

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read Application And Notes, if Any, Attached

BUILDING PERMITS

**PERMIT**

**PERMIT ISSUED**

This is to certify that KEPLER JEFFREY G II & ELLEN NORBERTA RENTS/Leasehold  
has permission to Amend permit#100269 - Addition will be a 2nd story garage & work shop w/ no living space same footprint, same fr  
AT 83 ESSENDEN ST CE# 117 B016001

NOV - 4 2010

City of Portland

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 part thereof is inhabited or otherwise used-in. 24 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 \_\_\_\_\_

*James Bunker* 11/4/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-1237	Issue Date:	CBL: 117 B016001
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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: 6038285100
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Duplex	Zone: R-5

Past Use: 2 Family	Proposed Use: 2 Family - Amend permit#100269 - Addition will be a 1 story garage & workshop w/ no living space same footprint, same framing etc. Just shorter same roof	Permit Fee: \$30.00	Cost of Work: \$30.00	CFO District: 2
<p><i>Legal 2-family dwell</i></p>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB	
		<p>IRC-2003</p>		

Proposed Project Description: Amend permit#100269 - Addition will be a 1 story garage & workshop w/ no living space same footprint, same framing etc. Just shorter same roof	Signature:	Signature: <i>JMB 11/4/10</i>
PEDESTRIAN ACTIVITIES DISTRICT (PADP)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: klobson	Date Applied For: 10/05/2010	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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
	<p><b>PERMIT ISSUED</b></p> <p>389 - 4</p> <p>City of Portland</p>	<p>Date: <i>9/17/10</i></p>	<p>Date:</p>

**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

7-9-10

- dc to close m. Need samples in westwork area.
- advise Joka about Fire Separation and doors  
he agreed. MUA

**City of Portland, Maine - Building or Use Permit**

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

Permit No:	Date Applied For:	CR#: 117 B016001
10-1237	10/05/2010	

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 Family - Amend permit#100269 - Addition will be a 1 story garage & workshop w/ no living space same footprint, same framing etc. Just shorter same roof	Proposed Project Description: Amend permit#100269 - Addition will be a 1 story garage & workshop w/ no living space same footprint, same framing etc. Just shorter same roof
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 10/07/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) Separate permits shall be required for future decks, sheds, pools, and/or garages.</p> <p>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.</p> <p>3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that now the addition is only 1 story for a 1-car garage and family workshop. There will be no living area above these uses.</p>			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 11/04/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) All previous conditions apply, the garage separation is now at the house wall to the underside of the roof sheathing.</p>			

**PERMIT ISSUED**

NOV - 4 2010

City of Portland



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

PA. 20/10

Keller

Received from \_\_\_\_\_  
Location of Work 83 Fessenden

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 30

Building (1L) \_\_\_\_\_ Plumbing (1S) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (12) \_\_\_\_\_

Other \_\_\_\_\_

OR: 117-8-11

Check # CC Total Collected \$ 30

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

Taken by: JK

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



# 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: <u>83 Fessenden St. Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>651 sf</u>	Square Footage of Lot <u>6194</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> 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 8285100</u> OCT - 5 2010
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Dept. of Building Inspections City of Portland Maine C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) <u>2 family</u>	Number of Residential Units <u>2</u>	
If vacant, what was the previous use?		
Proposed Specific use: <u>Same</u>		
Is property part of a subdivision?	If yes, please name:	
Project description: <u>The addition now will be a 1 story garage and workshop with no living space above. Same footprint, same framing, etc, just shorter. Same roof framing, etc.</u>		
Contractor's name: <u>Jake Keeler Design Build, LLC</u>		
Address: <u><del>83 Fessenden St</del> 20 Nash Ln</u>		
City, State & Zip: <u>Epsom, NH 03234</u>	Telephone: <u>603 8285100</u>	
Who should we contact when the permit is ready: <u>Owner</u>	Telephone: _____	
Mailing address: <u>same as applicant</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8713.

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: [Signature] Date: 10/5/10

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

**Existing Site Coverage**

- Site - 6194 ft<sup>2</sup>
- Shed - 84 ft<sup>2</sup>
- 2-story House - 1062 ft<sup>2</sup>
- 1-story storage - 194 ft<sup>2</sup>
- Sunporch - 204 ft<sup>2</sup>

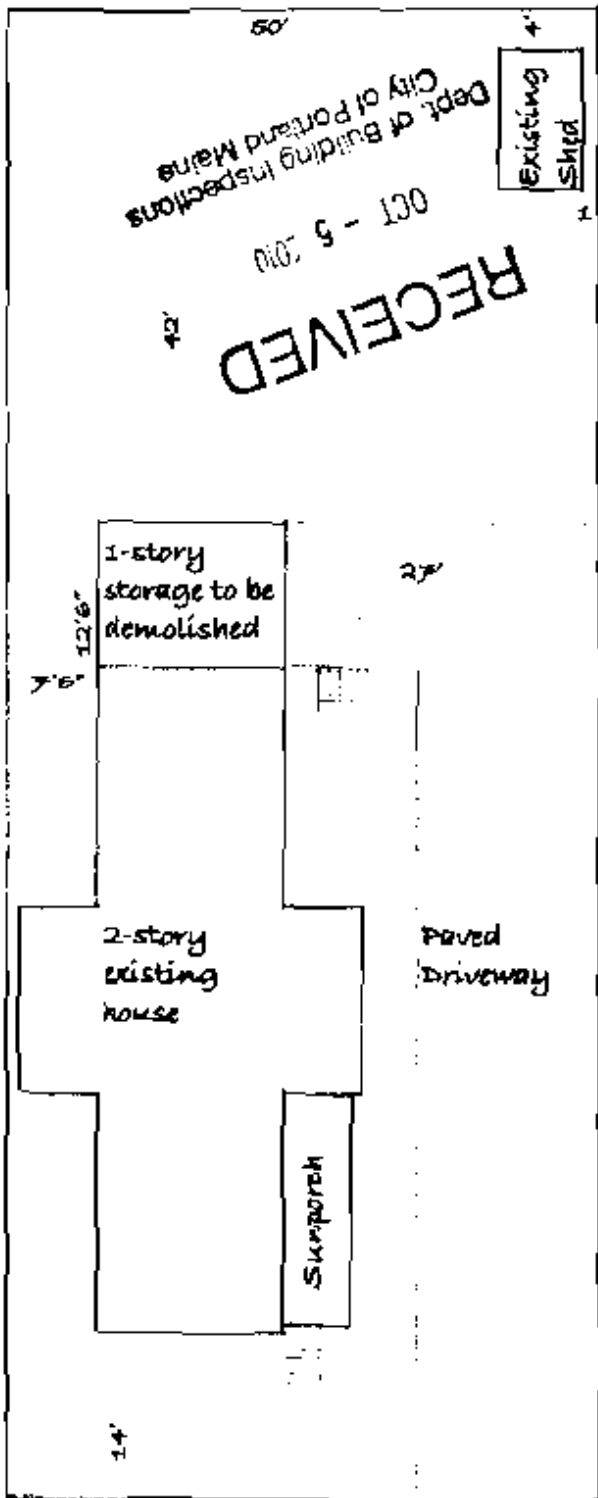
Total Coverage = 1444 ft<sup>2</sup> / 6194 ft<sup>2</sup> = 23% covered

**Proposed Site Coverage**

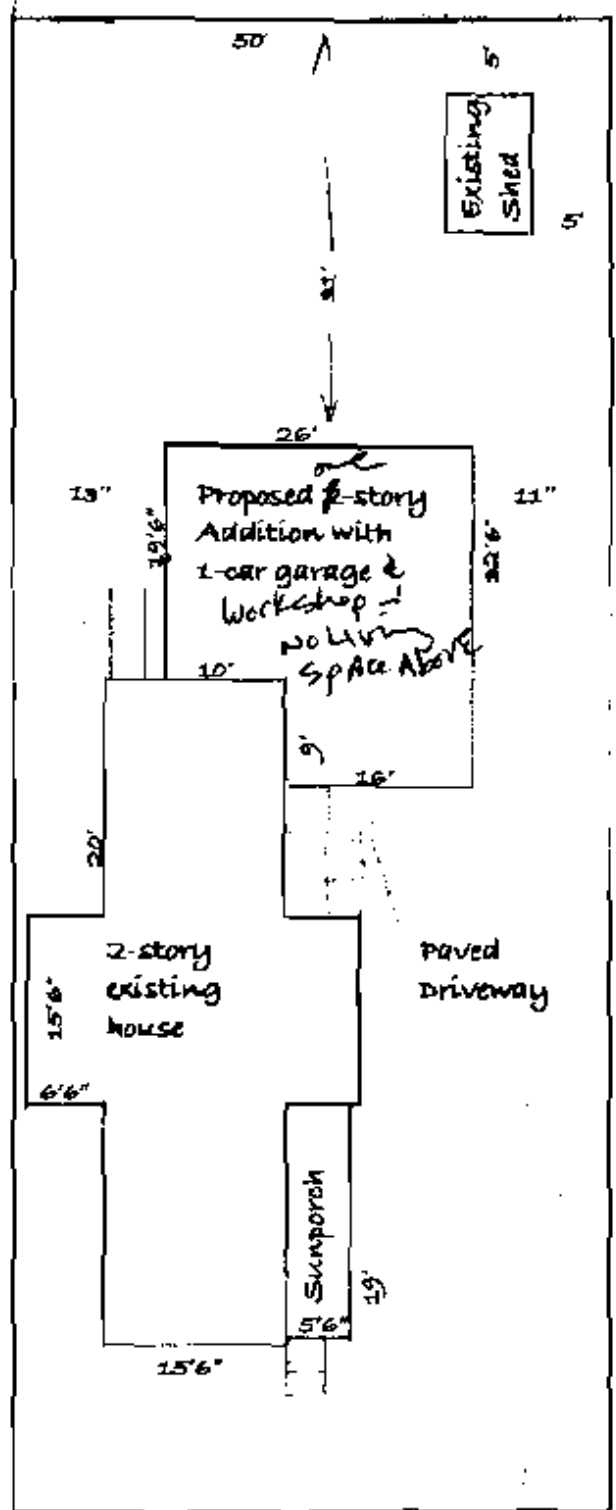
- Site - 6194 ft<sup>2</sup>
- Shed - 84 ft<sup>2</sup>
- 2-story House - 1062 ft<sup>2</sup>
- Sunporch - 104 ft<sup>2</sup>
- Proposed Addition - 652 ft<sup>2</sup>

Total Coverage = 1902 ft<sup>2</sup> / 6194 ft<sup>2</sup> = 31% covered

*R-S*  
*RAV: 20' min 31' shown*  
*Front: 20' min 40' indicated*  
*Sides 1 story 8' - 11' 13' shown*



