

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090304
APR 27 2009
CITY OF PORTLAND

This is to certify that MCKENNEY PATRICK G & CILIA D MCKENNEY/R/S has permission to Amendment to 09-0222, to include Total Interior Demolition of Malls, Electrical, Plumbing, Addition of New Support Beams, Addition of Deck of Main AT 34 ALBA ST CH 133 C018001

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 lathed or otherwise used-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

Chris Hill
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: 09-0304	Issue Date: 7/24/09	CBL: 133 C018001
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Location of Construction: 34 ALBA ST	Owner Name: MCKENNEY PATRICK G & CECI	Owner Address: 34 ALBA ST	Phone: 207-773-2511
Business Name:	Contractor Name: R S Carter Construction	Contractor Address: PO Box 11138 Portland	Phone: 2078389395
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family Home	Proposed Use: Single Family Home - Amendment to 09-0222, to include Total Interior Demolition of all Walls, Electrical, Plumbing. Addition of New Support Beams, Addition of Deck of Mudroom	Permit Fee: \$250.00	Cost of Work: \$23,000.00	CEO District: 5
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Proposed Project Description:
Amendment to 09-0222, to include Total Interior Demolition of all Walls, Electrical, Plumbing. Addition of New Support Beams, Addition of Deck of Mudroom.

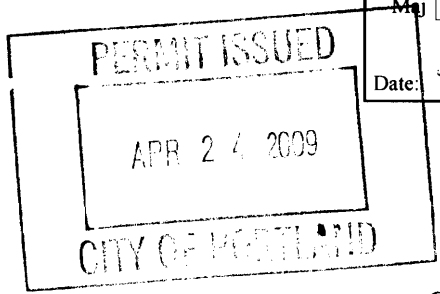
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SIB IRC-2003
Signature:	Signature: 7/24/09 [Signature]

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: 04/10/2009	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	Zoning Appeal	Historic Preservation
<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"/> Minor <input type="checkbox"/> MM	<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	<input type="checkbox"/> Not in District or Landmark <input checked="" 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: 7/24/09 CSB	Date:	Date: CSB



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

04/29/09 okay to pour footings
set backs okay ~~MA~~

05/01/09 Foundation walls okay
Basement okay ~~MA~~

6/24/09 - checked (pumps, plumbers, electric) -
all OK to close in -
JPM

9/4/09 - checked for final - all work as
complete - OK to Close out,

JPM

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0279	Date Applied For: 04/07/2009	CBL: 133 C018001
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Location of Construction: 34 ALBA ST	Owner Name: MCKENNEY PATRICK G & CECI	Owner Address: 34 ALBA ST	Phone: 207-749-3768
Business Name:	Contractor Name: R. S. Carter Construction	Contractor Address: PO Box 11138 Portland	Phone: (207) 874-0000
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Addition of an 8'x14' Mud Room off of the New Rear Kitchen Way	Proposed Project Description: Addition of an 8'x14' Mud Room off of the New Rear Kitchen Way
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 04/24/2009

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:** 04/24/2009

Note: **Ok to Issue:**

- 1) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 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) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



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>34 ALBA ST. PORT ME</u>		
Total Square Footage of Proposed Structure/Area <u>207 Sq ft</u>	Square Footage of Lot <u>0.143 ACRES</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>133 C 18</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>DAVID GALIN</u> Address <u>20 MABEL ST.</u> City, State & Zip <u>PORT, ME 04103</u>	Telephone: <u>773-2511</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) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>AMENDMENT 09-0222</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ 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: _____

Date: _____

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

Applicant: R.S Carter

Date: 4/22/09

Address: 34 Alb. St.

C-B-L: 137-C-018

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 4/22/09

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' - 8' to ex. stroy.

Rear Yard - 25' - 43' shown.

Side Yard - 2 1/2 story - 14' - 15-5 shown



Projections -

Width of Lot - 60' - 89 shown

Height -

Lot Area -

Lot Coverage/ Impervious Surface - 30%

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

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.

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

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

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

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.

