

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that JACK J MCENTEE

Located At 150 SEASHORE AVE

Job ID: 2012-02-3287-ALTR

CBL: 085-0-028-001

has permission to 1 Story Addition, expand kitchen, new windows

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

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

3-15-12 Dwn Bobby 730-1083 Footings OK
4-19-12 ~~At~~ Dwn Bobby 730-1083 close-in OK

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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2012-02-3287-ALTR

Located At: 150 SEASHORE AVE CBL: 085- O-028-001

Conditions of Approval:

Zoning

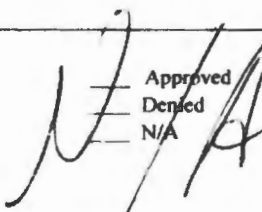
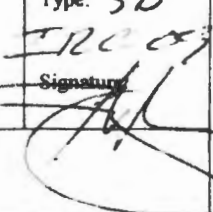
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

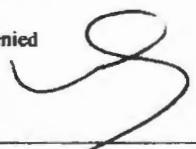
Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, 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 applicant. Any deviation from approved plans requires separate review and approval prior to work.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-02-3287-ALTR	Date Applied: 2/15/2012	CBL: 085- O-028-001	
Location of Construction: 150 SEASHORE AVE, P.I.	Owner Name: JACK J & GERRI MCENTEE	Owner Address: 31 BUCKS POINT HOSCHTON, GA 30548	Phone:
Business Name:	Contractor Name: Bobby McTigue Winkelman Architects	Contractor Address: 97 BRACKET AVE, PEAKS ISLAND MAINE 04108 41 Union Wharf, ST #4, Portland, ME 04101	Phone: 699-2998 (Arch)
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALTERATION	Zone: IR-2
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to add 6' x 13' one story addition for expanded kitchen and to renovate existing kitchen with new windows & cabinets	Cost of Work: \$55,000.00	CEO District:
		Fire Dept:  Approved Denied N/A	Inspection: Use Group: P.E. Type: SB 
Proposed Project Description: 1 Story Addition, expand kitchen, new windows		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>within, but Bldg well beyond</i> <input type="checkbox"/> Wetlands <i>75'</i> <input type="checkbox"/> Flood Zone <i>Panel 15</i> <input type="checkbox"/> Subdivision <i>Zone C</i> <input type="checkbox"/> Site Plan	<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	<input checked="" 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>2/15/12</i>	Date: <i>2/15/12</i>	Date: 

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



General Building Permit Application

IR-2
Shoreland over

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.

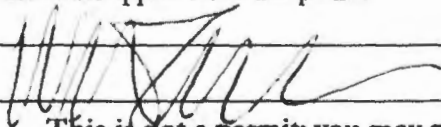
Location/Address of Construction: <u>150 SEASIDE AVE PEAKS ISLAND, ME</u>		
Total Square Footage of Proposed Structure/Area <u>78 SF.</u>	Square Footage of Lot <u>23112 SF</u>	Number of Stories <u>2 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>85</u> Block# <u>0</u> Lot# <u>28, 29</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>WILL WINKELMAN</u> Address <u>WINKELMAN ARCHITECTURE</u> <u>41 UNION WHARF, STE 4</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207 699 2598</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>JACK & GERRI McENEE</u> Address <u>31 BUCKS PT.</u> City, State & Zip <u>HOSQUITON, VA</u> <u>30548</u>	Cost Of Work: \$ <u>55,000</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>SMALL ADDITION FOR KITCHEN EXPANSION</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>6'x13' ONE STORY ADDITION FOR EXPANDED KITCHEN; RENOVATE EXISTING KITCHEN WITH NEW WINDOWS, CABINETS.</u>		
Contractor's name: <u>BOBBY McTIGUE, McTIGUE CONSTRUCTION</u>		
Address: <u>97 BRACKET AVE</u>		
City, State & Zip: <u>PEAKS ISLAND, ME 04108</u>		Telephone: _____
Who should we contact when the permit is ready: <u>ARCHITECT (WINKELMAN)</u>		Telephone: <u>207.699.2598</u>
Mailing address: <u>41 UNION WHARF, STE 4, PORTLAND, ME 04101</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.

