

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMITS SECTION

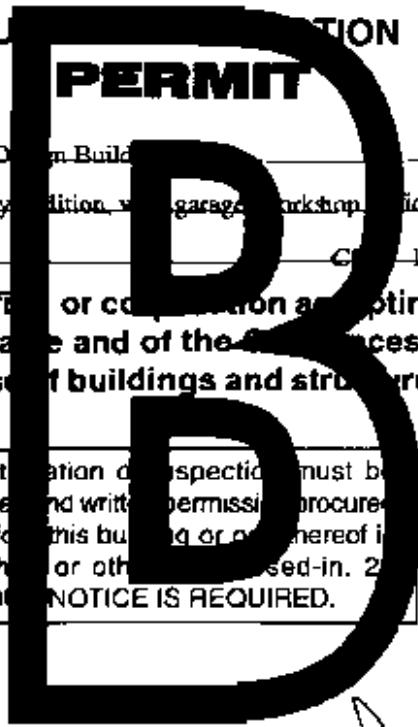
PERMIT

Permit Number: 100269

Please Read Application And Notes, If Any, Attached

This is to certify that Jeffery Keller II/Jake Keeler Design Build
has permission to New 718 square foot two story addition, w/ garage, workshop, office, bedroom and bath
AT 83 Fessenden St City of Portland 117-B016001

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 written permission procured before this building or any thereof is lathed or otherwise closed-in. 2 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

Deanne Bonke 4/23/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Needs to be Scanned

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|-------------|---------------------|
| Permit No: 10-0269 | Issue Date: | CBL: 117 B016001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|---|---|------------------------|
| Location of Construction: 83 Fessenden St | Owner Name: Jeffery Keller II | Owner Address: 83 Fessenden St | Phone: 603-828-5100 |
| Business Name: | Contractor Name: Jake Keeler Design Build, LLC | Contractor Address: 30 Nash Lane Epson | Phone: 6038285100 |
| Lessor/Buyer's Name | Phone: | Permit Type: Additions - Duplex | Zone: R-5 |

| | | | | |
|--|---|--------------------------------|-------------------------------------|---------------------------|
| Present Use: Two Family Home | Proposed Use: Two Family / New 718 square foot two story addition, with garage, workshop, office, bedroom and bath. | Permit Fee: \$470.00 | Cost of Work: \$45,000.00 | CEO District: 2 |
|--|---|--------------------------------|-------------------------------------|---------------------------|

Proposed Project Description:
New 718 square foot two story addition, with garage, workshop, office, bedroom and bath.

FIRE DEPT: Approved Denied

INSPECTION:
Use Group: R3 Type: SB
IAC - 2003
Signature: [Signature] 4/23/10

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

| | | | |
|------------------------|---------------------------------|------------------------|--|
| Permit Taken By: EE | Date Applied For: 03/18/2010 | Zoning Approval | |
|------------------------|---------------------------------|------------------------|--|

- 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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 3/19/10 [Signature] | 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: [Signature] |
|--|---|--|

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APR 23 2010

Dept. of Building Inspections
City of Portland Maine

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 |
|------------------------|---------|------|-------|

City of Portland, Maine - Building or Use Permit

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

Permit No:

10-0269

Date Applied For:

03/18/2010

CBI#:

117 B016001

| | | | |
|--|---|---|--------------------------|
| Location of Construction: 83 Fessenden St | Owner Name: Jeffery Keller II | Owner Address: 83 Fessenden St | Phone: 603-828-5100 |
| Business Name: | Contractor Name: Jake Keeler Design Build, LLC | Contractor Address: 30 Nash Lane Epsom | Phone: (603) 828-5100 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Duplex | |

Proposed Use:

Two Family / New 718 square foot two story addition, with garage, workshop, office, bedroom and bath.

Proposed Project Description:

New 718 square foot two story addition, with garage, workshop, office, bedroom and bath.

Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 03/19/2010

Note: 7' x 12' shed not permitted. See email from owner received 3/19/10. He will either remove it or relocate it to meet the 5' rear & side setbacks. Ok to Issue:

- 1) The 7' x 12' shed was built without a permit. The shed must either be relocated to meet the five foot rear and side setbacks or be removed. The owner has until the final inspection for the addition to bring the shed into compliance.
- 2) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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: Jeanine Bourke Approval Date:

Note: Ok to Issue:

- 1) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials per Sec. 317.3 of the IRC 2003.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. All other headers up to 4' will be 3-2x8 per Jake K.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) 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.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 6) Those building or renovating dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Comments:

3/19/2010-asmachado: Submitted siteplan exemption to planning.

4/2/2010-gg: received granted site plan exemption on 04/02/10. Filed with permit. /gg

4/16/2010-trum: Need header schedule prior to commencement. Demolition permit must be completed and demo permit issued before this permit can be issued. In hold basket.

| | | | |
|---|--|--|---------------------------------|
| Location of Construction: 83 Fessenden St | Owner Name: Jeffery Keller II | Owner Address: 83 Fessenden St | Phone: 603-828-5100 |
| Business Name: | Contractor Name: Jake Keeler Design Build, LLC | Contractor Address: 30 Nash Lane Epsom | Phone: (603) 828-5100 |
| Lessor/Buyer's Name: | Phone: | Permit Type: Additions - Duplex | |

4/22/2010-jmb: Jake K. Came into the office, I reviewed the items Tammy noted and reviewed fire separations, smokes and egress/dwelling unit separation. Made notes on plans per conversation. Jake scheduled for the demo inspection 4/23 and will adjust cost of work to include subcontractors and labor.

4/23/2010-jmb: Demol inspection ok, called Jake K. To inform, he will pick up and pay the additional cost of work.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

Received from _____

1-23-10

Location of Work _____

Keeler
83 Fessenden St

Cost of Construction \$ _____

Building Fee: 90.00

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 160

Building (1/4) _____

Plumbing (15) _____

Electrical (12) _____

Site Plan (1/2) _____

Other _____

CEL: 117-B-16

Total Collected: 160

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: S.P.

WHITE - Applicant's Copy
BLUE - Office Copy

Applicant: Jeffrey Keller

Date: 3/19/10

Address: 83 Fessenden St.

C-B-L: 117-B-11

permit # 10-0269

CHECK-LIST AGAINST ZONING ORDINANCE

Date - back built 1996

Zone Location - ~~RA~~ RA

Interior or corner lot -

Proposed Use/Work - add 2 story addition (718 sq ft) relocate side entry - add rear entry.

Sevage Disposal -

Lot Street Frontage -

Front Yard - 20' or adauge - N/A

Rear Yard - 20' min - 31' max OK

Side Yard - 2 spaces - 12' min - 11' on right 12' on left.

OK - concrete side yard down 25' if increase on other side - need total 24' OK

Projections -

Width of Lot - existing two family

Height - 35' max - 24' 6" total OK

Lot Area - 6,000 sq ft min - 6194 sq ft OK

Lot Coverage Impervious Surface - 40% - 2477.6 sq ft

1295 existing
718 proposed

2013 sq ft OK

Area per Family - 3,000 sq ft ~~2,500~~ OK

Off-street Parking - 2 spaces

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 13 - zone C

Existing Site Coverage

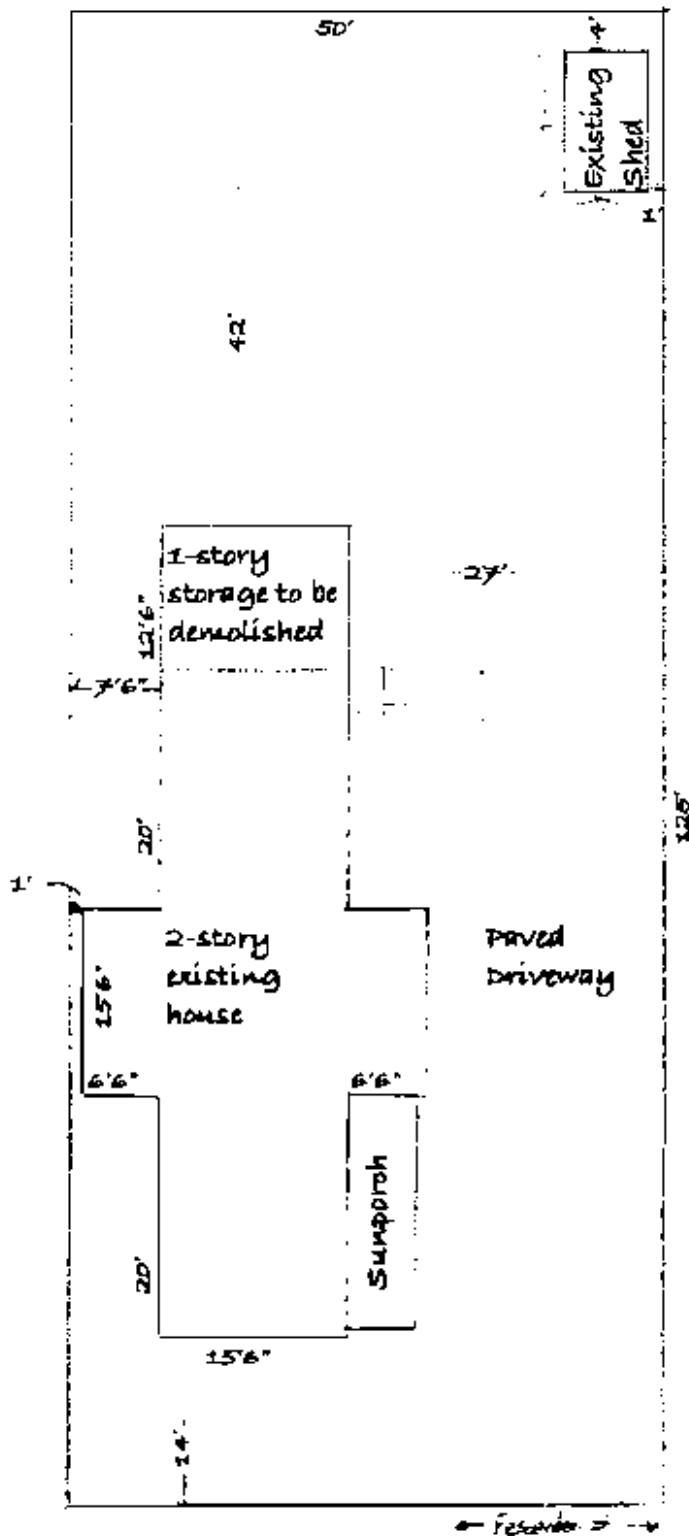
- Site - 6194 ft²
- Shed - 84 ft²
- 2-story House - 1062 ft²
- 1-story storage - 194 ft²
- Sunporch - 104 ft²

Total Coverage = 1444 ft² / 6194 ft² = 23% covered

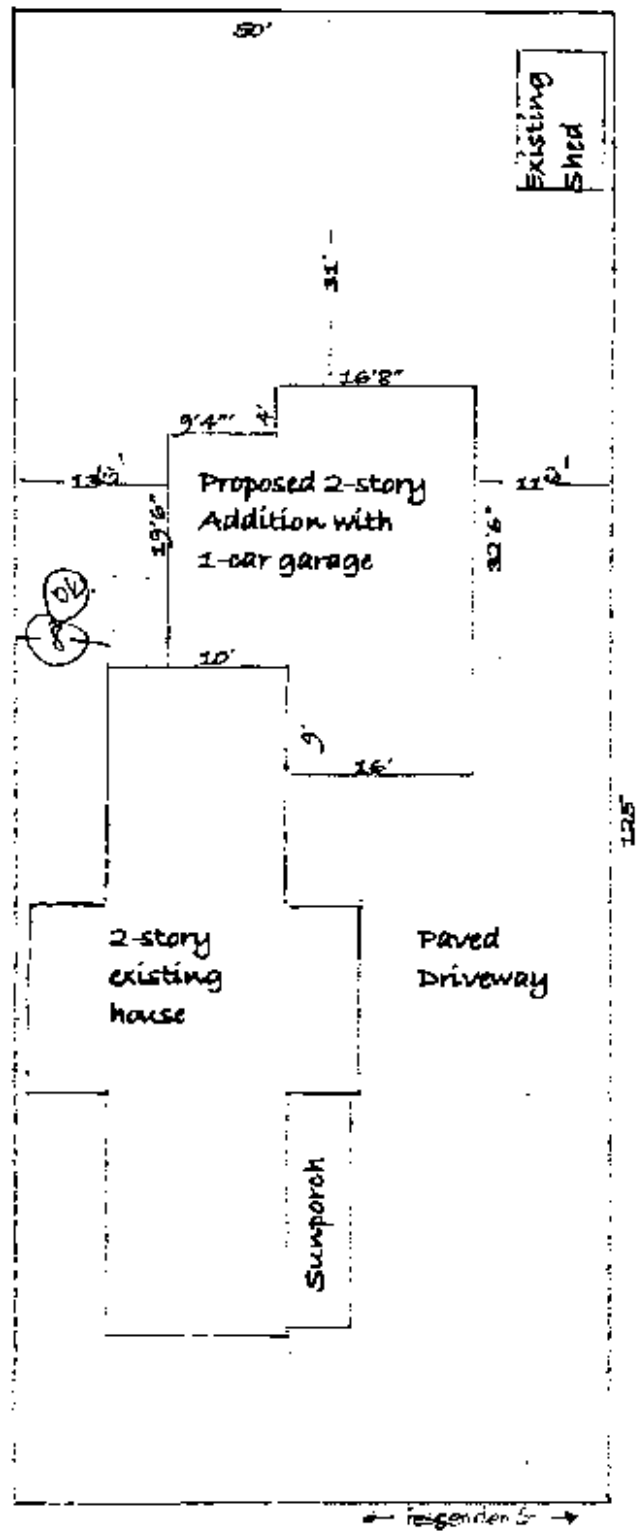
Proposed Site Coverage

- Site - 6194 ft²
- Shed - 84 ft²
- 2-story House - 1062 ft²
- Sunporch - 104 ft²
- Proposed Addition - 718 ft²

Total Coverage = 1968 ft² / 6194 ft² = 32% covered



Existing Plot Plan



Proposed Plot Plan



Scale: 1/16" = 1'-0"

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 Inspection 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 with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

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

 X **Final inspection required at completion of work.**

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

March 15 2017

Received from Jeffrey Kewler

Location of Work 23 Thurston Ave So

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 450.00

Building (1L) _____ Plumbing (1S) _____ Electrical (1Z) _____ Site Plan (1Z) _____

Other _____

CBL: 117 Bolt

Check # Visa Total Collected \$ 450.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: Jeffrey

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

100269



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: | | |
| Total Square Footage of Proposed Structure/Area 718 SF Footprint, 1438 SF Total Floor Area | | Square Footage of Lot 8194 SF |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 117 - B - 016 | Applicant "must be owner, Lessee or Buyer" Name Owner: Address Jeffrey Keeler II <i>xx</i> City, State & Zip 83 Fassenden St <i>Call first</i> Portland, ME 04103 | Telephone: 603 828 5100 keeler.jake@gmail.com |
| Lessee/DBA (If Applicable) N/A | Owner (if different from Applicant) Name Same as Applicant Address City, State & Zip | Cost Of Work: \$ 45,000 C of O Fee: \$ Total Fee: \$ 470.00 |
| Current legal use (i.e. single family) Current house is a 2-family. Use will stay the same with the addition. If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? If yes, please name Project description: A 2-story addition will add a garage, workshop, an office, an additional bedroom and bathroom to the site. Access to the addition spaces shall be through the 2nd floor unit. | | |
| Contractor's name: Jake Keeler Design Build, LLC Address: 30 Nash Ln Epsom, NH 03234 City, State & Zip: Telephone: 603 828 5100 Who should we contact when the permit is ready: Owner Telephone: Mailing address: Same as Applicant Address | | |

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Dept. of Building Inspections
City of Portland Maine

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: |
|------------|-------|

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

From: Jake Keeler <keeler.jake@gmail.com>
To: <amachado@portlandmaine.gov>
Date: 3/19/2010 1:55 PM
Subject: existing shed at 83 fessenden

Anne,

As per our conversation on 3/19/10, you informed me that the 7'x12' detached shed at the rear of 83 Fessenden St has never been permitted and is not in compliance with current zoning. Because it was never permitted, I acknowledge that the shed either must be removed from the property or brought into compliance with current setbacks, 5' from the side and rear site boundaries. Also as per our conversation, I will address the situation with the shed and will move it to bring it into compliance or remove it by the time of final occupancy of the Building Addition, the plans for which are currently under review for permit by the City.

Thank you,
Jeffrey Keeler II

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MAR 19 2010

Dept. of Building Inspections
City of Portland Maine

General Notes:

The removal of current building parts or new beams in the existing building is limited to the following:

- The 1-story attached storage room at the rear of the property is to be removed. A separate demolition permit has already been submitted to the city for this and is in progress.
- The current stairs on the back of the house, seen on the East Elevation will be replaced by new stairs slightly towards the street on that same elevation. There will also be a new door added to enter the 1st floor unit, as shown on the proposed East Elevation. The opening for that door will include an appropriate header above that opening.
- The opening from the existing house on the 2nd floor to the addition will likewise require one door-width opening. This opening will likewise require an additional appropriate header.

Insulation, R-Value, and U value notes:

- All walls including the garage walls have an exterior 2" rigid insulation with taped seams. All walls are 2x6 studs with R-19 batt insulation except for the garage walls which have no insulation between studs, the garage being an unconditioned space.
- All windows in habitable spaces shall be from Inlinc and all have a U-value of 0.20.
- The 2nd floor ceiling shall have an R-value of R-80 blown in insulation.
- The insulation between floors shall be R-38.

Fireproofing notes:

- All walls between garage and living space shall have (2) layers of 5/8" gypsum taped and seamed. The same (2) layers of 5/8" insulation shall also exist between the workshop and living space, and between the addition and the existing house.
- Doors between living space and non-living space shall be at least 20 minute fire rated.
- Instances of balloon framed walls shall have fireblocking at floor joist intersections.

Egress notes:

- All 2nd story windows meet 2005 IRC egress requirements.

2nd floor radiant floor heat notes:

- The 2nd floor joists have been sized by the engineers at COASTAL Finest Products. They are a manufacturer of engineered TJI joists and sized the joists appropriate to the span and a 30 PSF DL + 40 PSF LL and u L/720 deflection limit. They will be purchased from Rufus Deering lumber company of Portland.
- The radiant floor system will have PEX tubing in a "dry sandwich" of gypsum board and will have cement board and tile on top to form the finished floor.



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: Addition

PROJECT ADDRESS: 83 Fessenden St. Portland, ME 04103

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

Addition to a 2 family Victorian. Removal of 194 ft² storage room, construction of 724 ft² addition (530 ft² net). Addition includes garage, workshop, bedroom, bath, home office.

CHART/BLOCK/LOT: 117-B-016

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Jeffrey Keeler II
Address: 83 Fessenden St.
Portland, ME
Zip Code: 04103
Cell Work #: 603 828 5106
Home #: _____
Fax #: _____
E-mail: keeler.jake@gmail.com

CONSULTANT/AGENT

Name: _____
Address: _____
City of Portland
Planning Division
Zip Code: _____
Work #: _____
Home #: _____
Fax #: _____
E-mail: _____

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MAR 19 2010

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with 11-1123?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?

