

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 080262

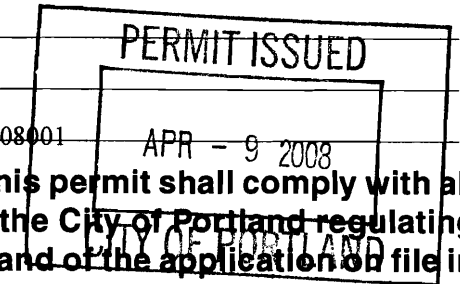
This is to certify that BLOCK JONATHAN A & ACIE JTS/General Contracting Servi

has permission to Addition for family room - bathroom - b

AT 91 LINCOLN ST

124 1008001

provided that the person or persons firm or person 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.

ification of inspection must be  
given and when permission provided  
before this building or part thereof is  
occupied or service closed-in  
OUR NOTICE REQUIRED

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

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 08-0262	Issue Date: 4/9/08	CBL: 124 1008001
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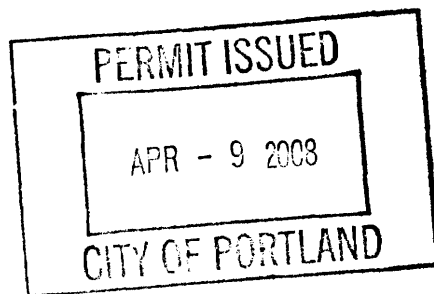
Location of Construction: 91 LINCOLN ST	Owner Name: BLOCK JONATHAN A & TRACI	Owner Address: 91 LINCOLN ST	Phone: 874-0281
Business Name:	Contractor Name: General Contracting Services	Contractor Address: 1 Colchester Dr So. Portland	Phone: 2077763073
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home with addition for family room - bedroom and bath. <i>3 story</i>	Permit Fee: \$1,970.00	Cost of Work: \$195,000.00	CEO District: 3
Proposed Project Description: <i>3 story</i> Addition for family room, bedroom - bath		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-5</i> Type: <i>SB</i> <i>IRC-2003</i>	

Signature:		Signature: <i>4/9/08</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: lmd	Date Applied For: 03/24/2008	<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><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>o.k.</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>ABM</i>	<p><b>Zoning Appeal</b></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 Date:	<p><b>Historic Preservation</b></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 <i>ABM</i> Date:
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**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

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>91 LINCOLN STREET PORTLAND ME</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>8858 ±</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>124      F      008</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>JONATHAN BLOCK</u> Address <u>91 LINCOLN ST</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone: <u>(1) 874-0281</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>195000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Family Room - Bedroom - Bath</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: _____		
Contractor's name: <u>General Contracting Services LLC</u> Address: <u>1 Colchester Drive</u> City, State & Zip <u>SO- PORTLAND ME 04106</u> Telephone: <u>776-3073</u> Who should we contact when the permit is ready: <u>PELLE DOUGHTY</u> Telephone: <u>776-3073</u> 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.**

