

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080918

This is to certify that ROCHE THOMAS P & ANNE EA MLITS/Case Construction Ren

has permission to Replace existing stairs on right rear side of building expanding the footprint the minimum amount necessary to m

AT 123 GLENWOOD AVE 131 H007001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the 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 procured before this building or part thereof is altered 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 _____

PERMIT ISSUED
 SEP 12 2008
 Department Name
 CITY OF PORTLAND

9/12/08 *[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: 08-0918	Issue Date: 9/12/08	CBL: 131 H007001
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Location of Construction: 123 GLENWOOD AVE	Owner Name: ROCHE THOMAS P & ANDREA	Owner Address: 123 GLENWOOD AVE	Phone:
Business Name:	Contractor Name: Cape Construction & Renovation /Je	Contractor Address: 777 Cape Road Limington	Phone 2078072070
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-5

Past Use: 3 Unit Residential legal use: 3 d.u.	Proposed Use: 3 Unit Residential - Replace existing stairs on right, rear side of building expanding the footprint the minimum amount necessary to meet code & and add small roof over the top of the stairs	Permit Fee: \$40.00	Cost of Work: \$1,850.00	CEO District: 4
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Proposed Project Description:
Replace existing stairs on right, rear side of building expanding the footprint the minimum amount necessary to meet code & and add small roof over the top of the stairs.

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Means of Egress TO NFPA 101 Signature: <i>Greg Carr</i>	INSPECTION: Use Group: R-2 Type SB JBC-2003 Signature: 9/12/08 <i>CLM</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D)

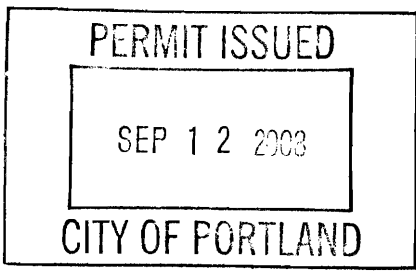
Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: ldobson	Date Applied For: 07/24/2008	Zoning Approval	
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- 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"/> Date: 9/12/08 <i>ABU</i>	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: _____
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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>123 Glenwood Ave</u>		
Total Square Footage of Proposed Structure/Area <u>60 sq ft</u>	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>131</u> Block# <u>H</u> Lot# <u>007</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Thomas P. Roche</u> Address <u>123 Glenwood Ave</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: H 774 <u>773-8947</u> W <u>774-2756</u> <u>x 3203</u>
Lessee/DBA (If Applicable) <u>JUL 24 2003</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1,850</u> C of O Fee: \$ _____ Total Fee: \$ <u>40-</u>
Current legal use (i.e. single family) <u>3 Family</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? _____ <u>stairs being up to code w/</u> Proposed Specific use: _____ <u>to code w/</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Replacing existing w/ a landing then stairs. Stairs will go in a roof. It won't descend direction. (Instead of straight down, it will be at a 90° angle).</u>		
Contractor's name: <u>Cape Construction + Restoration</u>		
Address: <u>777 Cape Road</u>		Telephone: <u>807-2070</u> <i>Jeremy</i>
City, State & Zip: <u>Limington ME 04409</u>		
Who should we contact when the permit is ready: <u>Tom Roche</u>		Telephone: <u>773-8947</u>
Mailing address: <u>123 Glenwood Ave Portland ME</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, 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: Thomas Roche Date: 7/24/08

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

8031

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0918	Date Applied For: 07/24/2008	CBL: 131 H007001
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Location of Construction: 123 GLENWOOD AVE	Owner Name: ROCHE THOMAS P & ANDREA	Owner Address: 123 GLENWOOD AVE	Phone:
Business Name:	Contractor Name: Cape Construction & Renovation /Je	Contractor Address: 777 Cape Road Limington	Phone: (207) 807-2070
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 3 Unit Residential - Replace existing stairs on right, rear side of building expanding the footprint the minimum amount necessary to meet code & add small roof over the top of the stairs.	Proposed Project Description: Replace existing stairs on right, rear side of building expanding the footprint the minimum amount necessary to meet code & add small roof over the top of the stairs.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 09/04/2008
Note: Original application was to add a 4' x5' extension off the porch and rotate the existng stairs 90 degrees. Section 14-388 does not allow this. The stairs will be rebuilt in their present location. The existing footprint is 5' x 6', but the existing 8 stairs do not meet code. The footprint can be expanded the minimum amount necessary to meet code.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being issued with the condition that the stairs will be rebuilt within thier existing footprint except they will extend out the minimum amount further from the deck to meet code. 2) This property shall remain a three 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. 			