Applicant's Assessment
Y(Yes), N(no), N/A

Planning Division
Use Only

No
Yes, addition
No, it increases 530 ft² net.
No
Yes
Yes
No
No
No
Yes
Yes

No
Yes
No
No
Yes
Yes
No
No
No
Yes
Yes

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APR - 1 2010

Dept. of Building Inspections
City of Portland Maine

Planning Division Use Only

Exemption Granted Partial Exemption _____ Exemption Denied _____

Conditions

1. All disturbed areas post-construction shall not increase the pre-existing volume or rate of surface water runoff

Planner's Signature

Eric [Signature]

Date 3/31/10

PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: EXEMPTIONS FROM SITE PLAN REVIEW

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
 - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
 - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
 - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
 - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
 - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
 - g. There are no evident deficiencies in existing screening from adjoining properties; and
 - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it is determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

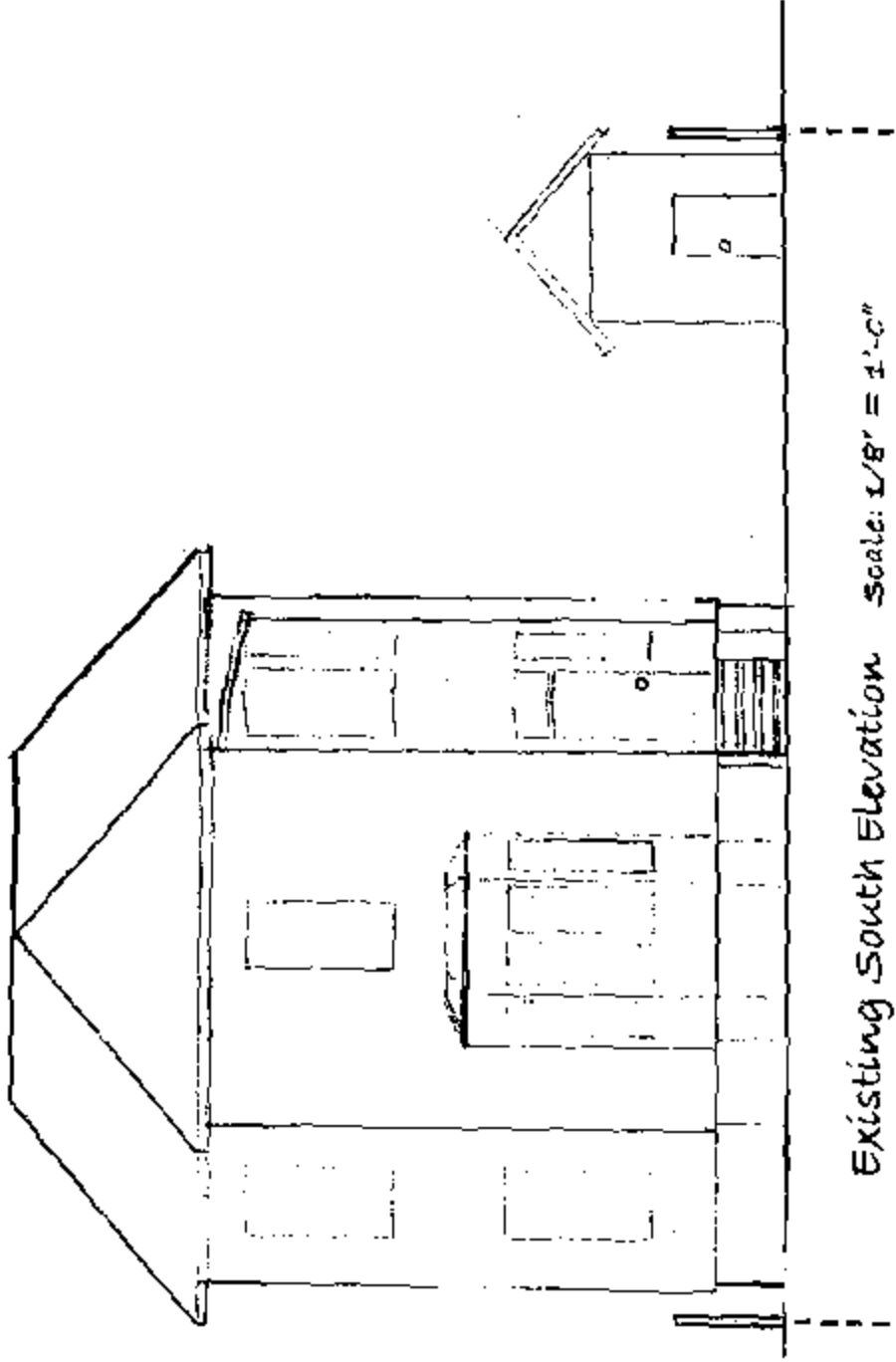
IMPORTANT NOTICE TO APPLICANT

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.

Planning Erick Giles, AICP, LEED AP

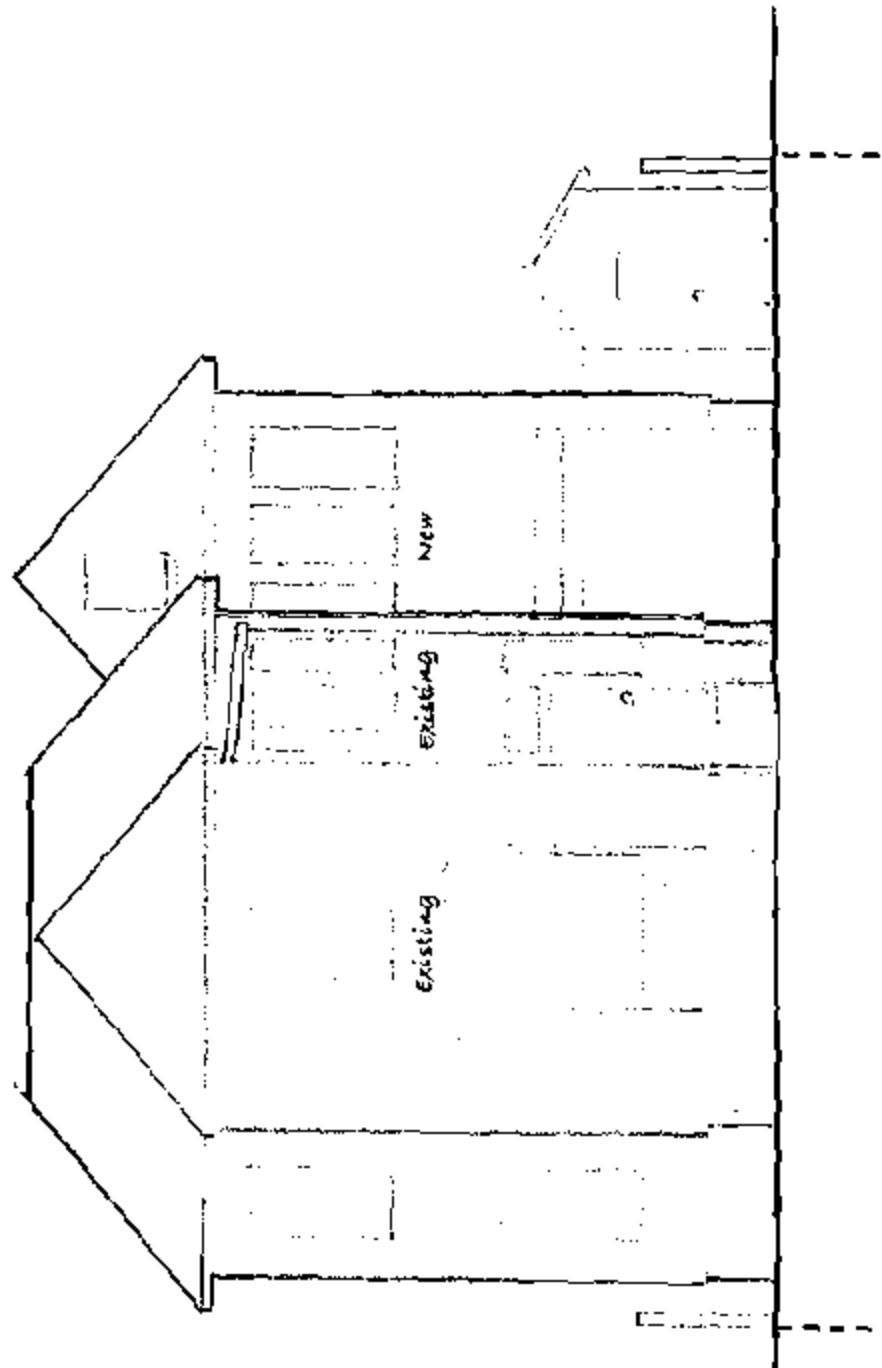
March 31, 2010 – This Exemption request has been approved subject to the following condition:

- 1. All disturbed areas post-construction shall not increase the pre-existing volume or rate of surface water runoff.**



Existing South Elevation Scale: 1/8" = 1'-0"

Dashed Lines Denote 50' Wide Property Boundary

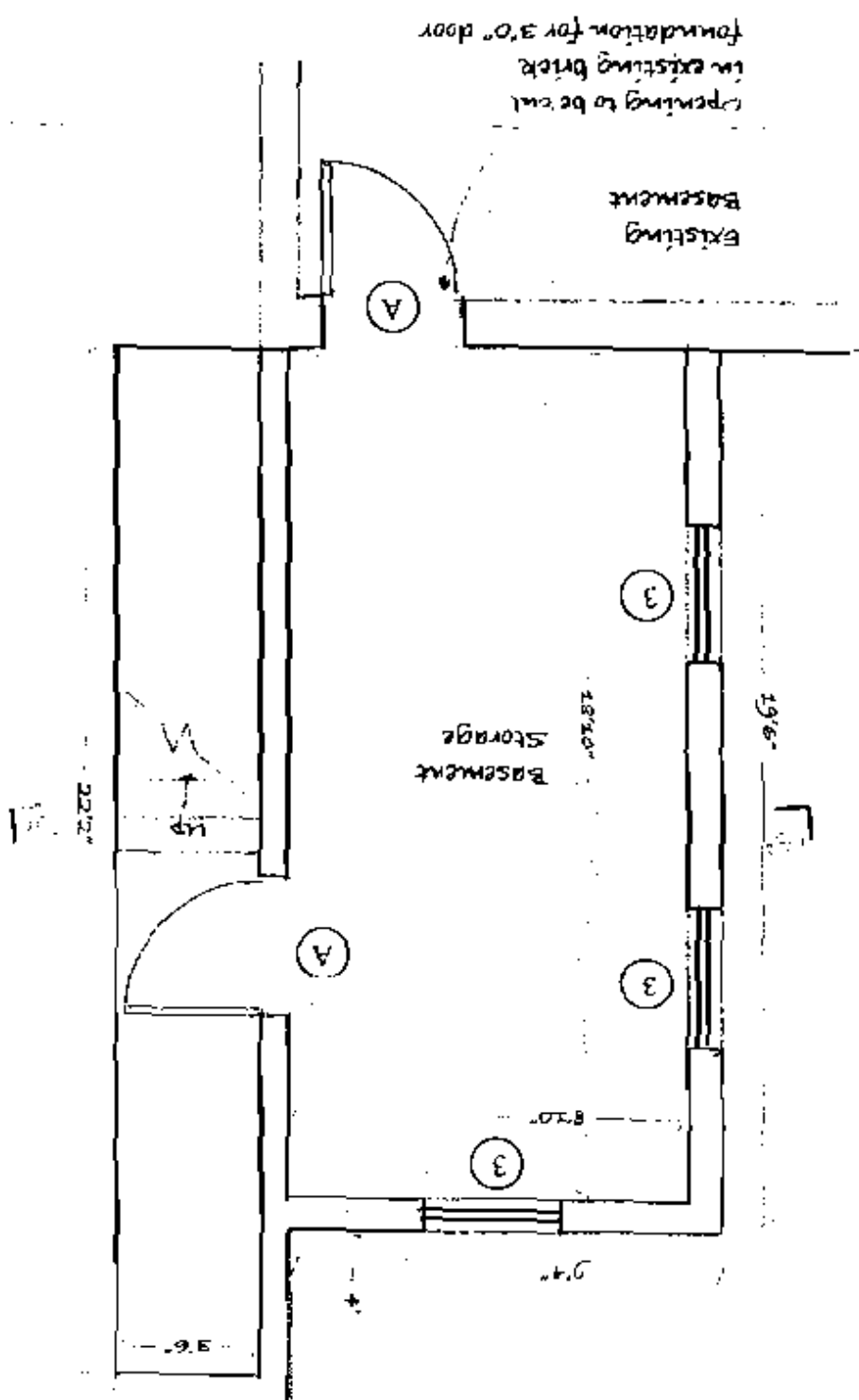


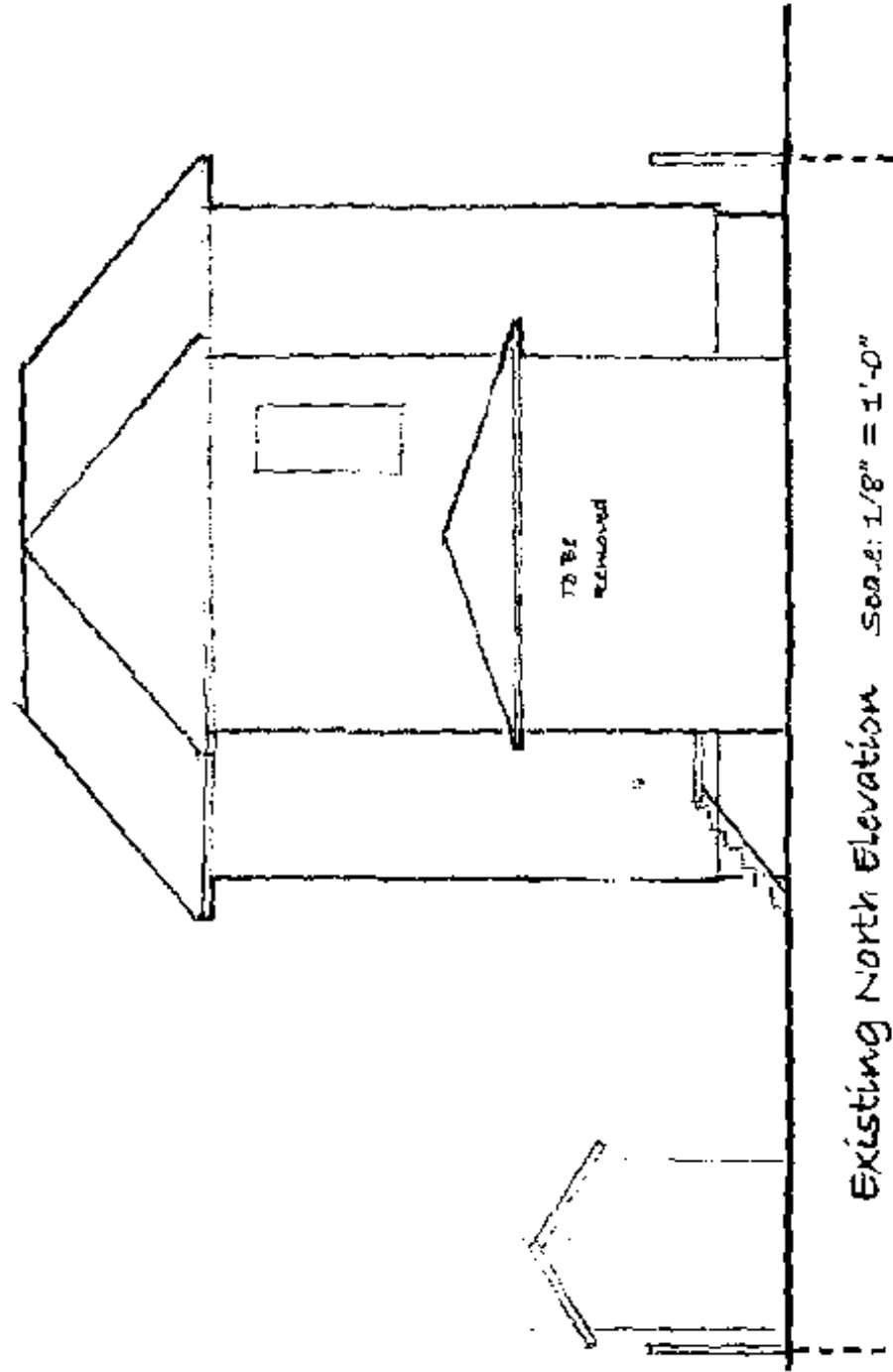
Proposed South Elevation Scale: 1/8" = 1'-0"

BASEMENT FLOOR PLAN Scale: 1/4" = 1'-0"