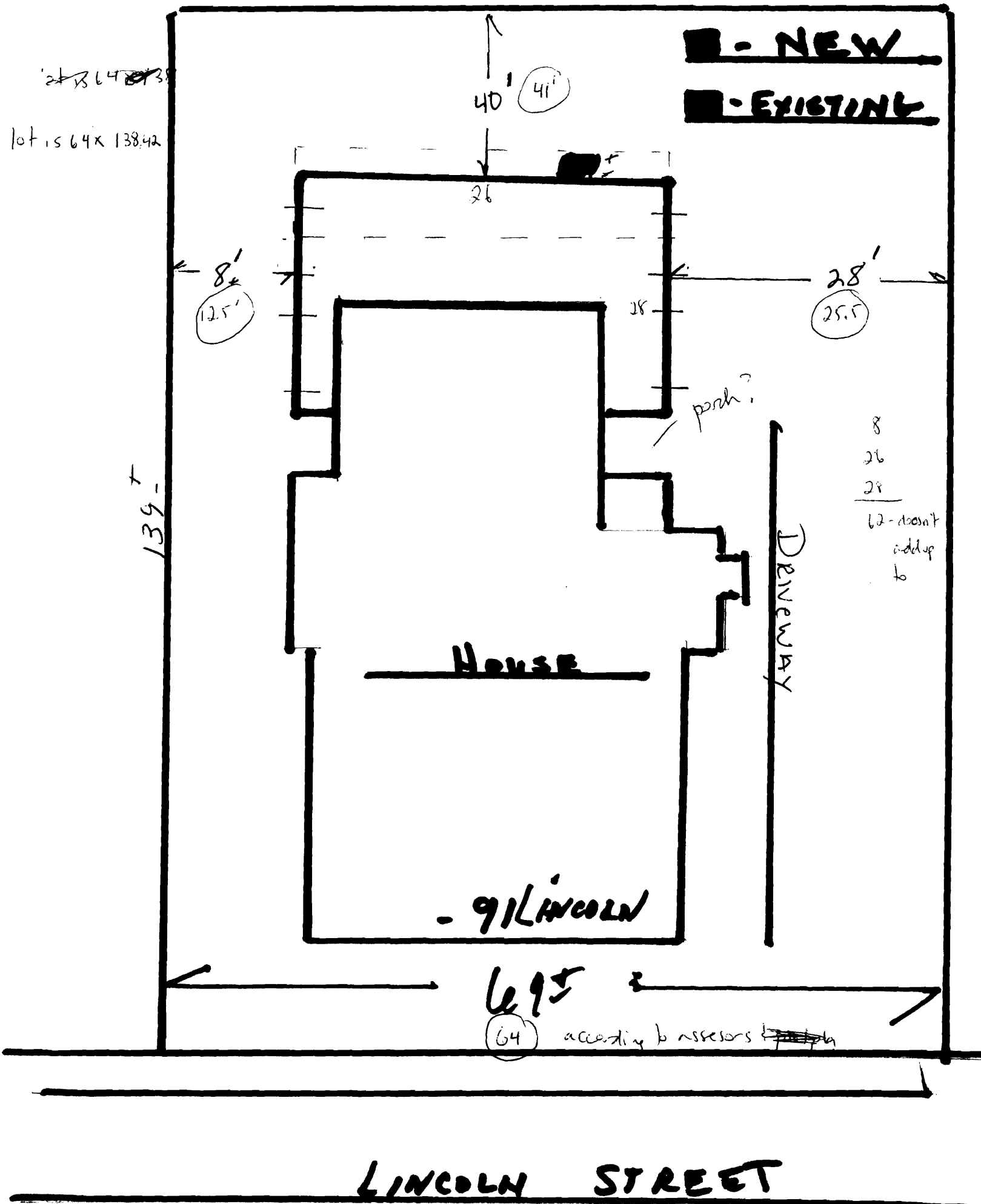
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

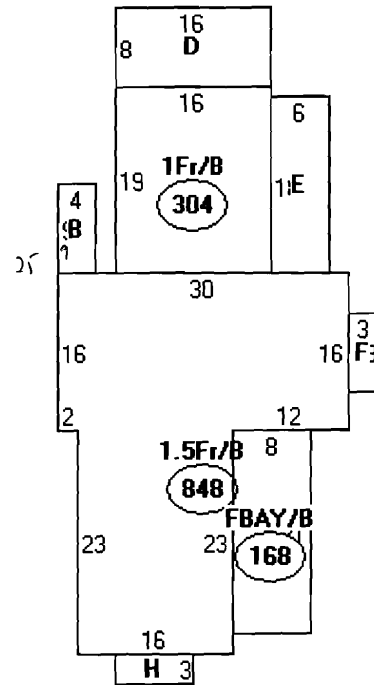
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 issued**

20710





Descriptor/Area

A: 1.5Fr/B  
848 sqft  
B: 1Fr/B  
36 sqft  
C: 1Fr/B  
304 sqft  
D: OFF  
128 sqft  
E: FBAY/B  
108 sqft  
F: EP  
24 sqft  
G: FBAY/B  
168 sqft  
H: MUB  
24 sqft

- 1640 existing  
- 144 (4x16)  

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1496  
+ 728 (28x26)  
40 (5x8 deck)  

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2264 new foot print.