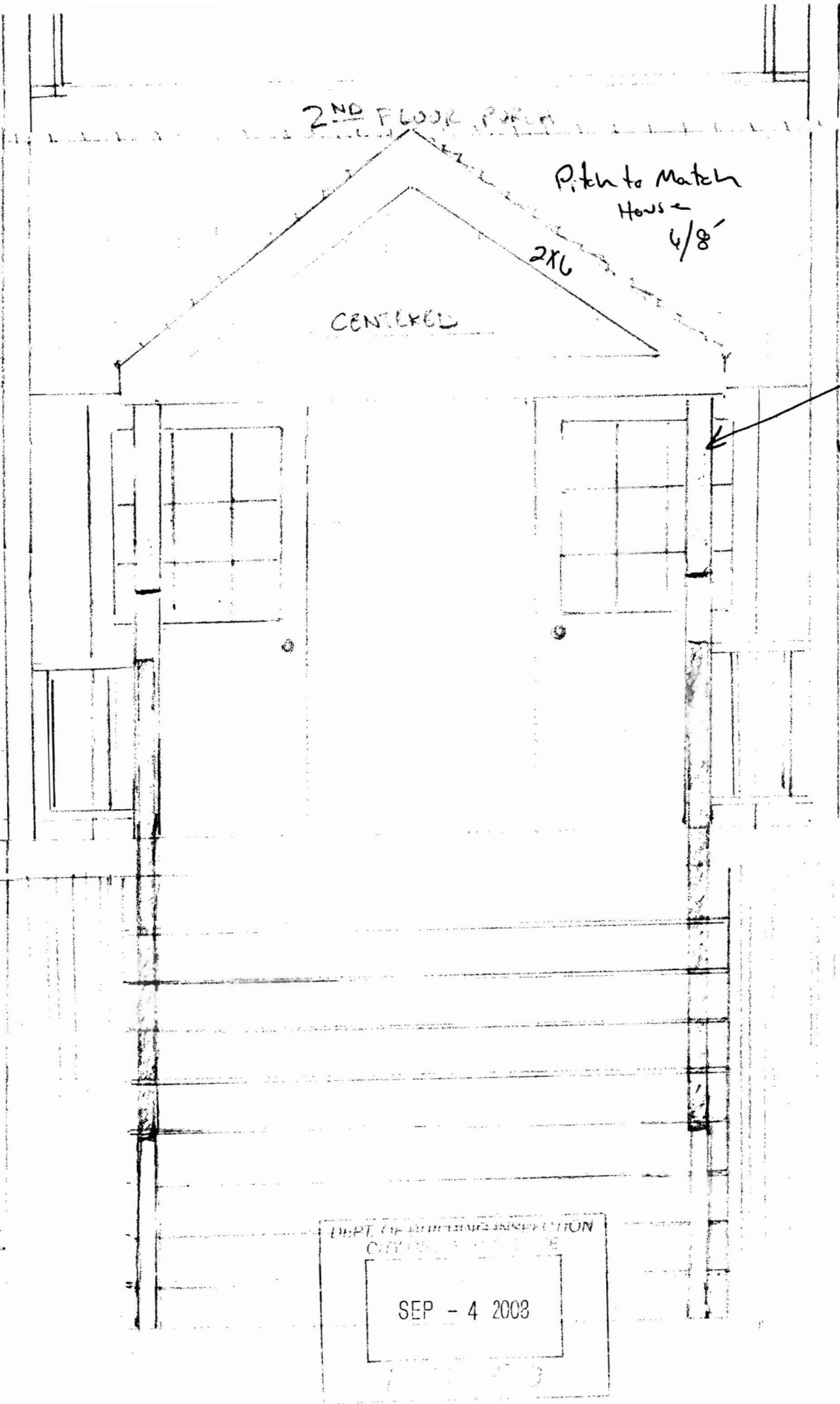
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 09/12/2008
Note: called builder Jerr			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere. 2) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7". 3) Guardrail openings shall be less than 4" up to a height of 34". From 34" - 42" the opening can be less than 8". 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 5) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor. 6) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 09/10/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Means of egress shall comply with NFPA 101 2) All construction shall comply with NFPA 101 			

Comments:
8/11/2008-amachado: Left message for owner. Spoke to contractor. Section 14-388 does not allow the expansion of a building if the building does not meet the land area per dwelling unit requirement. The contractor said the he will just rebuild the stairs where they are located, but he will build them to code. He will revise the plan.

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Business Name:	Contractor Name: Cape Construction & Renovation /Je	Contractor Address: 777 Cape Road Limington	Phone (207) 807-2070
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

9/4/2008-amachado: Received revised plans from owner.



