

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED
Permit Number: 060514
MAY 19 2006
CITY OF PORTLAND

This is to certify that HARPER RICHARD J

has permission to add partial second story, Repair level existing interior build dec

AT 144 FRANCES ST PORTLAND, OR 97201 120 D028001

provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of this State 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. 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

Thomas M. Markley 5/12/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

WITHDRAW

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0514	Issue Date: PERMIT ISSUED	CBL: 20 D028001
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Location of Construction: 144 FRANCES ST	Owner Name: HARPER RICHARD J	Owner Address: 144 FRANCES ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home- add partial second story, Remodel existing interior, build deck	Permit Fee: \$381.00	Cost of Work: \$40,000.00	CEO District: 3
Proposed Project Description: add partial second story, Remodel existing interior, build deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: <i>Jim 5/12/06</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 04/13/2006	Zoning Approval		
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<ol style="list-style-type: none"> 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 type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Ok w/ cond. has</i> Date: 5/5/06 ABH	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:
	<i>Ok per section 14-436(b) increase of 35% of 80%</i>		

CERTIFICATION **WITHDRAW**

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.

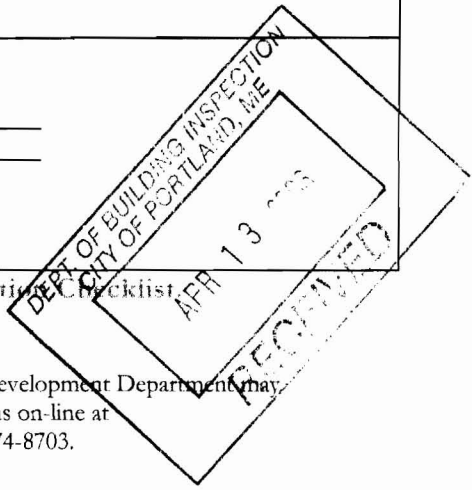
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application

Payment of the property owner's 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>144 Frances Street</u>		
Total Square Footage of Proposed Structure <u>1008</u>	Square Footage of Lot <u>8960</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>120</u> Block# <u>D</u> Lot# <u>28-29</u>	Owner: <u>Richard J. Harper</u>	Telephone: <u>712.6969</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Owner</u>	Cost Of Work: \$ <u>40,000 Approx.</u> Fee: \$ <u>381</u> C of O Fee: \$ _____
Current Specific use: <u>Single family residence</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Same</u>		
Project description: <u>Remodel the existing interior, add a partial second story and build a deck.</u>		
Contractor's name, address & telephone: <u>Owner</u>		
Who should we contact when the permit is ready: <u>Owner</u>		
Mailing address: <u>See above</u>		Phone: <u>712.6969</u>



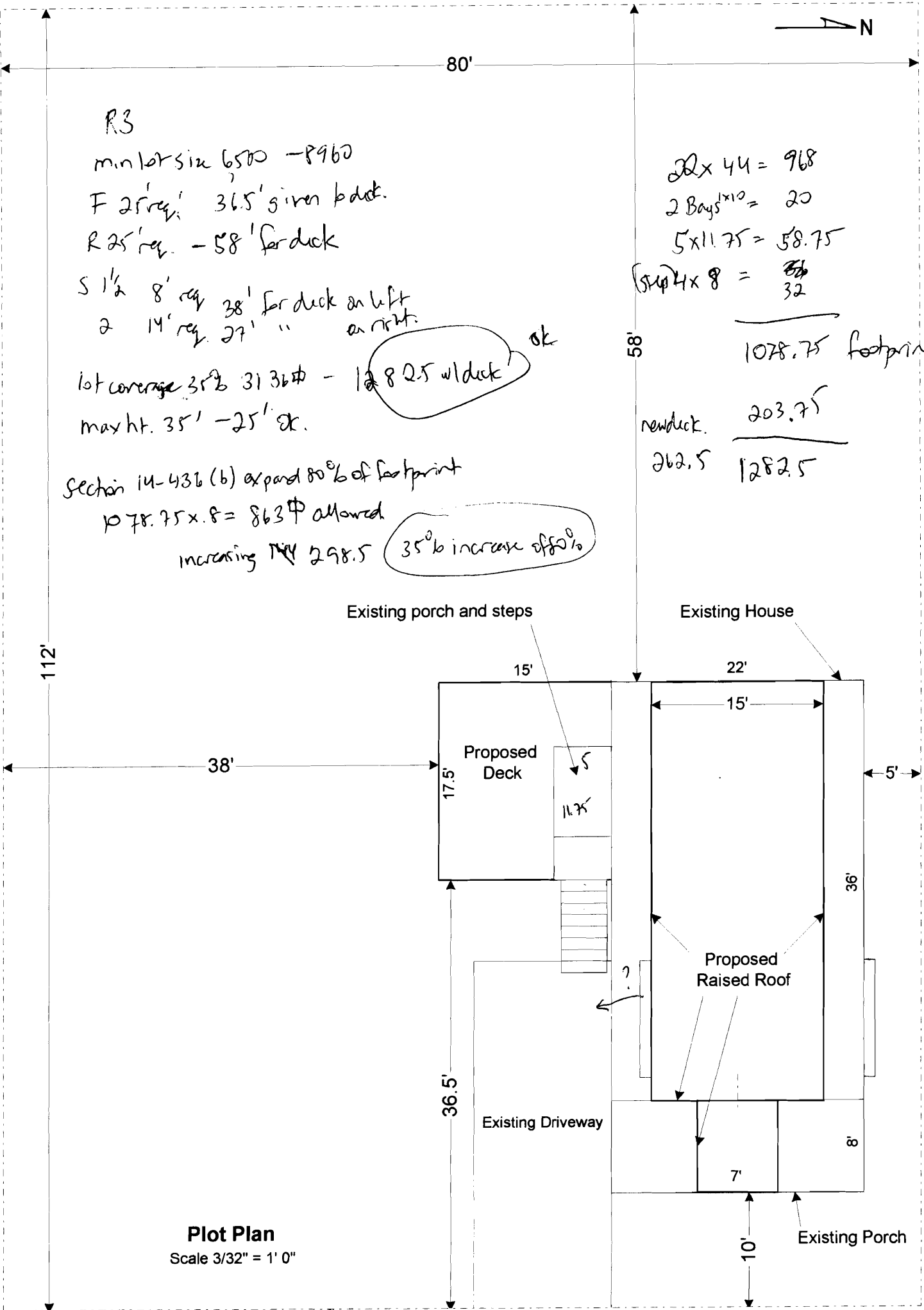
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>RJ Harper</u>	Date: <u>April 14, 2006</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



R3

min lot size 6500 - 8960
 F 25' req. 36.5' given to deck.
 R 25' req. - 58' for deck

S 1 1/2 8' req. 38' for deck on left
 2 14' req. 27' " on right. ok

lot coverage 35% 3136 sq ft - 1282.5 w/ deck ok
 max ht. 35' - 25' ok.