David Guler

Signature of Applicant/Designee

4-24-09

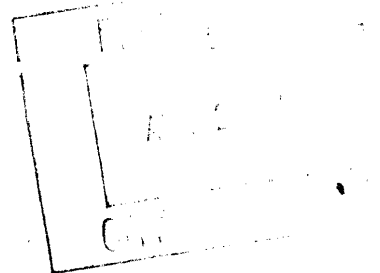
Date

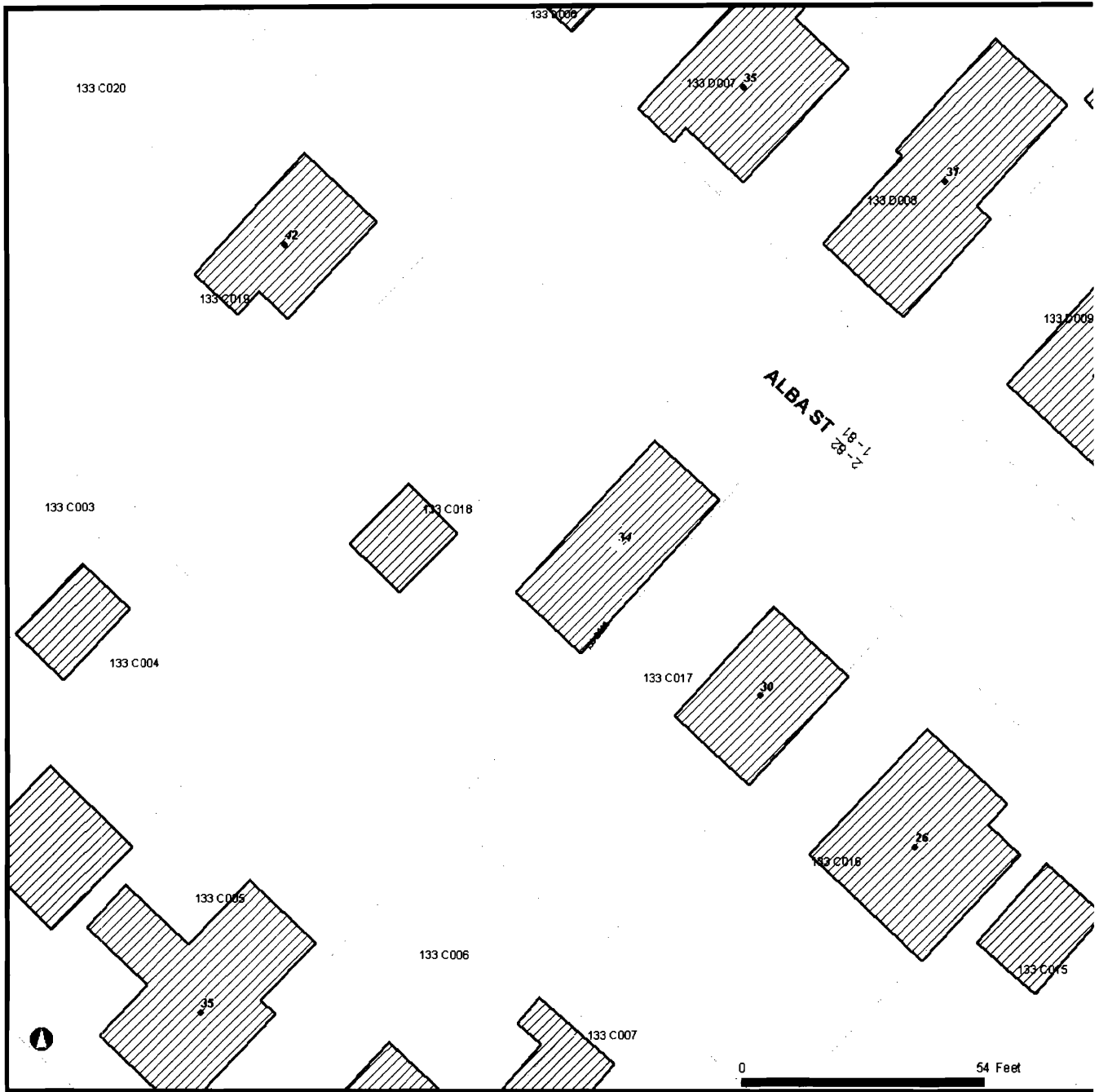
J. H.

