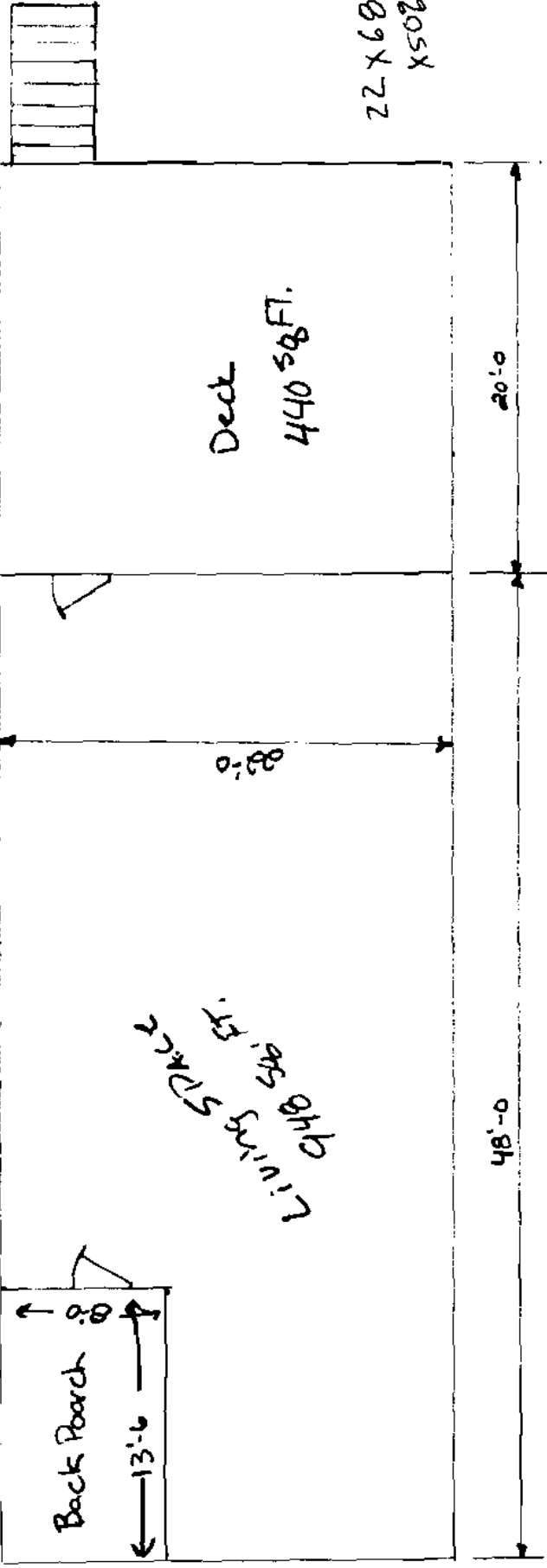
* NOTES *

- ALL Framing TO BE PT.
- 2X10" Floor Joist 16" O.C.
- DOUBLE Trimmer Joist.
- 3-2X10" Carrying Beam
- JOIST HANGERS TO BE USED ON Floor Joist
- 5/4X10 Red Cedar Decking For Flooring material.
- 3-6X10-8 ALUMINUM DOOR FOR EGRESS



RATHKEN MONTANESE

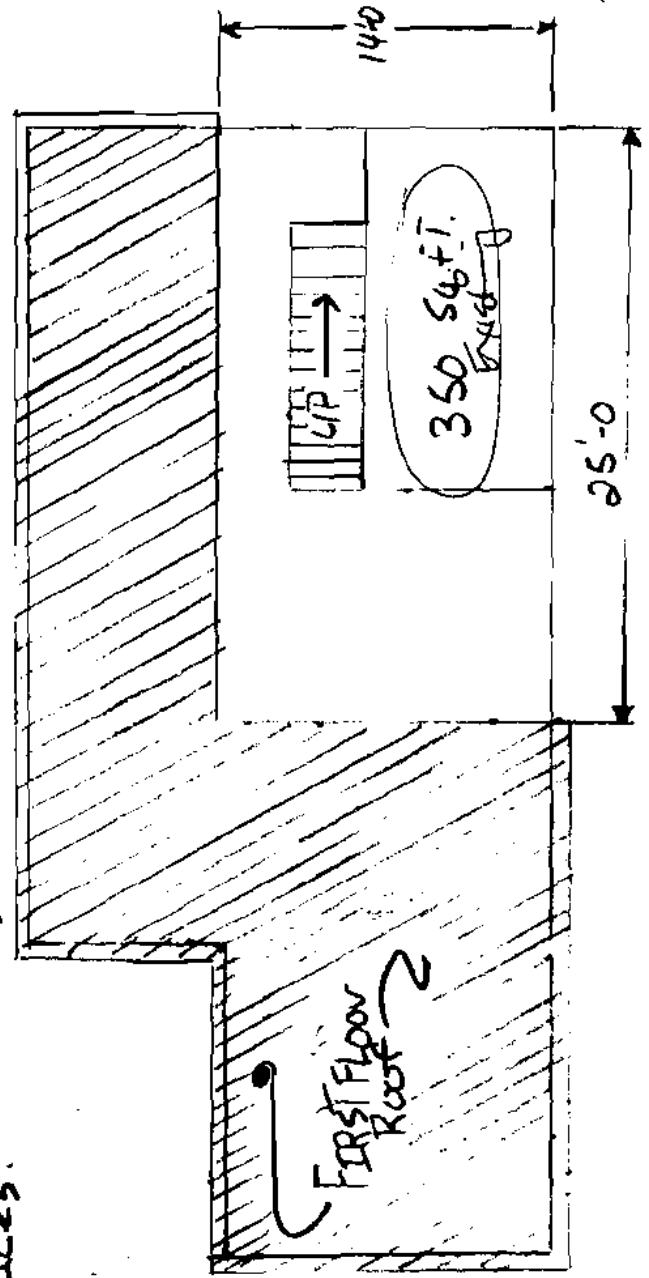
JUNI MARTELL - Home Improvements
RE: ~~43~~ Oak St. P.I.