TO THE LENDING INSTITUTION AND ITS TITLE INSURER  
I hereby certify that the location of the dwelling shown  
on this plan did conform with the local zoning  
laws in effect at the time of construction. The property  
does not fall within a special flood hazard zone.

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY CLIMBERLAND

REFERENCE  
PLAN BOOK 3 PAGE 52 LOT \_\_\_\_\_

PORTLAND, MAINE

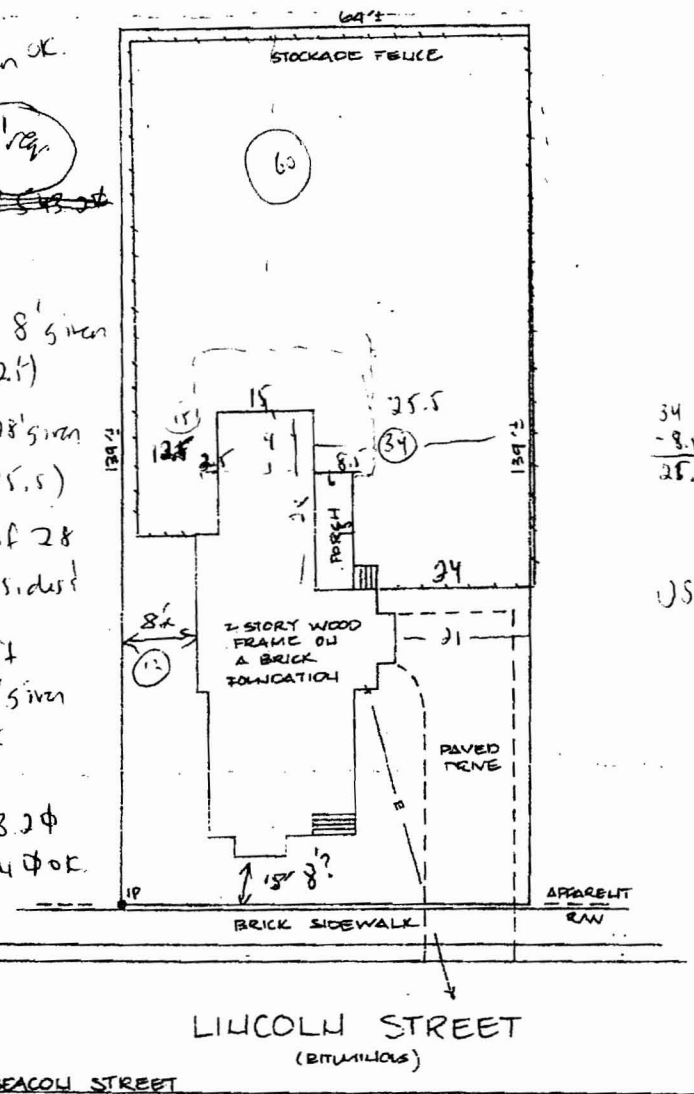
BUYER: JONATHAN & TRACI BLOCK

SELLER: THADDEUS & KAREN SUE MALY

RS  
lot size 885'8" φ  
rear 20' req. - 40' given OK.  
side - 2 1/2 stories = 14' req.  
~~lot coverage~~ 40% = 3543.2 φ  
- left side 8' given  
(maybe 12.5)  
- right side 28' given  
(maybe 25.5)  
x need btbl of 28'  
between the sides  
min of 8'  
has 8' on left  
tbl of 36' given  
so OK

lot coverage - 40% = 3543.2 φ  
existing: proposed - 2264 φ OK.

height - 35' max  
scaled 33'



34  
- 8.5  
-----  
25.5

60  
- 19  
-----  
41

Using both plot plans

**THIS IS NOT A BOUNDARY SURVEY.** This plan is based strictly on information provided by others and does not take into consideration any conflicts which obutting descriptions may contain. This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