Signature of Inspections Official

4.24.09

Date







34 ALBA ST.
PARTIAL SIDE



34 ALBA ST.

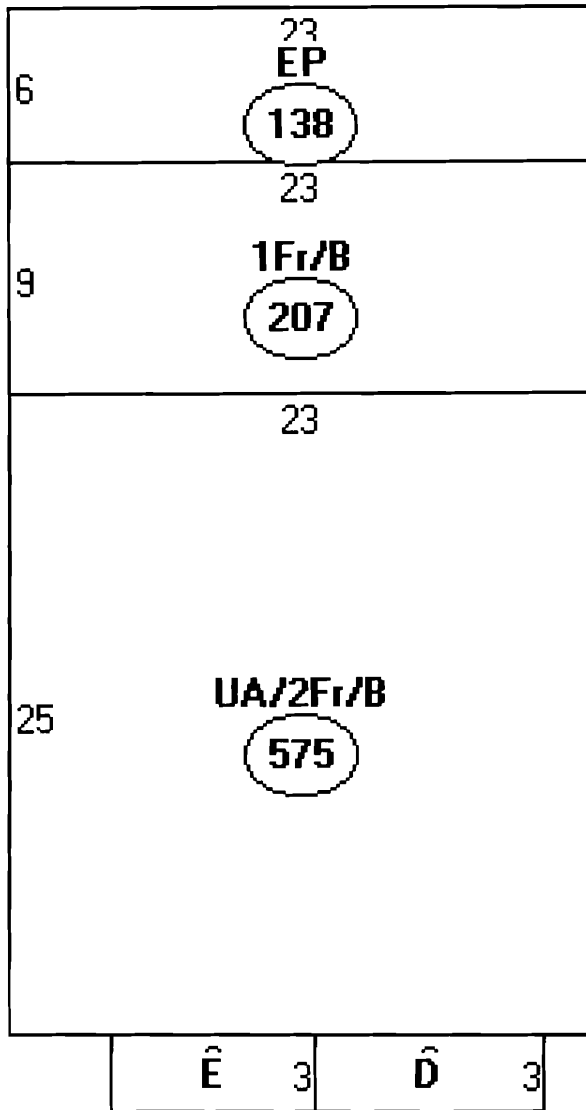
SIDE



34 ALBA ST.

REAR





Descriptor/Area

A: UA/2Fr/B
575 sqft

B: 1Fr/B
207 sqft

C: EP
138 sqft

D: OP
27 sqft

E: FBAY
24 sqft

R.S. CARTER CONSTRUCTION

Box 11138, Portland ME 04104-7138

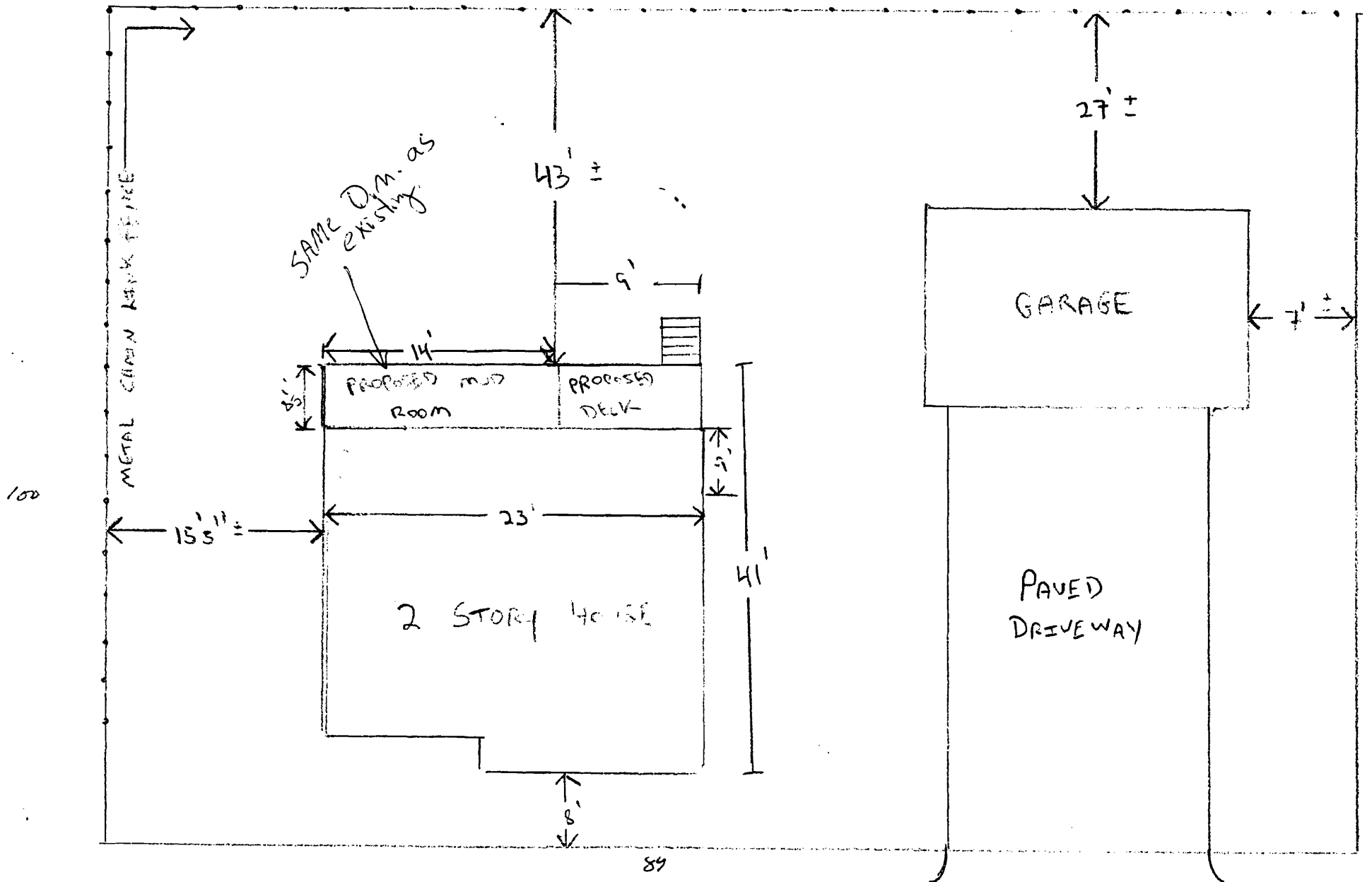
(207)838-9395

34 Alba St. other contract items.

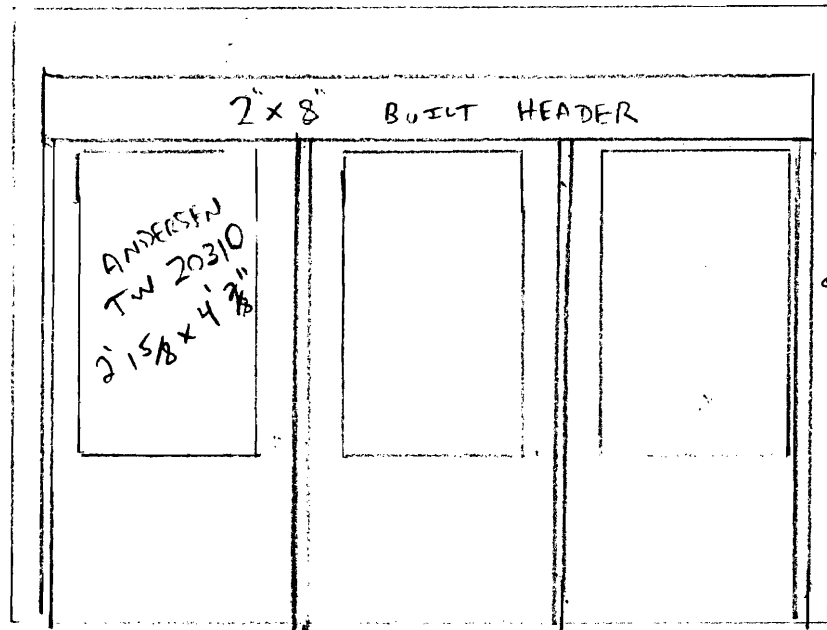
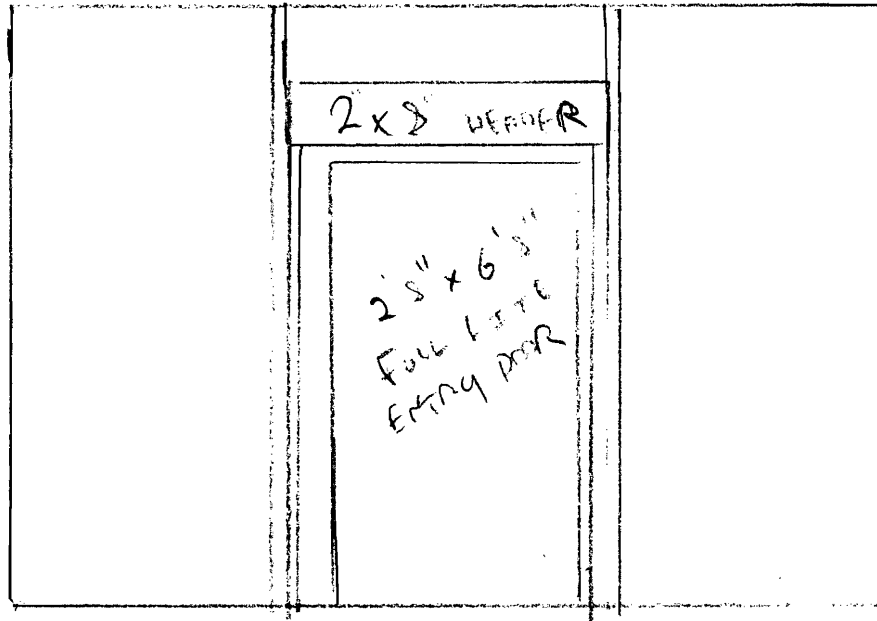
- 1) removal of plaster and lathe, and existing plumbing and knob and tube.
Including all disposal.
\$4,200.00
- 2) rewiring home. (this cost does not include wiring both additions:).
\$3,780.00
- 3) Install ½ sheetrock to all walls and 5/8 firerock to all ceilings, finished to paint ready.
\$6,300.00
- 4) Cost of deck off of mudroom (see Drawing enclosed)
\$3,400.00
- 5) Sistering of rafters in attic. Currently 2"x4" rafters 24"OC, we will sister each with a 2"x6" to stabilize. New knee walls to be built underneath at 4'.
\$2,100.00
- 6) Insulate all exterior walls, floors and ceilings.
Minimums: 2x6 wall: R-19
2x4 walls: R-15 (R-19 High Den.)
Floors: R- 19
Ceilings: R- 30
\$3,300.00