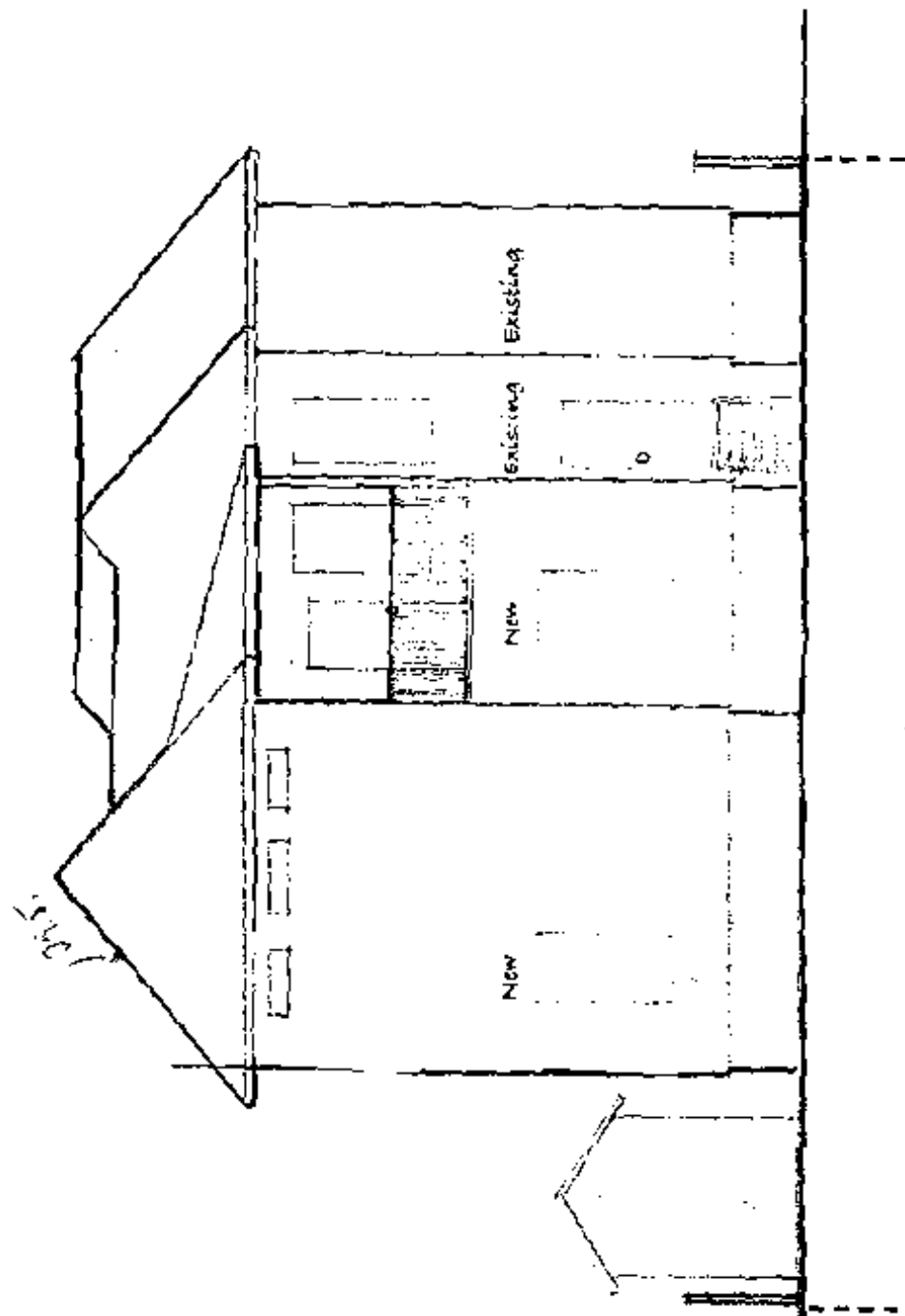


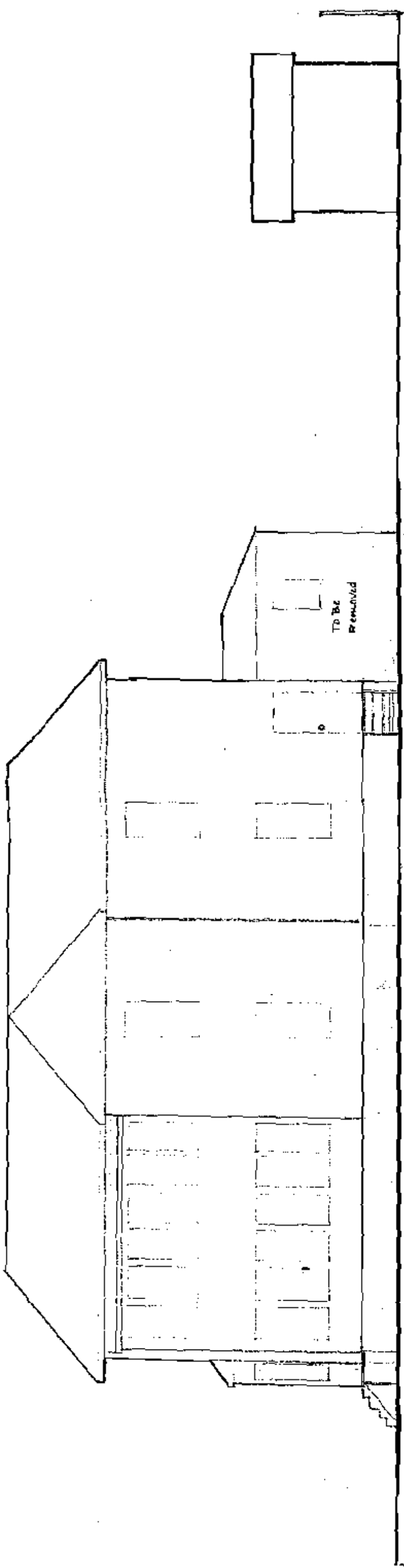
| Door Schedule | | Window Schedule | |
|---------------|-------------|-----------------|--------------------|
| Type | Size | Type | Size |
| A | 3'0" X 6'8" | 1 | DBH 3'0" X 6'0" 1A |
| B | 2'8" X 6'8" | 1 | DBH 3'0" X 4'0" 2 |
| C | 2'6" X 6'8" | 2 | AWN |
| D | 9'0" X 8'0" | 4 | SKY 2'0" X 4'0" 2 |





Dashed Lines Denote 5' Wide Property Boundary

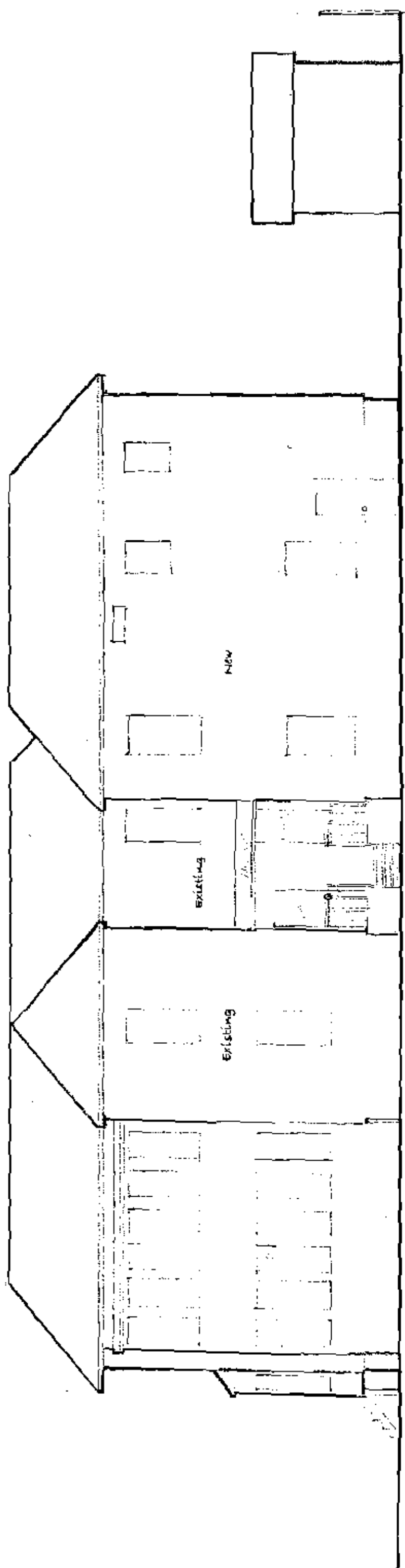




Dashed Lines Denote 12.5' Deep Property Boundary

Existing East Elevation Scale: 1/8" = 1'-0"

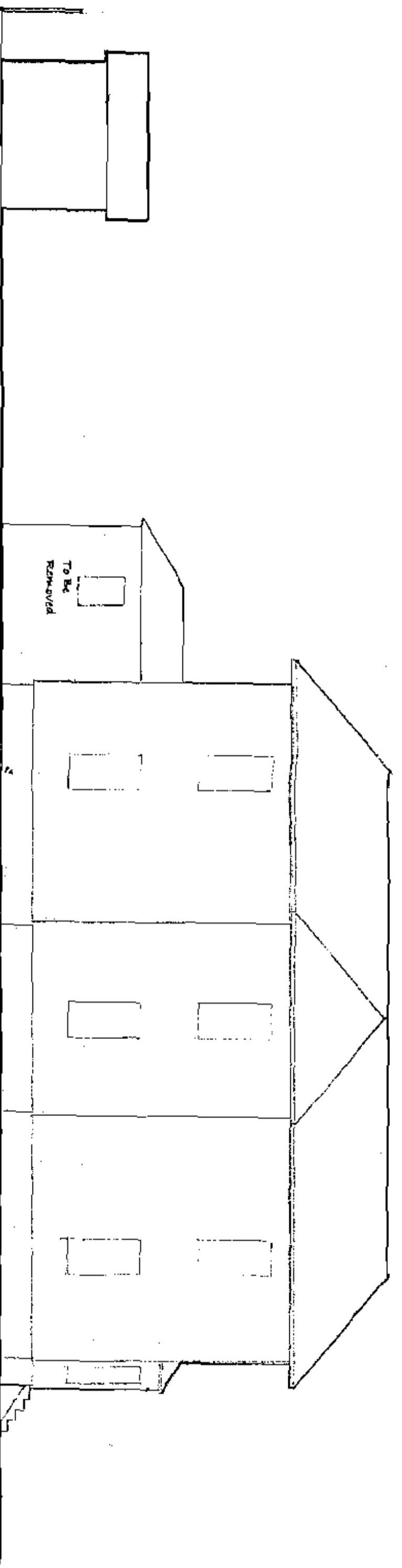
Assenden St.



New Door, Shed Roof and Stairs

Proposed North Elevation Scale: 1/8" = 1'-0"

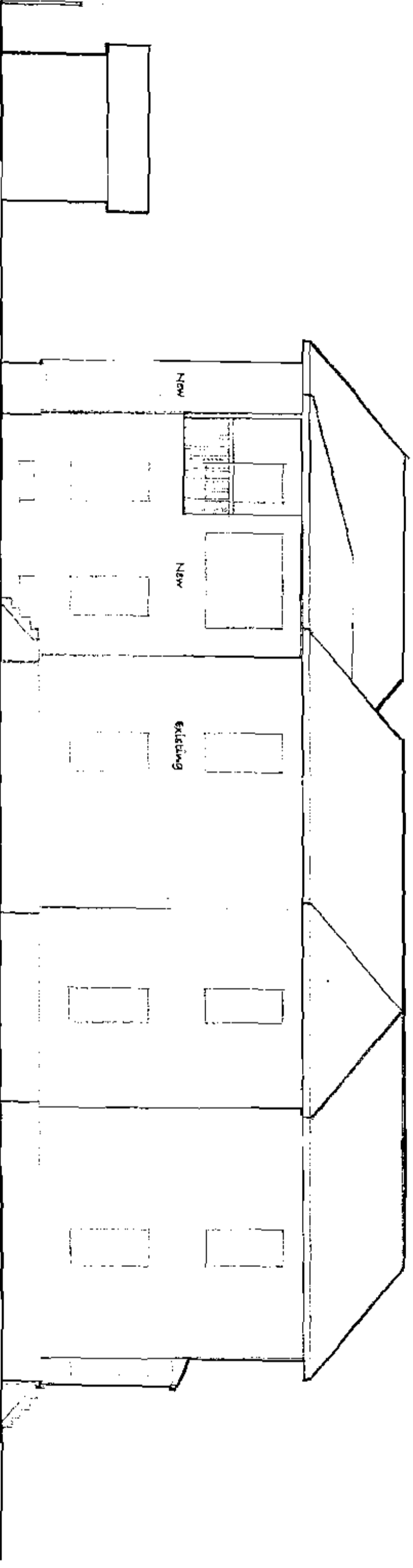
Assenden St.



Existing West Elevation Scale: 1/8" = 1'-0"

Dashed Lines Denote 12" Deep Property Boundary

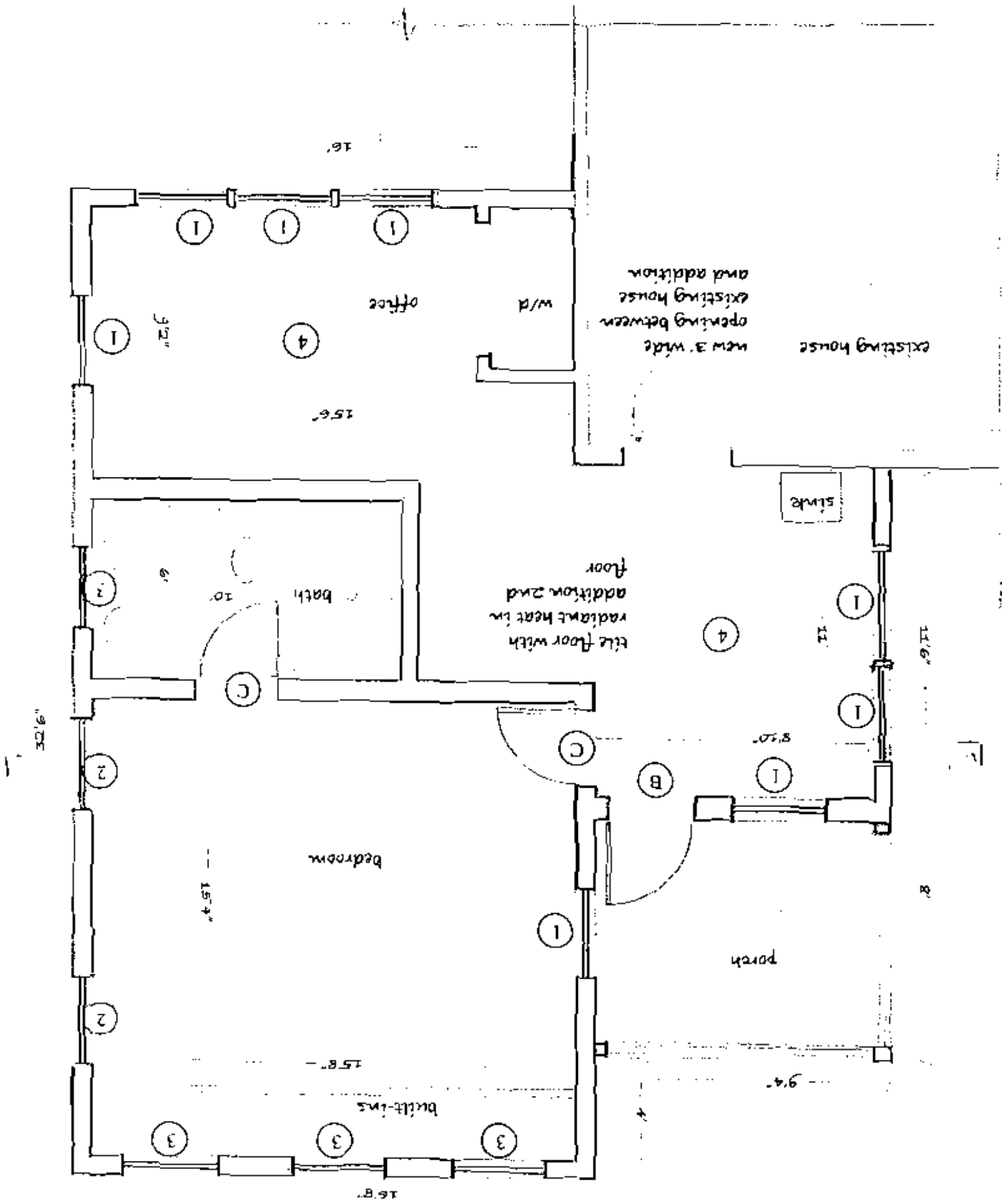
Fassenden St.

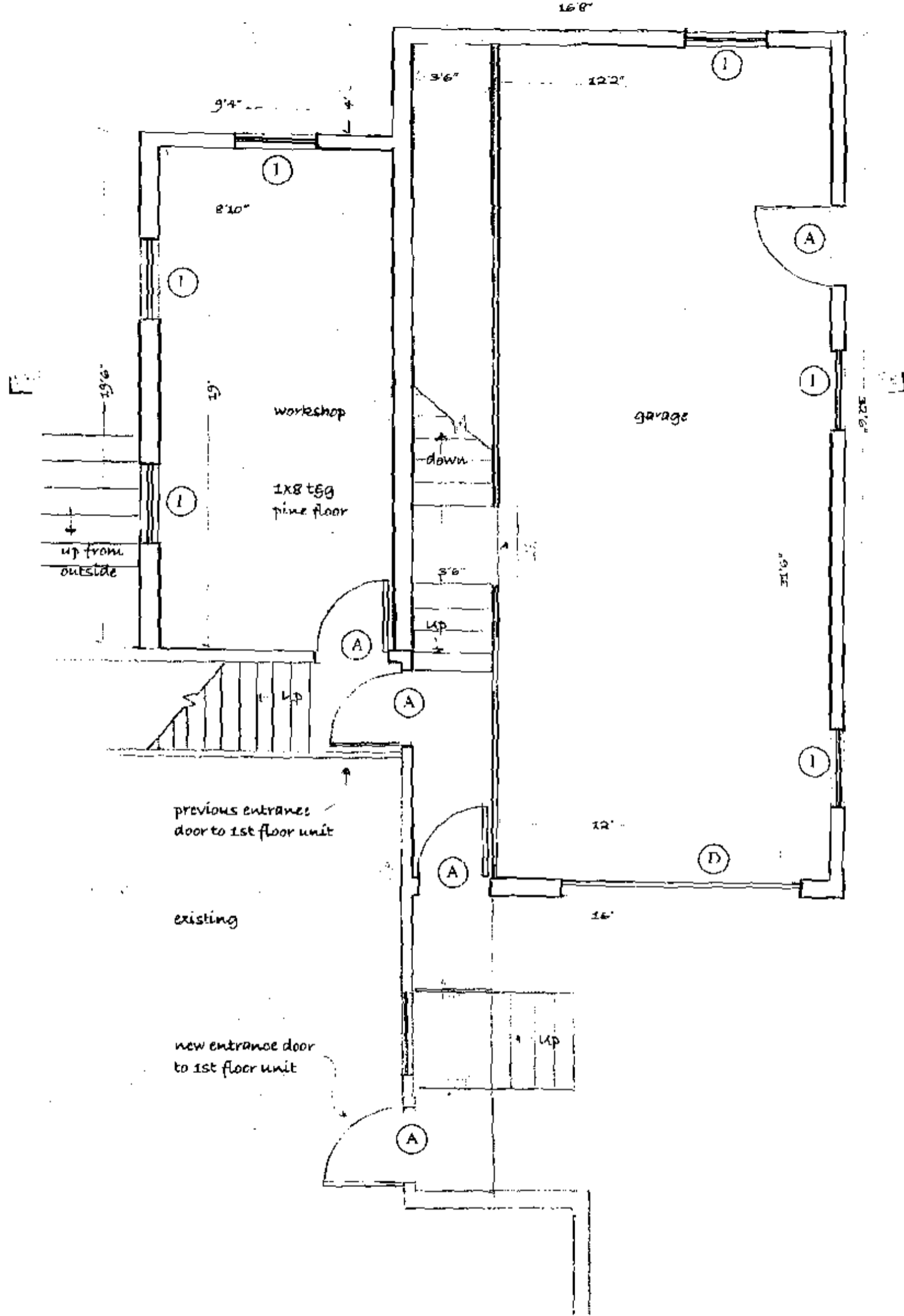


Proposed West Elevation Scale: 1/8" = 1'-0"

Fassenden St.