2ND FLOOR PITCH

Pitch to Match House ←
4/8"

2X6

CENTERED

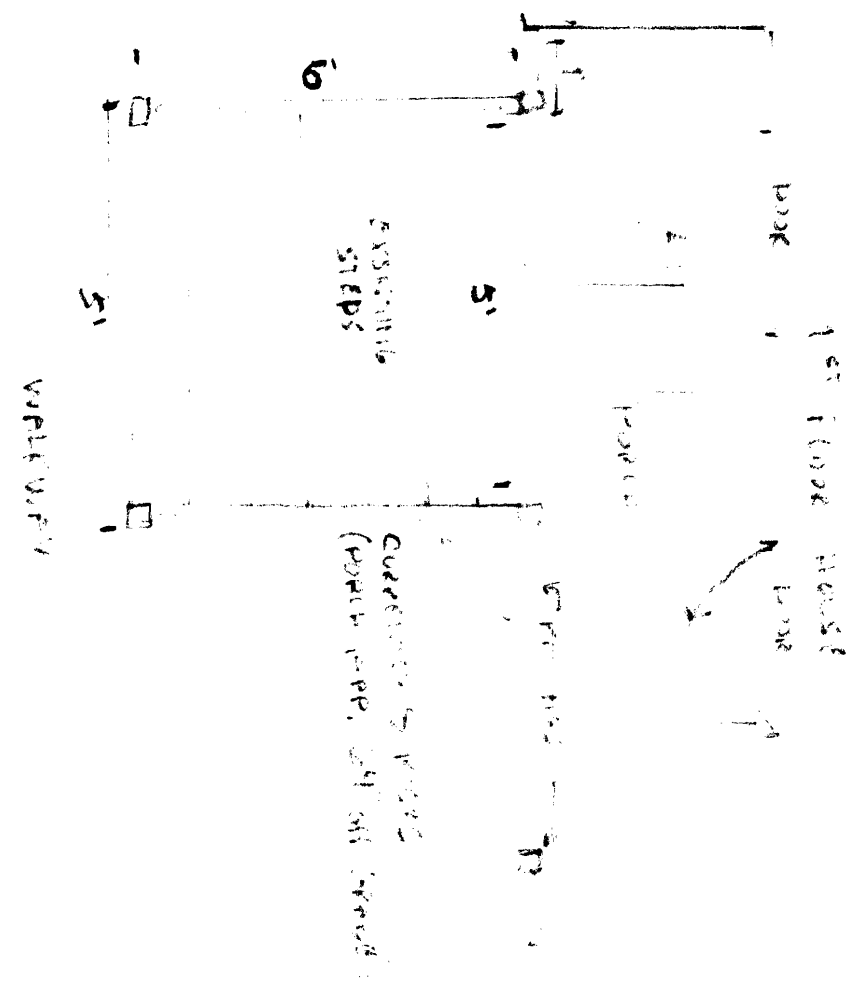
4x4
TO
Someday
Back to
Building
Plotted w/
Lop.

DEPT. OF BUILDING INSPECTION
CITY OF ...
SEP - 4 2008

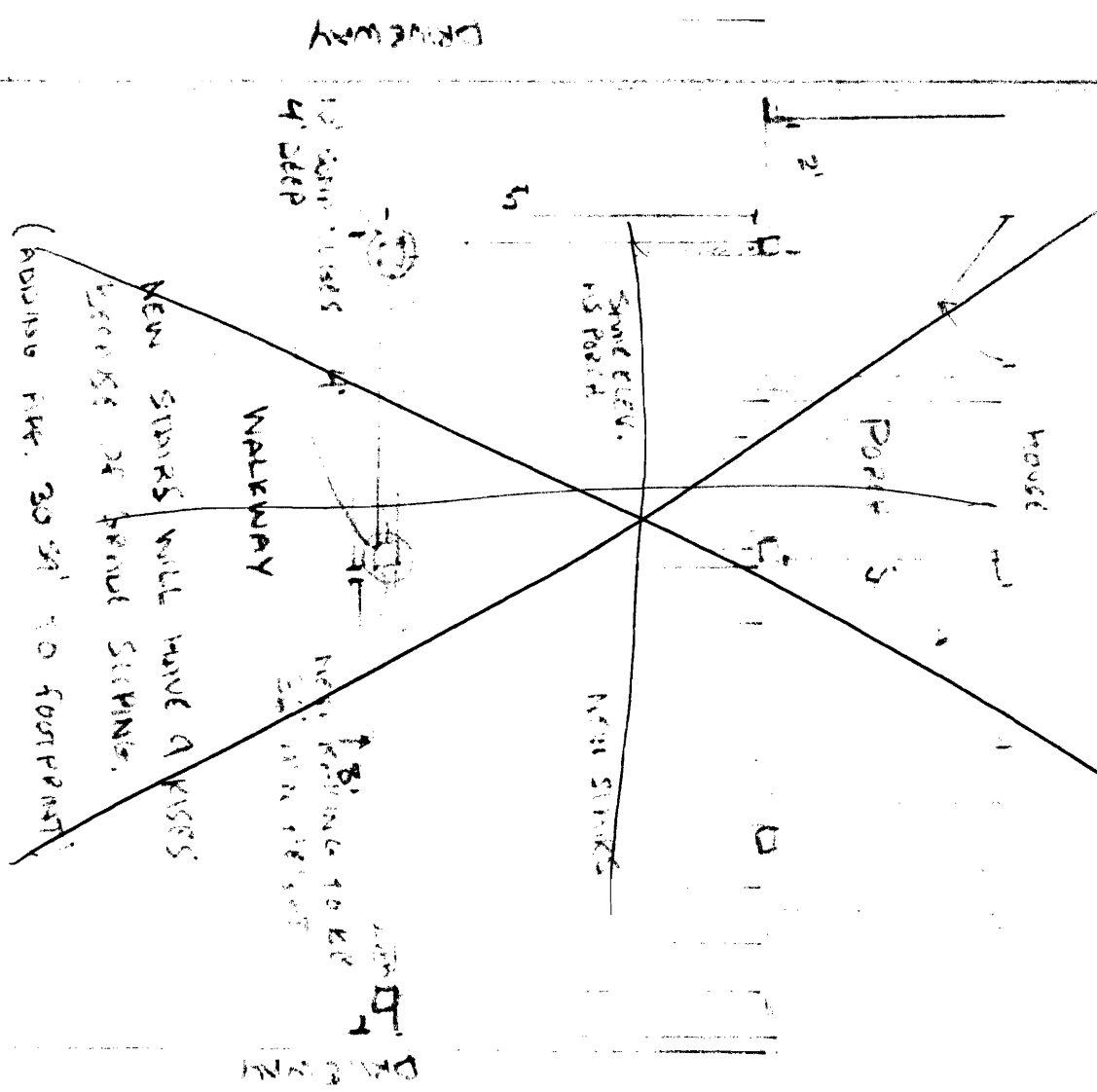
1200-8 RESIDENCE - PROPOSED CHANGE IN STAIRS
 THE EXTERIOR