TOTAL OF ADDITIONAL CONTRACT WORK: \$23,080.00

PLOT PLAN - ALBA ST



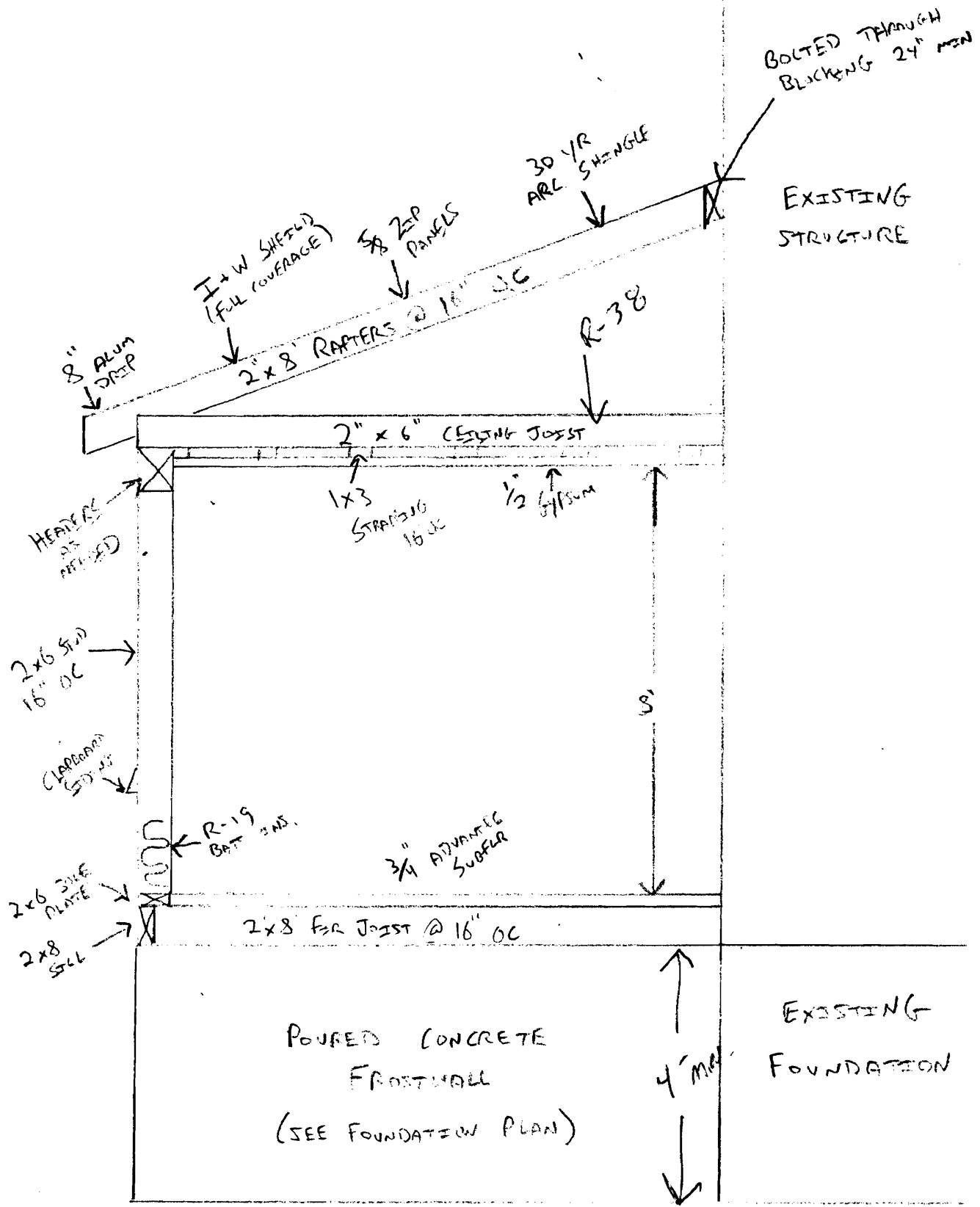
34 ALBA ST. WINDOW/DOOR - MULTIROOM