Existing Plot Plan

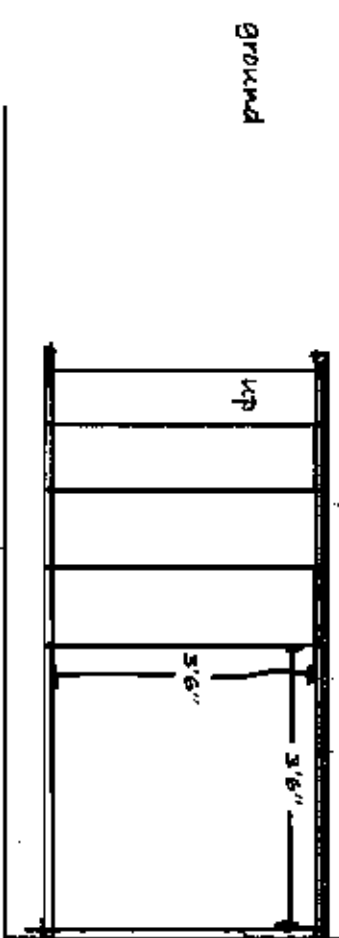
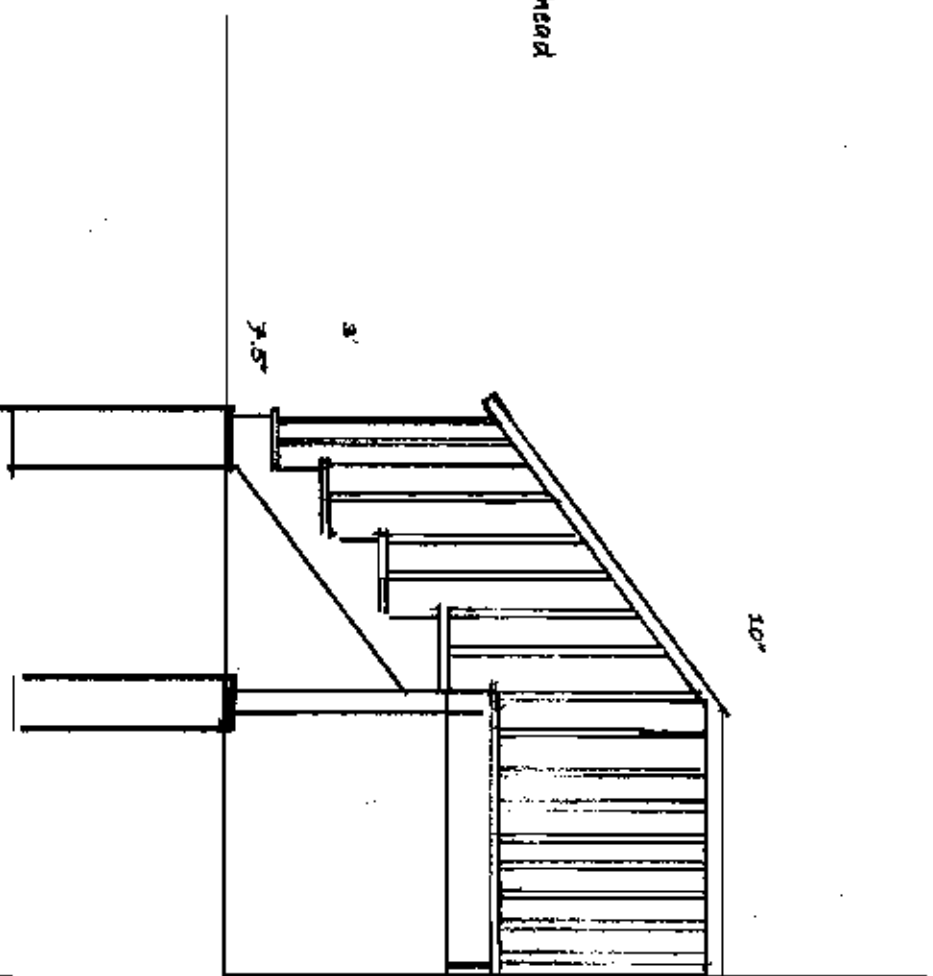


Proposed Plot Plan



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

There are no obstructions to head height above these stairs



Ground

- Balusters 1.5" x 1.5", 5' 0"
- 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
- concrete post bases
- concrete stringer bases
- 4 concrete tubbs
- Entry through existing door to 1st floor unit

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



Balusters 1.5"x1.5", 5" o.o.

2x6 pt joists 16" o.o.

5/4" Composite decking

2x6 ledger to house with  
(2) 6" x 3/8" lag bolt  
every 24"

(3) 2x12 pt stringers

4"x4" pt posts

concrete post bases

concrete stringer bases

4 concrete tubes

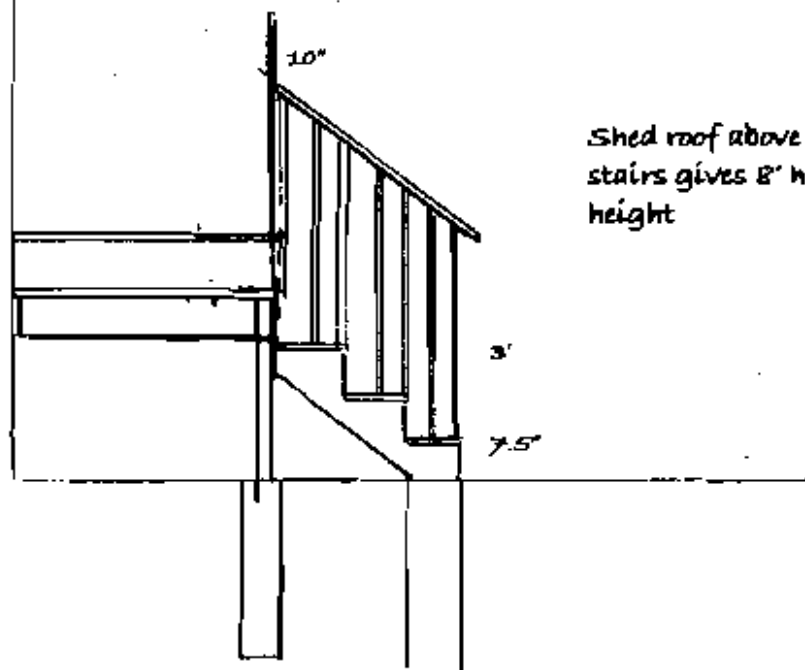
Stair treads to have:

10" run

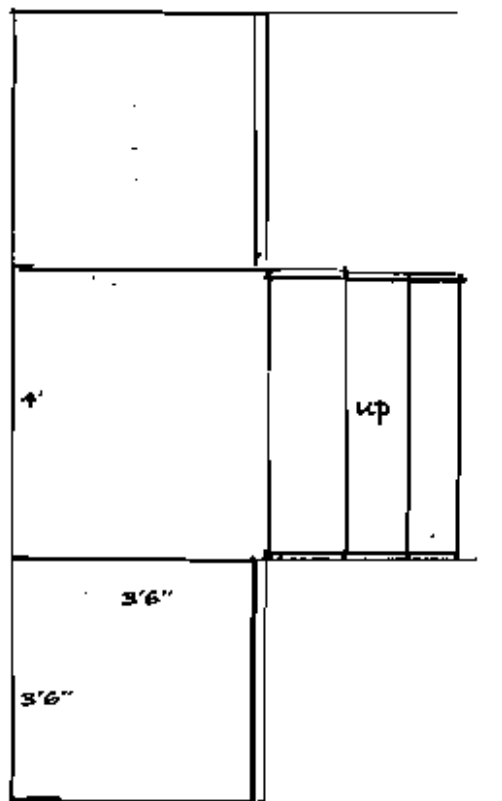
7.5" rise

1" nose depth

solid risers



Shed roof above these  
stairs gives 8' head  
height



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

Balusters 1.5" x 1.5", 5" o.c.

2x6 joists 16" o.c.

5/4" Composite treads

2x6 ledger to house with

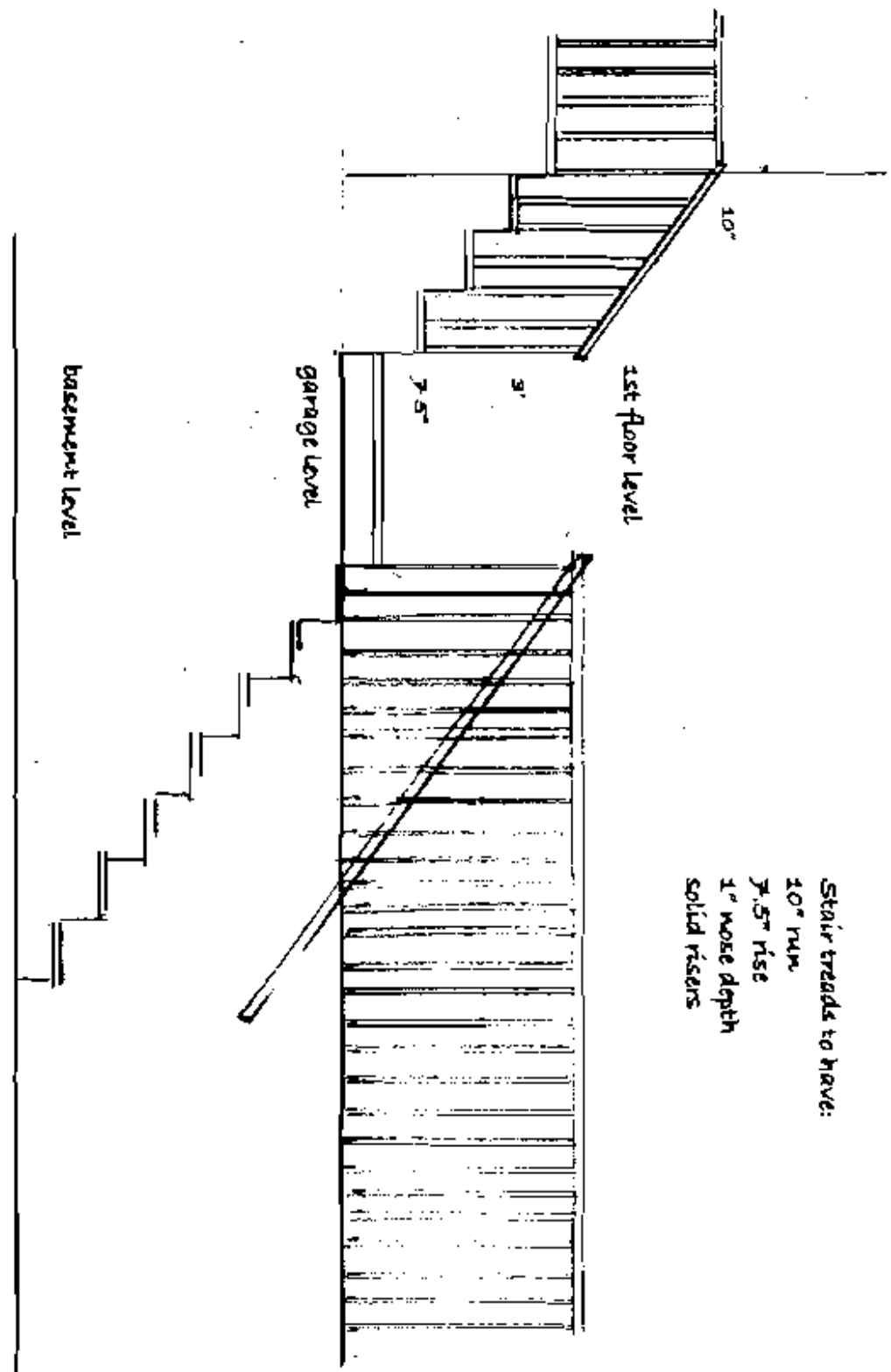
(2) 6" x 3/8" lag bolt

every 24"