- BIRDS OVER THE COURSE TIME

- BACK EXTERIOR



EXISTENCE OF PROPOSED STAIRS



DRAWN BY CADY CONSULTANTS, PEST. OCT-2013

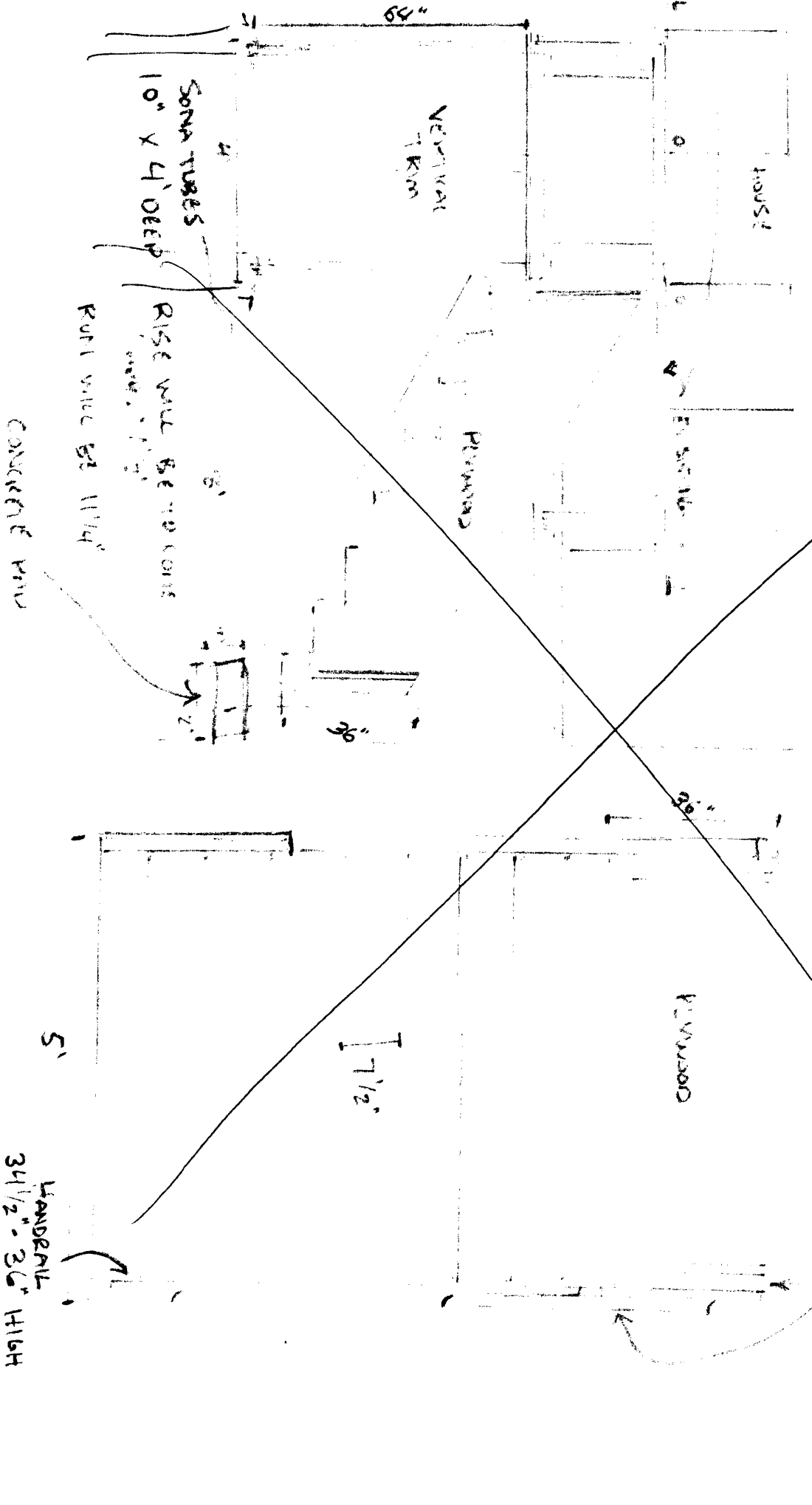
POOR DESIGN CONCEPTS