14" wall Secto
same / w / 5
windows equally
spaced

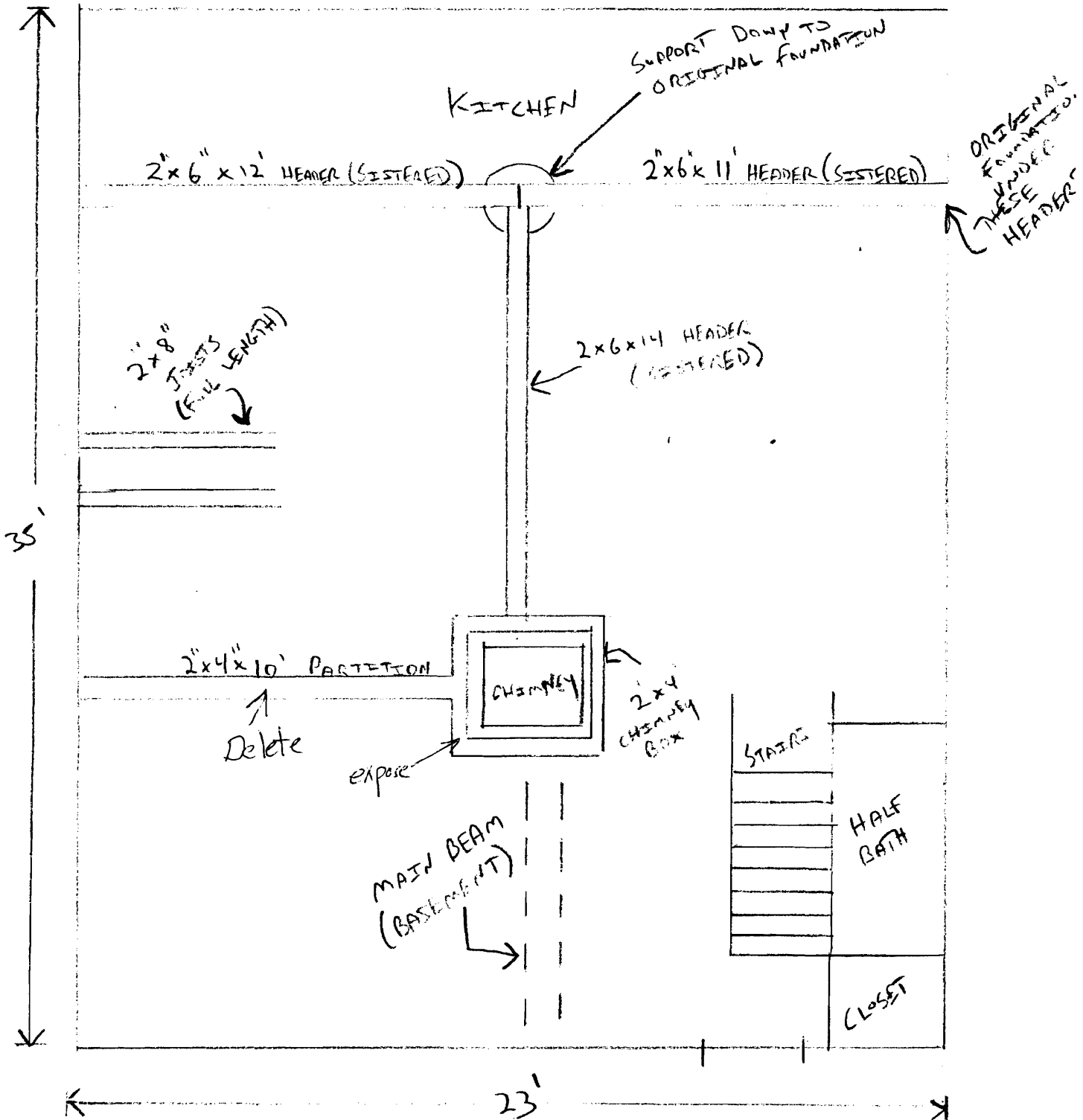
← 8' 1/2 →

34 ALBA ST
CROSS SECTION
MVD ROOM