Section 14-436 (b) expand 80% of footprint
 $1078.75 \times .8 = 863 \text{ sq ft allowed}$
 increasing 144×298.5 35% increase of 80%

$22 \times 44 = 968$

$2 \text{ Bays} \times 10 = 20$

$5 \times 11.75 = 58.75$

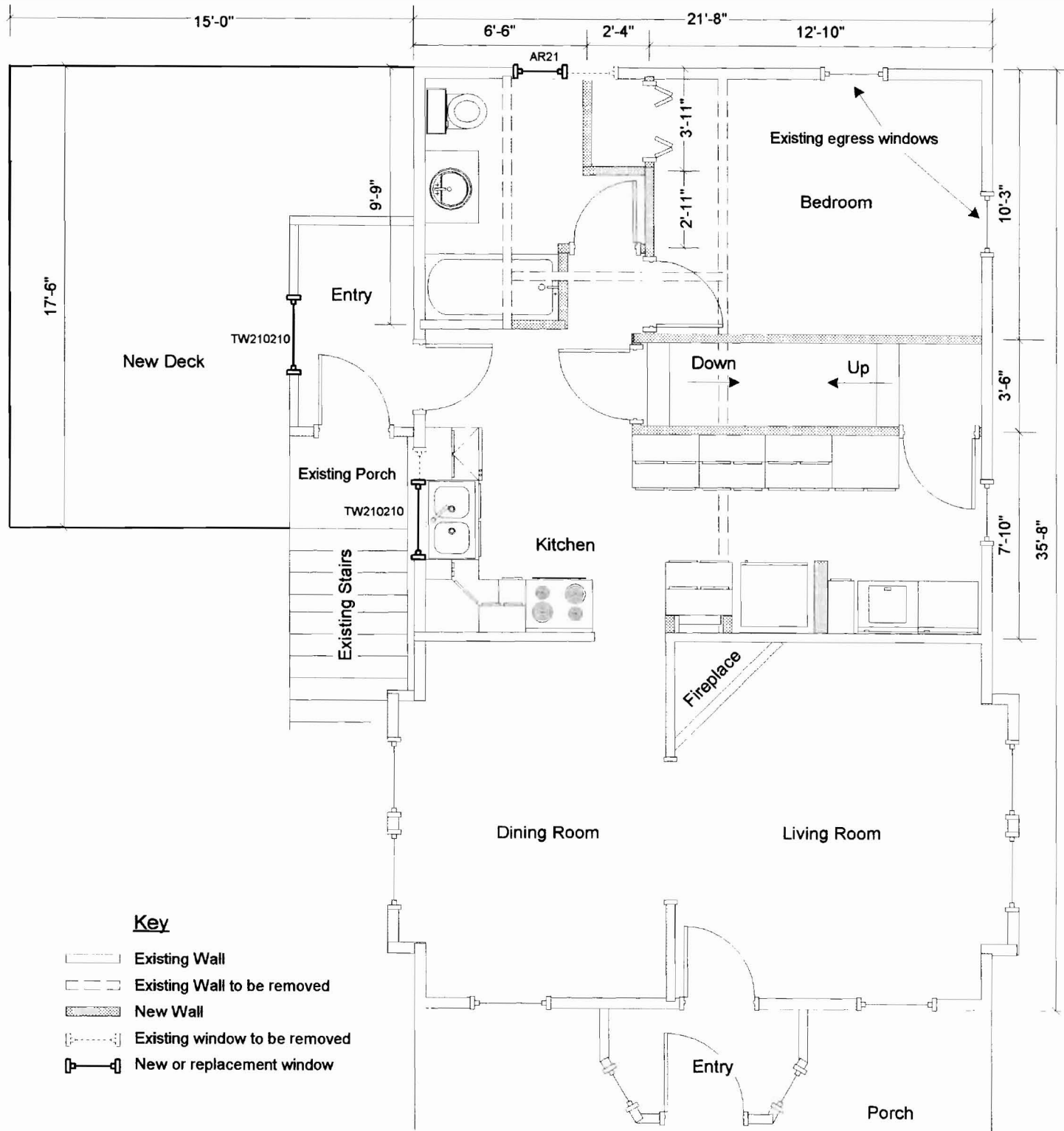
$(5 \times 4) \times 8 = \frac{160}{32}$

1078.75 footprint






new deck. $\frac{203.75}{1282.5}$

262.5

Plot Plan
 Scale 3/32" = 1' 0"