22 x 68 = 1496
x 502 = 748
Allowable Increase

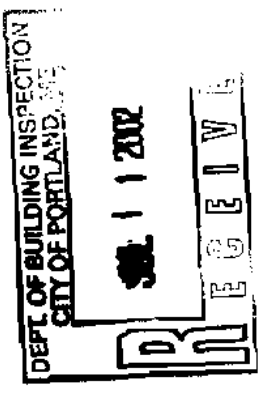
Existing Living Spaces.

Second Floor 1'-0" = 1/8"



Addition Sq. Ft.
480 sq. ft.

Permit # 02-0704



350
+ 748 allowable
1098 total 2nd floor allowed

02-0704

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.

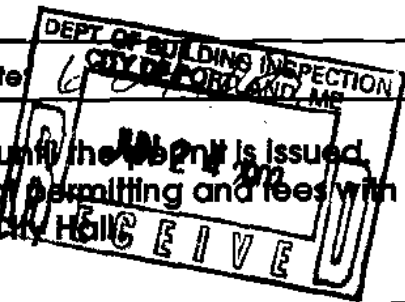
Location/Address of Construction: <u>43 OAK AVE / 50 OAK ST. PEAKS / SL</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>004</u> Block# <u>5</u> Lot# <u>004</u>	Owner: <u>MONTANESE, KATHLEEN</u>	Telephone: <u>766-2089</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>58,000</u> Fee: \$ <u>429</u>
Current use: <u>SINGLE FAMILY</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>NO EXTERIOR CHANGE: ADDING SECOND STORY</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>owner 766-2089</u>		
Mailing address: <u>contractor: Jim Martel 62 Atlantic St Port. 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>Contractor 831-4669</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>Kathleen Montanese</u>	Date: <u>6/27/07</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 with the Planning Department on the 4th floor of City Hall.



Pmt

12842

New

02-0704

43

Oak Ave

Pending

Additions - Dwellings

084 S004001

3

\$58,000.00

07/17/2002

Meeting w/ Contractor to go over plans on 7/29/2002 MJN Owner notified of the need for m

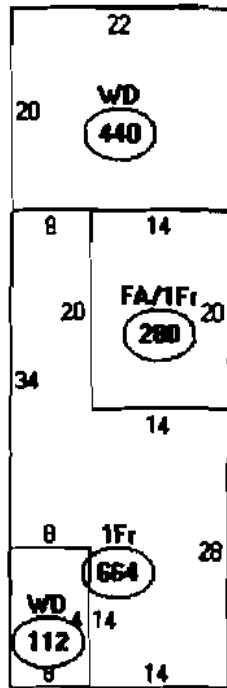
mjn

lmy

06/26/2002

lodnea

06/26



Descriptor/Area

- A: 1Fr
664 sqft
- B: WD
440 sqft
- C: FA/1Fr
280 sqft
- D: WD
112 sqft

Jim Martell <HOME IMPROVEMENTS>

62 Atlantic st.
Portland, Me. 04101
Tel: 831-4669

ESTIMATE # 026-02

Date: 4-30-2002

CUSTOMER:

Kathleen Montanese
50 Oak st.
Peaks Island, Maine 04108
207-766-2089

(TWO STORIE ADDITION & REHAB OF EXSISTING HOUSE)

This estimate is for the necessary labor and materials needed to complete referenced work.