FEB 15 2012

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: 2.13.12

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



Replace existing window with new

Replace existing two double-hung windows with 3 casements. Leave existing structural post, new (2) 2x10 headers

New construction:
 - New, wood framed, one-story 6'-0" x 13'-2" addition on two concrete piers for new pantry and relocated half-bath
 - Roof pitch matches pitch of rear addition. Windows, siding, roof trim roofing all match existing

Window (add 2x10 header. Siding as req.)



FIRE SPRINKLERS EVALUATION:

SF SUMMARY RE FIRE
SPRINKLERS:

85-0-28,29

EXIST 1ST FLR
CONDITIONSD SPACE
= 1073 SF

LOT AREA =
23,112 S.F.

TOTAL RENOVATED AREA PLUS
6' x 13 1/2" ADDITION
= 388 SF

160 SEASHORE AVE.

TOTAL AFFECTED SF
= 23% 10

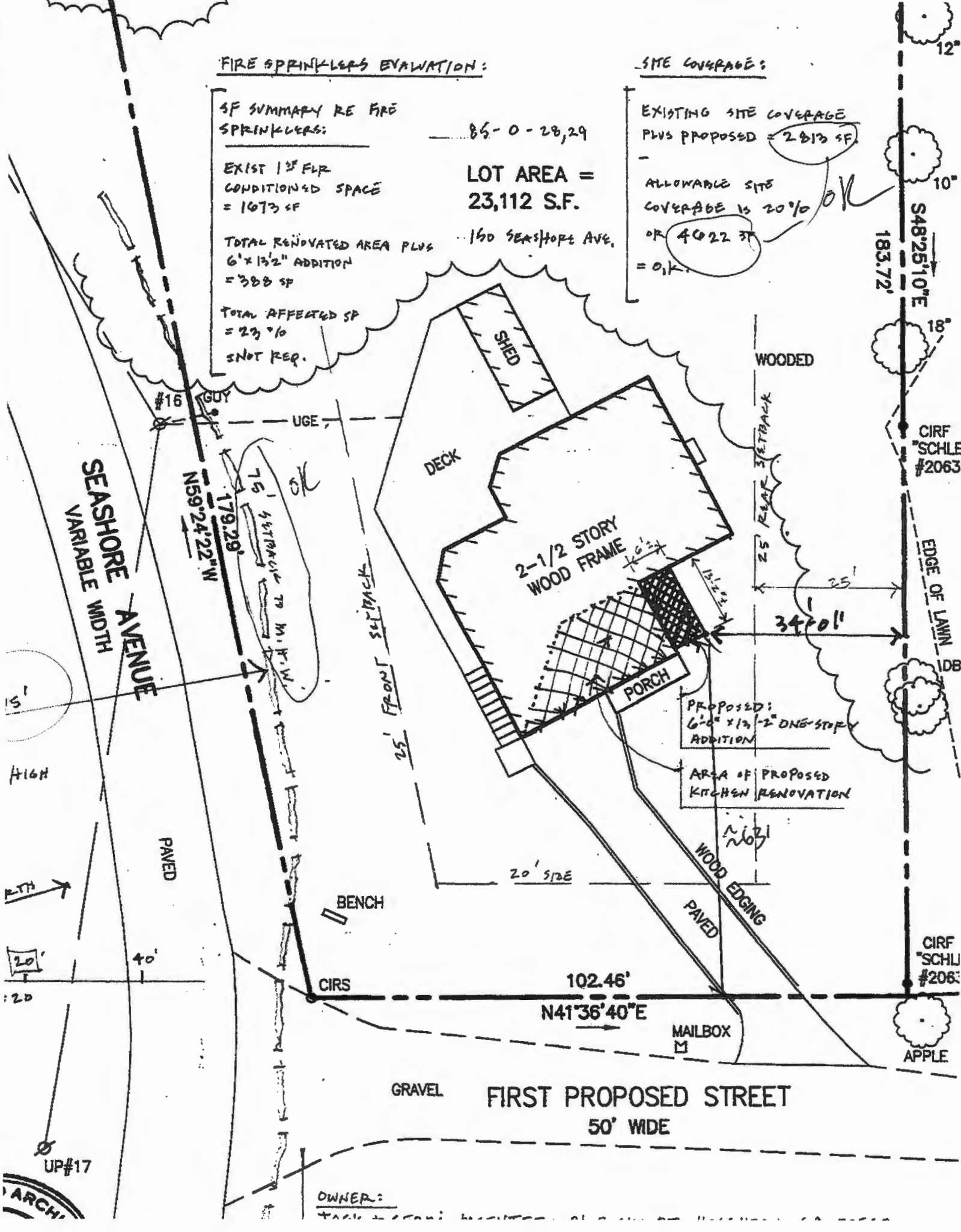
NOT REQ.