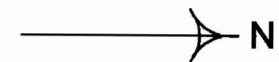


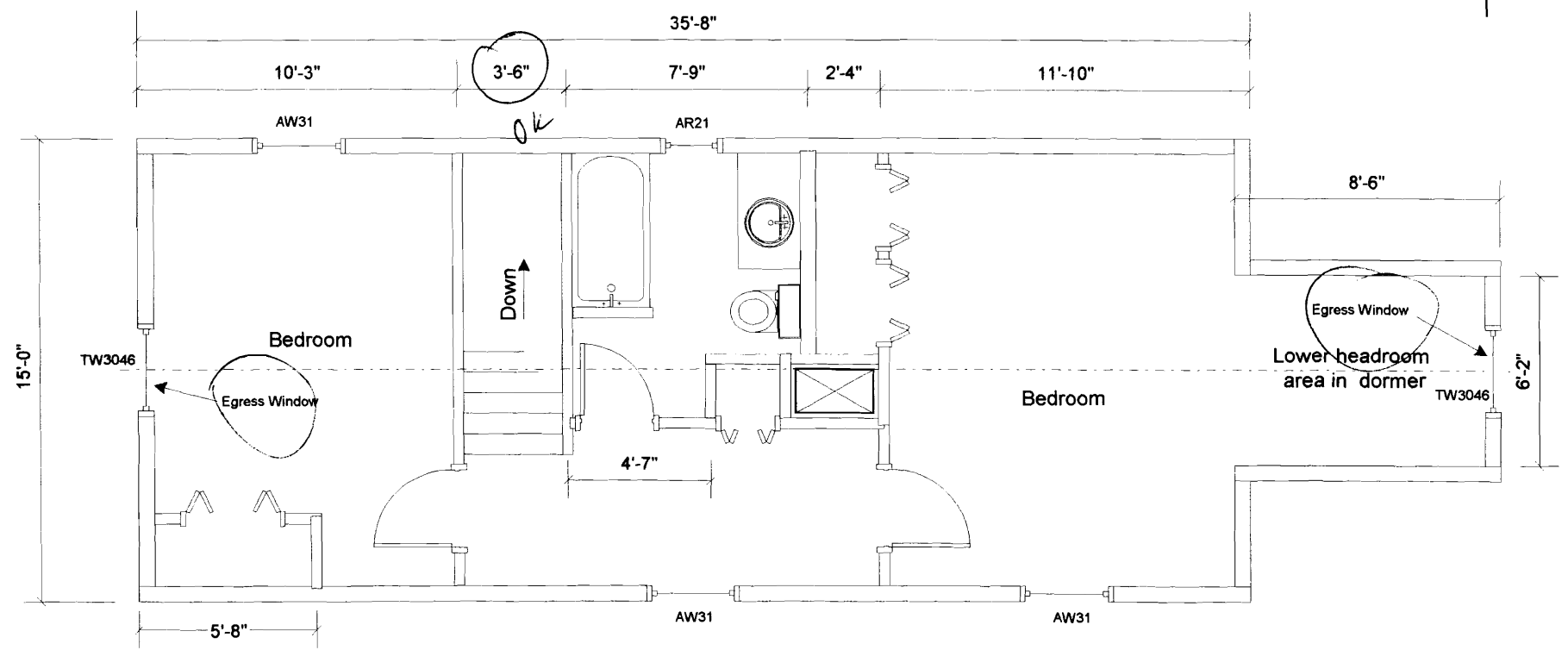
Key

-  Existing Wall
-  Existing Wall to be removed
-  New Wall
-  Existing window to be removed
-  New or replacement window

First Floor Plan

Scale 3/16" = 1' 0"





Second Floor Plan
Scale 3/16" = 1' 0"



City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0514	Date Applied For: 04/13/2006	CBL: 120 D028001
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Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home- add partial second story, Remodel existing interior, build deck	Proposed Project Description: add partial second story, Remodel existing interior, build deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/05/2006**Note:** section 14 -436(b) - 80% of footprint is 863 s.f. - increase is 298.5 s.f. (35% Of 80% allowed) **Ok to Issue:**

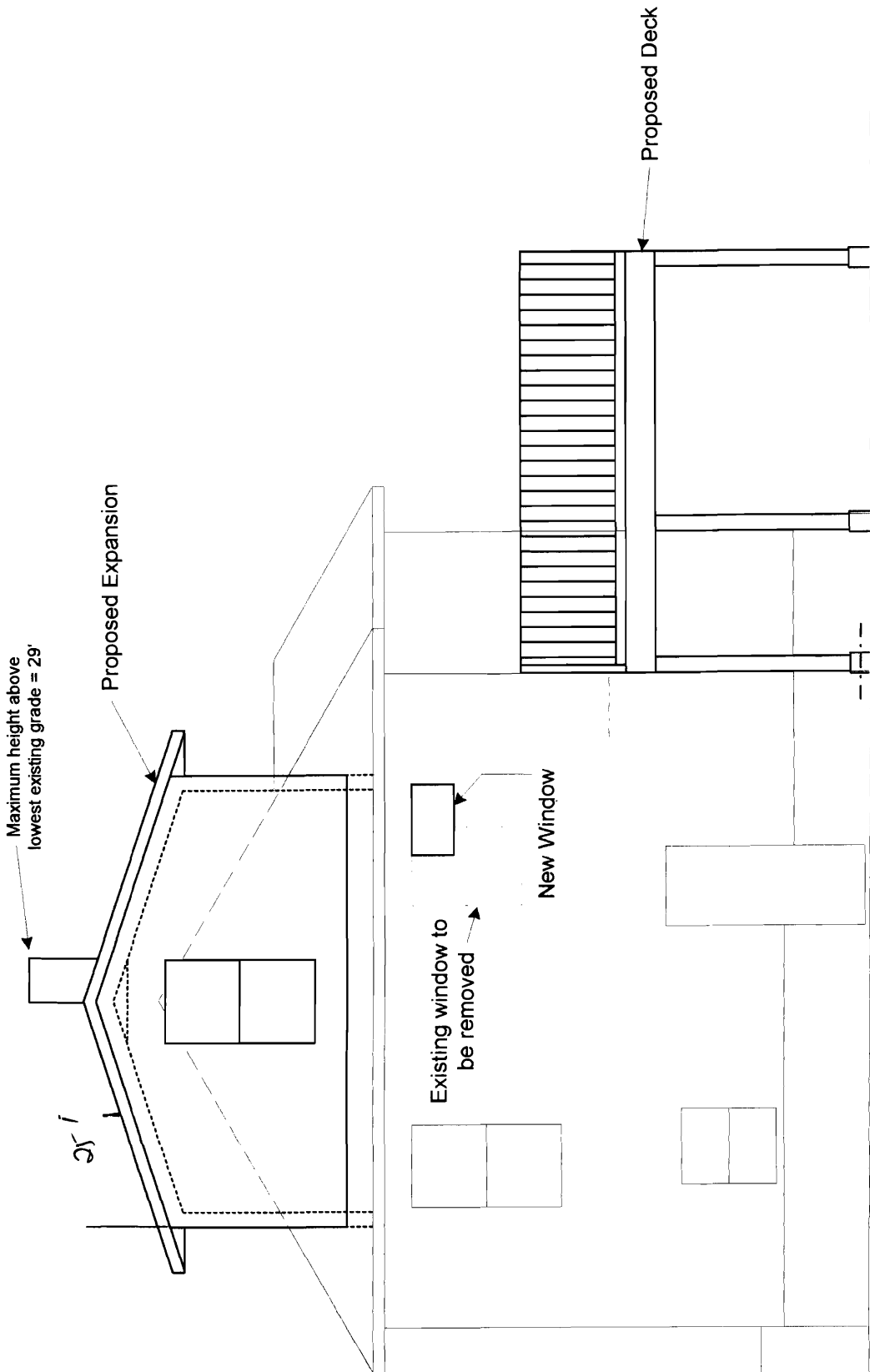
- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.