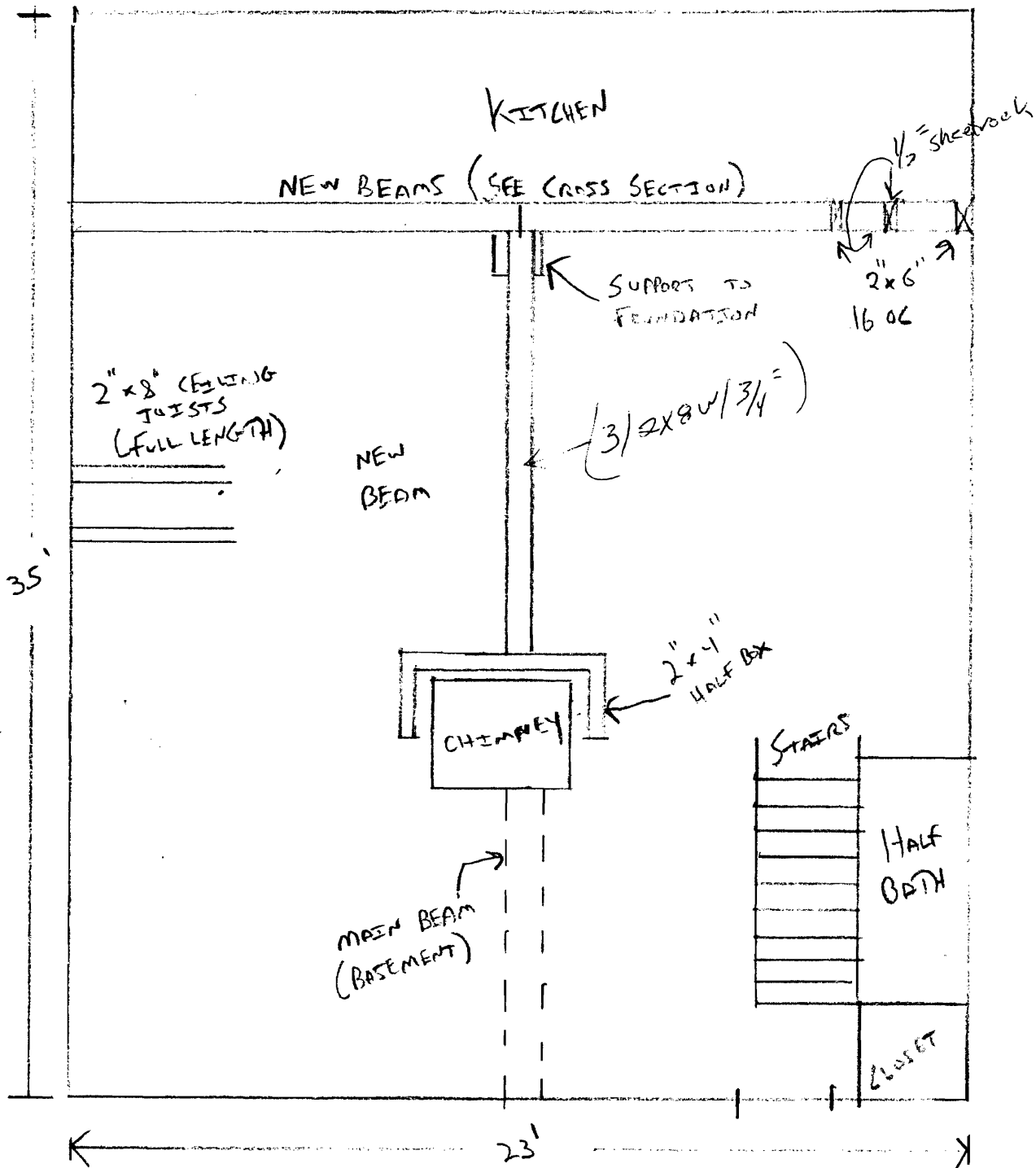


34 ALBA STREET

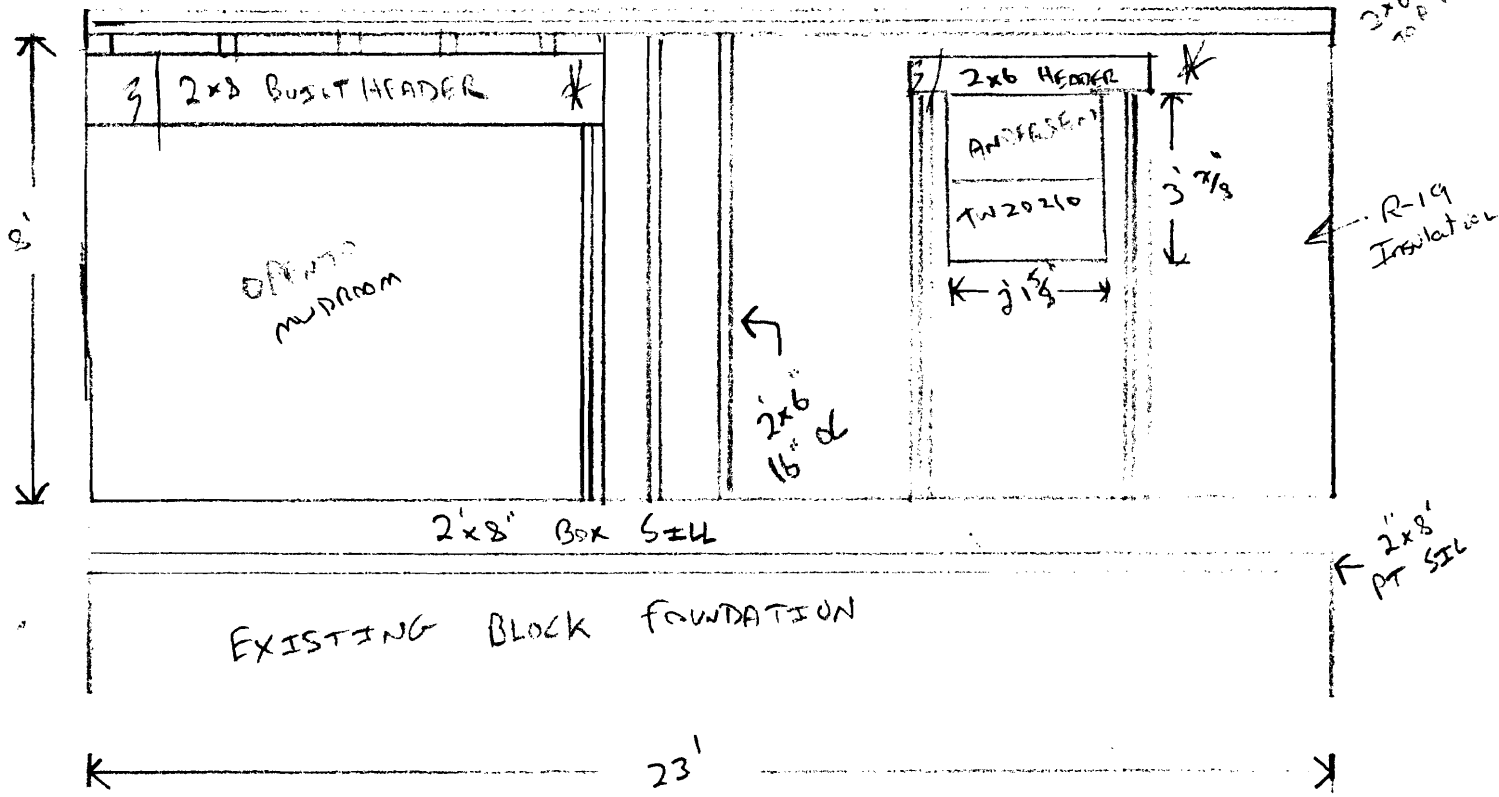
EXISTING 1ST FLOOR LAYOUT



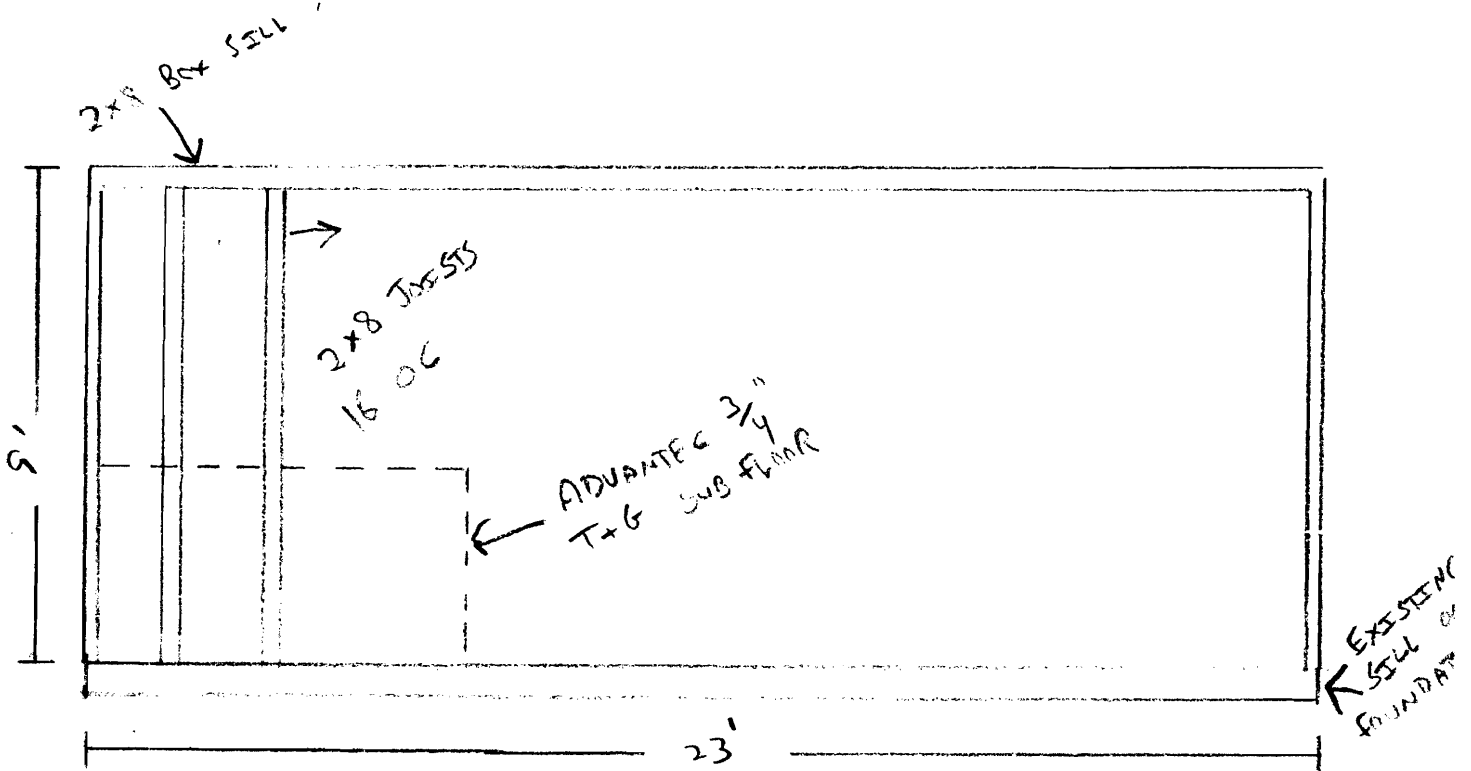