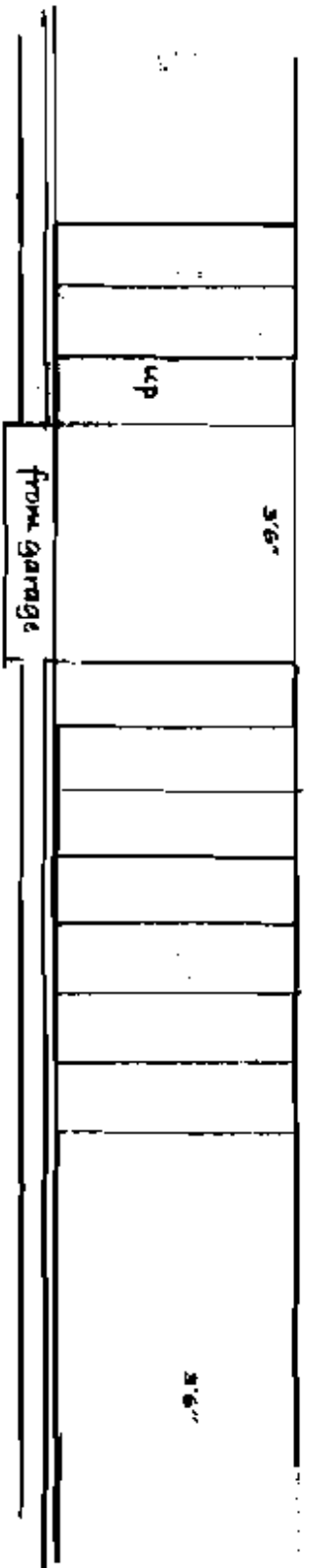
(3) 2x12 stringers

4" x 4" posts

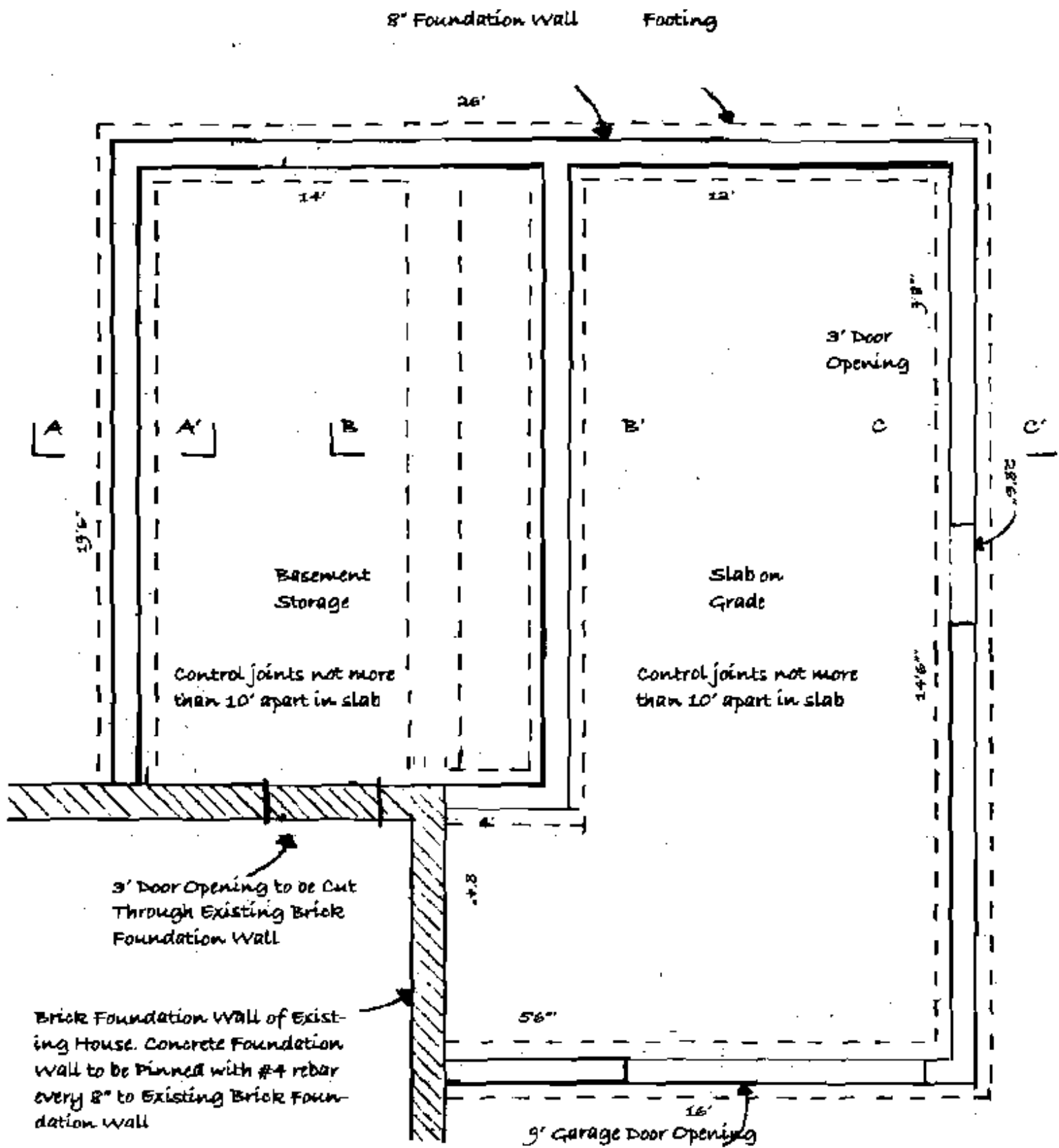
min. head height is 9'4" above these stairs



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



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



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

A

A'

2 x 6 stud wall, R-19  
batt insulation, 1/2"  
advantech sheathing,  
2" rigid insulation,  
strapping, wood clapboards

Ground slopes away from  
building

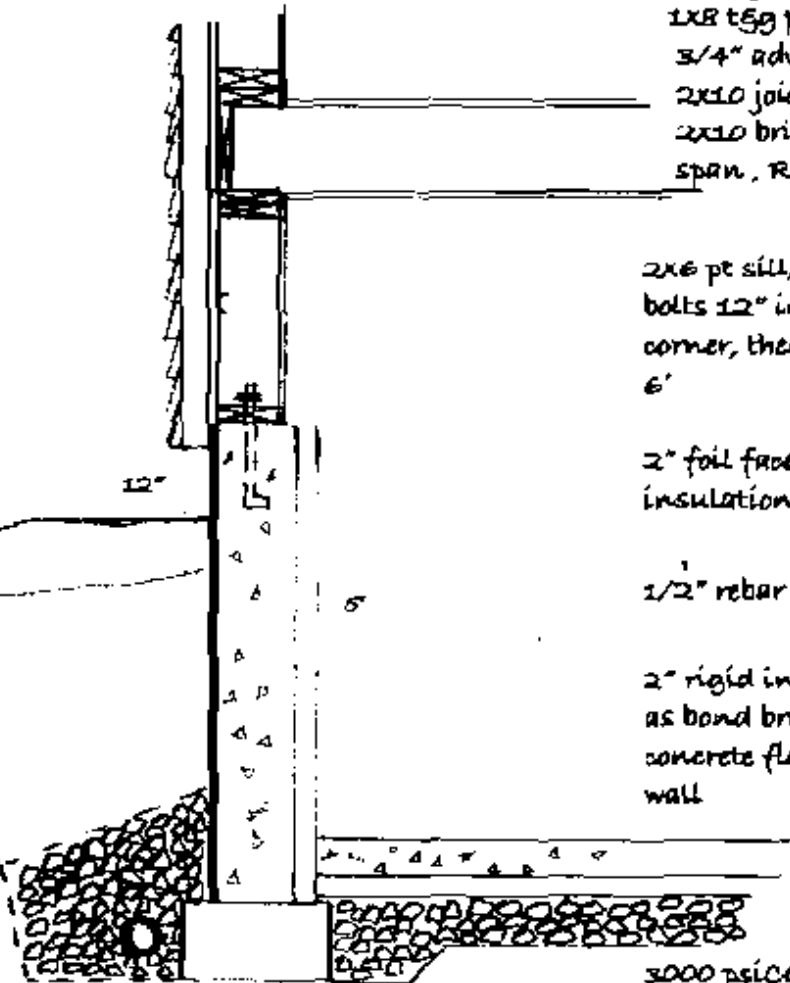
granular backfill

spray on elastic  
dampproofing

8" concrete wall

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

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



Floor System -

1x8 t&g pine floor  
3/4" Advantech subfloor  
2x10 joists 16" o.c.  
2x10 bridging at mid  
span, R-38 insulation

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

2" foil faced rigid  
insulation

1/2" rebar

2" rigid insulation acts  
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)

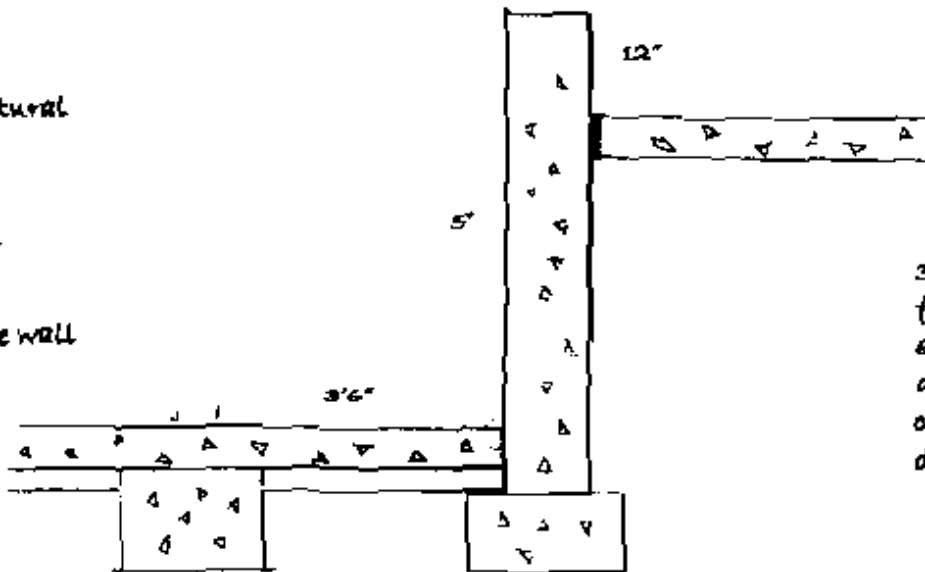
Foundation Detail A to A' Scale: 1/2" = 1'-0"