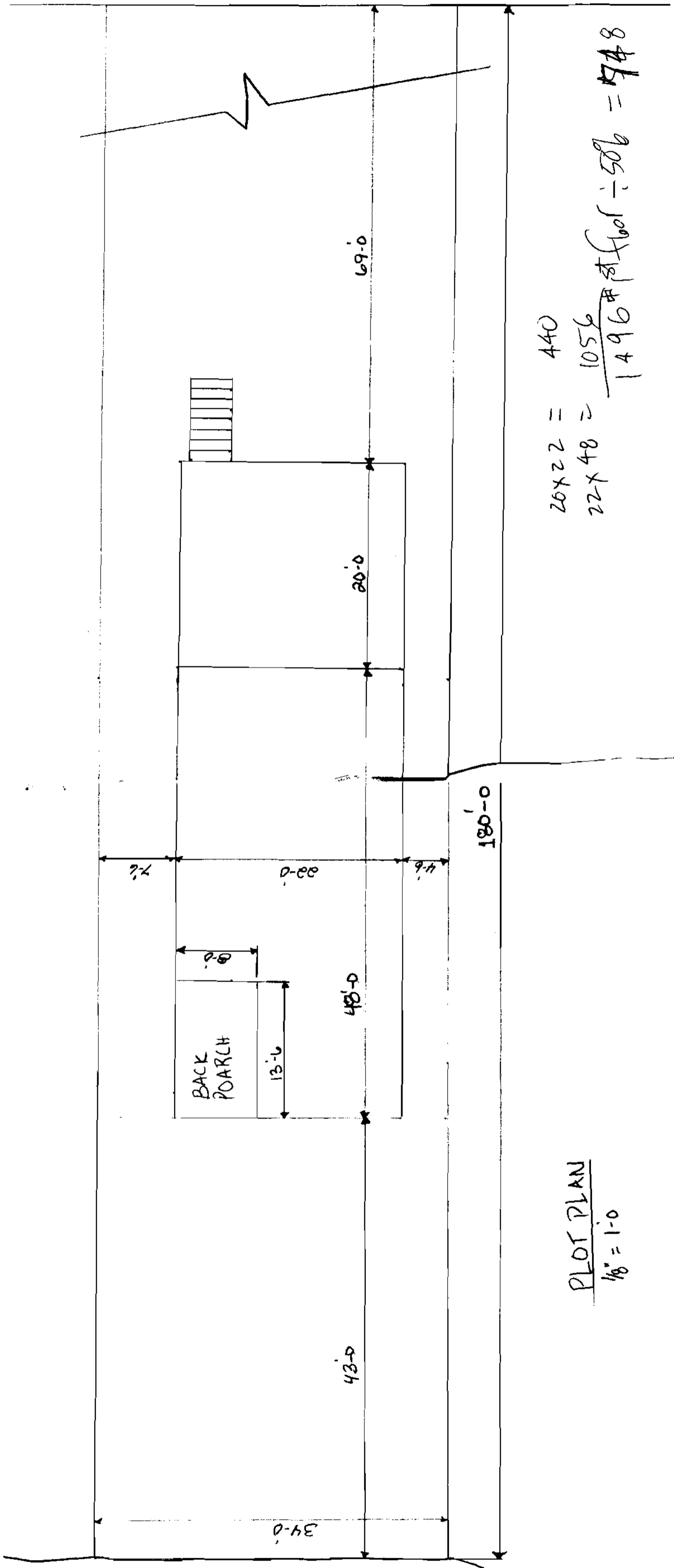
SCOPE OF WORK:

- Remove old deck and save
- Construct a 10'-0 x 20'-0 deck on 12" sonotubes to ledge, supported by a carrying beam on 6"x6" post with diagonal bracing
- Construct first floor walls and second floor deck to existing house
- Construct 2nd floor walls and roof system to house and rework old roof system
- Side exterior of addition
- Trim and roof all new construction into existing house
- Install windows and doors
- Construct interior walls
- Build interior stair case, rough frame
- Install insulation in affected areas
- Install vapor barrier on exterior walls
- Hang ½" drywall in pre determined areas
- 3 coats of tape, sand to make paint ready
- Install pine to cathedral ceiling to match existing
- Install misc. trims through out interior
- Install siding under addition
- Modify and attach deck to house
- Construct a 10'-0x 10'-0 deck off the 2nd floor bedroom door as per print

Estimated Cost of Project ➤ \$ 58,000.00

SPRINGTON AVE.

OAK AVE



PLOT PLAN
1/8" = 1'-0"

$$20 \times 22 = 440$$

$$22 \times 48 = 1056$$

$$\frac{1056}{1496} \text{ of } 180 = 127.8$$

180'-0"

43'-0"

43'-0"

34'-0"

22'-0"

9'-6"

7'-6"

20'-0"

69'-0"

BACK PORCH

8'-0"

13'-6"