2nd Floor Plan Scale: 1/4" = 1'-0"





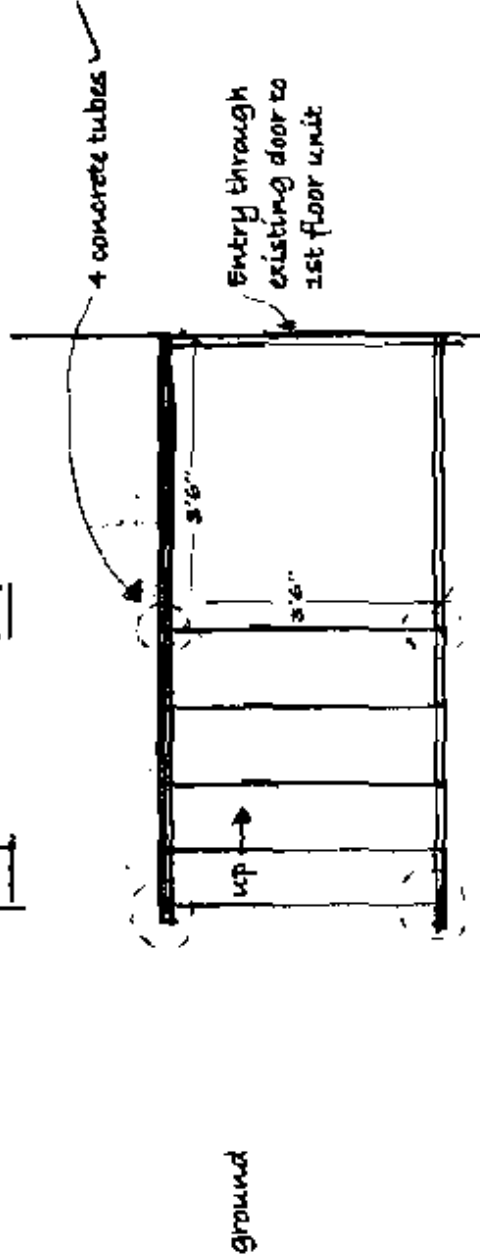
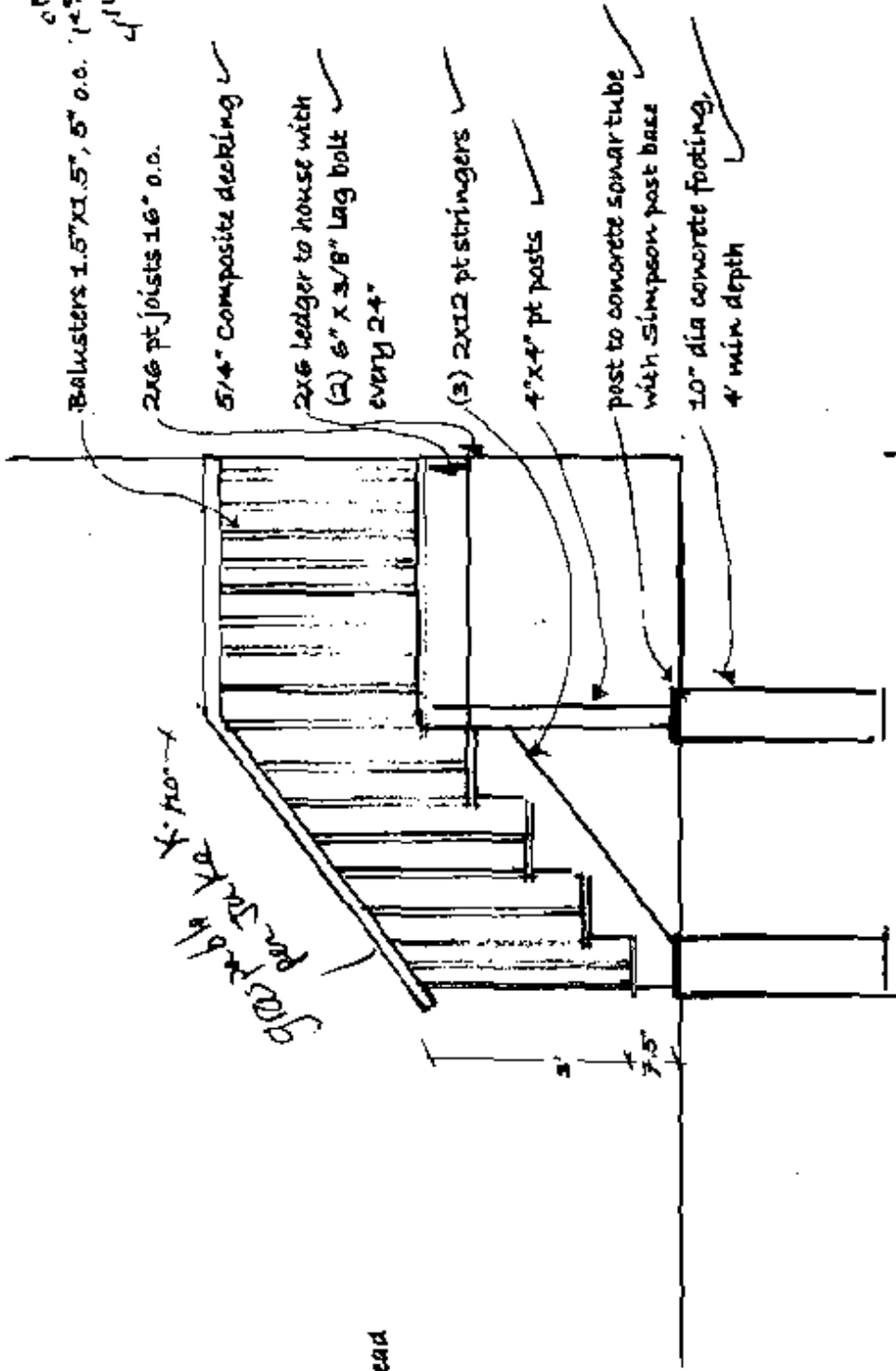
1st Floor Plan scale: 1/4" = 1'-0"



Stair treads to have:

- ✓ 10" run
- ✓ 7.5" rise
- ✓ 1" nose depth
- ✓ Solid risers

There are no obstructions to head height above these stairs



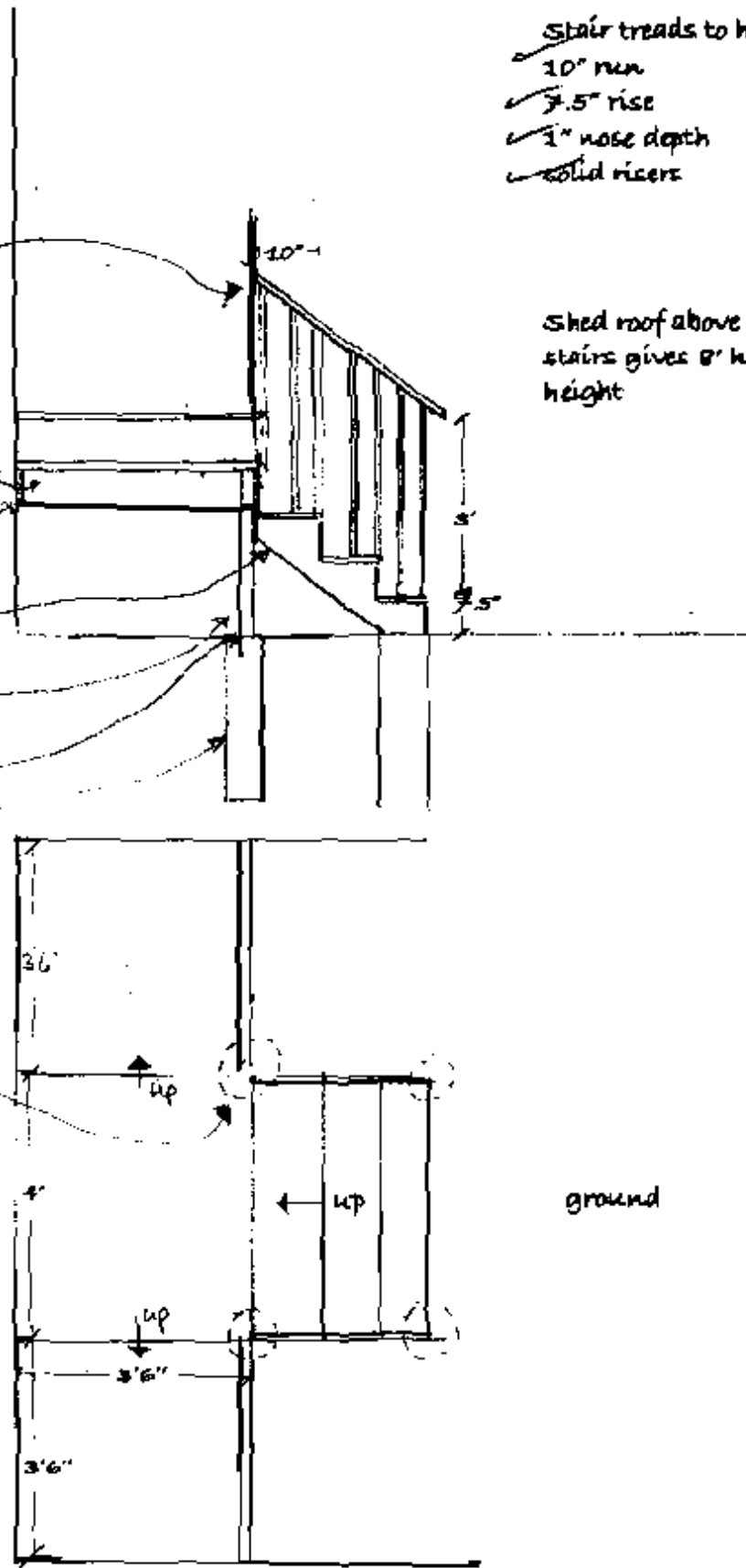
Exterior West Elevation Stairs Detail Scale: 3/8" = 1'-0"

- Stair treads to have:
- ✓ 10" run
 - ✓ 7.5" rise
 - ✓ 1" nose depth
 - ✓ solid risers

Shed roof above these stairs gives 8' head height

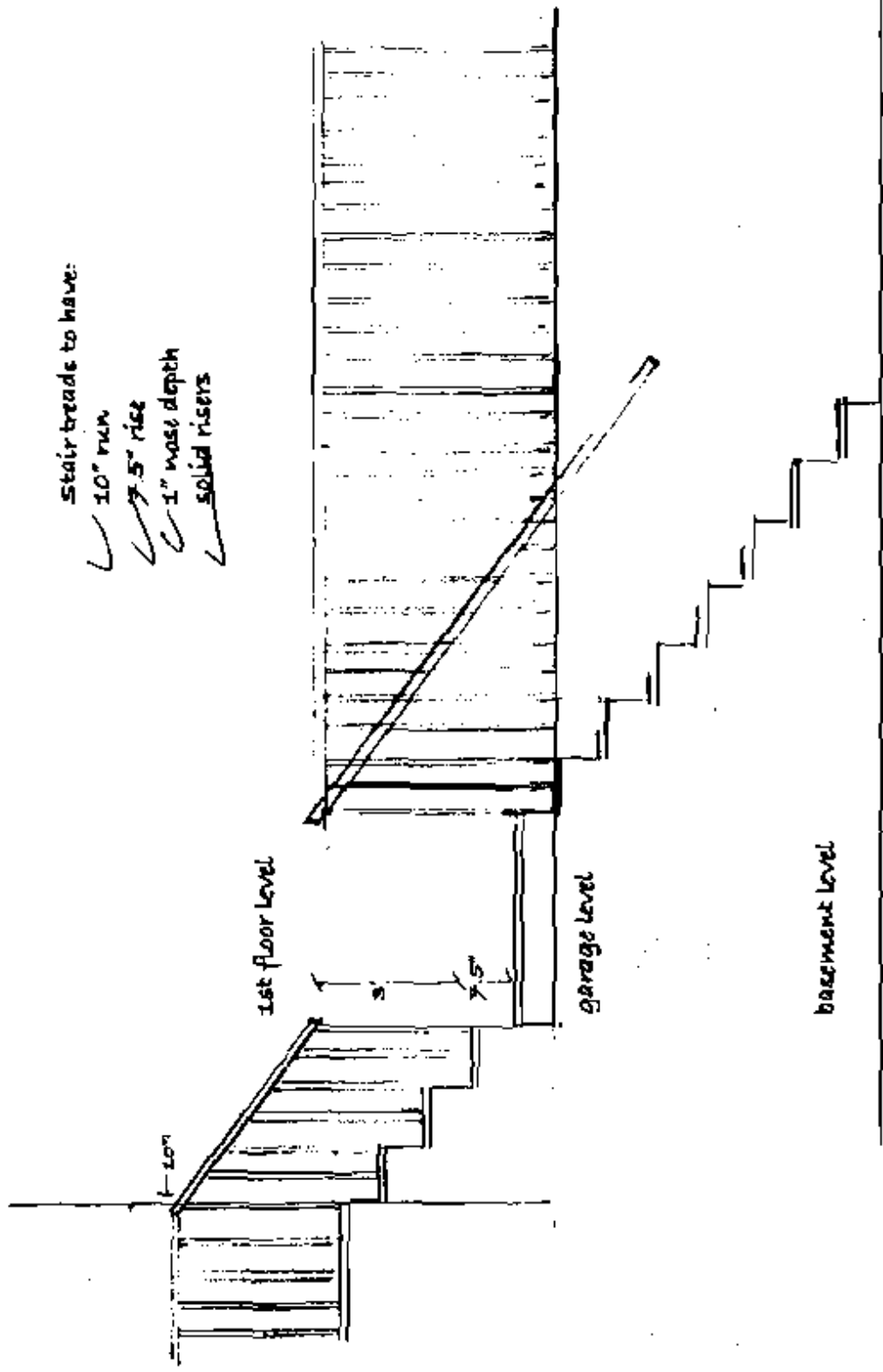
- Balusters 1.5" x 1.5", 5" o.c.
- ✓ 2x6 pt joists 16" o.c.
- 5/4" Composite decking
- 2x6 ledger to house with (2) 6" x 3/8" lag bolt every 24"
- ✓ (3) 2x12 pt stringers
- ✓ 4" x 4" pt posts
- post to concrete sonar tube with Simpson post base
- ✓ 10" dia concrete footing; 4' min depth

✓ 4 concrete tubes



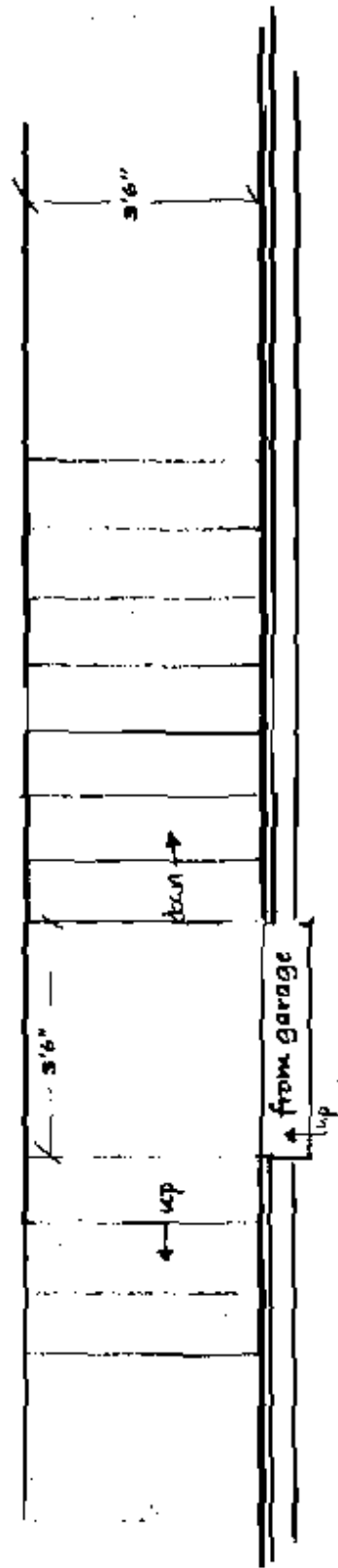
Exterior East Elevation Stairs Detail Scale: 3/8" = 1'-0"

- ✓ Balusters 1.5" x 1.5", 5" o.c.
- ✓ 2x6 joists 16" c.o.
- ✓ 5/4" composite treads
- ✓ 2x6 ledger to house with (2) 6" x 3/8" lag bolt every 24"
- ✓ (5) 2x12 stringers

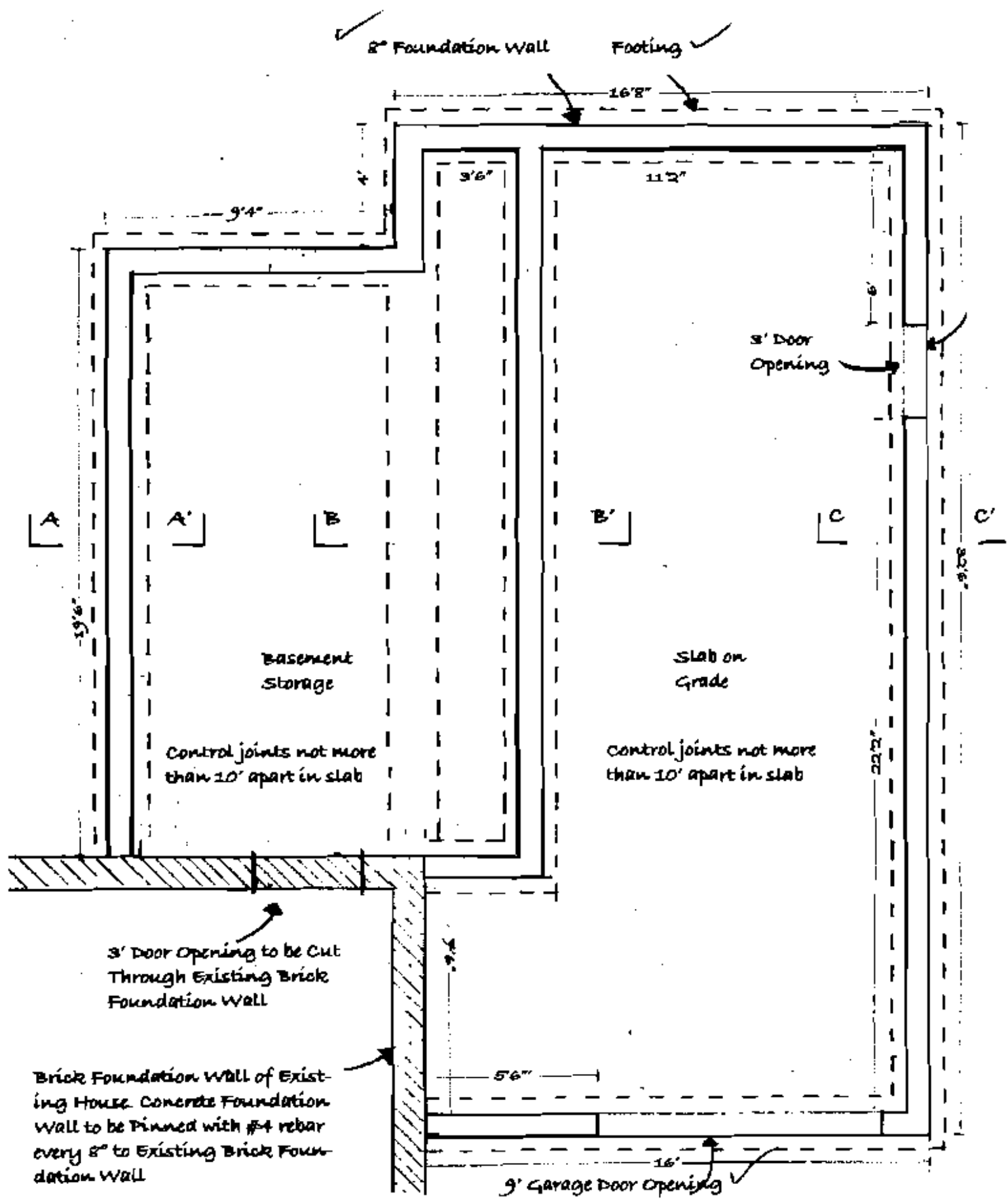


- ✓ Stair treads to have:
- ✓ 10" run
- ✓ 5" rise
- ✓ 1" nose depth
- ✓ solid risers