Dept: Building **Status:** Approved **Reviewer:** Tom Markley **Approval Date:** 05/12/2006**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

Comments:

5/12/2006-tm: spoke to owner and received additional info and noted on plans



West Elevation
 Scale 3/16" = 1' 0"

Existing chimney to be extended above new roof line

Proposed Roof Line

Existing Roof Line

1'-0"

1'-0"

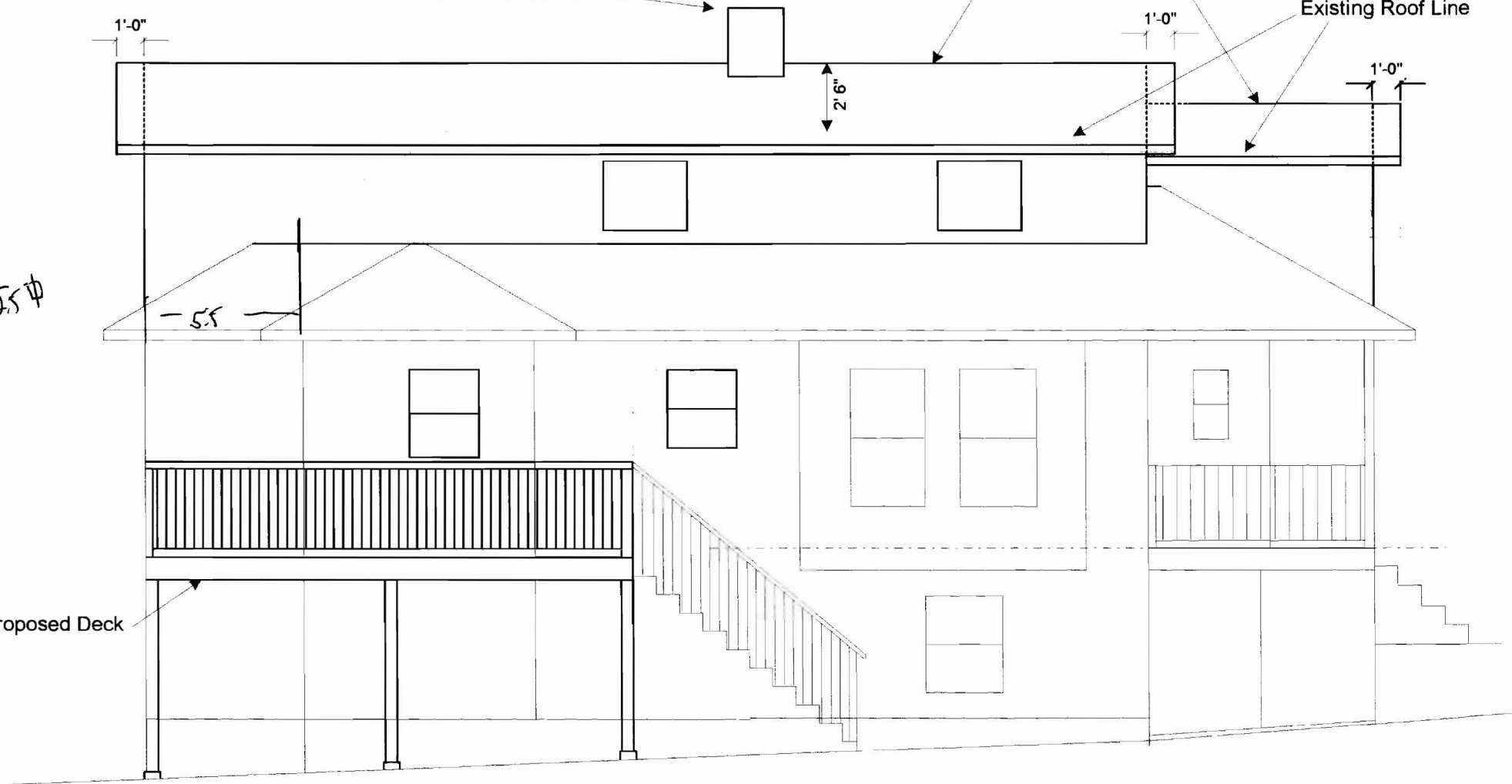
1'-0"

2'-6"