SITE COVERAGE:

EXISTING SITE COVERAGE
PLUS PROPOSED = 2813 SF

ALLOWABLE SITE
COVERAGE IS 20% OK

OR 4622 SF
= 0.1K.



SEASHORE AVENUE
VARIABLE WIDTH

#16

179.29'
159'24"22" W

15' SETBACK TO M.H.W.

25' FRONT SETBACK

WOODED

25' REAR SETBACK

2-1/2 STORY
WOOD FRAME

PORCH

PROPOSED:
6'0" x 13'2" ONE STORY
ADDITION

AREA OF PROPOSED
KITCHEN RENOVATION

WOOD EDGING

PAVED

BENCH

CIRS

102.46'

N41°36'40"E

MAILBOX

GRAVEL

FIRST PROPOSED STREET

50' WIDE

183.72'

S48°25'10"E

CIRF SCHLE #2063

EDGE OF LAWN 10'

CIRF SCHL #2063

APPLE

OWNER:

TAKI & SONI

UP#17

ARCHI

Driveway

Entry Roof

Dining

EXISTING CONDITIONS :
1st FLOOR (AREA OF PROPOSED
RENO / NEWWORK)

1/4" SCALE

Kitchen

Cabinets

Ref.

Pantry

1/2 Bath

Oven

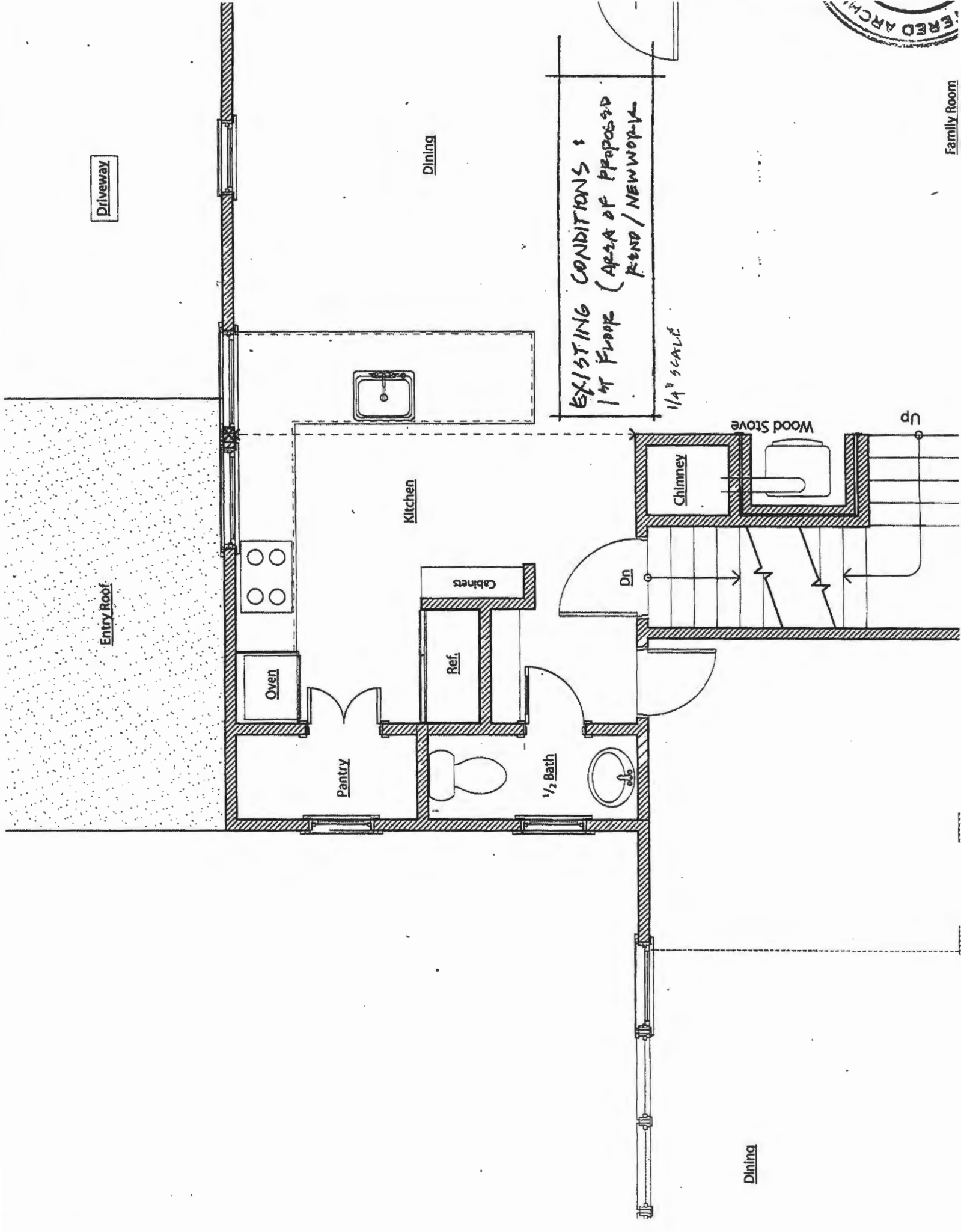
Chimney

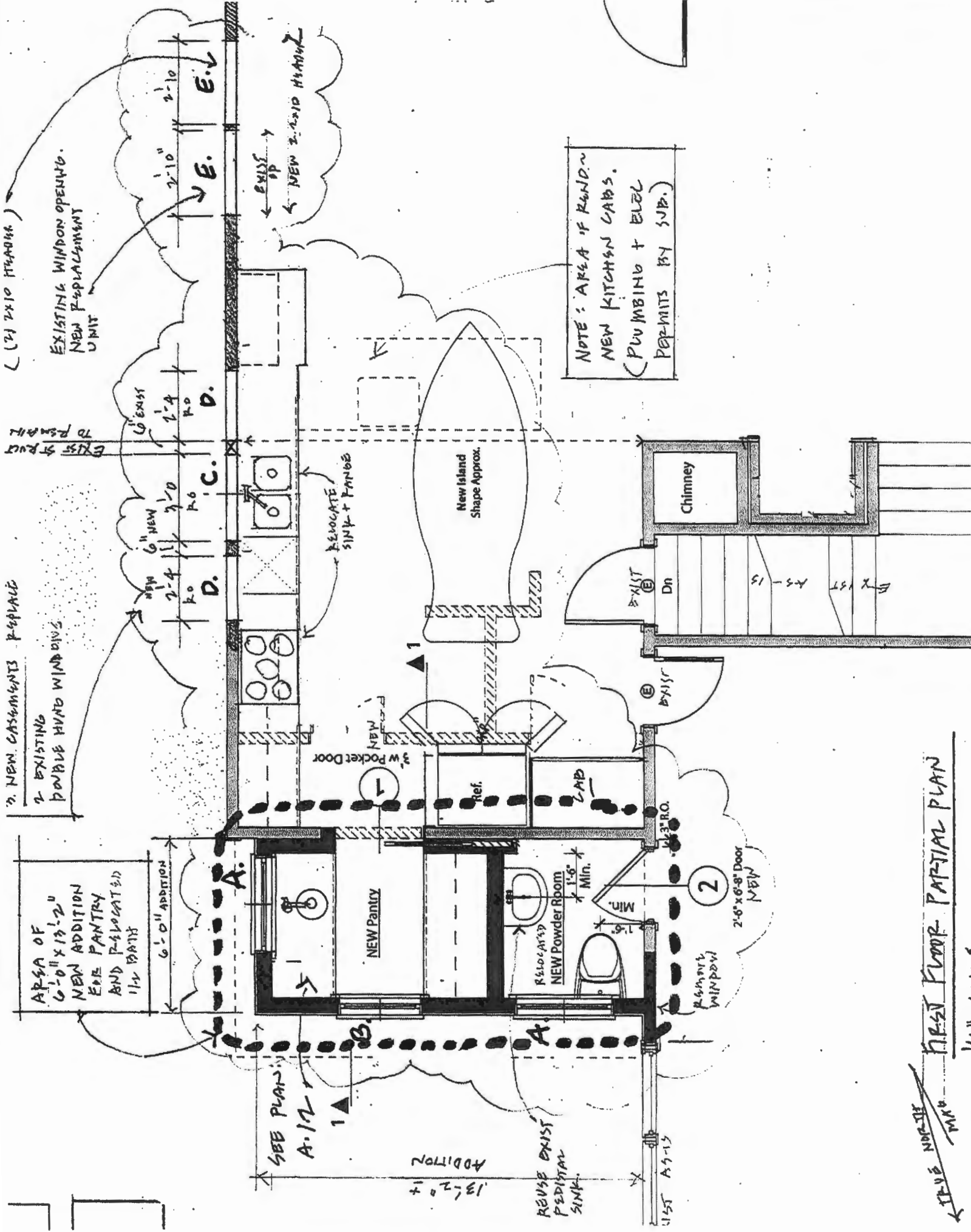
Wood Stove

Dn

Up

Dining





(2) 2x10 HEADERS
EXISTING WINDOW OPENING
NEW REPLACEMENT UNIT

2 NEW CASSEMENTS REPLACE
2 EXISTING DOUBLE HUNG WINDOWS

AREA OF 6'-0" x 13'-2"
NEW ADDITION
NEW PANTRY
AND RELOCATED
1 1/2 BATH

NOTE: AREA IF REMOVE
NEW KITCHEN CAB. (PLUMBING + ELEC PERMITS BY SUB.)

FIRST FLOOR PARTIAL PLAN

TRUE NORTH
MKR

all



Line of Existing Bldg. Exterior Sheathing

Line of Existing Exterior Sheathing

Line of Wall Below

ADH-3434 (Head R.O. 6'-10.5" (Typ.))
R.O. w3'-4" x 3'-4"h

it Base
152.5 Post Cap

1'-0"

Drip Line

A

6x10 Joist



COUNTERTOP

2.0" 16" O.C.
2.0" 3/16" K D SPALUW

13'-2" ±

B

ADH-21054
R.O. w2'-10" x 5'-4"h

EQ X EQ
7'-5" F.S. 2" F.S.

COUNTERTOP

Fin. COUNTER

New Pantry

5'-2" R.O. FOR CAB.

(2) 2x8 Header

3'-0" w Pocket Door

36" Clear Fin. Op. (TRIM TO TRIM)

1

Verify LAB PANEL

Flat Frame 2x

EXISTING Exterior Wall

NEW Refr. w36 x34d

13'-2" ±

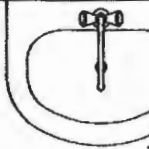
2x6 for Eave/Rake Extensions (See A3.1)

r Ledger to Rim Joist
" x 3 1/2
ss or Galv
ft, 24" OC (Typ)

5" R.O.