Date 5.2.94 Scale 1" = 30'

R P TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By [Signature]

91 Lincoln St.  
 Block  
 124-I-008

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16" x 12" 4' frost walls.	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	N/A	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	✓	
Lally Column Type (Section R407)	3 1/2" solid - centered.	
Girder & Header Spans (Table R 502.5(2))	Steel Beam - Basement	* spec SHT. Needed.
Built-Up Wood Center Girder Dimension/Type	LVL - 1 <sup>st</sup> floor	* spec SHT. needed
Sill/Band Joist Type & Dimensions	2x12	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x12 16 O.C.	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x12 16. O.C.	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	Truss Assby.	



R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Match existing 8/12? Trusses w/ clips.	✓
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8" - Plywood. 1/2 walls OSB	✓
Fastener Schedule (Table R602.3(1) & (2))	IRL - 2007	✓
<b>Private Garage</b> (Section R309) <u>Living Space?</u> (Above or beside)	Living Above 5/8"	* 5/8" sheetrock
Fire separation (Section R309.2) Opening Protection (Section R309.1)	1 hr rated Assembly w/	✓
Emergency Escape and Rescue Openings (Section R310)	egress door to deck window.	✓
Roof Covering (Chapter 9)	Asphalt.	
Safety Glazing (Section R308)		
Attic Access (Section R807)	22x30 min.	Roll down stairs.
Chimney Clearances/Fire Blocking (Chap. 10)	2"	* 2" clearance req.
Header Schedule (Section 502.5(1) & (2))	ok in field not shown	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	R-19 - R-38	R-21 floor

Factor Fenestration		
Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement		
<del>Number of Stairways</del>		
<del>Interior</del>	NONE	
<del>Exterior</del>		
<del>Treads and Risers</del> (Section R311.5.3)		
<del>Width</del> (Section R311.5.1)		
<del>Headroom</del> (Section R311.5.2)		
<del>Guardrails and Handrails</del> (Section R312 & R311.5.6 – R311.5.6.3)	deck	will submit details.
Smoke Detectors (Section R313) Location and type/Interconnected	each Bedroom + Garage	
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)	1 HR Garage Ceiling + walls.	
Deck Construction (Section R502.2.1)		

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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

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

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

A. Peter Doughty 4/9/08  
Signature of Applicant/Designee Date

Chris M. [Signature] 4/9/08  
Signature of Inspections Official Date

CBL: 124-I-008 Building Permit #: 08-0262

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

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

<b>Permit No:</b> 08-0262	<b>Date Applied For:</b> 03/24/2008	<b>CBL:</b> 124 I008001
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<b>Location of Construction:</b> 91 LINCOLN ST	<b>Owner Name:</b> BLOCK JONATHAN A & TRACI	<b>Owner Address:</b> 91 LINCOLN ST	<b>Phone:</b> ( ) 874-0281
<b>Business Name:</b>	<b>Contractor Name:</b> General Contracting Services	<b>Contractor Address:</b> 1 Colchester Dr So. Portland	<b>Phone:</b> (207) 776-3073
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home with three story addition for garage, family room, & bedroom and bath.	<b>Proposed Project Description:</b> Three story addition for garage, family room, & bedroom & bath
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 03/28/2008

**Note:****Ok to Issue:** 

- 1) 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.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Chris Hanson      **Approval Date:** 04/09/2008