55
x15
82.5 φ

-5.5

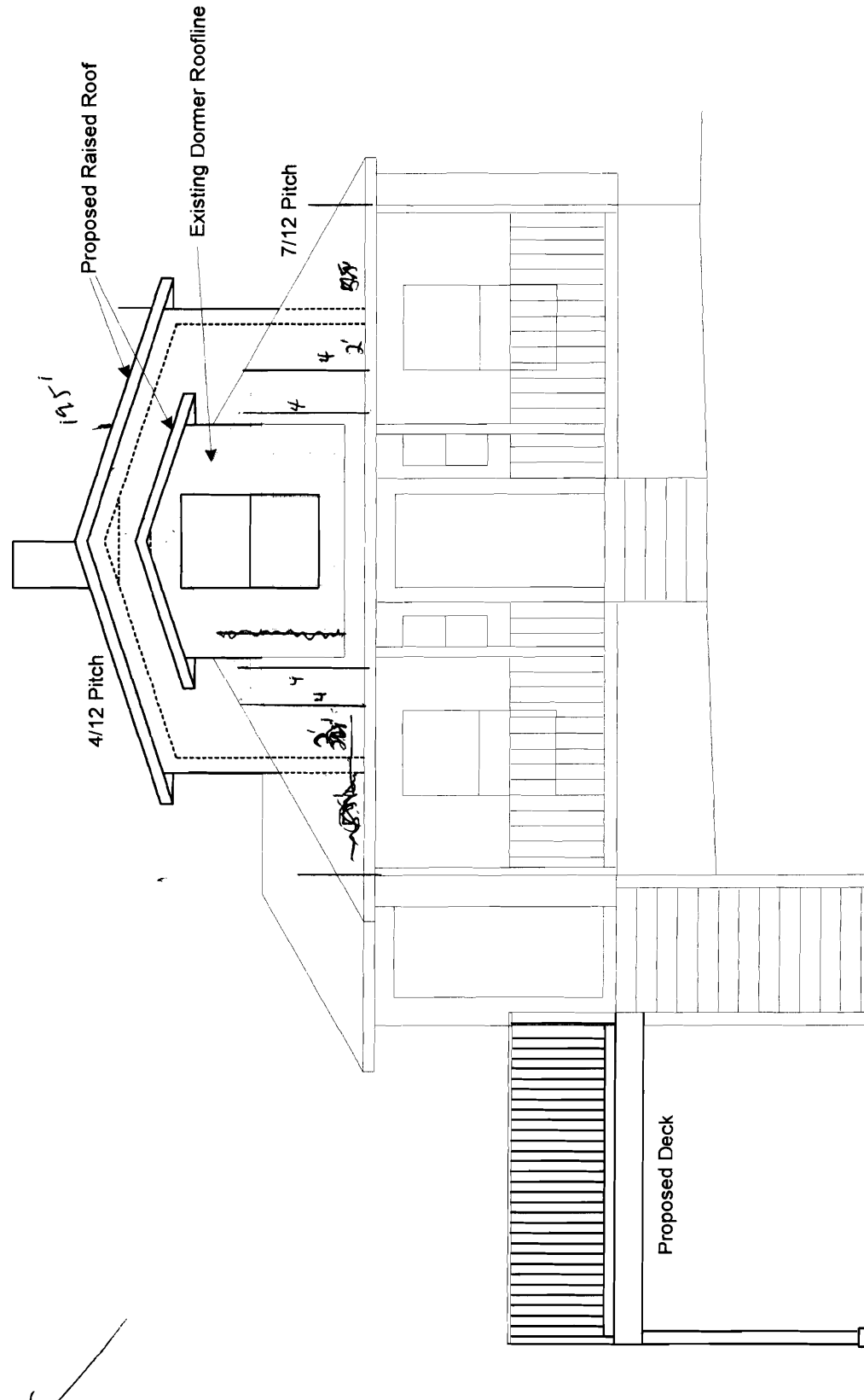
Proposed Deck



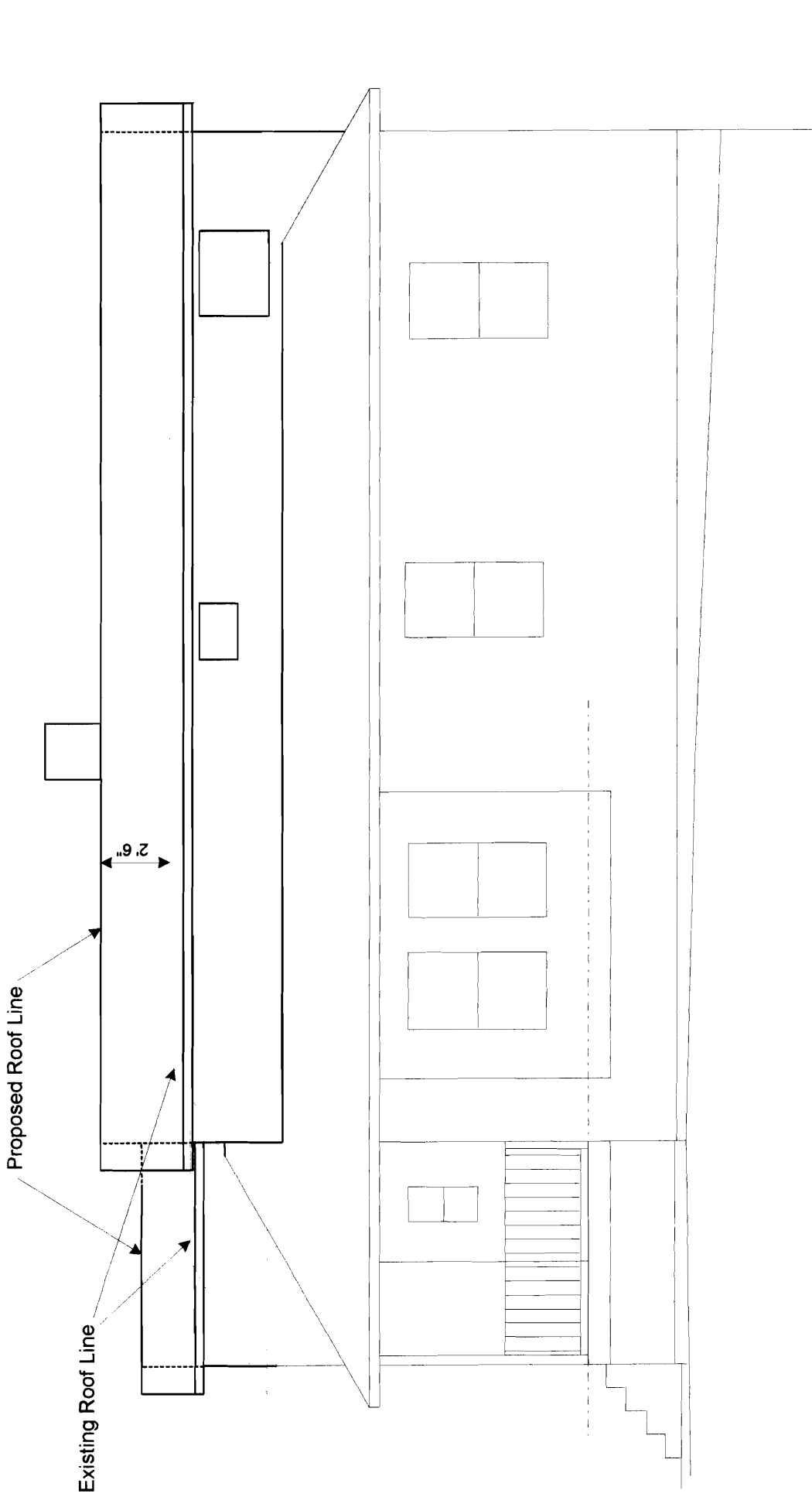
South Elevation

Scale 3/16" = 1' 0"