~~TRAVELERS TO BE USED~~

FROM MACHINERY - 20' DEEP

FROM CIRCULARLY - 40' DEEP

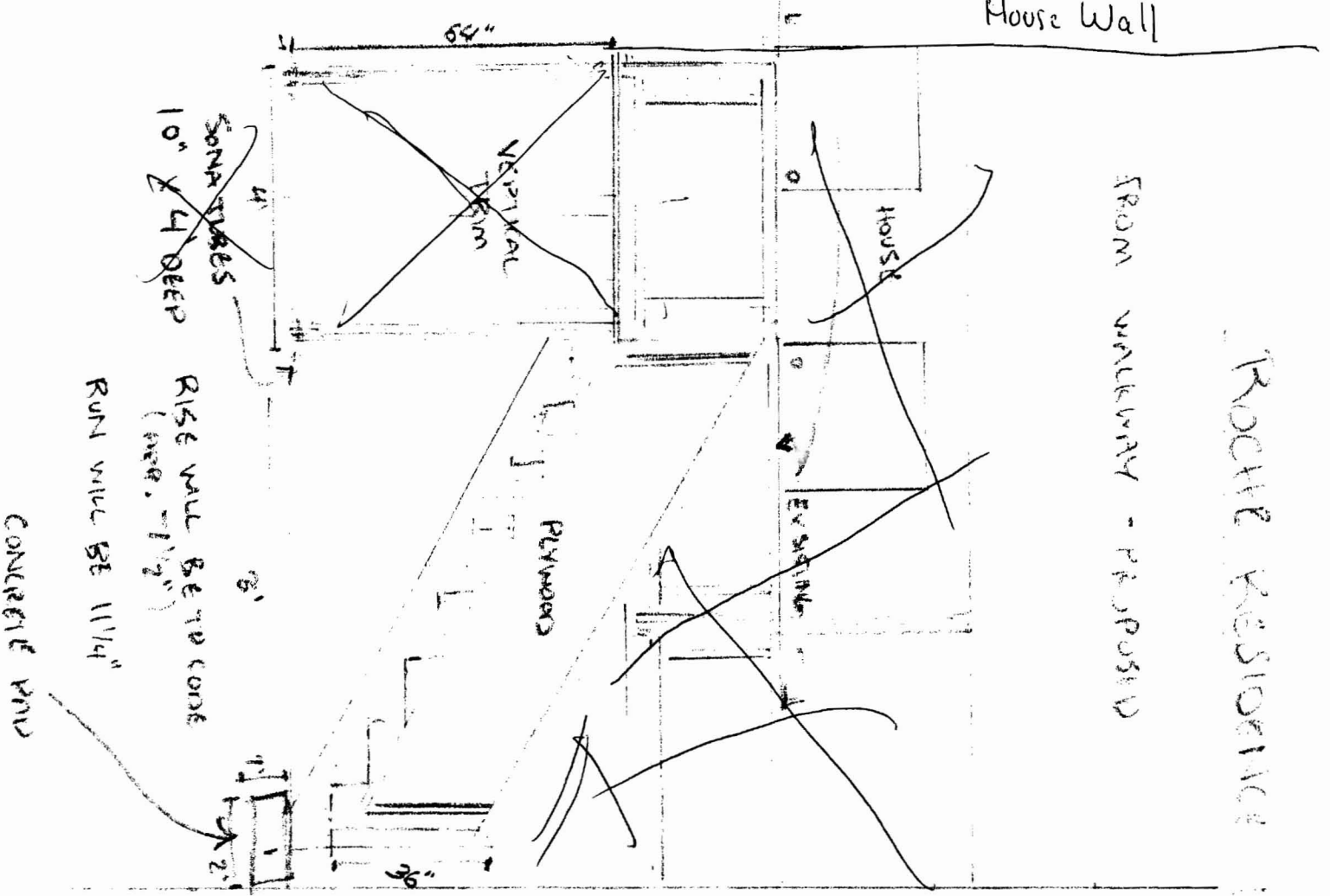
RAILINGS TO MATCH EXISTING
(PLYWOOD, NO NEED 4" SPACES)