**Note:****Ok to Issue:** 

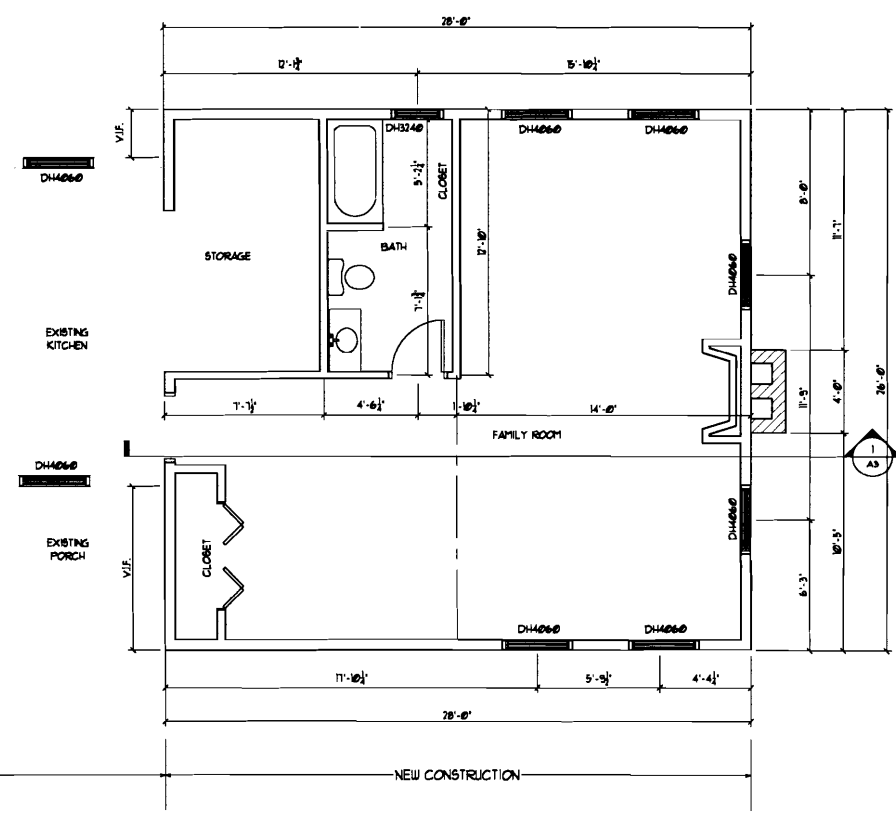
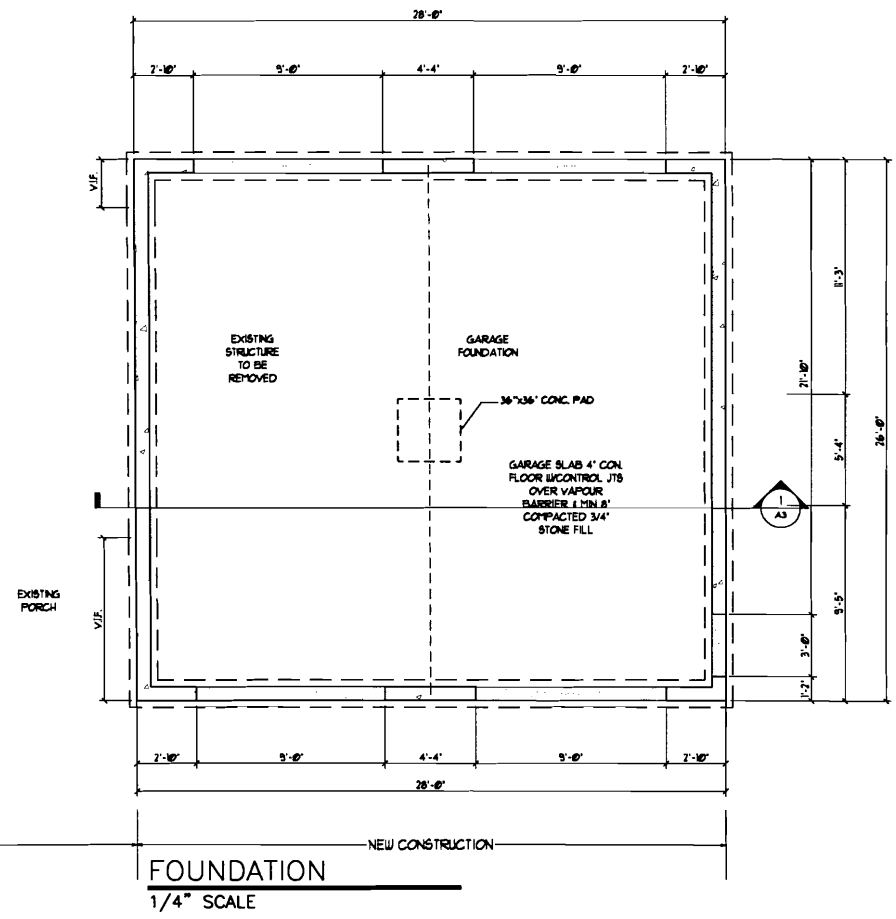
- 1) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 6) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Comments:**