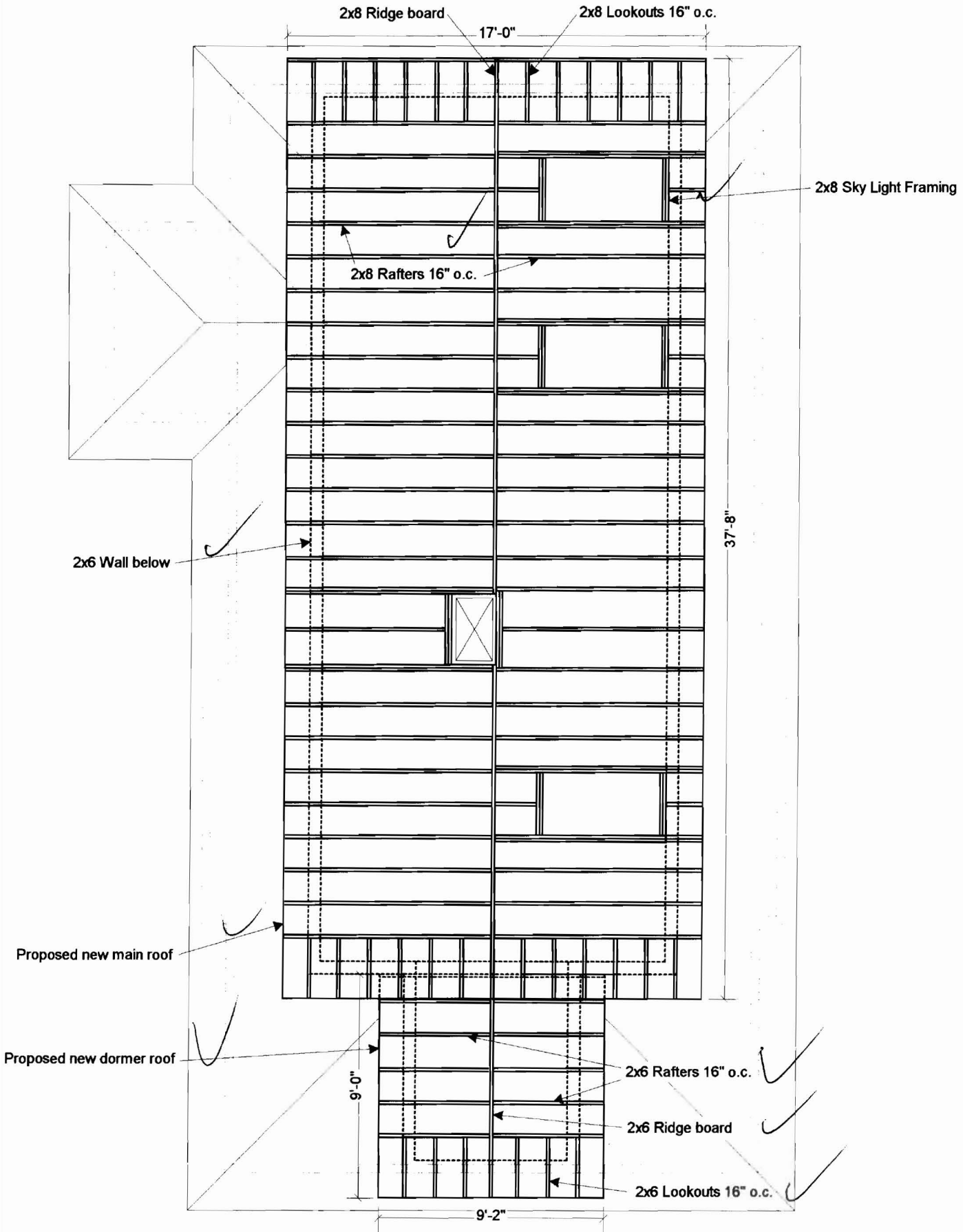
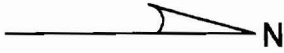
~~36 x 2 = 72~~
~~36 x 2.5 = 90~~
~~162~~



East Elevation
Scale 3/16" = 1' 0"



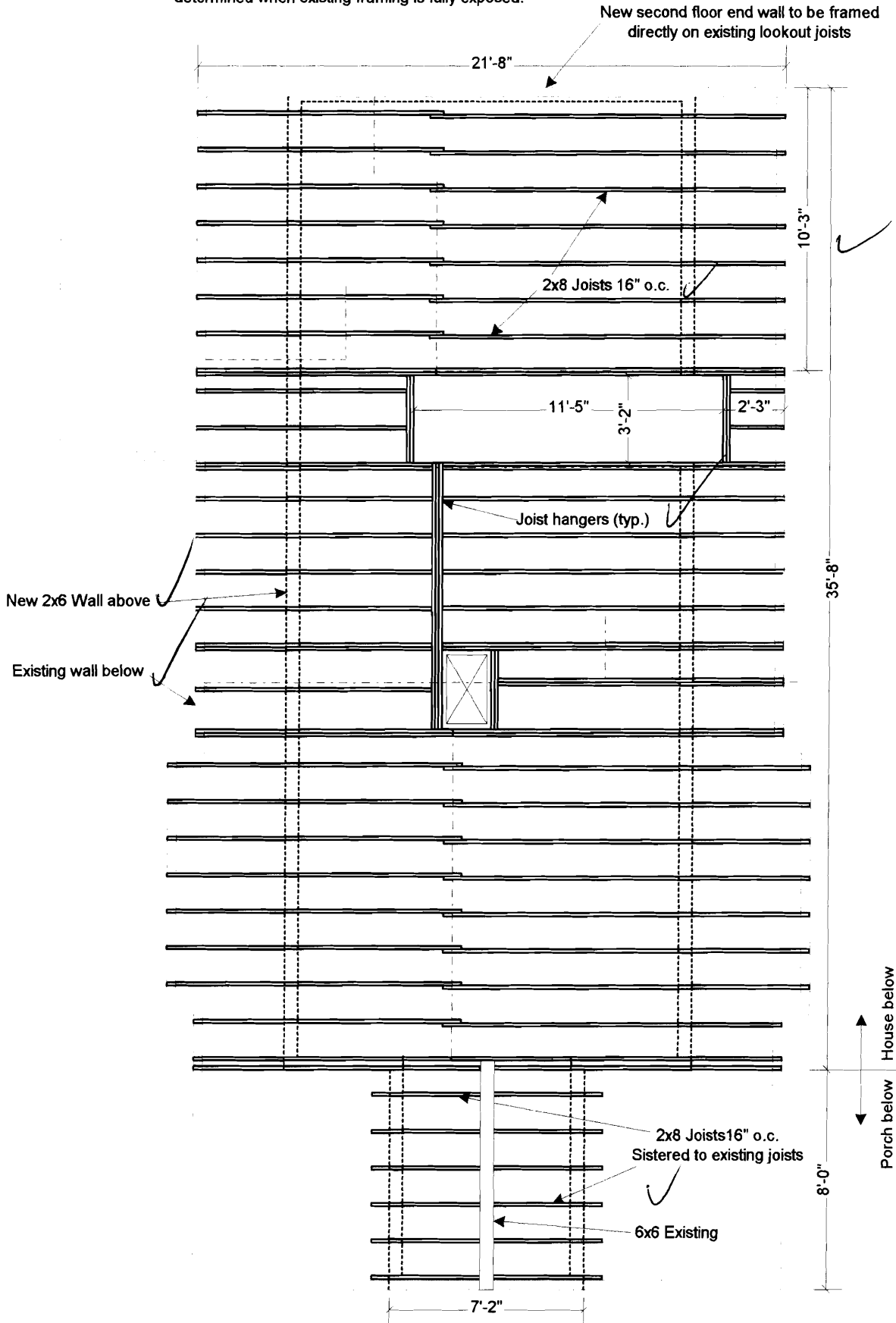
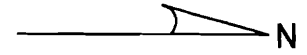
North Elevation
Scale 3/16" = 1' 0"