B

2x6 structural wall

1/2" rebar

8" concrete wall



B'

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

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)

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

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

Foundation Detail B to B'

Scale: 1/2" = 1'-0"

C

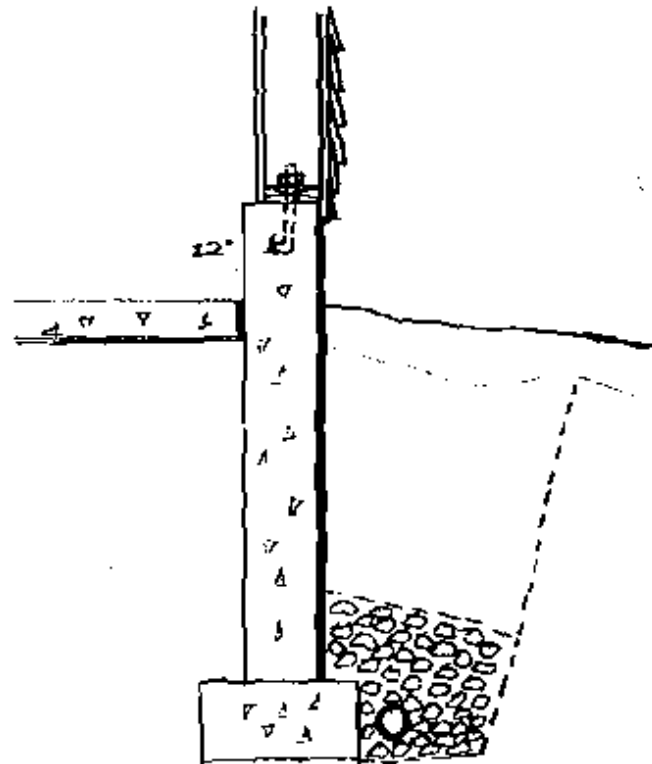
2x6 pt sill, 1/2" anchor bolts 12" in from each corner, then spaced every 6'

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



C'

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

Ground Slopes away from building

granular backfill

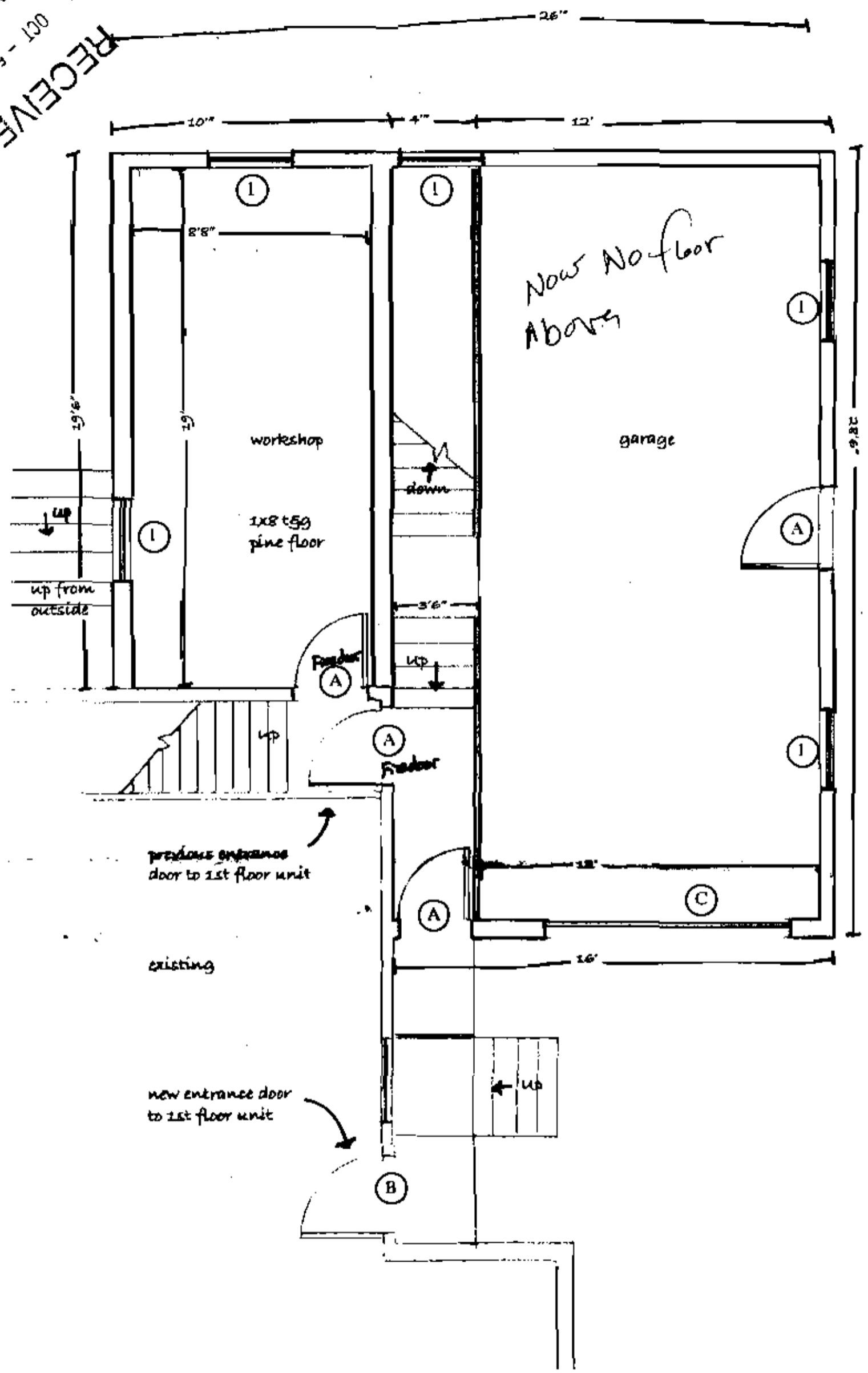
spray on elastic dampproofing

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

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

City of Portland Building Inspection  
1001 - 5 - 2010

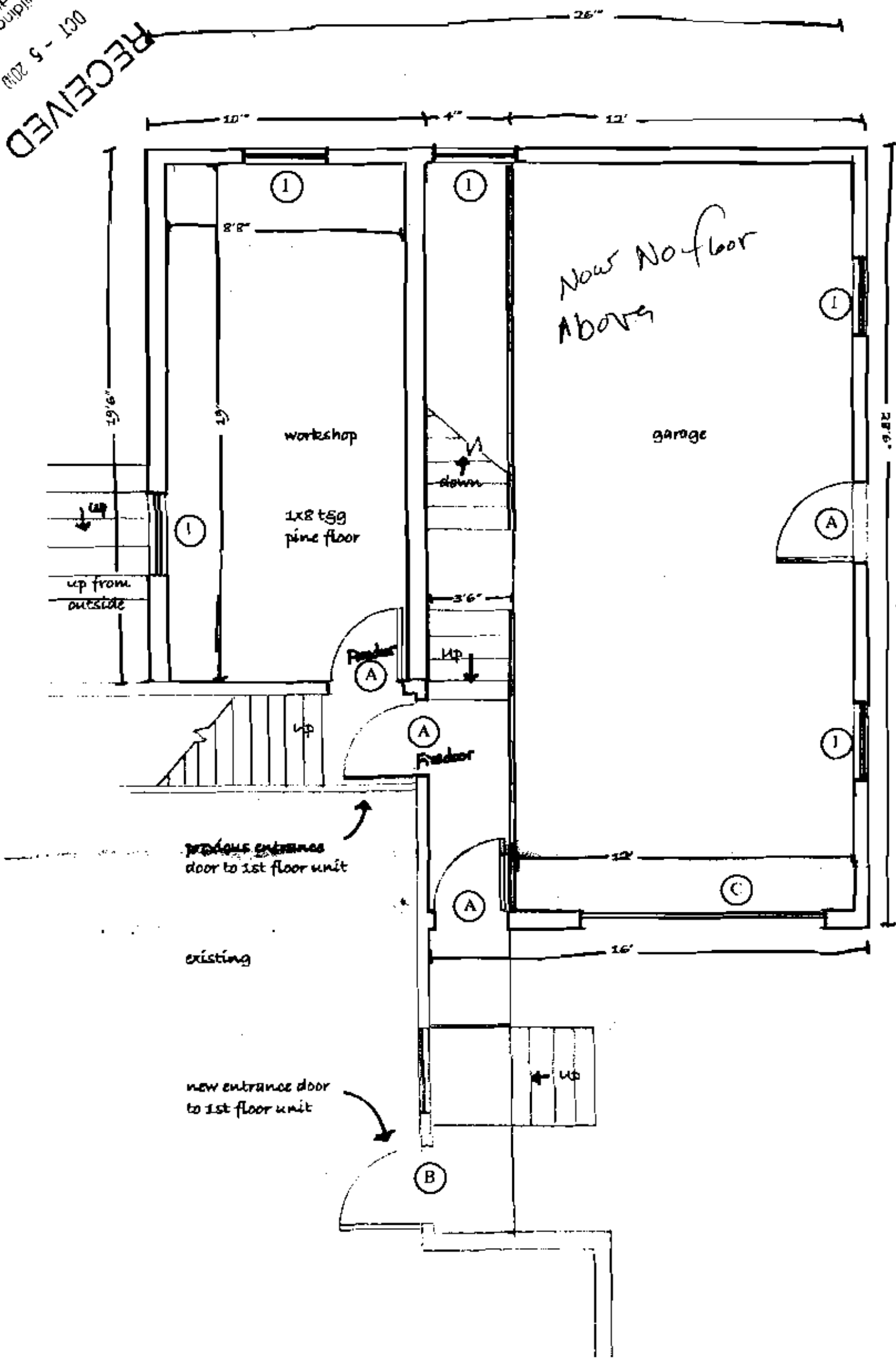
RECEIVED



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



RECEIVED  
City of Portland Building Inspection  
DCT - 5 - 2012



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





2x6 walls, 16" o.c.