3/27/2008-amachado: Spoke to Traci Block. Application said single family. A permit issued last year (07-0802) gave the legal use as a two family because they have not removed the second kitchen. I asked Traci if they were changing it to a one family since the application said that, but she said that she didn't know at this time. I told her that we needed to know the use before we issued the permit. She thanked me for pointing it out but didn't give me an answer. The contractor said that the second kitchen would come out when part of the back was taken off to build the addition. Traci said that at this time they might not go forward with the addition.

3/28/2008-amachado: Spoke to Jonathan Block. The legal use had been a two family. Permit #07-0802 had the use as a two family. The Blocks have been using it as a single family although the second kitchen still exists. With the addition, the second kitchen is being removed and so the legal use will go to a single family.

APR - 9 2008



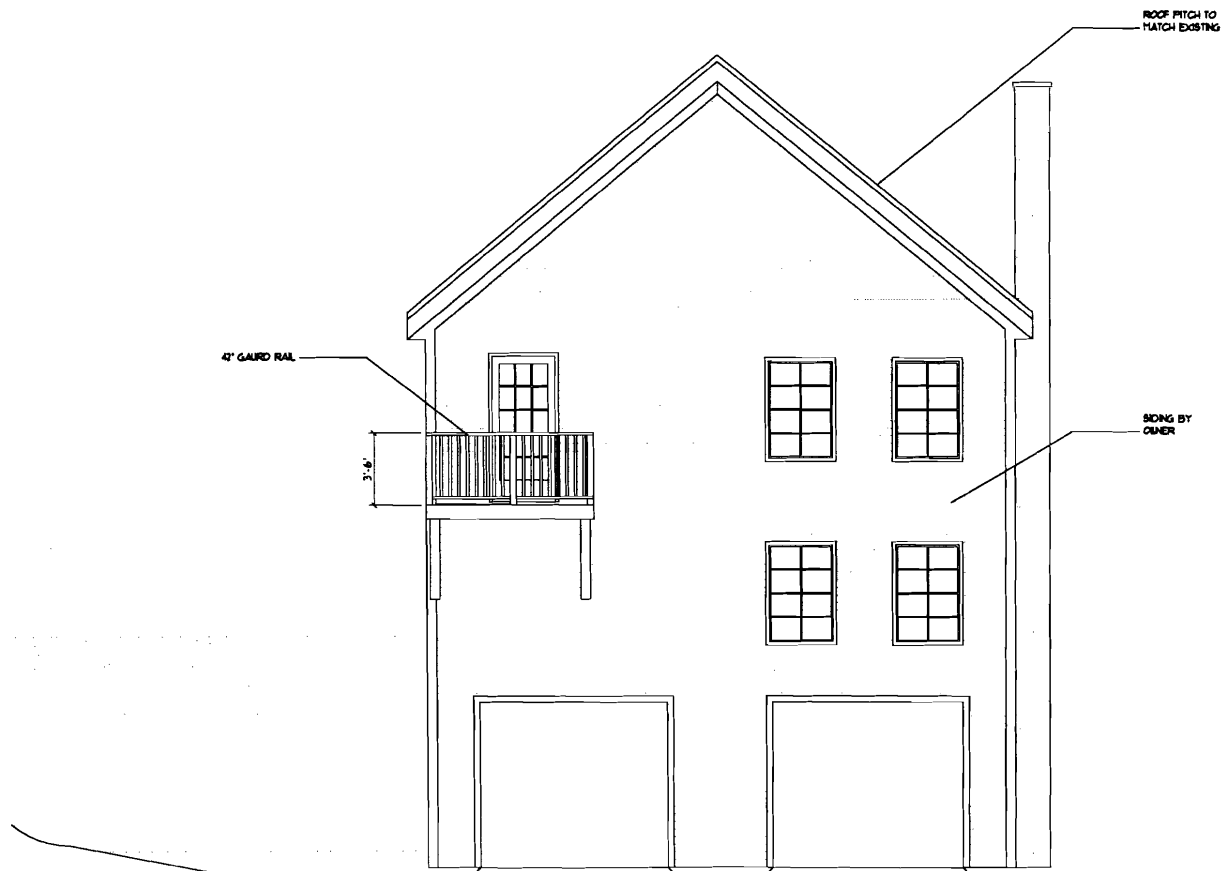
NOTE:  
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.  
IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.  
ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF PFC CAD DRAFTING SERVICES, INC. ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS PFC CAD DRAFTING SERVICES, INC. WILL BE HELD HARMLESS. PFC CAD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