34 ALBA STREET
PROPOSED 1ST FLOOR LAYOUT



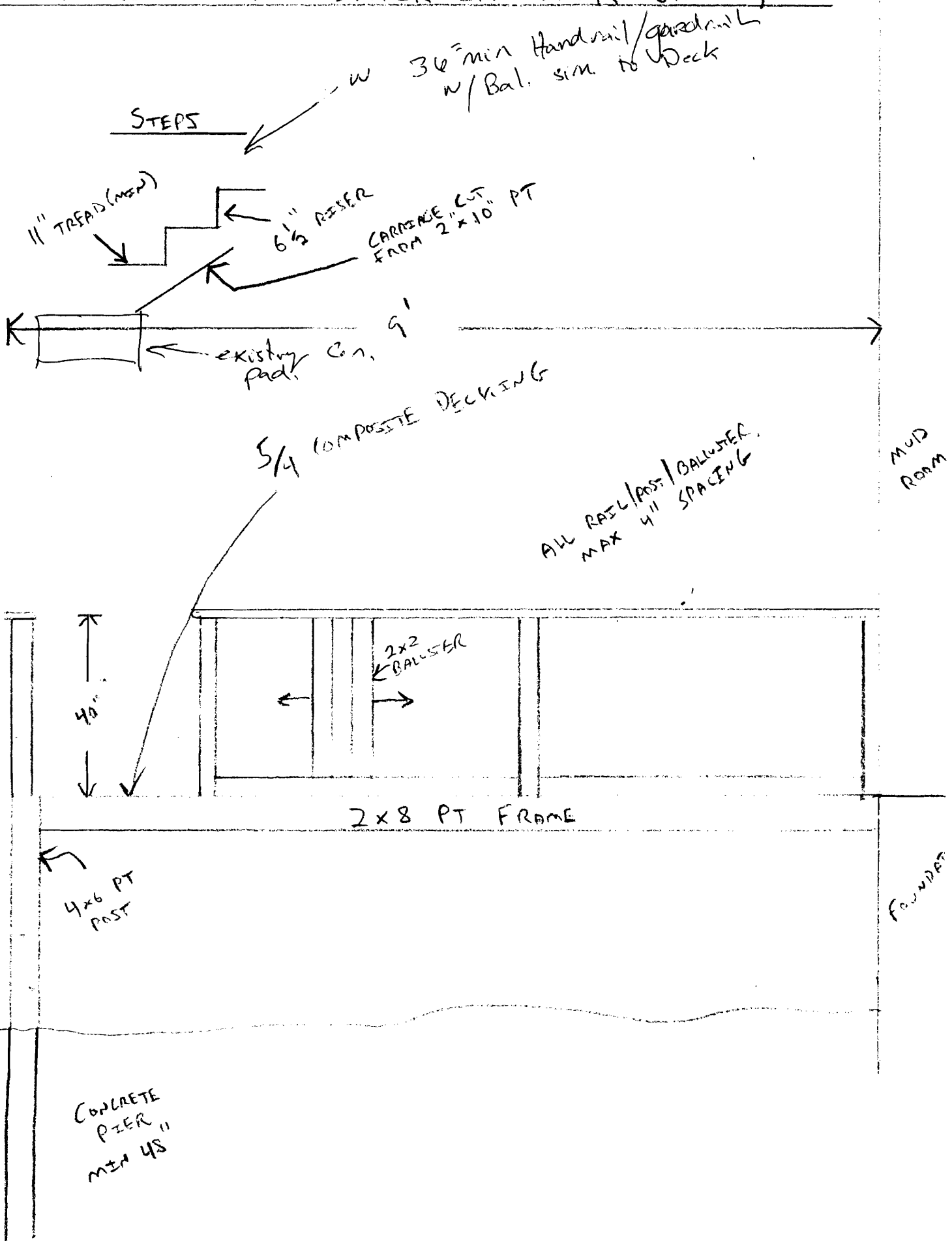
34 ALBA ST. REAR KITCHEN WALL (REPLACEMENT)