Roof Framing

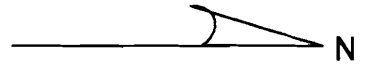
Scale 3/16" = 1' 0"

Note:
 Existing 2x5 joists to remain where ever possible.
 Exact location and spacing of new joists to be
 determined when existing framing is fully exposed.



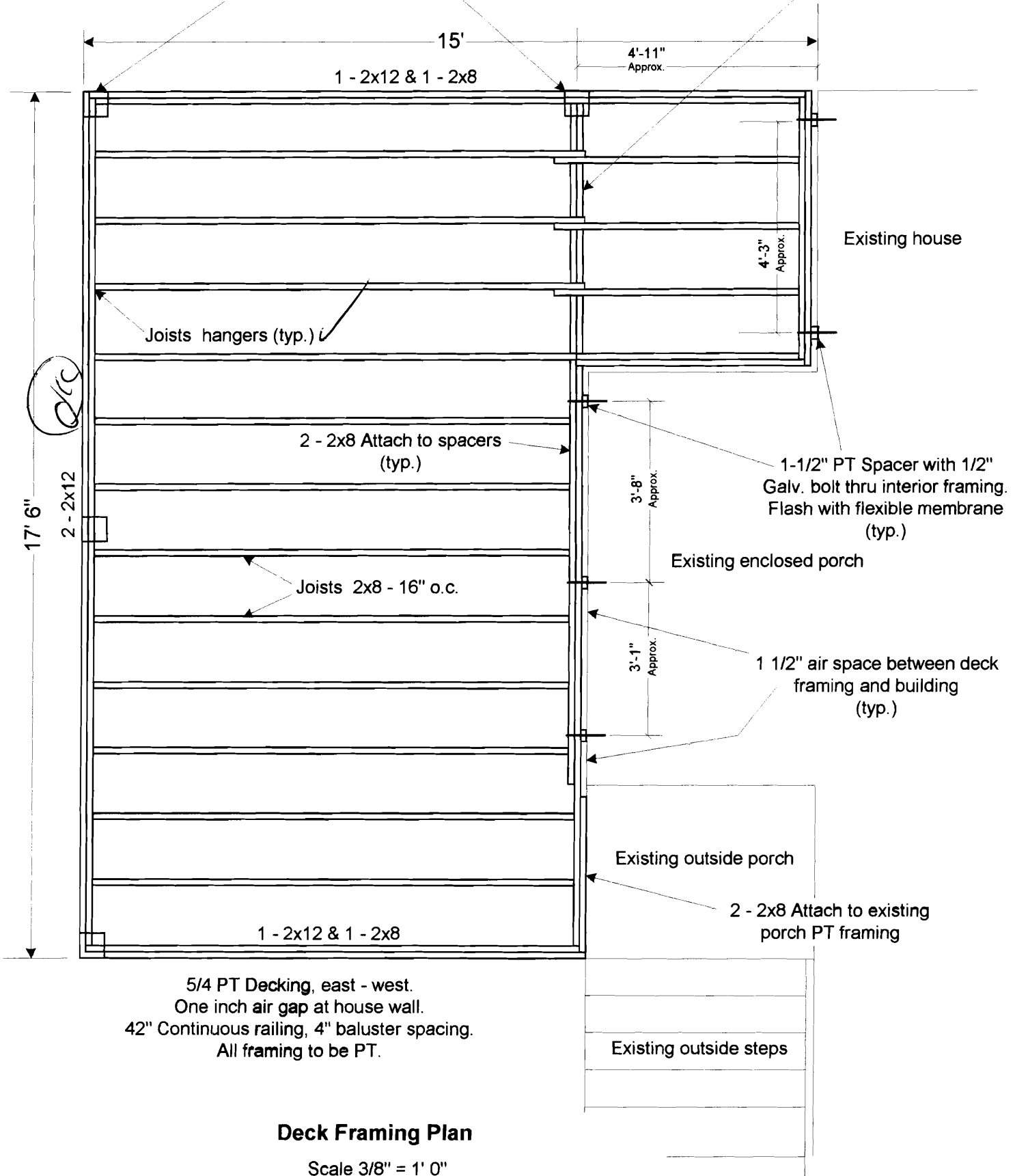
Floor Framing - Second Floor

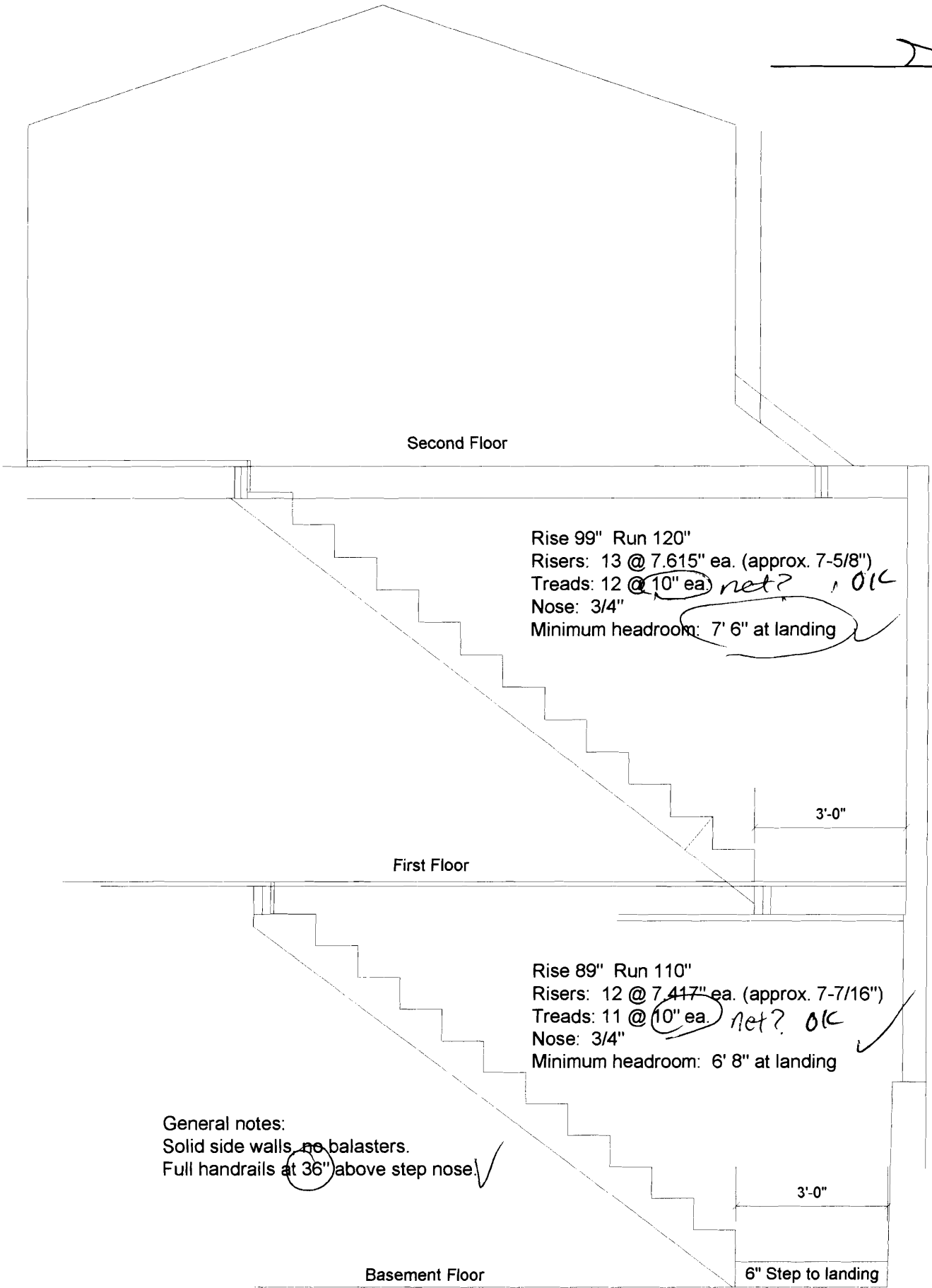
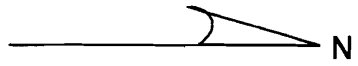
Scale 3/16" = 1' 0"



6x6 PT Posts on 8" Diameter
Concrete bases 5' in ground.
Galv. post to base mtg.
(typ.)

2 - 2x8 Below joists
Support with post at west end
Attach to porch spacer at east end





Second Floor

Rise 99" Run 120"
Risers: 13 @ 7.615" ea. (approx. 7-5/8")
Treads: 12 @ 10" ea. *net? OK*
Nose: 3/4"
Minimum headroom: 7' 6" at landing

First Floor

Rise 89" Run 110"
Risers: 12 @ 7.417" ea. (approx. 7-7/16")
Treads: 11 @ 10" ea. *net? OK*
Nose: 3/4"
Minimum headroom: 6' 8" at landing

General notes:
Solid side walls, no balusters.
Full handrails at 36" above step nose. ✓

Basement Floor

6" Step to landing

Stair Detail

Scale: 3/8" = 1' 0"

Window Schedule

Kitchen	Anderson TW 210210 double hung
Bathrooms	Anderson AR21 awning
Front Bedroom	Anderson TW 3046 double hung & AW31 awning
Rear Bedroom	Anderson TW 3046 double hung & AW31 awning
Center room upstairs	Anderson AW31 awning
Sky lights	Existing Velux sky lights to be re-used if they will fit. If not, no sky lights will be installed.

All Anderson windows to have green exterior, pine interior and no grills

Door Schedule

Bathrooms:	28" Pre-hung wood
Bedrooms & Stairways:	32" Pre-hung wood
Closets:	Bi-fold wood, various widths

Egress Compliance

Downstairs Bedroom:

Two existing double hung replacement windows. Opening with sash up of 29" W & 24" H. Also, net area of more than 5.7 sq. ft. and mounted within 44" of the floor. ✓

Upstairs Bedrooms:

Each to have one Anderson TW3046, which is listed in the Anderson catalog as complying with minimum standards of 20" W, 24" H & 5.7 sq. ft area. These windows will be installed within 44" of the floor. ✓

Insulation Schedule

New Walls:

5 ½" Fiberglass R=21

New Sloped ceiling:

5 ½" Fiberglass R=21 With air baffle above for ventilation

New Ceiling:

9 ½" Fiberglass R=30

New Windows:

Anderson 400 series U=0.28

Velux Sky Lights (re-used from existing roof)

Original U factor unknown, but new units are U=0.48

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Call Footing/Building Location Inspection: Prior to pouring concrete
N/A Re-Bar Schedule Inspection: Prior to pouring concrete
Call Foundation Inspection: Prior to placing ANY backfill
Call Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
Call Final/~~Certificate of Occupancy~~: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

 If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

 CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

R. Harper 5/22/06
Signature of Applicant/Designee Date
[Signature] 5/22/06
Signature of Inspections Official Date
CBL: 120 D02 Building Permit #: 060514

June 22, 2007

City of Portland
Department of Building Inspections
389 Congress Street
Portland, ME 04101

Re: Permit No. 06-0514
144 Frances Street

Please cancel this permit. The project has not been done and the building is being sold.

Thank you,

A handwritten signature in black ink that reads "RJ Harper". The letters are cursive and fluid, with the "R" and "H" being particularly prominent.

RJ Harper