✓ Min. head height is 9'4" above these stairs



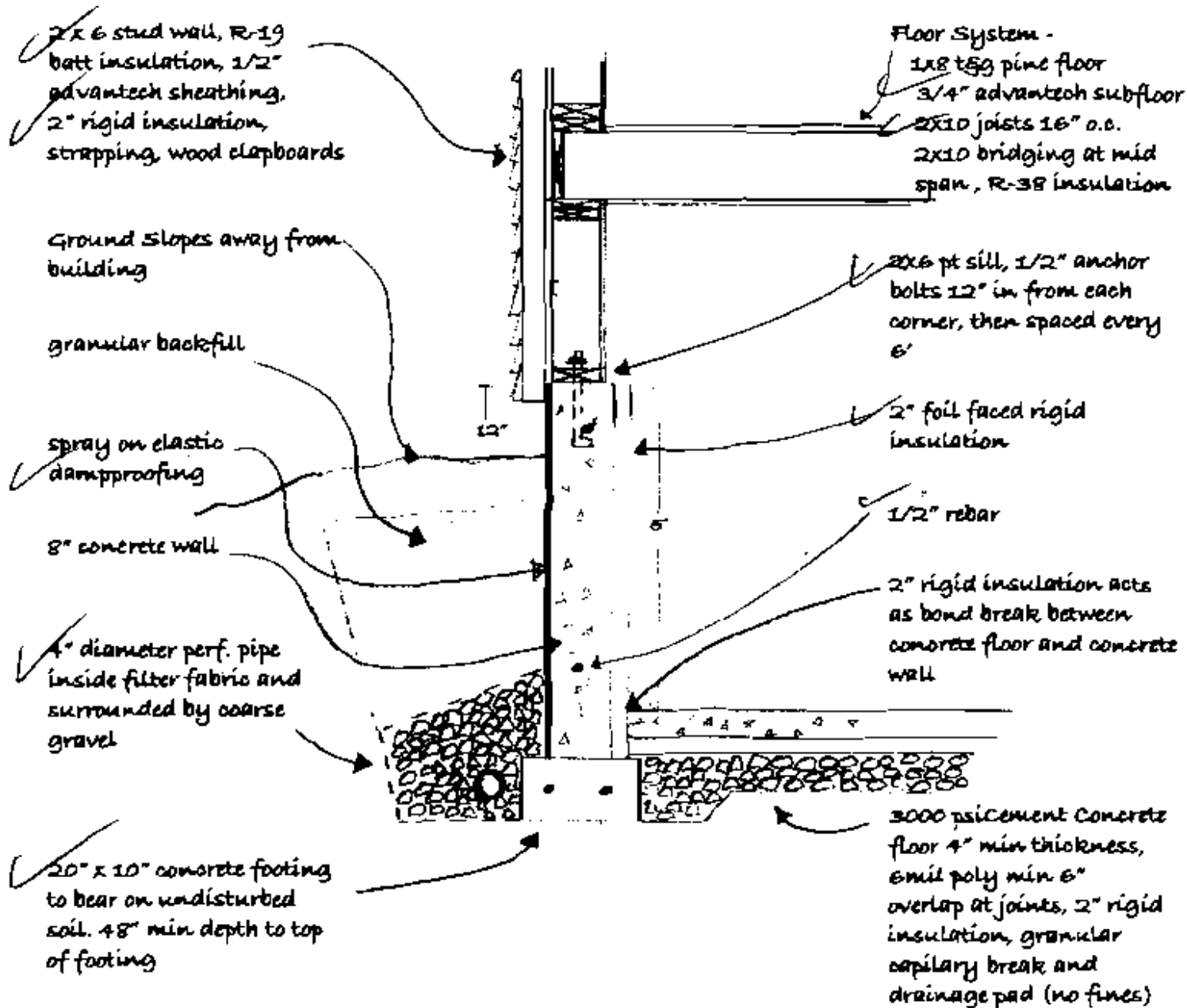
Interior Basement to Garage to 1st Floor Stairs Detail Scale: 3/8" = 1'-0"



Foundation Plan Scale: 1/4" = 1'-0" N

A

A'



Foundation Detail A to A' Scale: 1/2" = 1'-0"

C

C'

2x6 pt sill, 1/2" anchor bolts 12" in from each corner, then spaced every 6'

6 mil poly wrapped up to act as bond break between concrete floor and concrete wall.

3000 psi cement concrete floor 4" min thickness, 6 mil poly min 6" overlap at joints, 2" rigid insulation, granular capillary break and drainage pad (no fines)

8" concrete wall

20" x 10" concrete footing to bear on undisturbed soil. 48" min depth to top of footing

2 x 6 stud wall 1/2" advanced sheathing, 2" rigid insulation, strapping, wood clapboards

Ground slopes away from building

granular backfill

spray on elastic dampproofing

4" diameter perf. pipe inside filter fabric and surrounded by coarse gravel

Foundation Detail C to C' Scale: 1/2" = 1'-0"

Existing Site Coverage

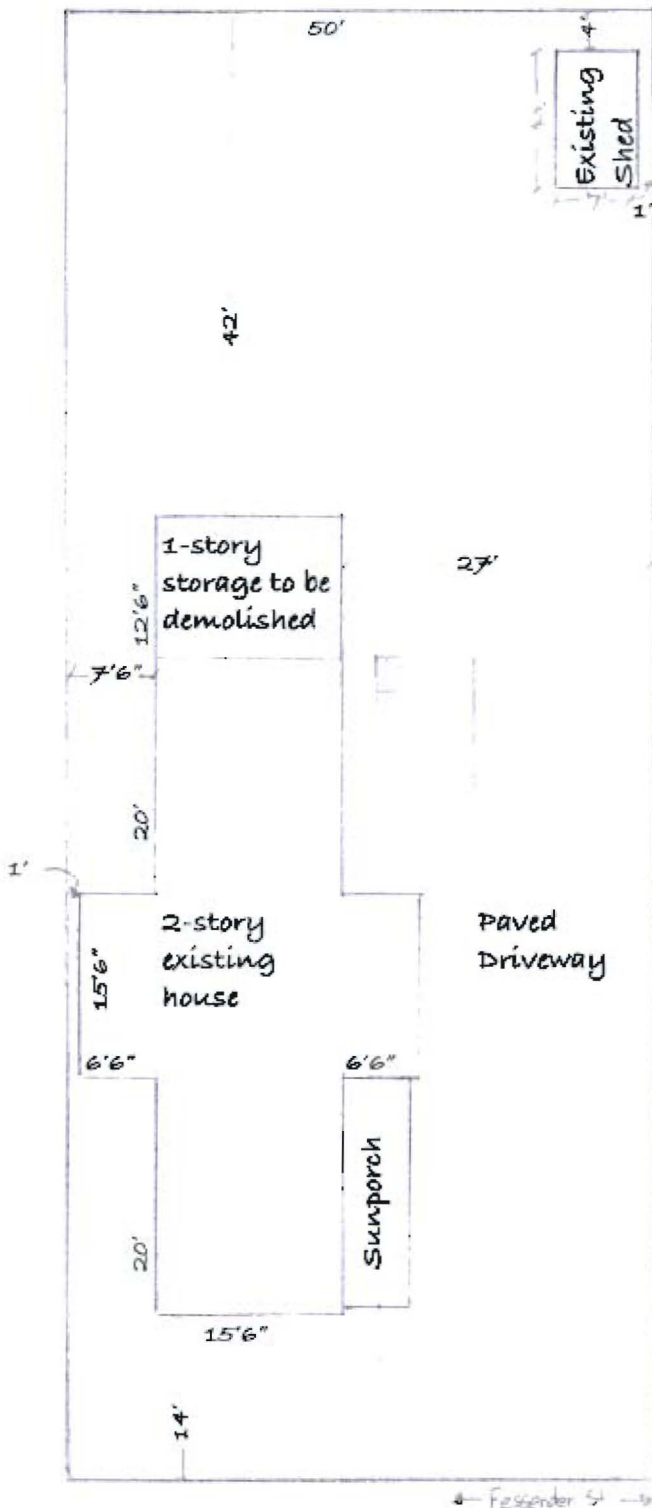
- Site - 6194 ft²
- Shed - 84 ft²
- 2-story House - 1062 ft²
- 1-story storage - 194 ft²
- Sunporch - 104 ft²

Total Coverage = 1444 ft² / 6194 ft² = 23% covered

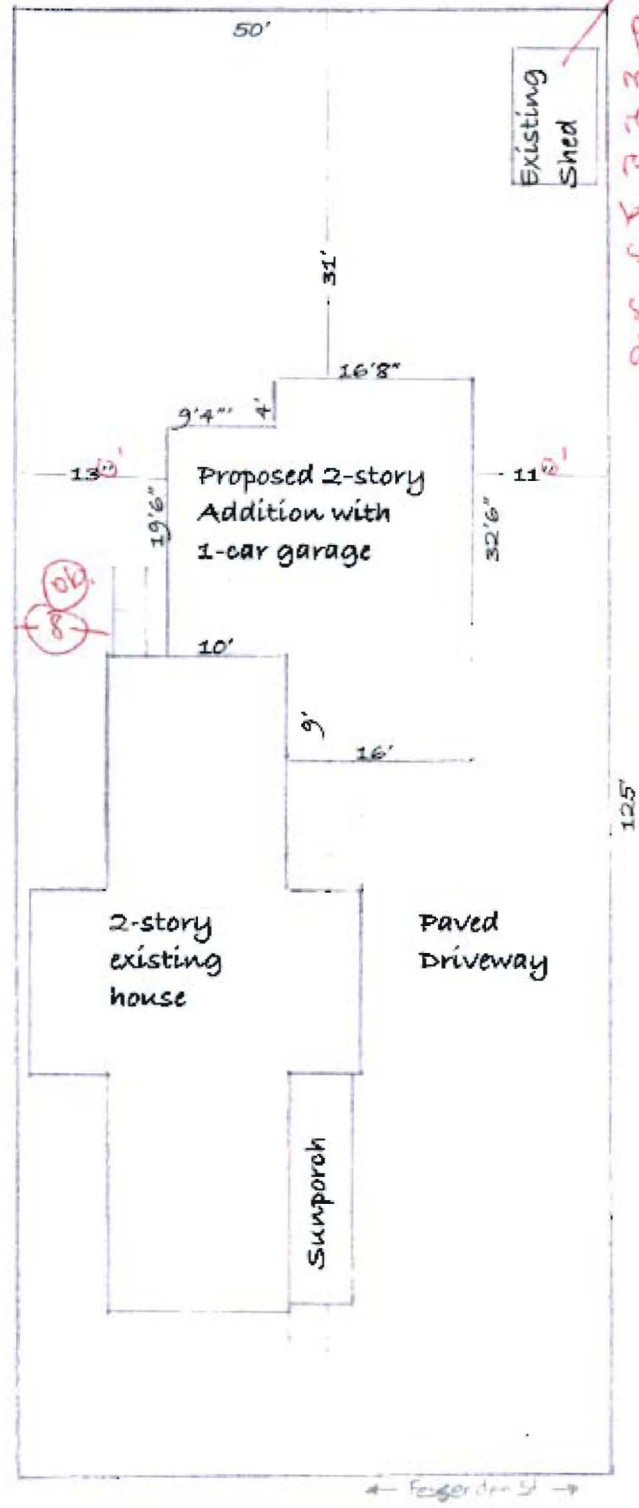
Proposed Site Coverage

- Site - 6194 ft²
- Shed - 84 ft²
- 2-story House - 1062 ft²
- Sunporch - 104 ft²
- Proposed Addition - 718 ft²

Total Coverage = 1968 ft² / 6194 ft² = 32% covered



Existing Plot Plan



Proposed Plot Plan

not permitted must be removed & relocated to meet 5' setback. See email dated 3/19/10



102769

CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

5-24 2010

Received from Jeff Keeler

Location of Work 53 Fessenden

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 117 B16

Check #: CC Total Collected \$ 30

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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



General Building Permit Application

If you or the property owner own real estate or personal property, such as used charges, on any property within the City, payment arrangements must be made before permit of any kind are accepted.

| | | |
|--|---|---|
| Location/Address of Construction: <u>83 Fessenden St.</u> | | |
| Total Square Footage of Proposed Structure/Area <u>644 ft² addition (was 711 ft² addition)</u> | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# <u>117</u> Block# <u>B</u> Lot# <u>16</u> | Applicant <u>must be owner</u> Lessee or Buyer Name <u>Jeffrey Keeler II</u> Address <u>83 Fessenden St. Apt 2</u> City, State & Zip <u>Portland, ME 04103</u> | Telephone: <u>603 828 5100</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ _____ 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: _____ | | |
| Is property part of a subdivision? _____ If yes, please name _____ | | |
| Project description: <u>resizing of existing building plans, 711 ft² addition shrunk</u> <u>I total ed up to 644 ft². The footprint of the currently permitted plans</u> <u>651 ft² are not expanded in any direction, only shrunk in the back.</u> | | |
| Contractor's name: <u>Jake Keeler Design Build</u> | | |
| Address: <u>30 Nash Ln</u> | | |
| City, State & Zip <u>Epsom, NH 03234</u> | | Telephone: <u>603 828 5100</u> |
| Who should we contact when the permit is ready: <u>owner</u> | | Telephone: _____ |
| Mailing address: _____ | | |

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: JK II Date: May 24, 2010

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

City of Portland, Maine - Building or Use Permit

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 10-0562 | Date Applied For: 05/24/2010 | CBL: 117 B016001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|--|---|---|--------------------------|
| Location of Construction: 83 FESSENDEN ST | Owner Name: KEELER JEFFREY G II & ELEAN | Owner Address: 83 FESSENDEN ST | Phone: |
| Business Name: | Contractor Name: Jake Keeler Design Build, LLC | Contractor Address: 30 Nash Lane Epsom | Phone: (603) 828-5100 |
| Lessee/Buyer's Name | Phone: | Permit Type: Amendment to Duplex | |

| | |
|--|--|
| Proposed Use: 2 Unit Residential- amend permit#100269 resize additon from 711sq ft to 651 sq ft | Proposed Project Description: amend permit#100269 resize additon from 711sq ft to 651 sq ft |
|--|--|

| | | | |
|--|--|---------------------------|---------------------------|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Marge Schmuckal | Approval Date: 05/25/2010 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |
| <p>1) SHED REMINDER: The previous permit condition regarding the illegal shed and its placement is still in force. A permit shall be obtained for the shed reflecting the required setbacks.</p> <p>2) Separate permits shall be required for future decks, sheds, pools, and/or garages.</p> <p>3) 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.</p> <p>4) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p> | | | |
| Dept: Building | Status: Approved with Conditions | Reviewer: Jeanine Bourke | Approval Date: 06/15/2010 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |
| 1) All previous conditions apply | | | |

Existing Site Coverage

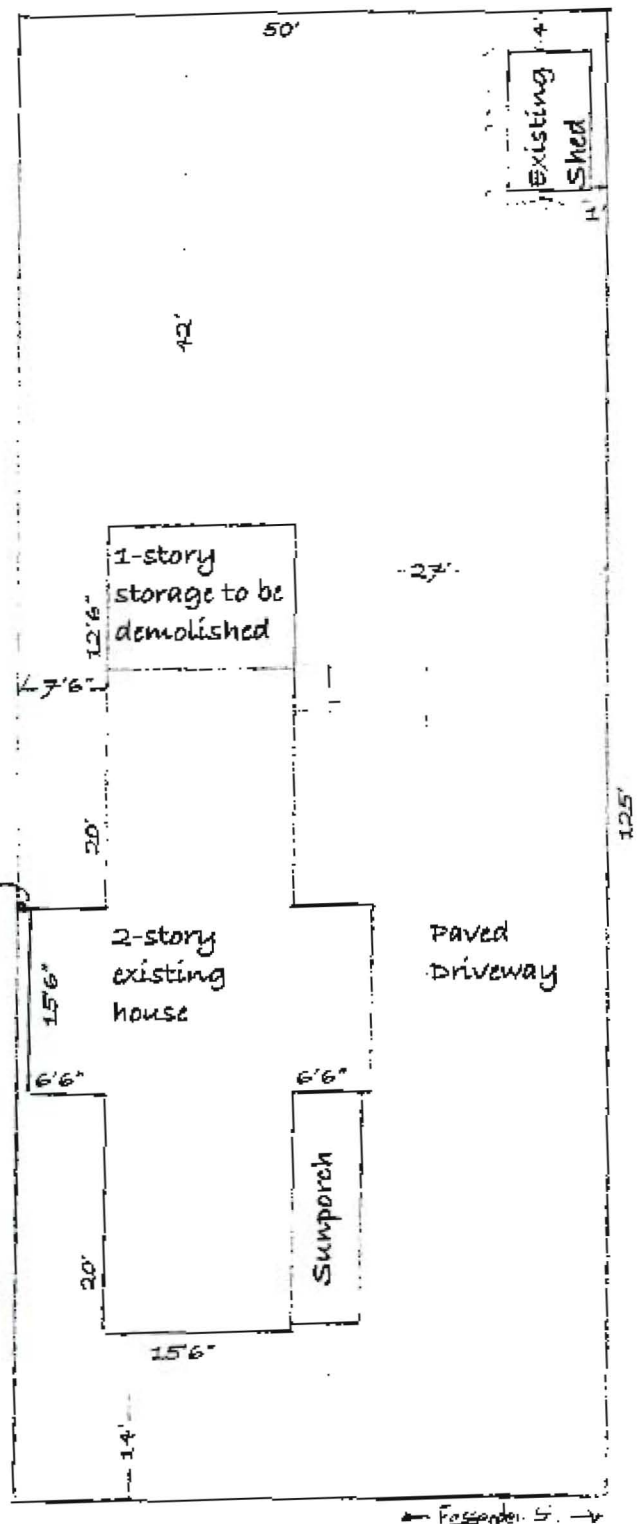
- Site - 6194 ft²
- Shed - 84 ft²
- 2-story House - 1062 ft²
- 1-story storage - 194 ft²
- Sunporch - 104 ft²