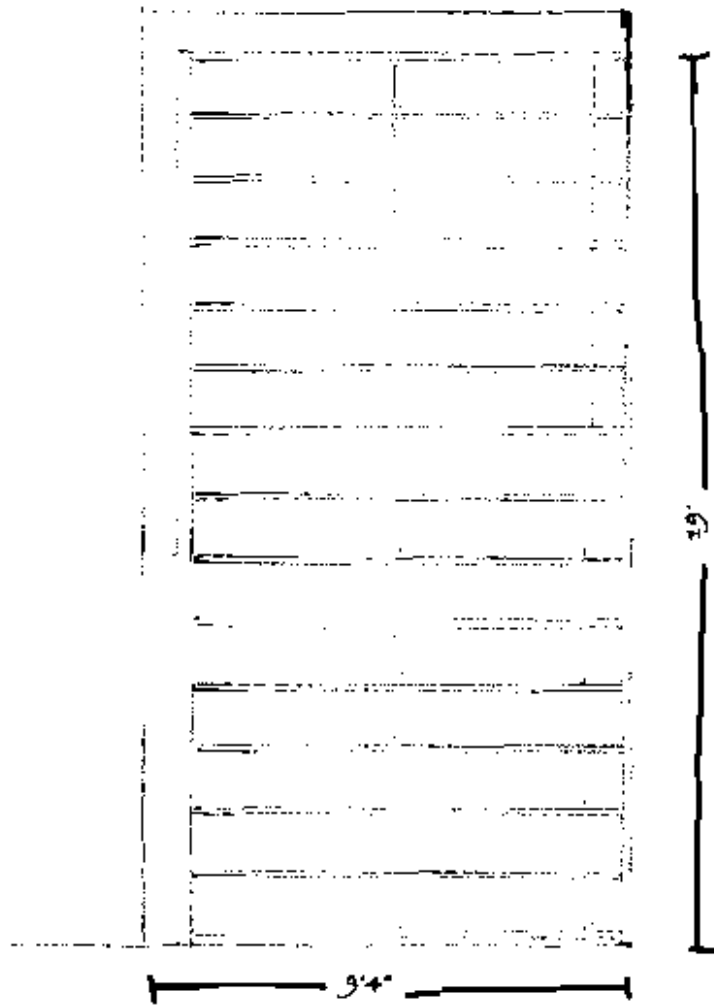
(2) 2x10 Ledger  
bolted to each  
stud with (2) 6"  
x3/8" lag bolts

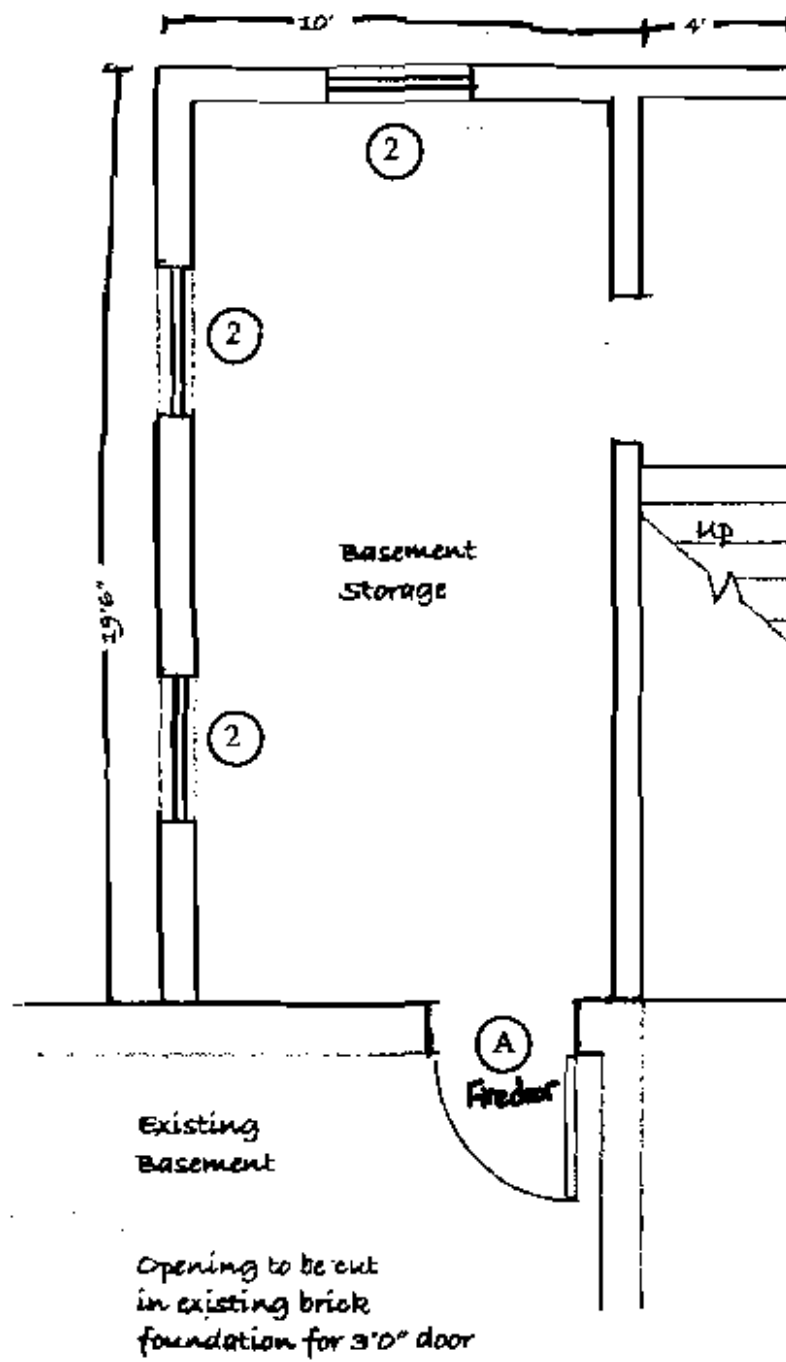
2x10 joists, 16" o.c.

solid bridging at  
midspan

fireblocking at floor  
level of baloon framed  
wall to prevent fire  
spread

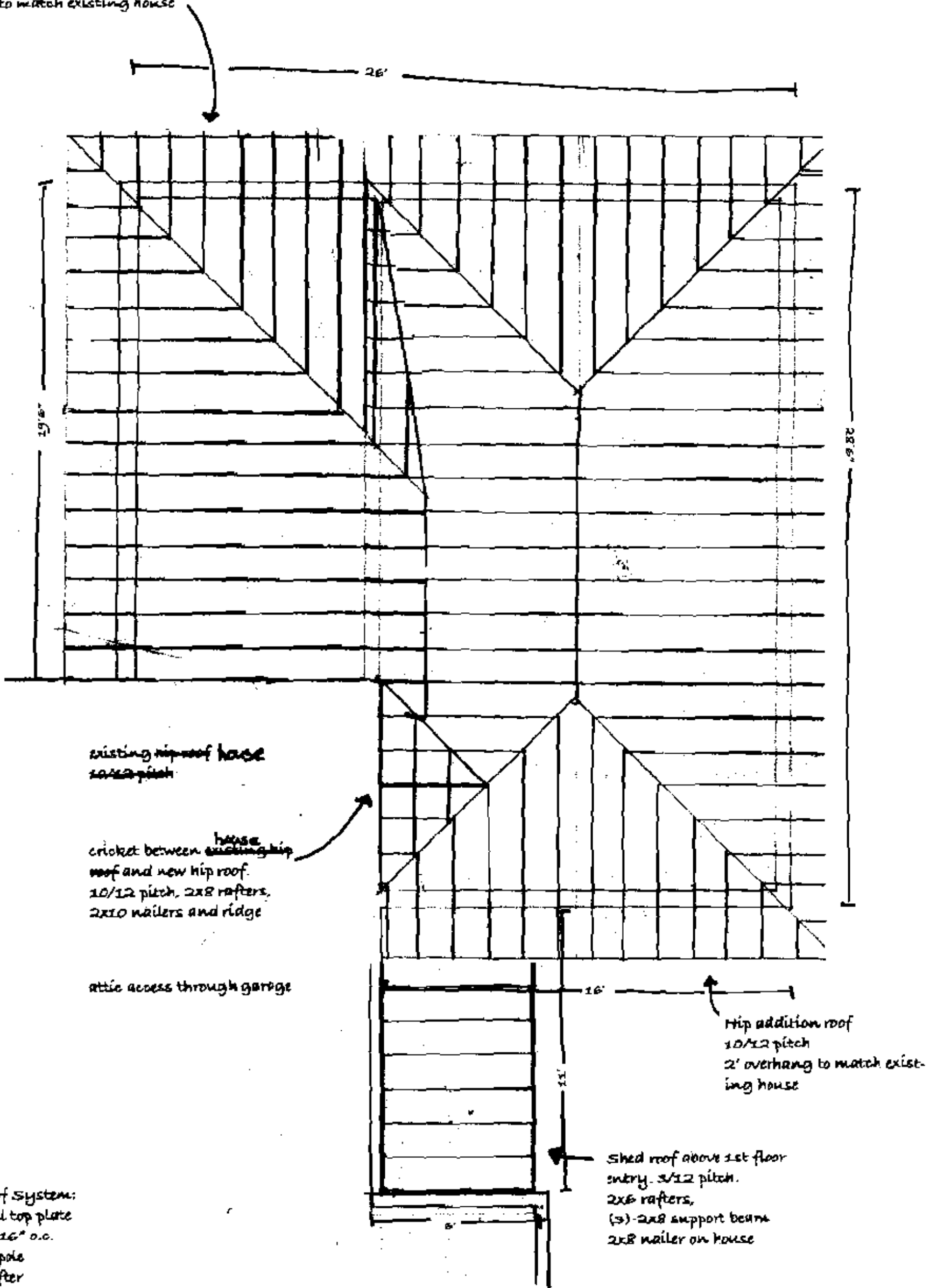
3/4" Advantech  
subflooring and 1x8  
t&g pine floor





Door Schedule			Window Schedule		
Type	Size	Qty	Type	Size	Qty
A	3'0" x 6'8"	5	1	DBH 3'0" x 6'0"	5
B	2'8" x 6'8"	1	2	AWN 3'0" x 1'3"	3
C	9'0" x 8'0"	1			