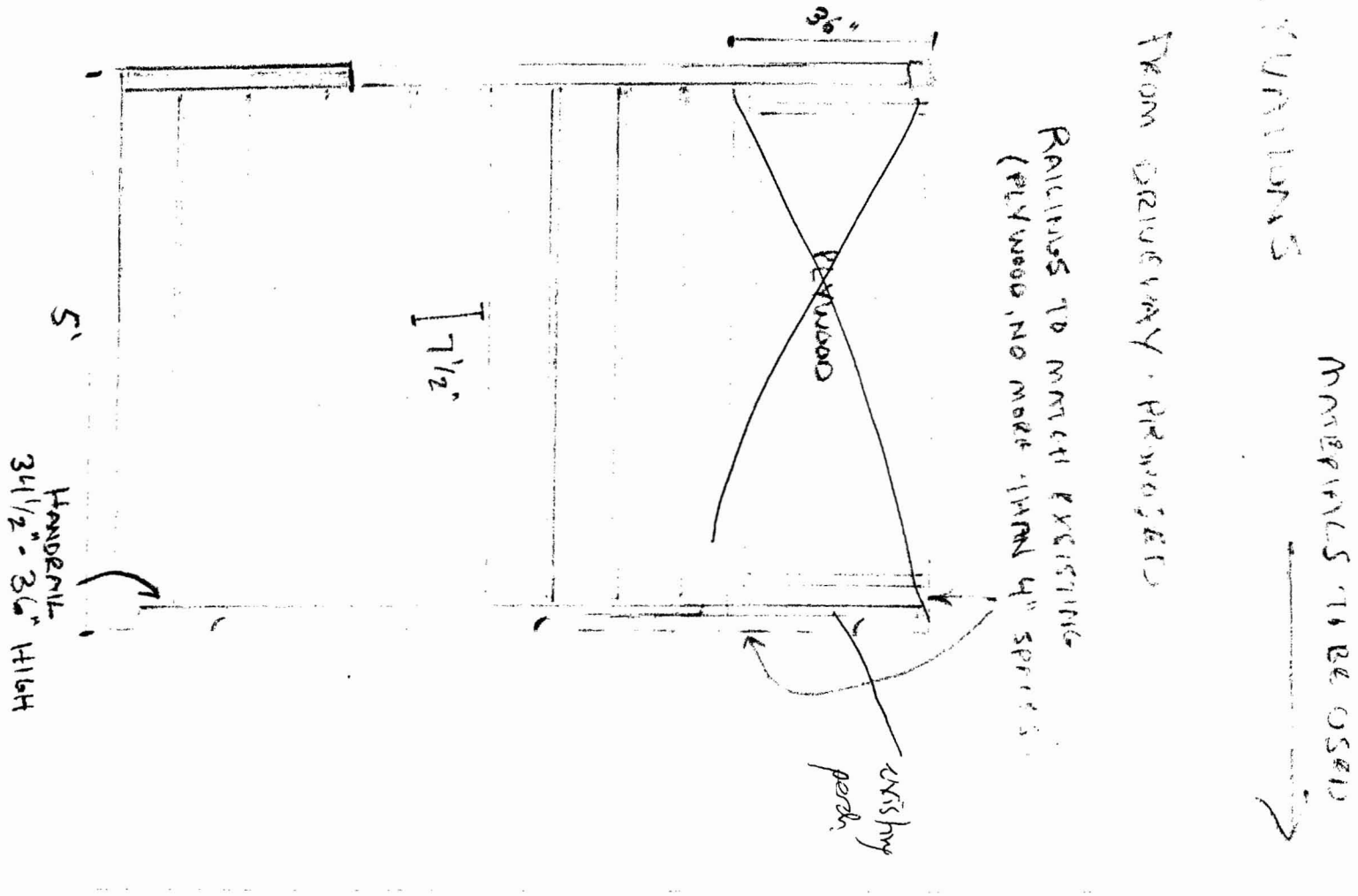
ROCHE RESIDENCE ALTERATIONS

MATERIALS TO BE USED

FROM WALKWAY - PROPOSED



FROM DRIVEWAY - PROPOSED



RAILINGS TO MATCH EXISTING
(PLYWOOD, NO MORE THAN 4" SPACES)