Total Coverage = $1444 \text{ ft}^2 / 6194 \text{ ft}^2 = 23\%$ covered

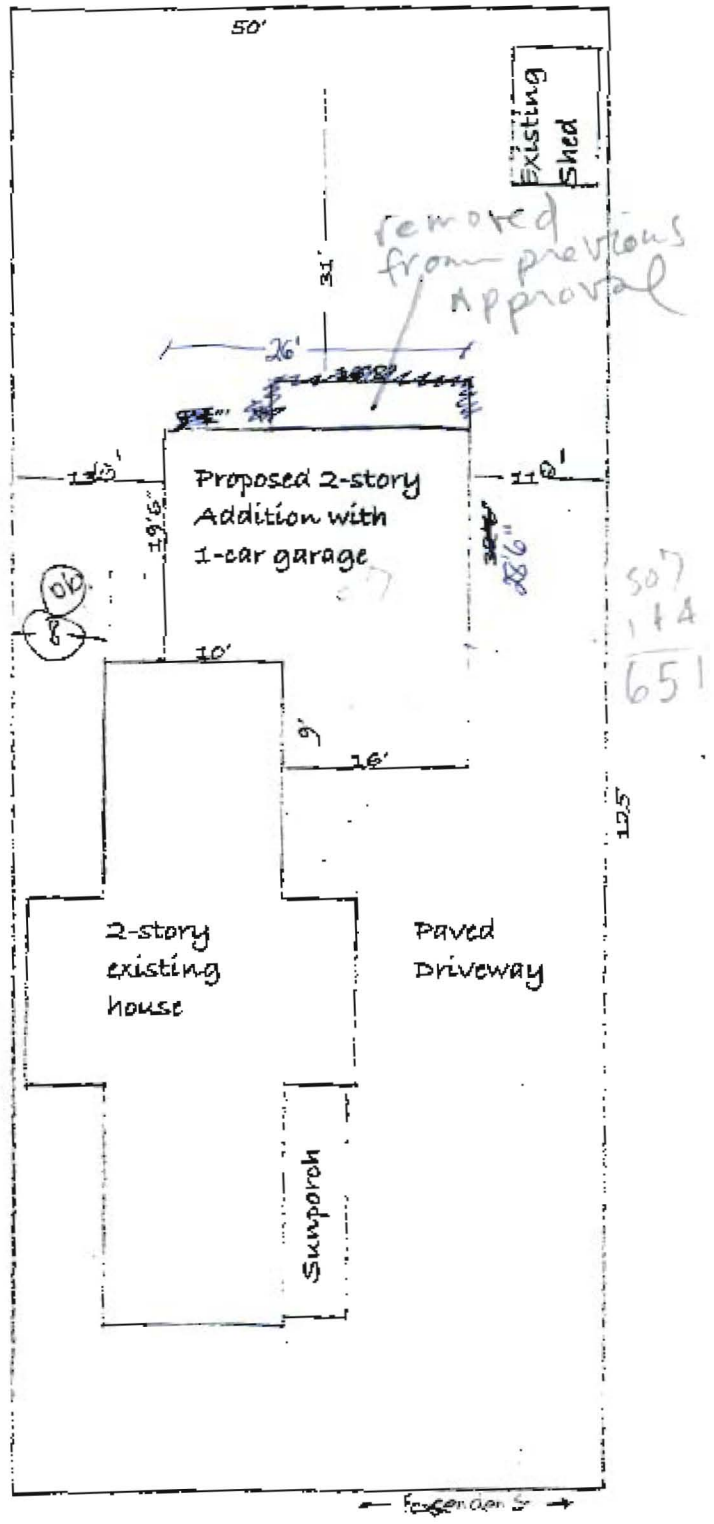
Proposed Site Coverage

- Site - 6194 ft²
- Shed - 84 ft²
- 2-story House - 1062 ft²
- Sunporch - 104 ft²
- Proposed Addition - 718 ft²

Total Coverage = $1968 \text{ ft}^2 / 6194 \text{ ft}^2 = 32\%$ covered

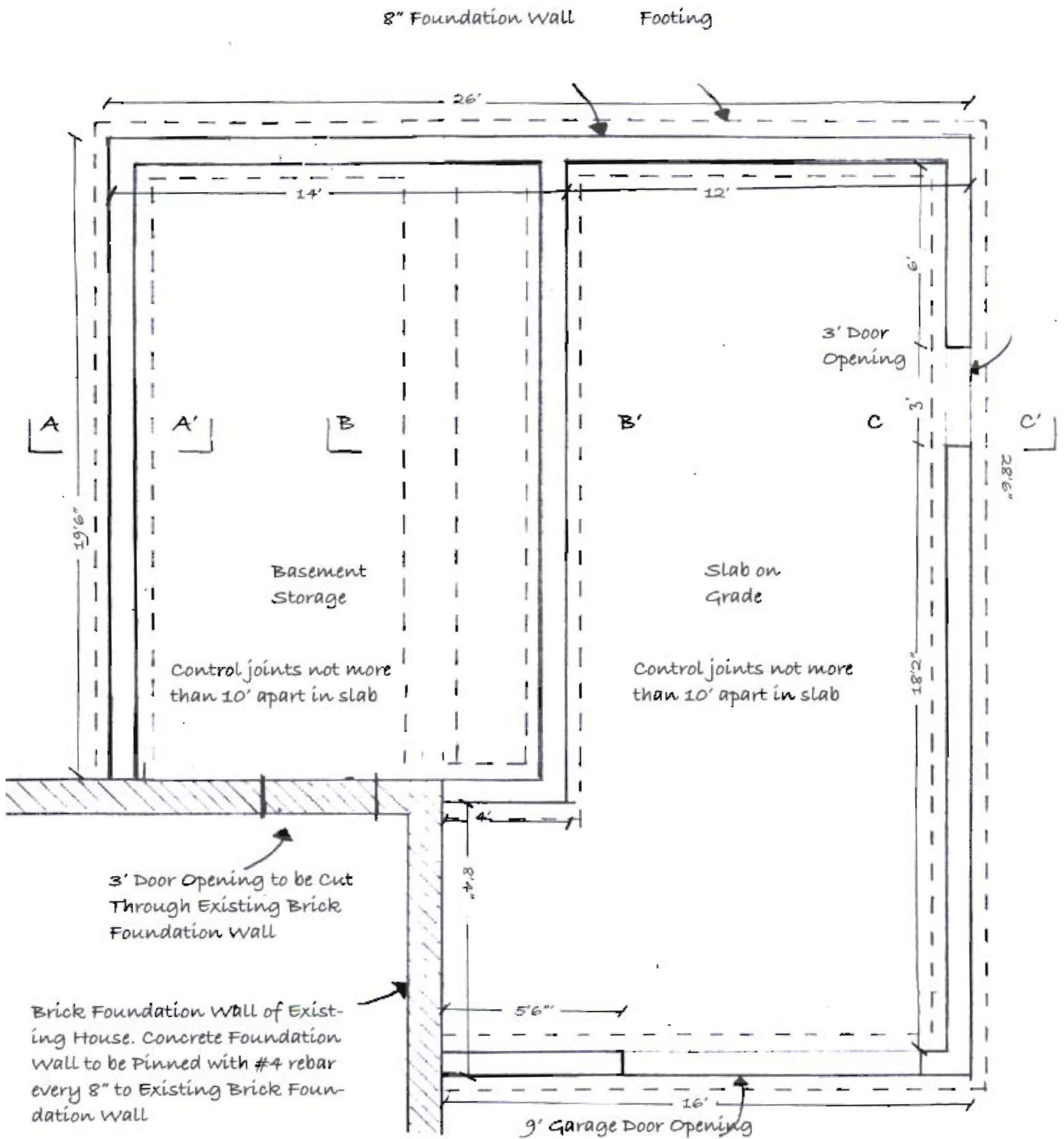


Existing Plot Plan



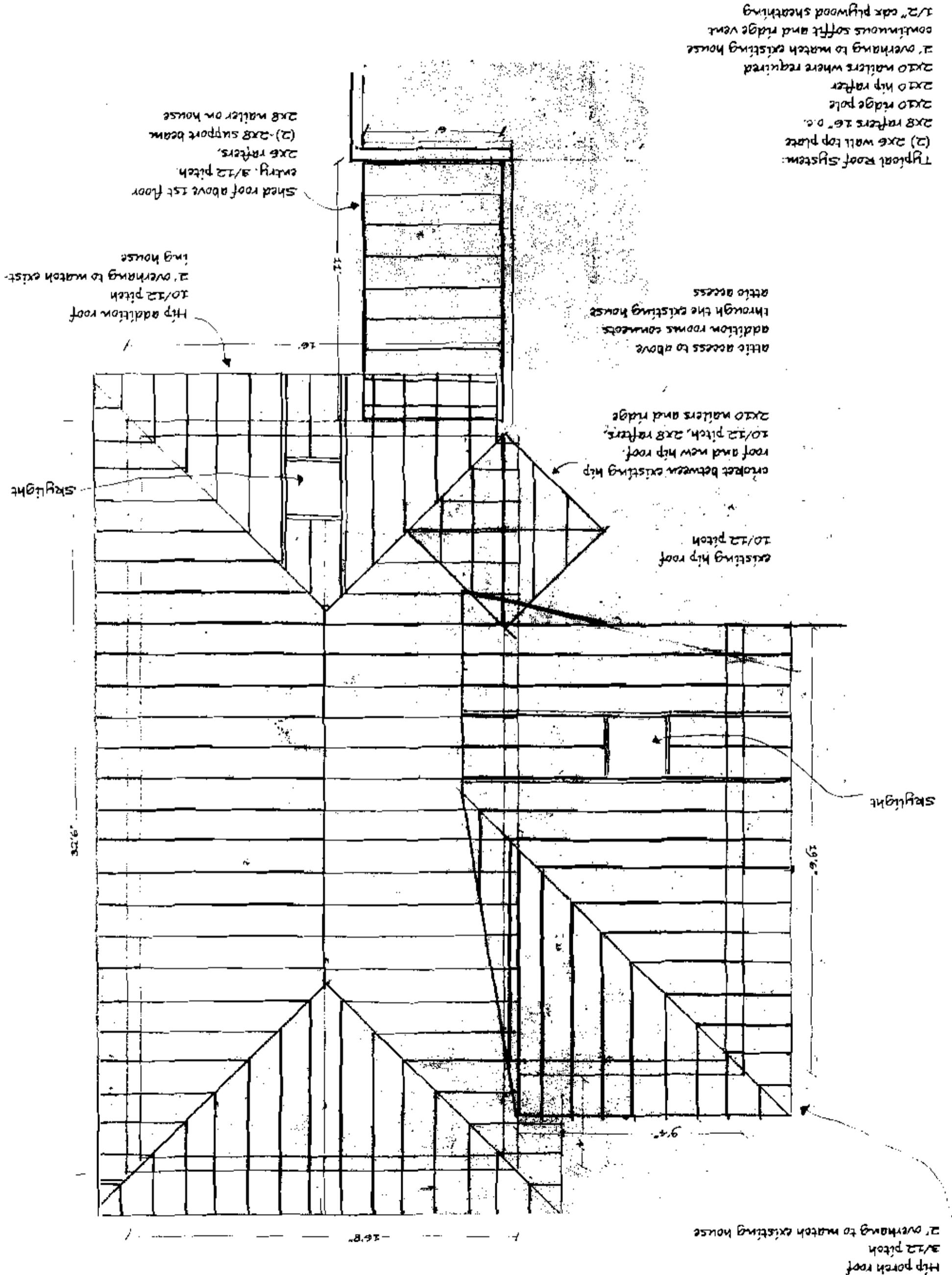
Proposed Plot Plan

Scale: 1/16" = 1'-0"



Foundation Plan Scale: 1/4" = 1'-0" N

Roof Framing Plan Scale: 1/4" = 1'-0" N



Typical roof system:
 (2) 2x6 wall top plate
 2x8 rafters @ 6" o.c.
 2x10 ridge pole
 2x10 hip rafter
 2x10 rafters where required
 2" overhang to match existing house
 continuous soffit and ridge vent
 1/2" cdx plywood sheathing

attic access to above
 addition rooms connects
 through the existing house
 attic access

existing hip roof
 10/12 pitch
 connect between existing hip
 roof and new hip roof.
 10/12 pitch, 2x8 rafters,
 2x10 wallers and ridge

shed roof above 1st floor
 entry, 9/12 pitch
 2x6 rafters,
 (2) 2x8 support beam
 2x8 waller on house

Hip addition roof
 10/12 pitch
 2" overhang to match exist-
 ing house

Hip porch roof
 9/12 pitch
 2" overhang to match existing house

9.75'

19.6'

9.4'

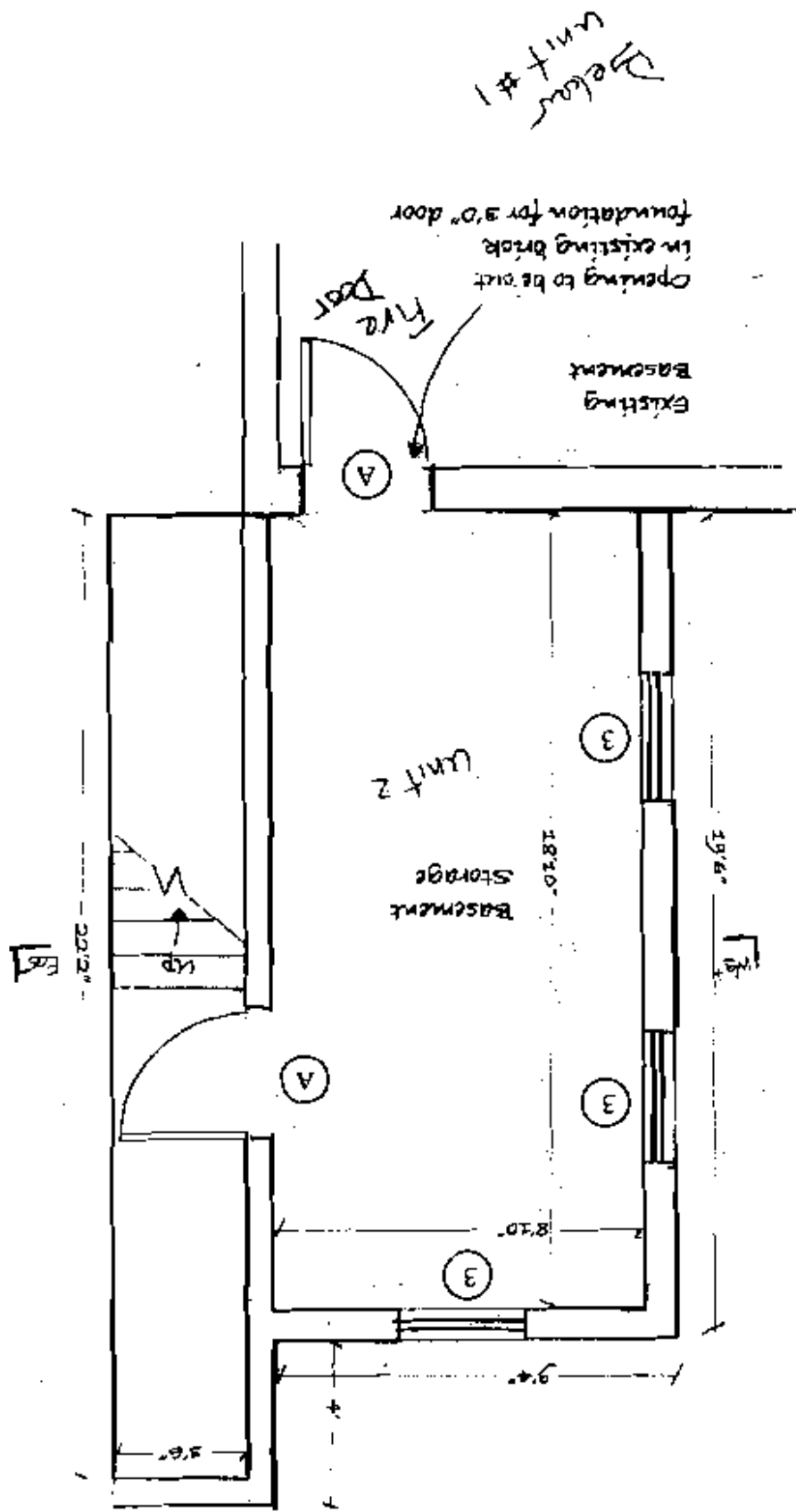
16.8'