Hip porch roof  
 3/12 pitch  
 2' overhang to match existing house



existing hip roof base  
 10/12 pitch

cricket between ~~existing~~ hip  
 roof and new hip roof.  
 10/12 pitch, 2x8 rafters,  
 2x10 nailers and ridge

attic access through garage

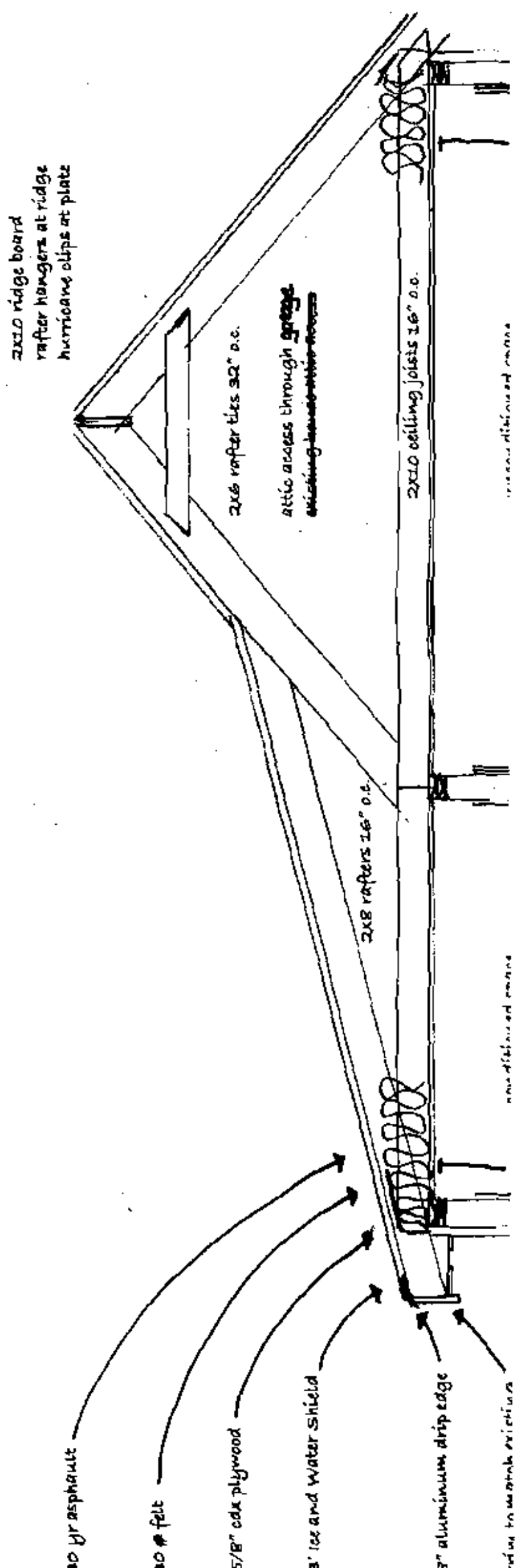
Hip addition roof  
 10/12 pitch  
 2' overhang to match exist-  
 ing house

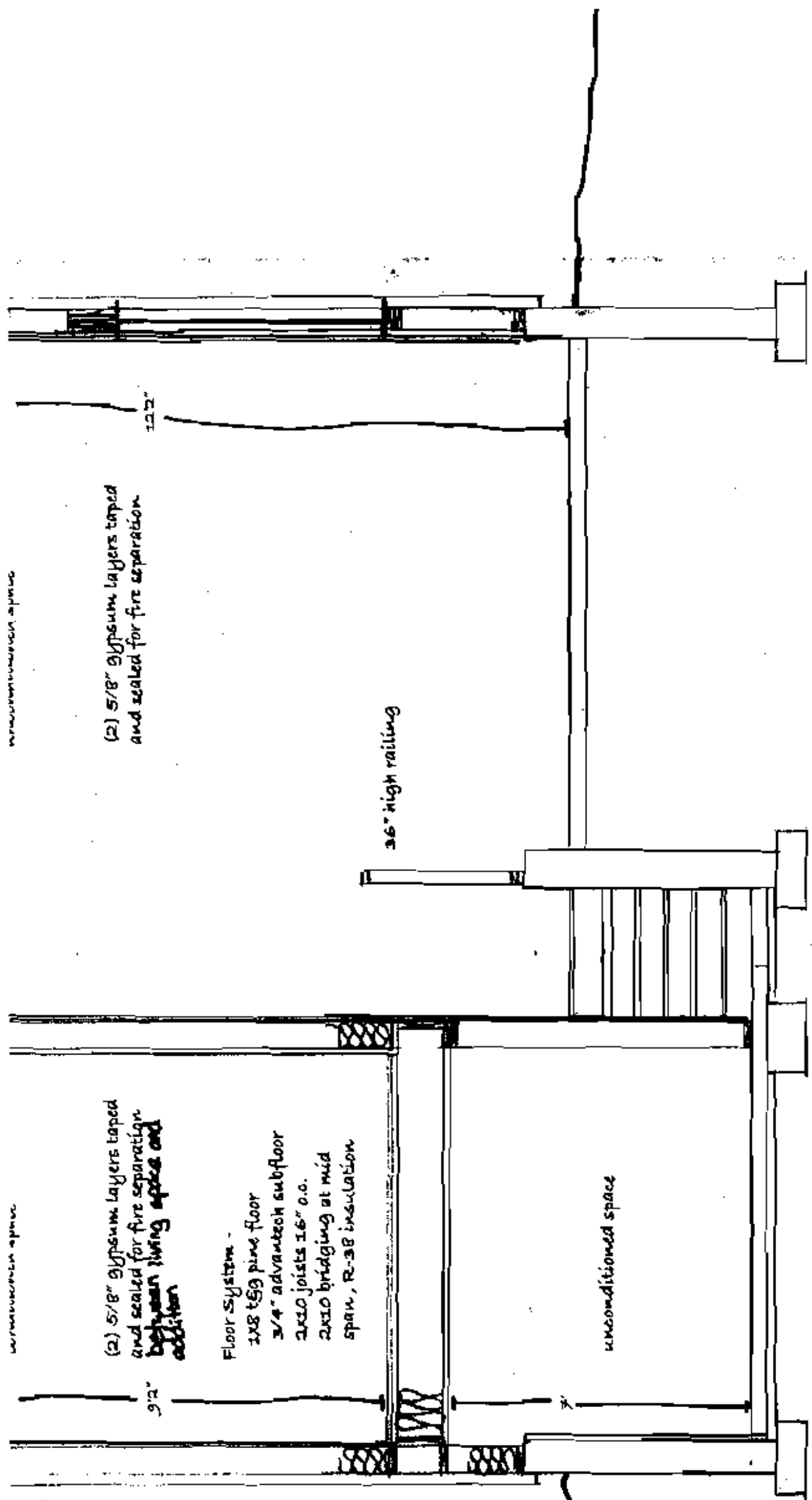
Shed roof above 1st floor  
 entry. 3/12 pitch.  
 2x6 rafters,  
 (3)-2x8 support beams  
 2x8 nailer on house

Typical Roof System:  
 (2) 2x6 wall top plate  
 2x8 rafters 16" o.c.  
 2x10 ridge pole  
 2x10 hip rafter  
 2x10 nailers where required  
 2' overhang to match existing house  
 continuous soffit and ridge vent  
 1/2" cdx plywood sheathing

East

West





WOOD STUD WALL  
 CONTINUOUS SOFFIT AND  
 RIDGE VENT

(2) 5/8" GYPSUM LAYERS TAPED  
 AND SEALED FOR FIRE SEPARATION  
 BETWEEN LIVING SPACE AND  
 ATTIC

FLOOR SYSTEM -  
 1X8 T&G PINE FLOOR  
 3/4" ADVANTECH SUBFLOOR  
 2X10 JOISTS 16" O.C.  
 2X10 BRIDGING AT MID  
 SPAN, R-38 INSULATION

2 X 6 STUD WALL 16" O.C.  
 INTERIOR 6 MIL VAPOR BARRIER  
 2X6 SOLE PLATES  
 (2) 2X6 TOP PLATES  
 R-19 BATT INSULATION  
 1/2" RIGID INSULATION  
 30 # FELT  
 STRAPPING  
 WOOD CLAPBOARDS