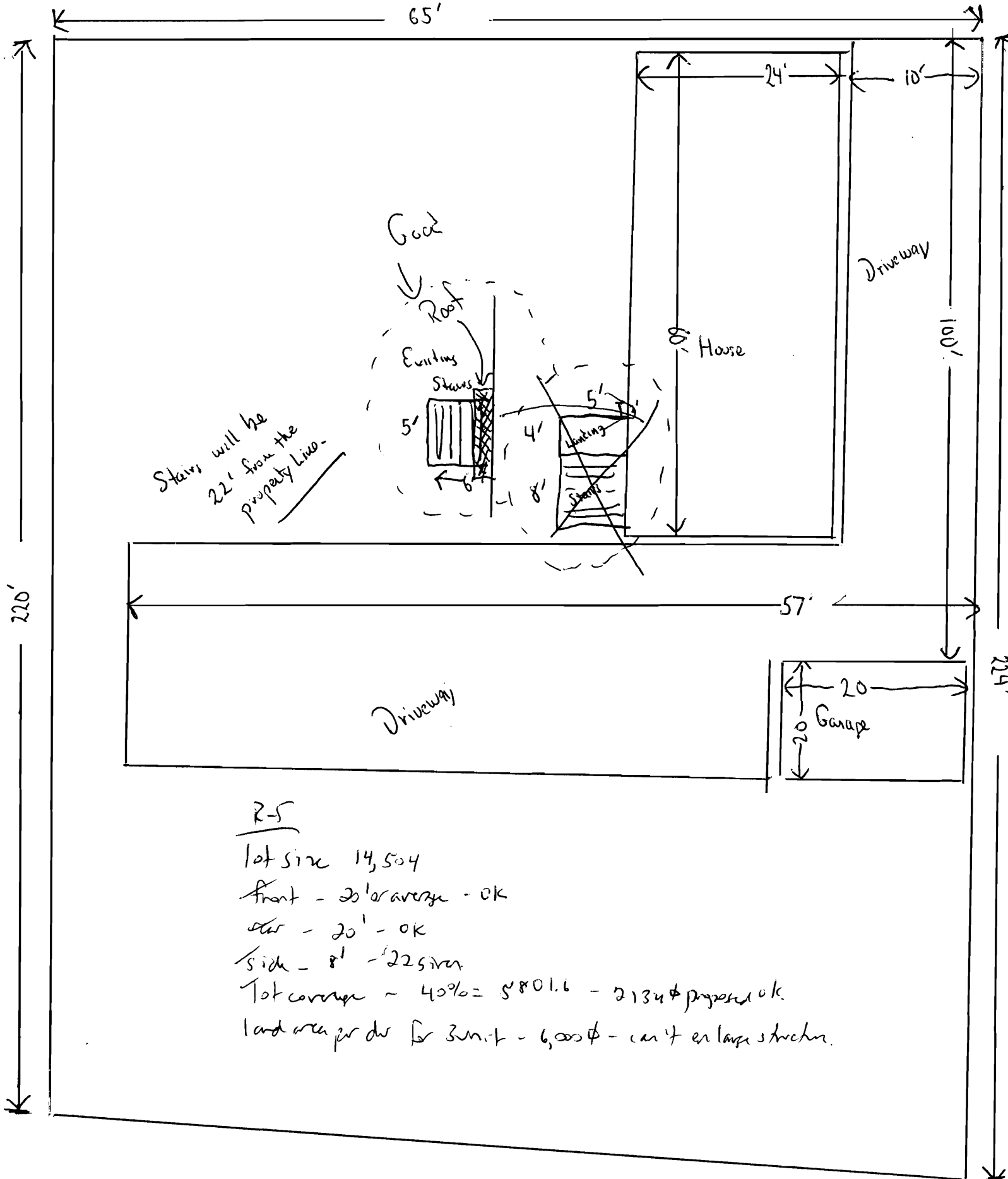
WISHY
PUSH

7 1/2"

HANDRAIL
3 1/2" - 36" HIGH

Glenwood Ave

Roche, Thomas
123 Glenwood Ave



R-5
 lot size 14,504
 front - 20' average - OK
 rear - 20' - OK
 side - 8' - 22' given
 Tot coverage ~ 40% = 5801.6 - 2134 proposed OK
 land area per dw for 3 unit - 6,000 sq ft - can't enlarge structure.

CAPE CONSTRUCTION AND RESTORATION

777 Cape Rd
Limington, ME 04049

ESTIMATE

Date
9/1/2008

For:
Tom Roche 123 Glenwood Portland, ME 04103

Work to be Performed

Revised plan for changing back stairs:

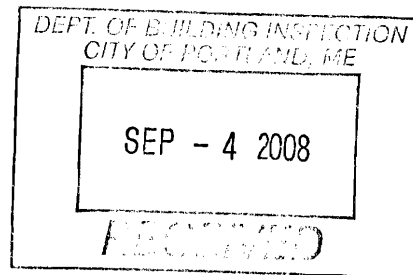
Removal and disposal of existing stairs.