skylight

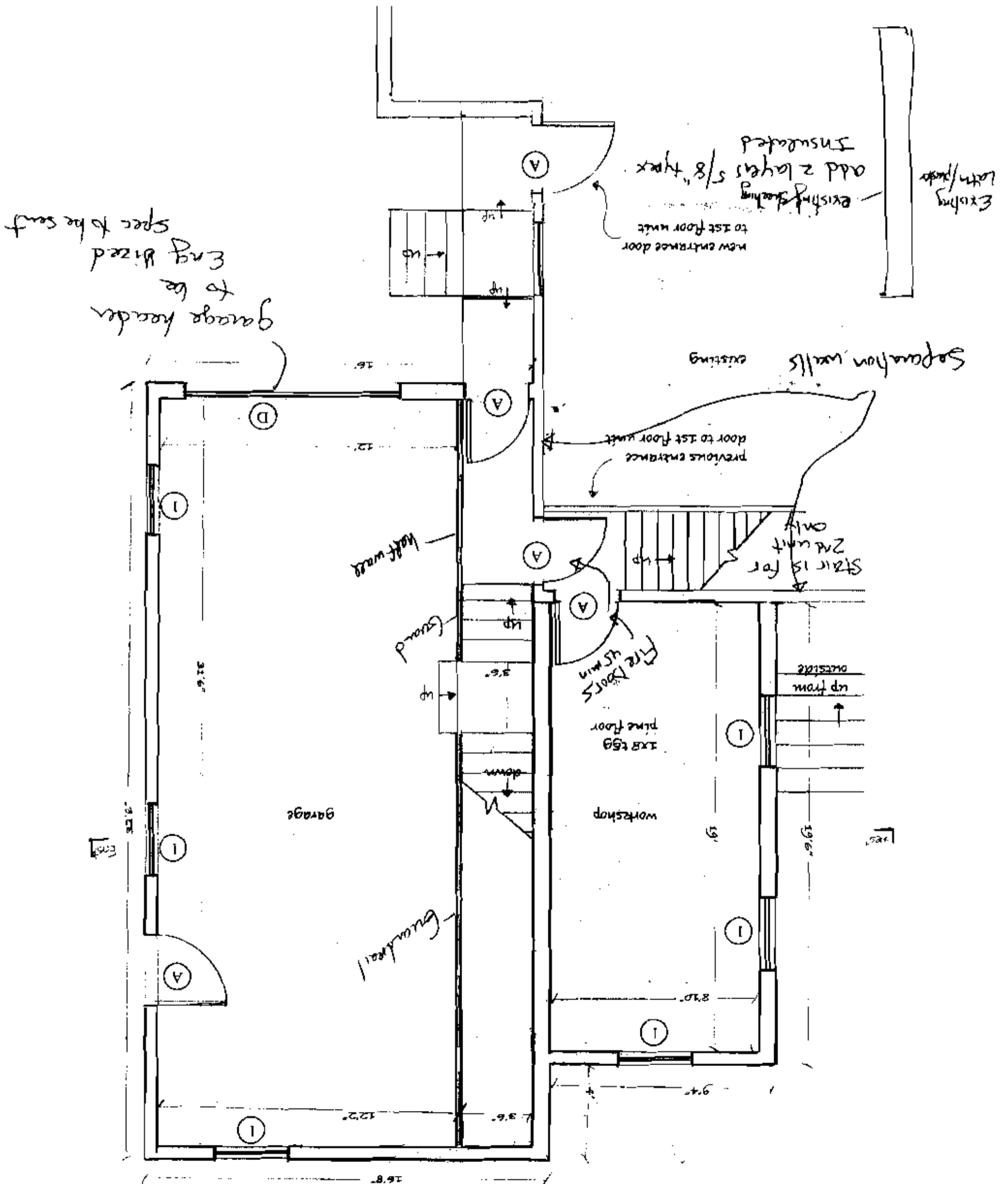
skylight

BASEMENT FLOOR PLAN Scale: 1/4" = 1'-0" N

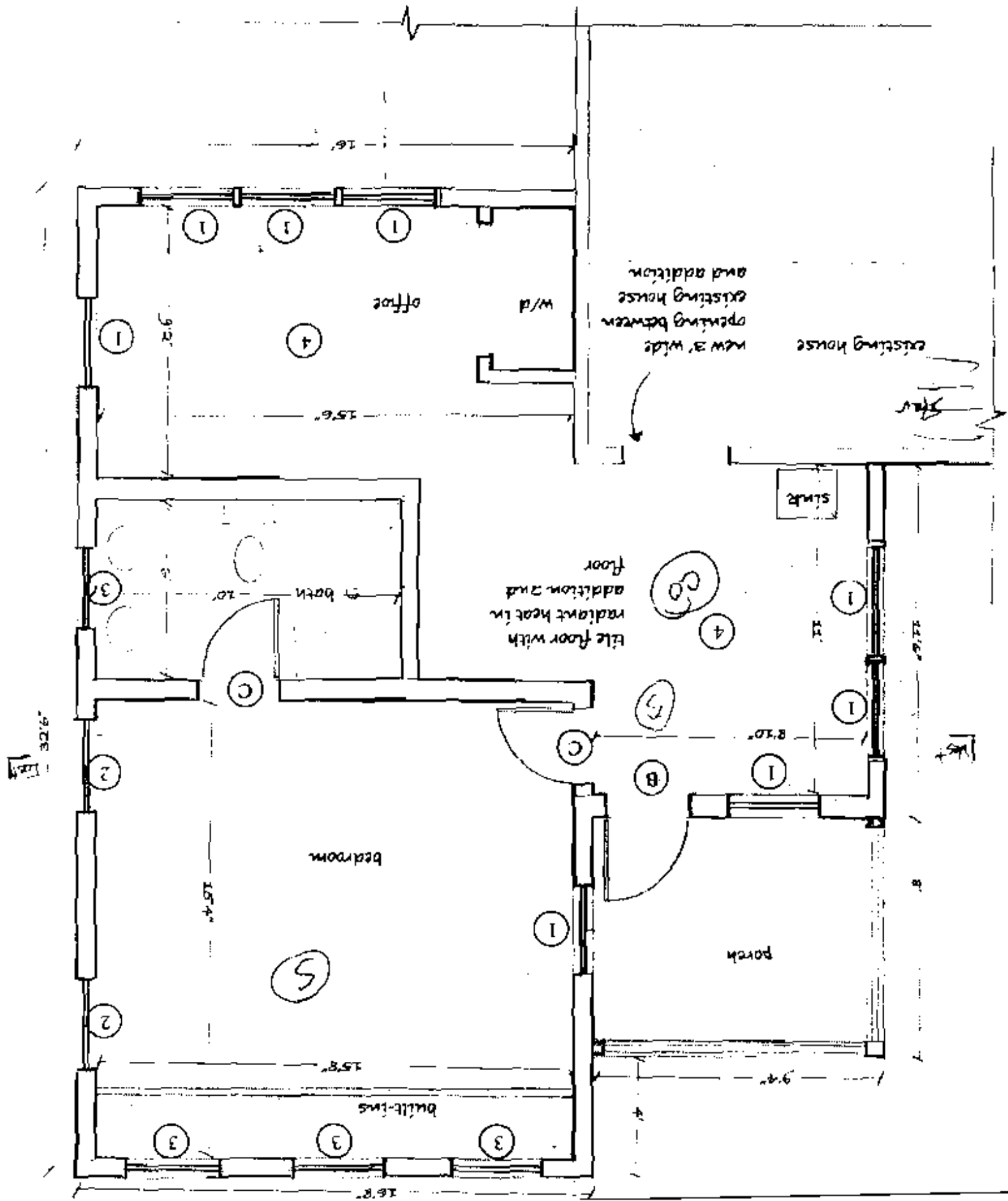
| Door Schedule | | Window Schedule | |
|---------------|-------------|-----------------|-----------------|
| Type | Size | Qty | Type |
| A | 3'0" x 6'8" | 7 | DBH 3'0" x 6'0" |
| B | 2'8" x 6'8" | 1 | DBH 3'0" x 4'0" |
| C | 2'6" x 6'8" | 2 | AWN |
| D | 9'0" x 8'0" | 1 | SKY 2'0" x 4'0" |



1st Floor Plan Scale: 1/4" = 1'-0" N

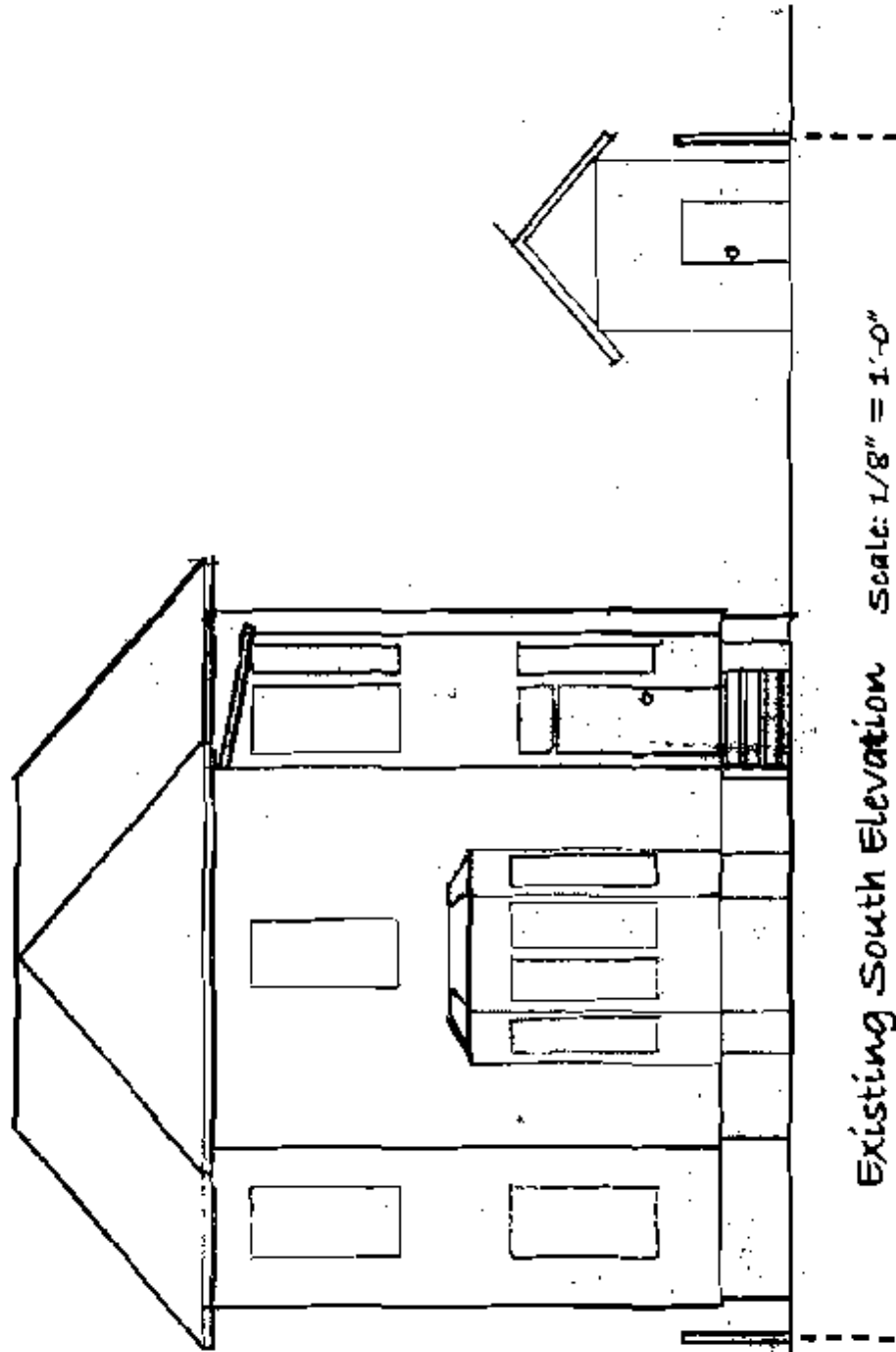


2nd Floor Plan Scale: 1/4" = 1'-0" N

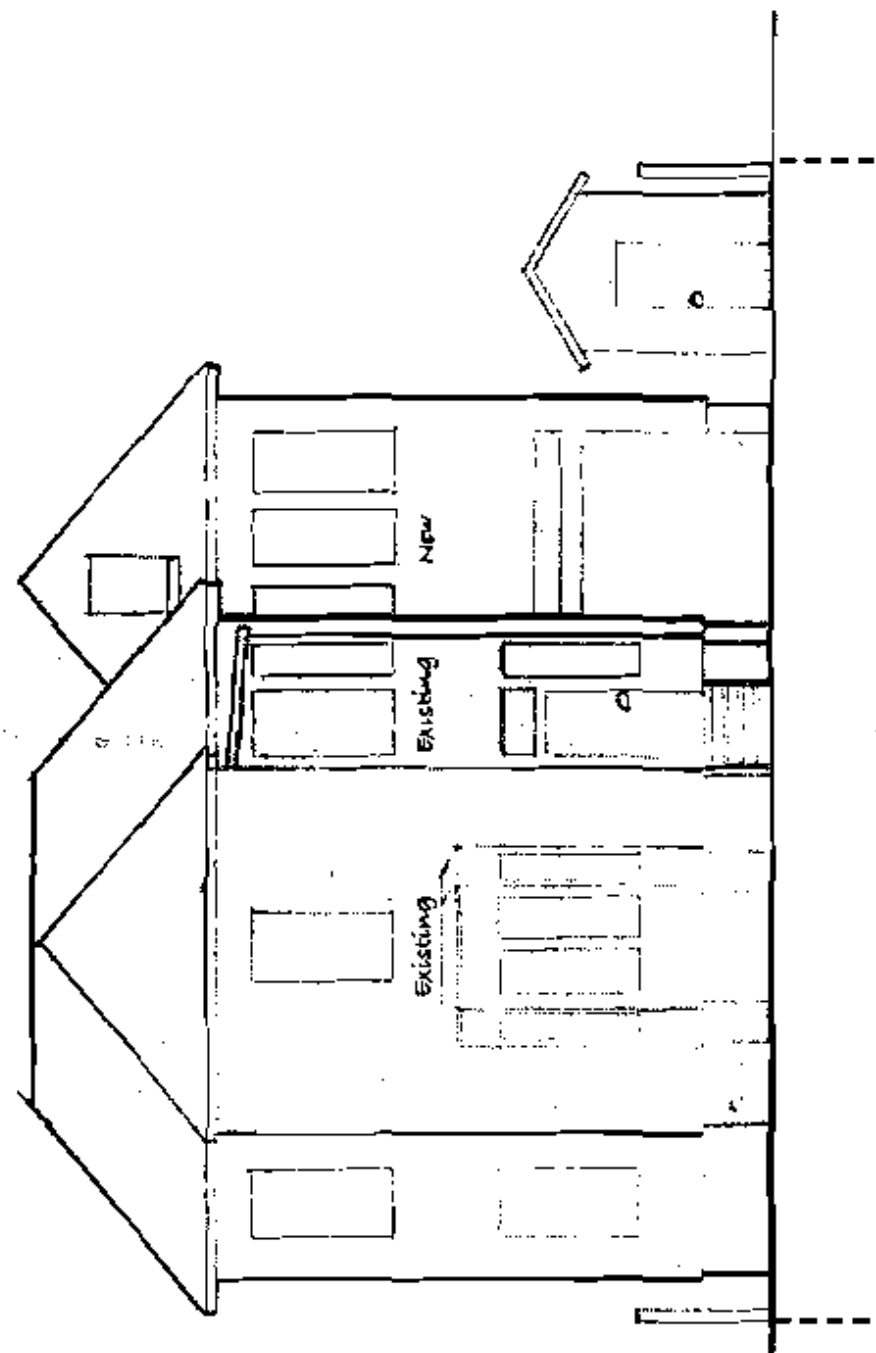


Approved by
Staff on 10/22/14
Date

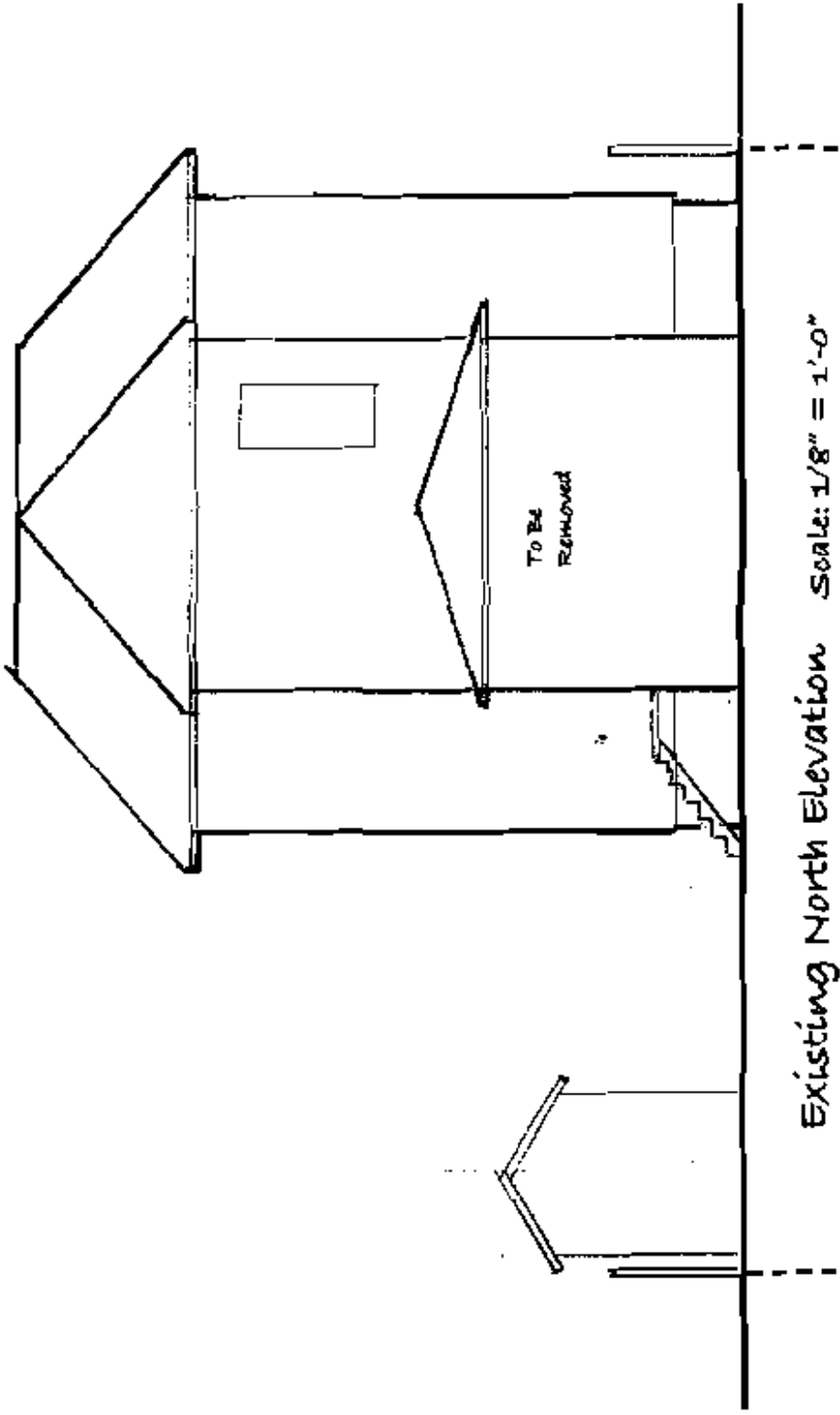
Dashed Lines Denote 50'
Wide Property Boundary



Existing South Elevation Scale: 1/8" = 1'-0"

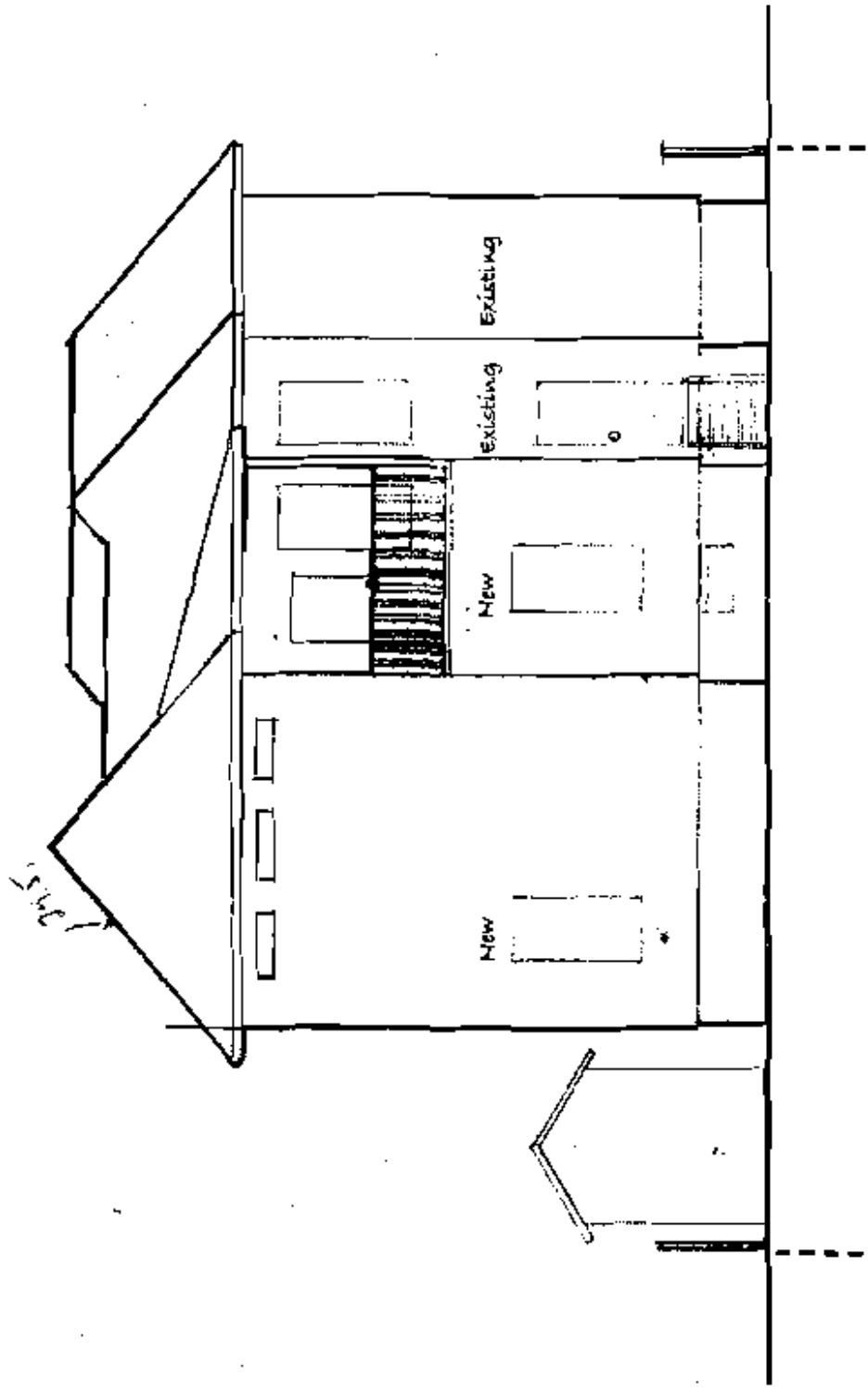


Proposed South Elevation Scale: 1/8" = 1'-0"