FIREBLOCKING AT FLOOR  
 2X6 PT HANDSILL

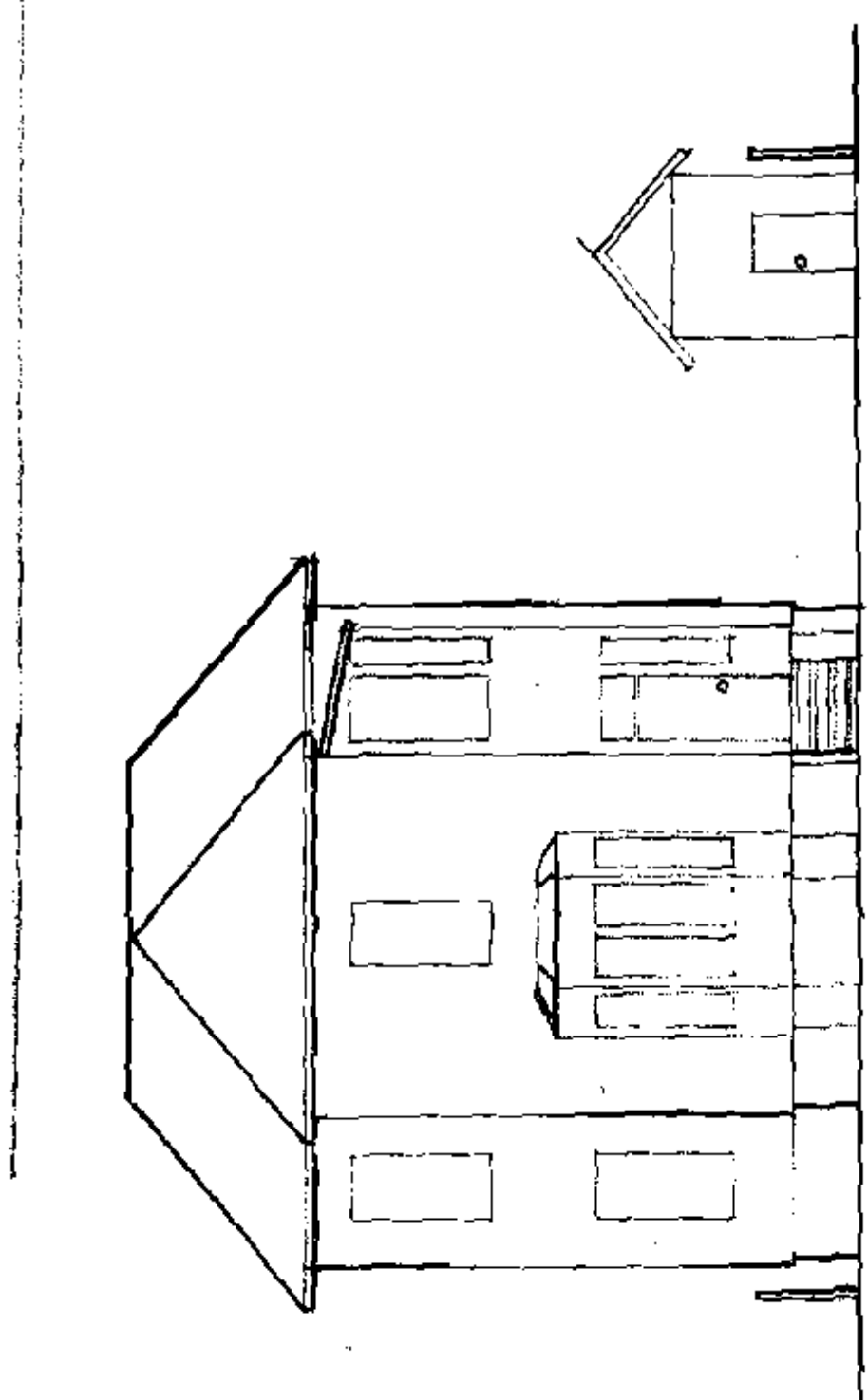
36" HIGH RAILING

UNCONDITIONED SPACE

(2) 5/8" GYPSUM LAYERS TAPED  
 AND SEALED FOR FIRE SEPARATION

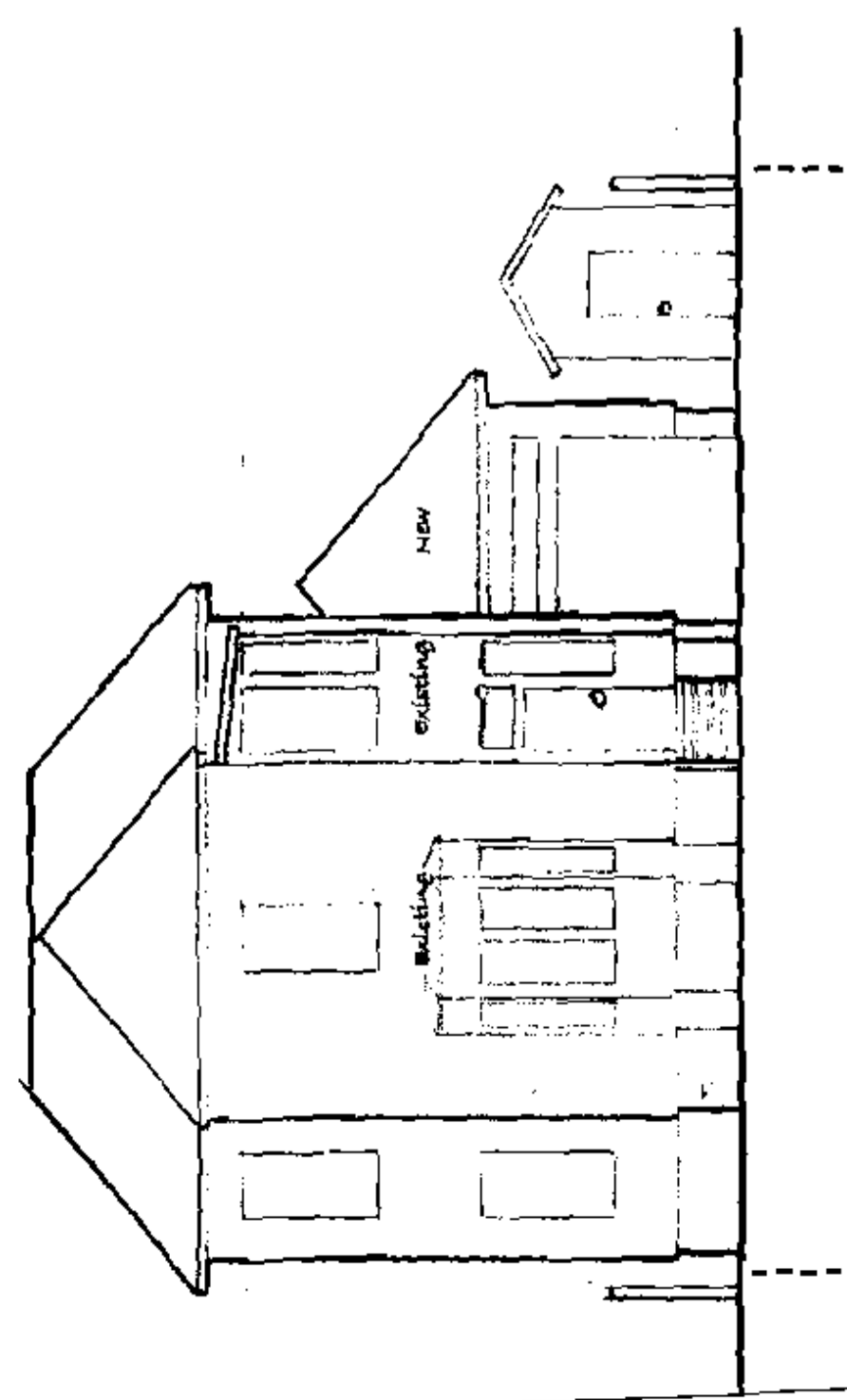
12'2"

9'2"

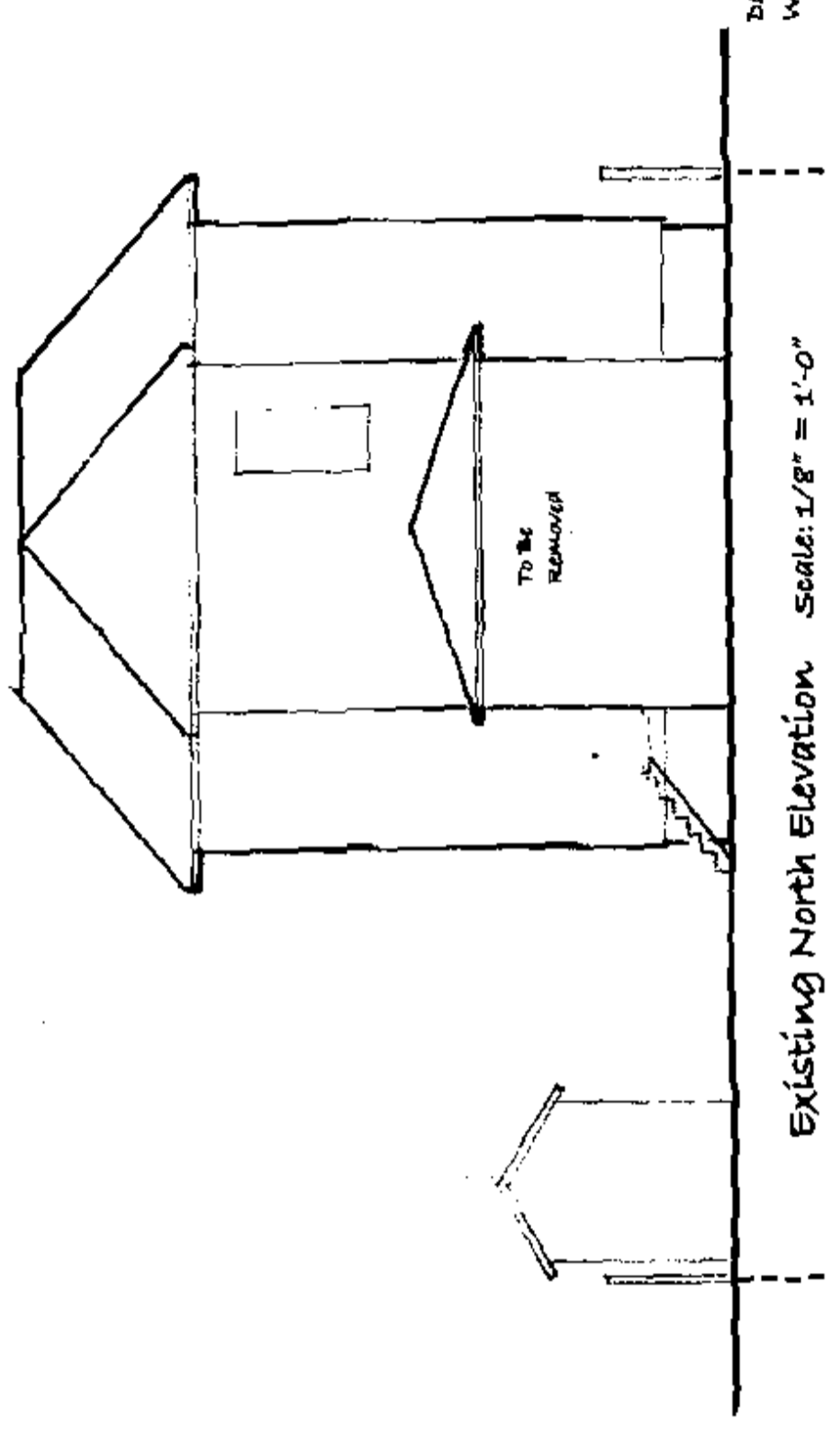


Existing South Elevation Scale: 1/8" = 1'-0"