ADH-3434
R.O. w3'-4" x 3'-4"h

New Powder Room



1'-6" Min.

NEW CAB.

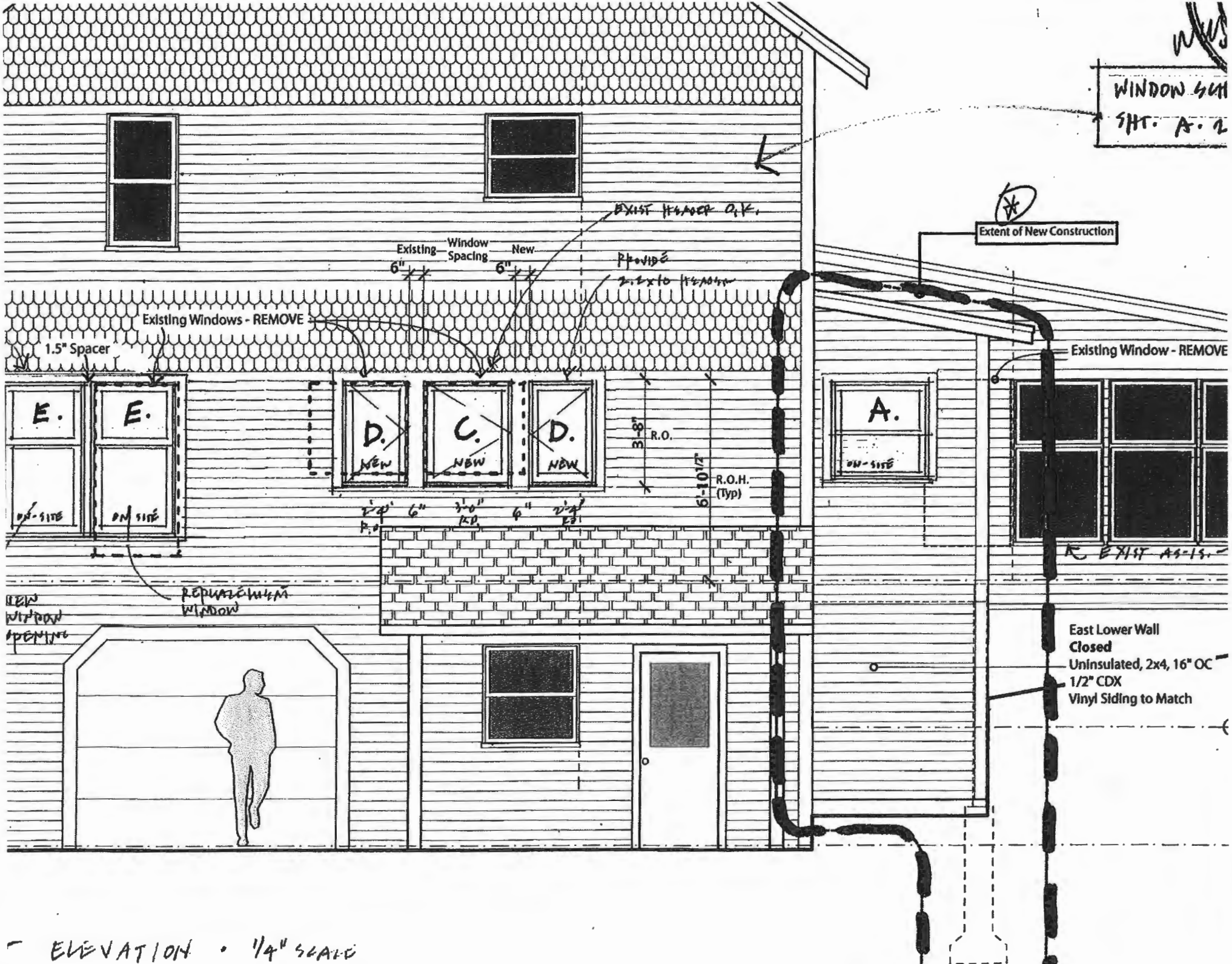
Remove Existing Window

1'-6" Min.