To rebuild stairs to code, depth will be app. one foot more, width will be the same.
Stairs and railing will match porch design. All materials will be pressure treated, or primed pine.

To include gable roof over inside three feet of stairs, (top 3 to 4 steps).
Roof to be tied into porch, design to match house (trim, roofing). Will be wider than stairs so to shed water, snow.

- If rebuilt in same place \$1,800.00
- If moved (need to change door and storm) ~~\$1,950.00~~

Note: You have a \$175.00 credit from over pay on fence.



Total

Phone #	Fax #	E-mail
207-807-2070	207-637-2363	capeconstruction@fairpoint.net

CAPE CONSTRUCTION AND RESTORATION

777 Cape Rd
Limington, ME 04049

CONTRACT

Date
7/22/2008

For:
Tom Roche 123 Glenwood Portland, ME 04103

Work to be Performed	
<p>Replacing and changing the design of back exterior stairs from ground to first floor porch To include: removal and disposal of existing stairs. Installation of new sona tubes and concrete pad to foundation new stairs. Changing design to 4'x5' extension of porch floor elevation to allow stairs to empty onto driveway, (as talked about when we met. More details on drawings to follow) All materials will be pressure treated, framing, decking, railings. Design will match existing porch as closely as possible. (May be slight differences in order to meet building code.) Note: does not include painting, staining, sealing of any kind. \$1,850.00</p>	
<p>Replacement of 12' 4x6 rotted beam on back porch To include: new pressure treated beam with proper supports and new primed trim board on exterior of beam (to match existing.) \$250.00</p>	
<p>Rebuilding stockade fence on back property line To include: taking down existing fencing, disposing of old 6'x8' sections. Installing new fence in the same place (app. 2' from back property line). All 8 fence sections will be new 6'x8' pressure treated stockade panels with new 4x4 pressure treated posts. Will make new post holes so as to straighten fence and make posts stronger. Will make 3' gate through fence where you decided with exterior hardware. Note: does not include painting, staining, sealing of any kind. \$1,875.00</p>	
<p>Installing new kitchen/pantry flooring To include: preparation of existing floor to accept new flooring, sanding, fastening, removal of 1/4 round molding around perimeter of rooms. Will install Armstrong Excelon composition tile, 12"x12" squares in the colors chosen throughout kitchen, pantry area. (155 square feet) Will polish if desired. \$1,050.00</p>	NOTE: (will be considered separate and done on a later date)
Please pay half of fence, beam and stairs at start of work = \$1,987.50 thank you.	
Total	5,025.00

Signature

[Handwritten Signature] 7/23/08

Phone #	Fax #	E-mail
207-807-2070	207-637-2363	capeconstruction@fairpoint.net

PAID \$1,000.00 7/23/08
TOWARD TOTAL CHECK #8030

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	131 H007001
Location	123 GLENWOOD AVE
Land Use	THREE FAMILY
Owner Address	ROCHE THOMAS P & ANDREA M JTS 123 GLENWOOD AVE PORTLAND ME 04103
Book/Page	7828/143
Legal	131-H-7 GLENWOOD AVE 121-123 14504 SF

Current Assessed Valuation

Land	Building	Total
\$95,900	\$257,000	\$352,900

Property Information

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 3390	Total Acres 0.333	
Bedrooms 6	Full Baths 3	Half Baths	Total Rooms 14	Attic Full Finsh	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1920	Size 18X20	Grade D	Condition A
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

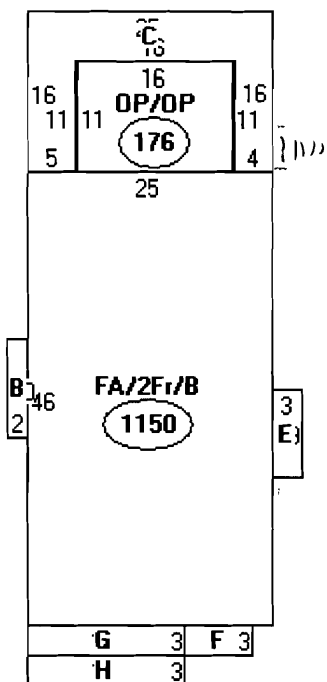
<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!





Descriptor/

A: FA/2Fr/B
1150 sqft

B: FA/2sFBAY
20 sqft

C: UA/2Fr/B
224 sqft

D: OP/OP
176 sqft

E: FA/2sFBAY
27 sqft

F: FA/2sFBAY
21 sqft

G: OFP
48 sqft

H: OFP
48 sqft

= 1714

1714

Garage - 18 x 20 = 360

adding - 4 x 5 = 20

8 x 5 = 40

total 2134