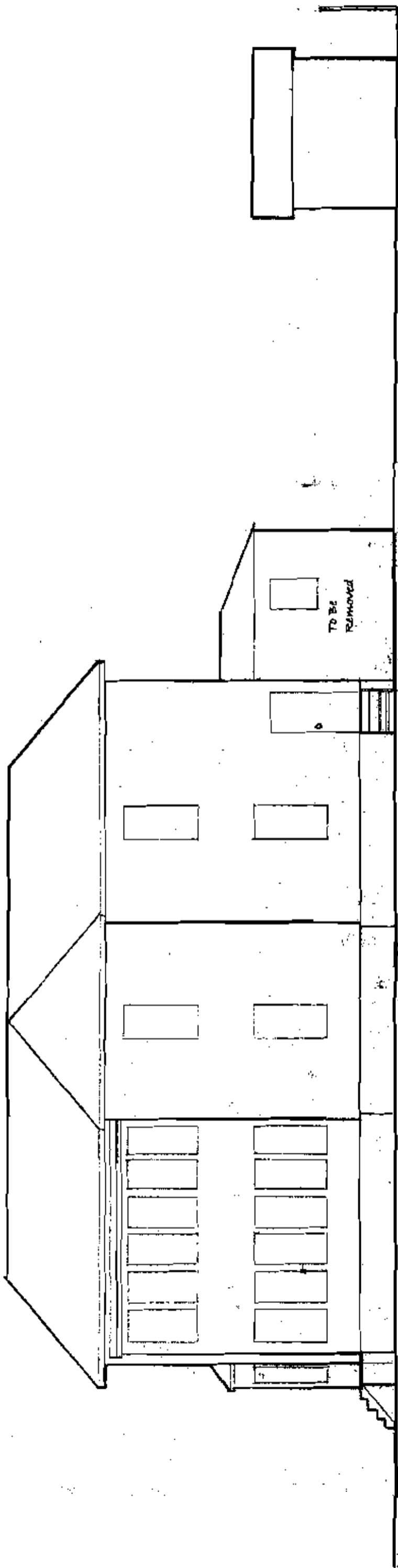


Existing North Elevation Scale: 1/8" = 1'-0"

Dashed Lines Denote 50'
Wide Property Boundary



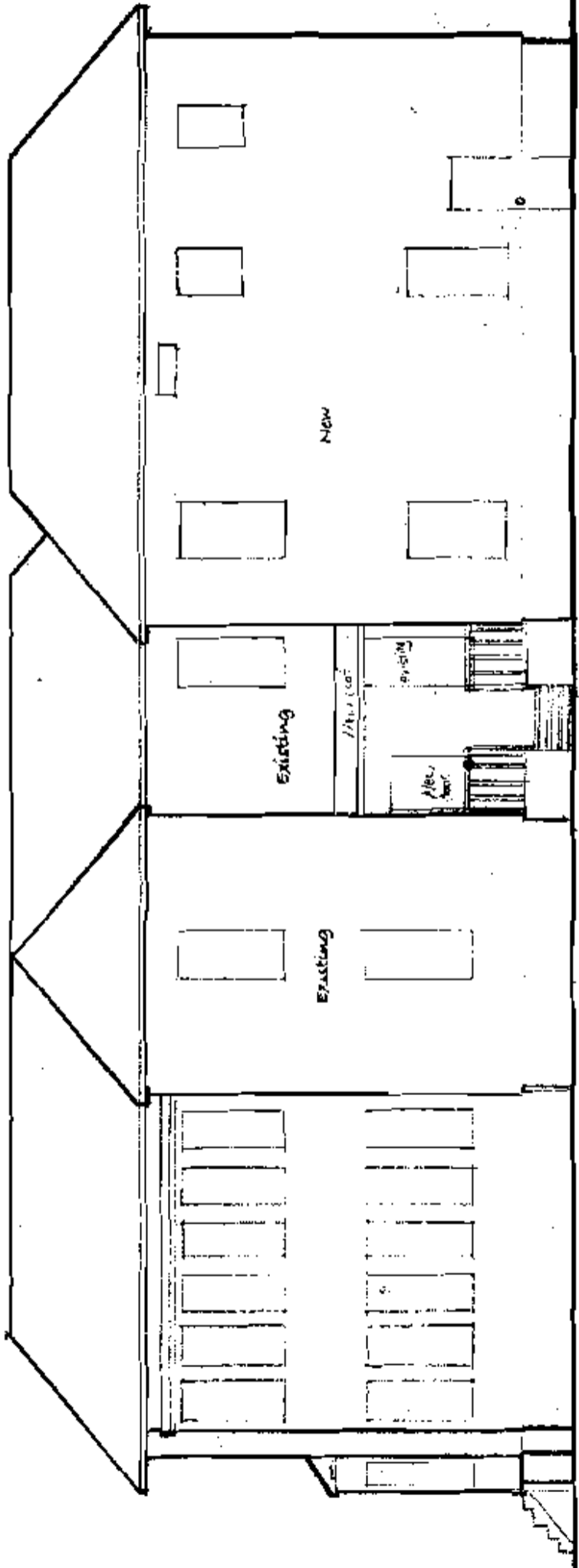
Proposed North Elevation Scale: 1/8" = 1'-0"



Dashed Lines Denote 125'
Deep Property Boundary

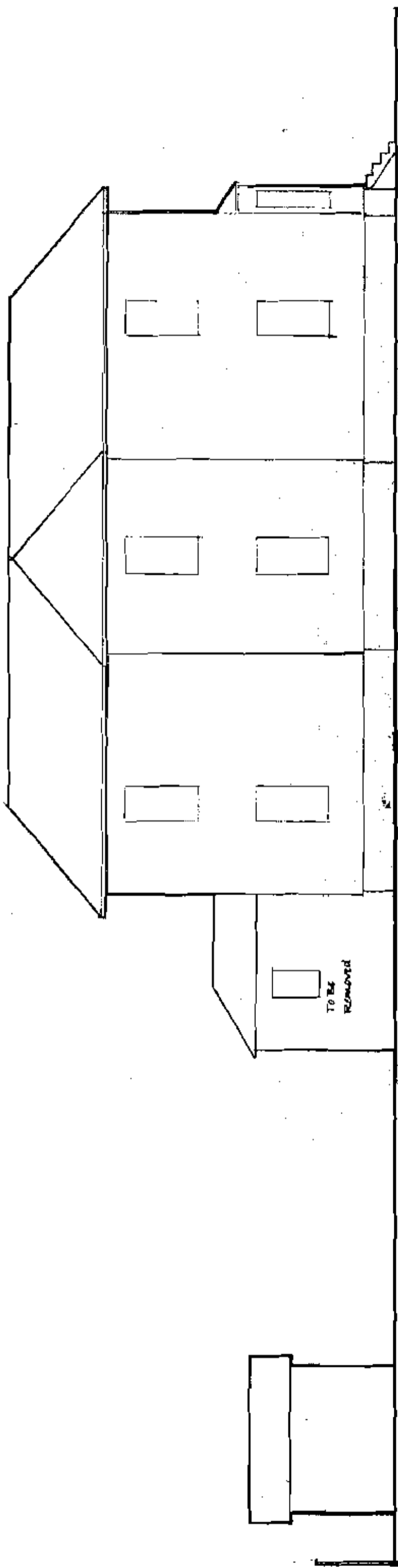
Existing East Elevation Scale: 1/8" = 1'-0"

Fessenden St.



Proposed North Elevation Scale: 1/8" = 1'-0"
EAST

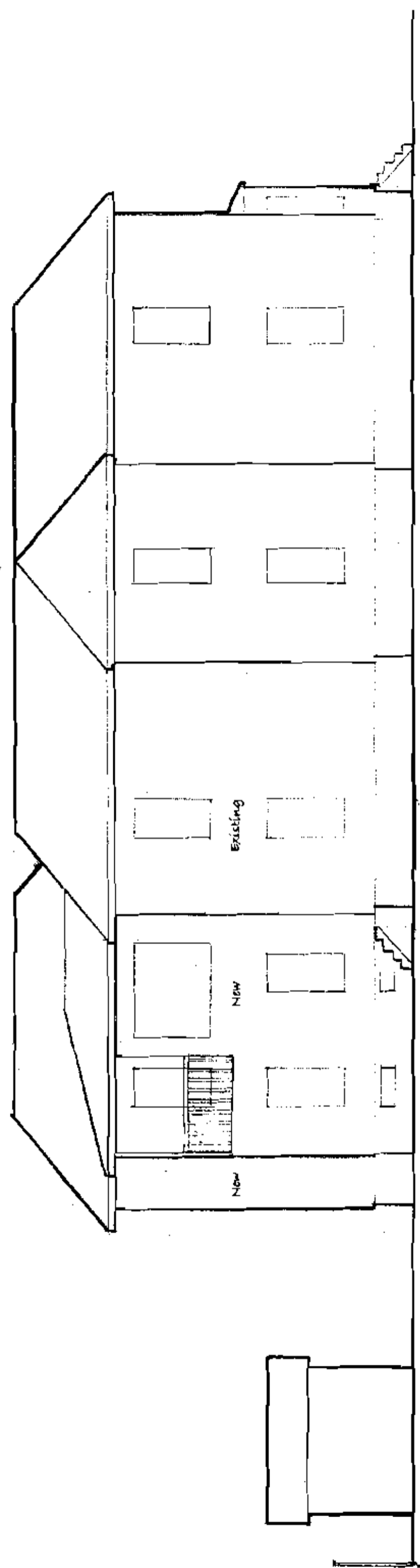
Fessenden St.



Existing West Elevation Scale: 1/8" = 1'-0"

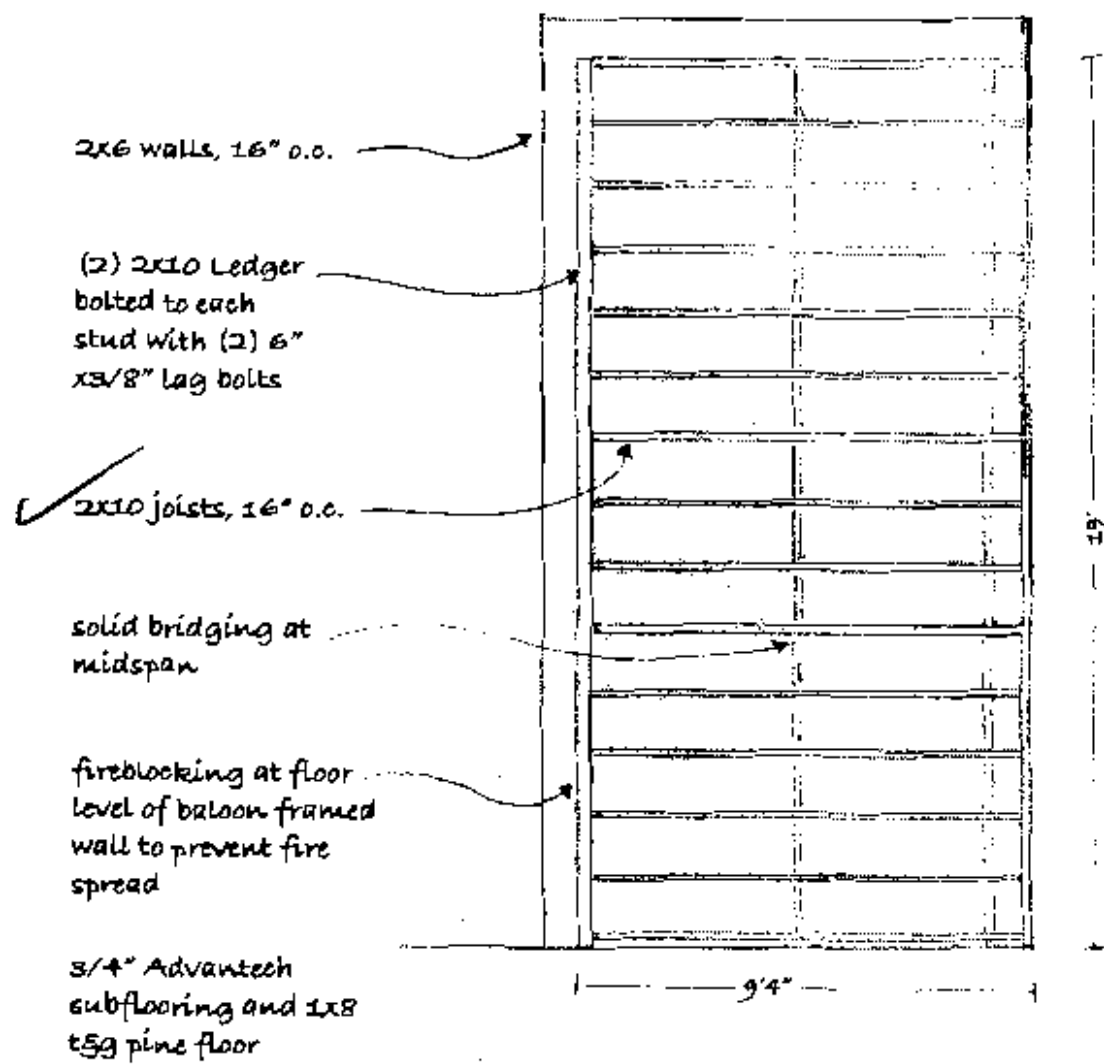
Dashed Lines Denote 125'
Deep Property Boundary

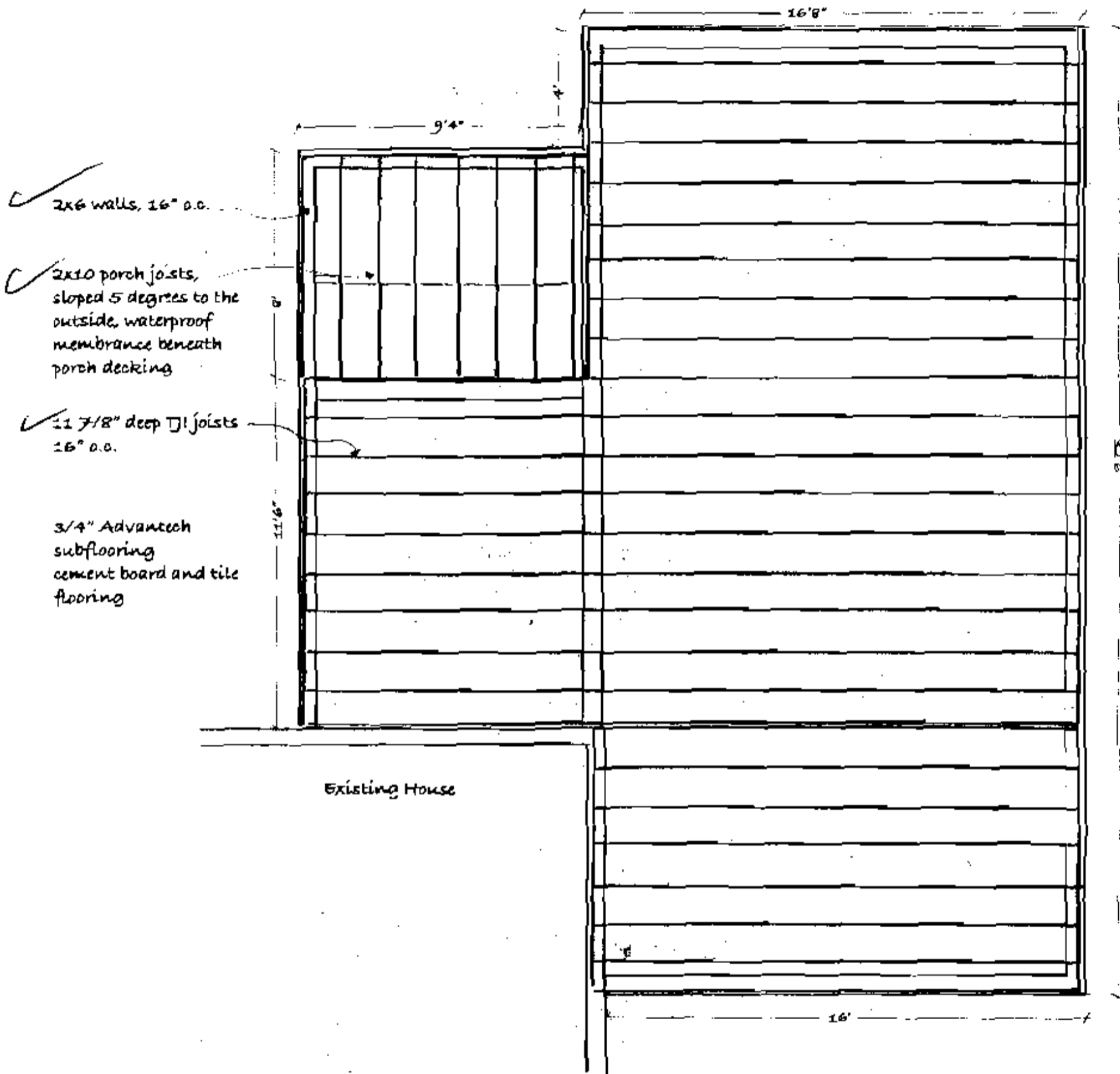
Fessenden St.



Proposed West Elevation Scale: 1/8" = 1'-0"

Fessenden St.





bridging, rim joists, and web stiffeners as required by COASTAL Forest Products, the TJI joist manufacturer. Sized by product engineers. Purchasing from Rufus Deering Lumber Company

Engineered Floor joists sized for
 30 PSF DL
 40 PSF LL
 L/720 deflection