2'-6" x 6'-8"

Eave Overhang 1'-6" ± (MATCH)

Simpson Tie (Typ)



WINDOW SHT
SHT. A-2

Extent of New Construction

EXIST HEADER O.K.

Existing Window Spacing 6" New 6"

PROVIDE 2x4 TO HEADERS

Existing Windows - REMOVE

1.5" Spacer

Existing Window - REMOVE

E. E.
off-site on-site

D. C. D.
NEW NEW NEW

5' R.O.

6'-10 1/2" R.O.H. (Typ)

A.
off-site

EXIST AS-IS

NEW WINDOW OPENING

REPAIR EXIST WINDOW

East Lower Wall Closed
Uninsulated, 2x4, 16" OC
1/2" CDX
Vinyl Siding to Match

ELEVATION • 1/4" SCALE

4883 #12

ROWS ABV. NEEDED

PENING & SILL THAT ARE
E D.H REQUIRE A DEVICE
16" SILL (BOTTOM SILL) TO 4" MAX.
:01 DEVICE KIT.

DE = 0.35
1/2" CDX 16" OC

AFF 0'-0"

AFF 1'-0"

Extent of New Construction

A.
EXISTING

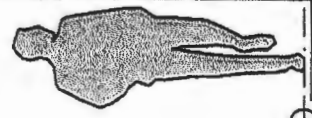
B.
NEW

North Lower Wall
OPEN or Lattice

East Lower Wall
Closed

Uninsulated, 2x4, 16" OC
1/2" CDX

Vinyl Siding to Match



WALL ELEVATION - 11/21/2012

2 Roll-faced polyisocyanurate Rigid Foam Insulation (R-14)

2x6 Eave Extension

MATCH EXIST EAVE & RAKE PROFILE + MATCH

1st. Top Plate (Field Check)

Add 1" to NEW Top Plate to Match Clg's

SOFFIT: Provide Screened, Weatherproof Ventilation

MATCH EXIST EAVES

Match New Finish Clg. w/Existing

(2) 2x10 Hs

NEW Construction Existing Bldg. @ sheathing

Exterior Wall Assembly (R-21)

- Vinyl Siding to match
- House Wrap
- 2x6 @ 16" OC
- Fiberglass Batt Insulation (R-21)
- 6mil Poly Vapor Barrier
- 1/2" GWB
- 1/2" PLY SHEATHING

1st Floor AFF 0'-0"

6'-10 1/2" Window R.O. (Typ.)

6'-0"

NEW 2x Interior Wall for Pocket Door

Line of EXISTING 2x6 Exterior Wall (Behind)

Line of New Cabinet (by others)

- Simpson ECQ66SDS2.5 (End)
- CCQ66SDS2.5 (Middle)
- Post Cap
- 2x4 Framed Ext. Wall (On East Side)
- Uninsulated, 2x4, 16" OC
- 1/2" CDX
- Siding to Match (Outside Only)

6x6 PT Post

OPEN or Lattice on NORTH side

HORZ PT. FRAMING AS P.S.R. FOR LATTICE

Simpson ABU66 Post Base

5/8" x 10" Anchor Bolt

Int. Slab AFF -9'-0"

12" Dia Reinf. Concrete Pier

(3) 1.75" x 7.25" LVL Beam

Floor Assembly (R-32)

- 3/4" Advantech Decking
- 2x8 @ 16" O.C. KD SPRUCE
- Hi-Density Fiberglass Batt Insulation (R-25)
- 1" Foil-Faced Polyiso Rigid Foam Insulation (R-7.2)
- Vapor Barrier (TBD)
- 1/2" CDX Plywood or BETTER

Anchor Ledger to Rim (2) 5/8" x 3 1/2" Stainless or Galv Lag Bolt, 24" OC (Typ)

NOTE: ALL FRAMING #2 OR BTR KD. SPRUCE UNLESS NOTED OTHERWISE

57