Dashed Lines Denote 50' Wide Property Boundary

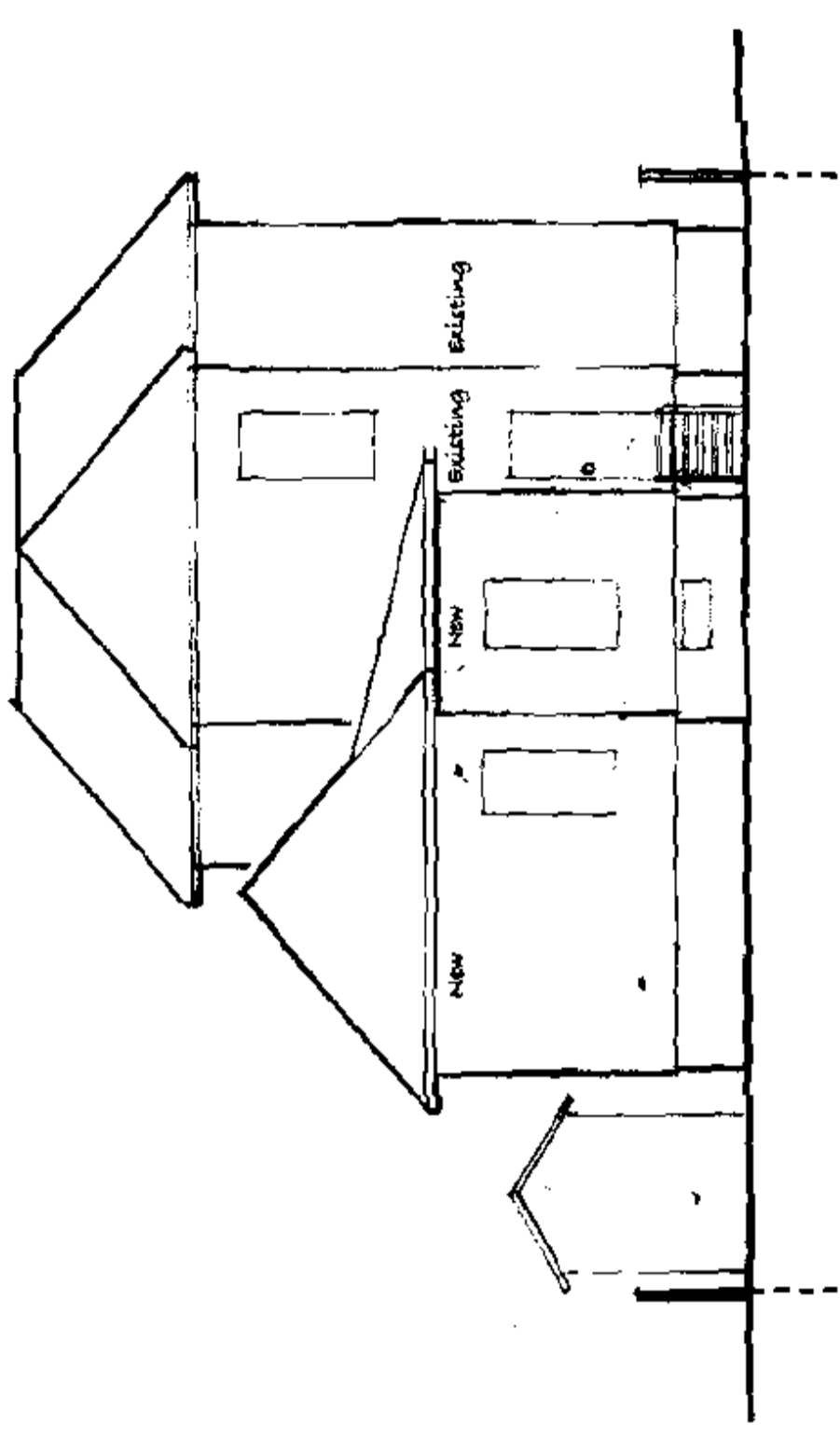


Proposed South Elevation Scale: 1/8" = 1'-0"

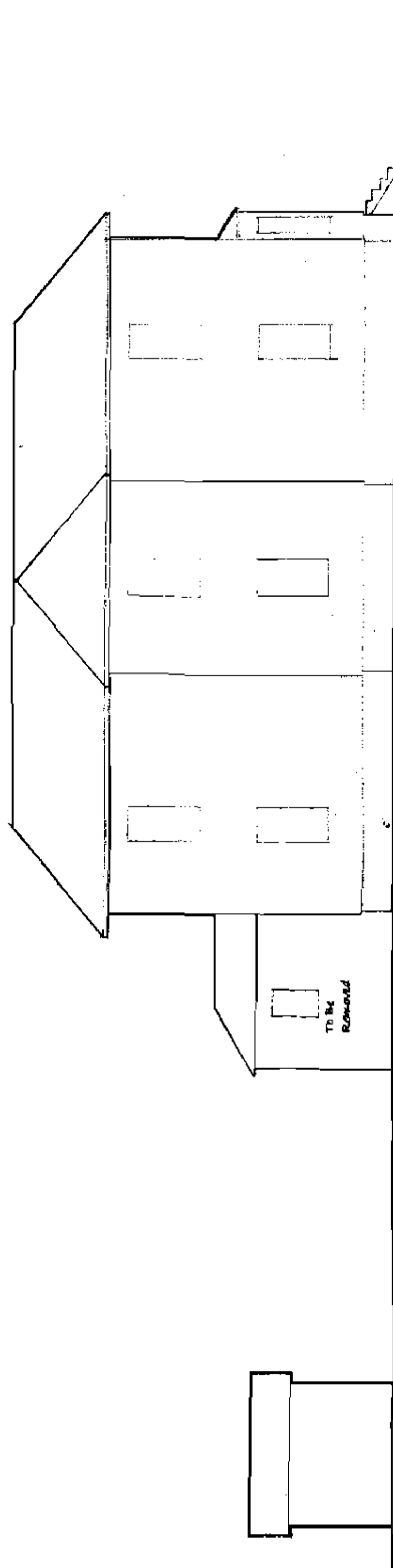


Existing North Elevation Scale: 1/8" = 1'-0"

Dashed Lines Denote 50' Wide Property Boundary



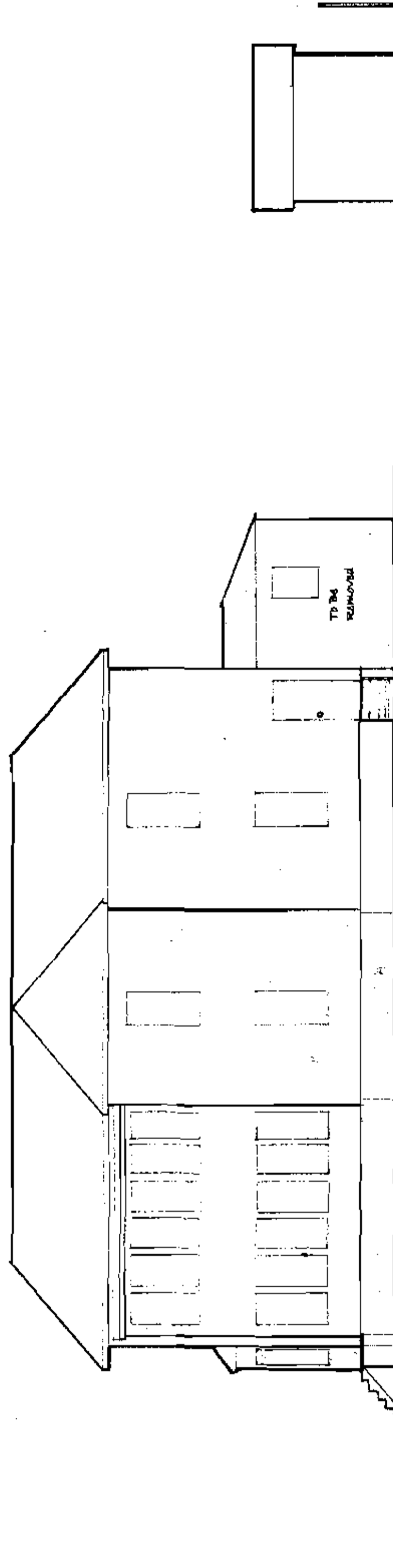
Proposed North Elevation Scale: 1/8" = 1'-0"



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

Dashed Lines Denote 125'  
Deep Property Boundary

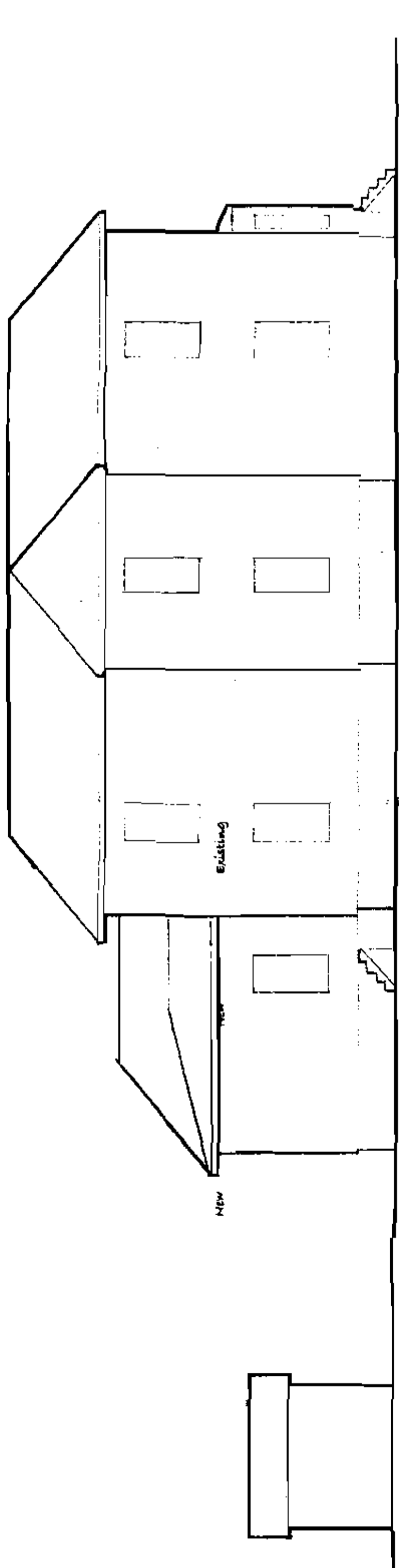
Fessenden St.



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

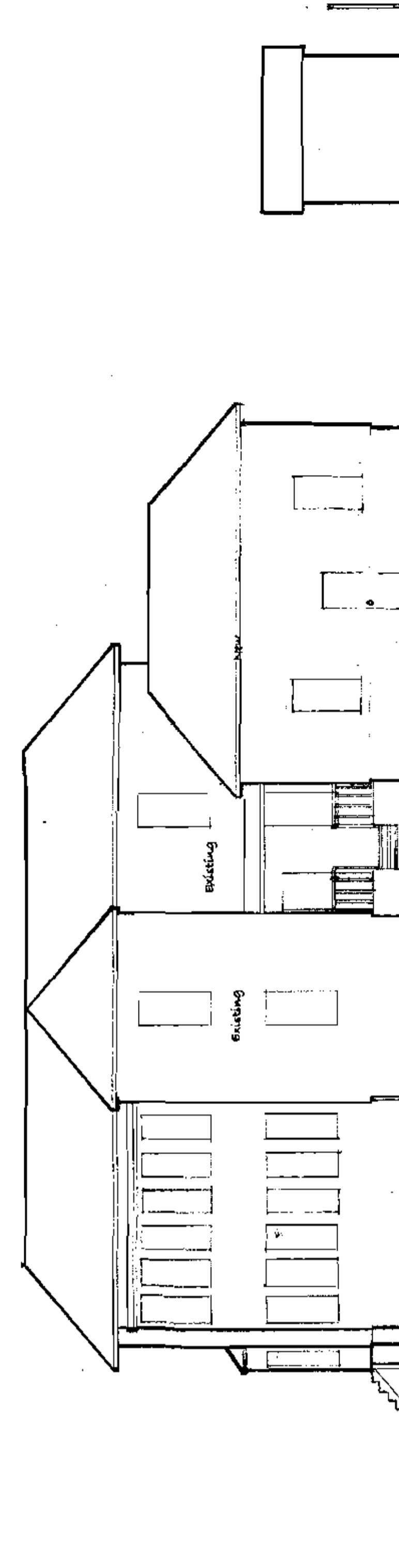
Dashed Lines Denote 125'  
Deep Property Boundary

Fessenden St.



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

Fessenden St.



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

NEW DOOR, SHED ROOF  
AND STAIRS

Fessenden St.