G  
1/

V.I.F.

DH4060

V.I.F.



FRONT  
1/4" SCALE

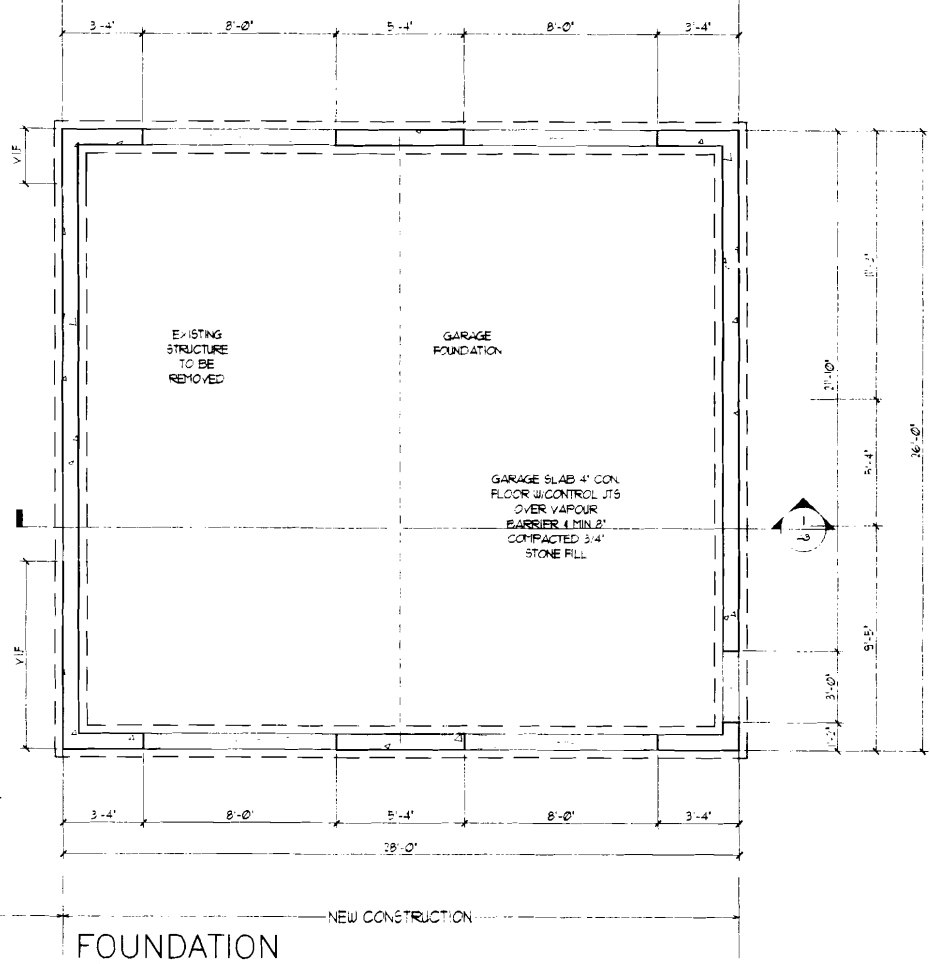
RIGHT  
1/4" SCALE



RIGHT  
1/4" SCALE

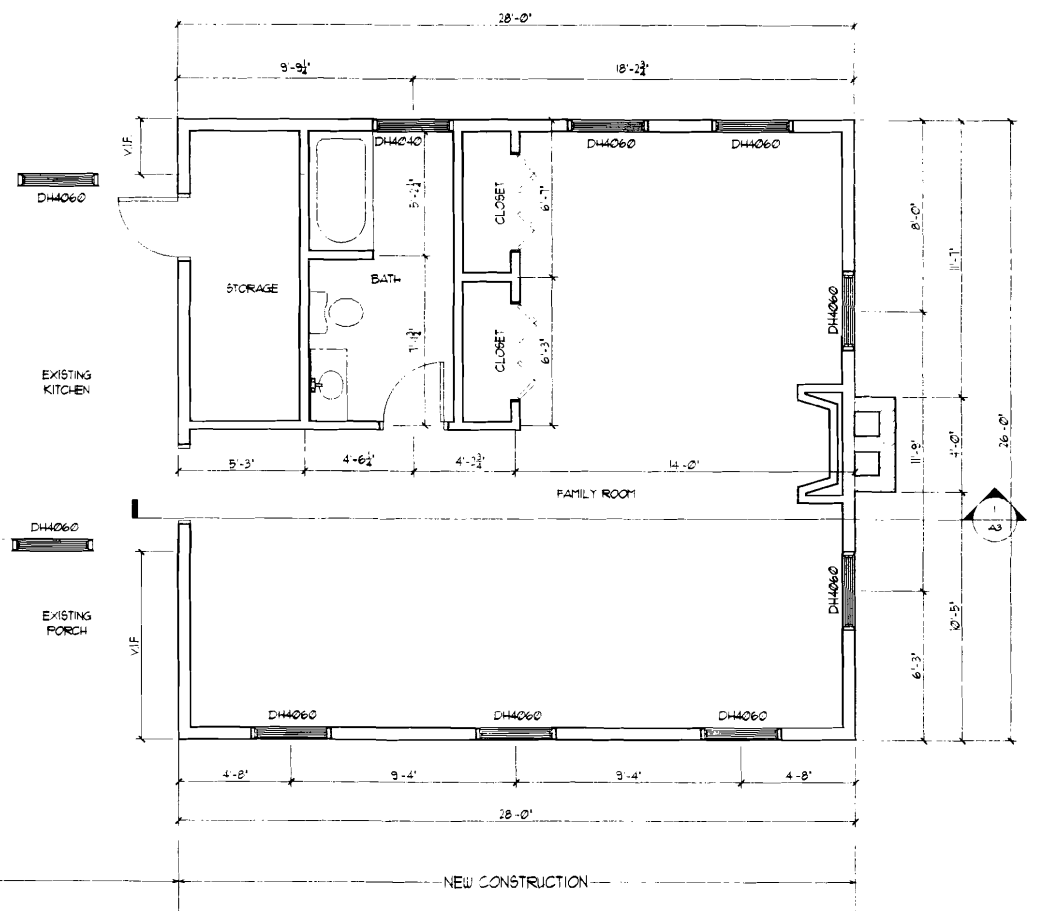
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BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION  
BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED  
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PFC CAD/D DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES  
AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.



← IS NOT being factored  
 This plan is inaccurate re. the size of the porch. Addition is springing out the end of the porch.

**FOUNDATION**  
 1/4" SCALE



**1ST FLOOR PLAN**

THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE OWNER ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL ADJACENT PROPERTY OWNERS OF THE CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY RECORDS OF THE CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL WORK IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL ADJACENT PROPERTY OWNERS OF THE CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY RECORDS OF THE CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL WORK IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THE CONTRACT DOCUMENTS.