34 ALBA ST. KITCHEN FLOOR (REPLACEMENT)



PLAN VIEW 21. EXTERIOR WALK DECK (NEW)

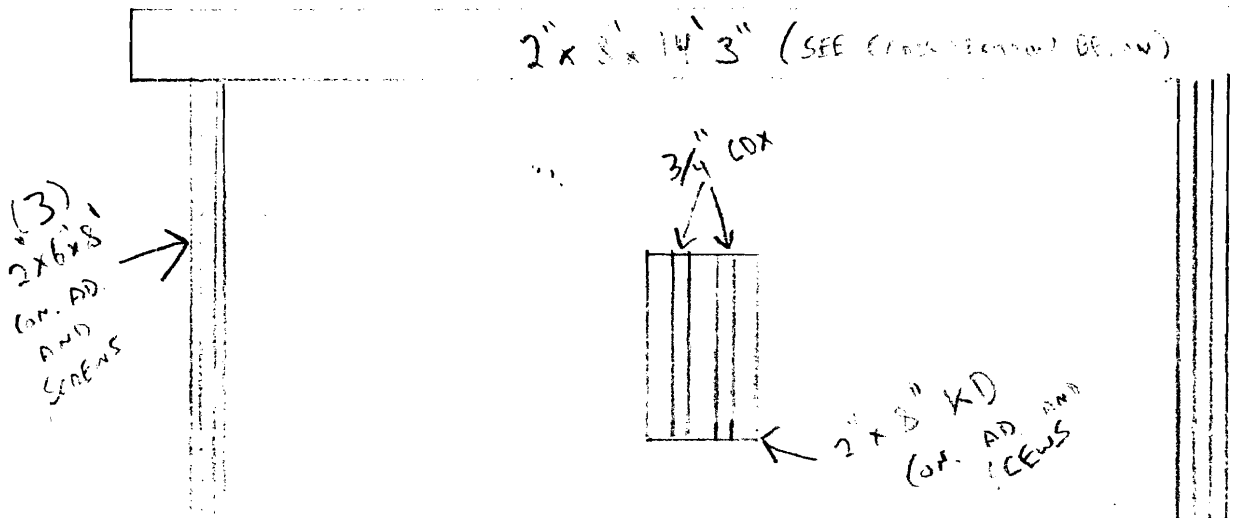


These notes were added to amend this permit for readers used. Tom M

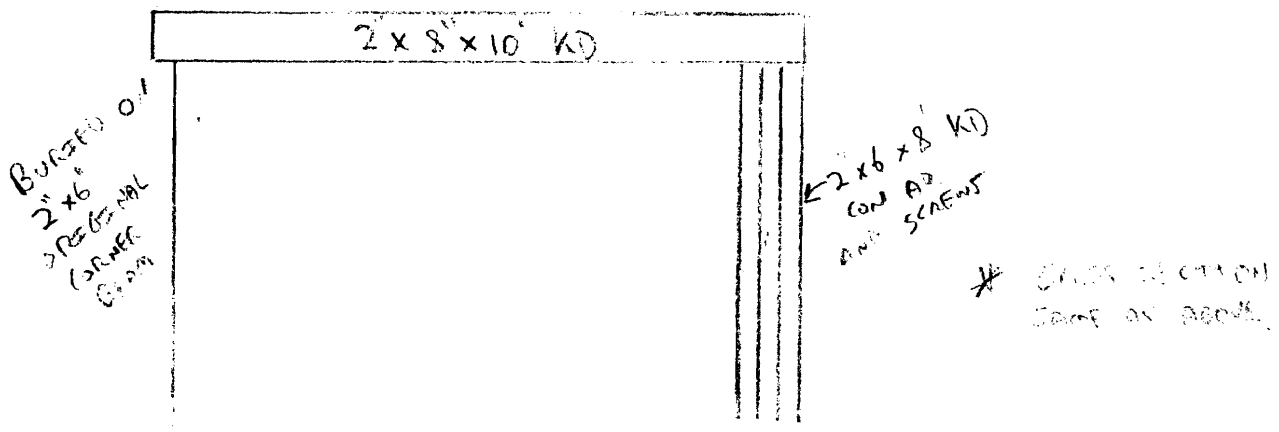
R.S. CARTER CONSTRUCTION

Box 11138, Portland ME 04104-7138

(207)838-9395

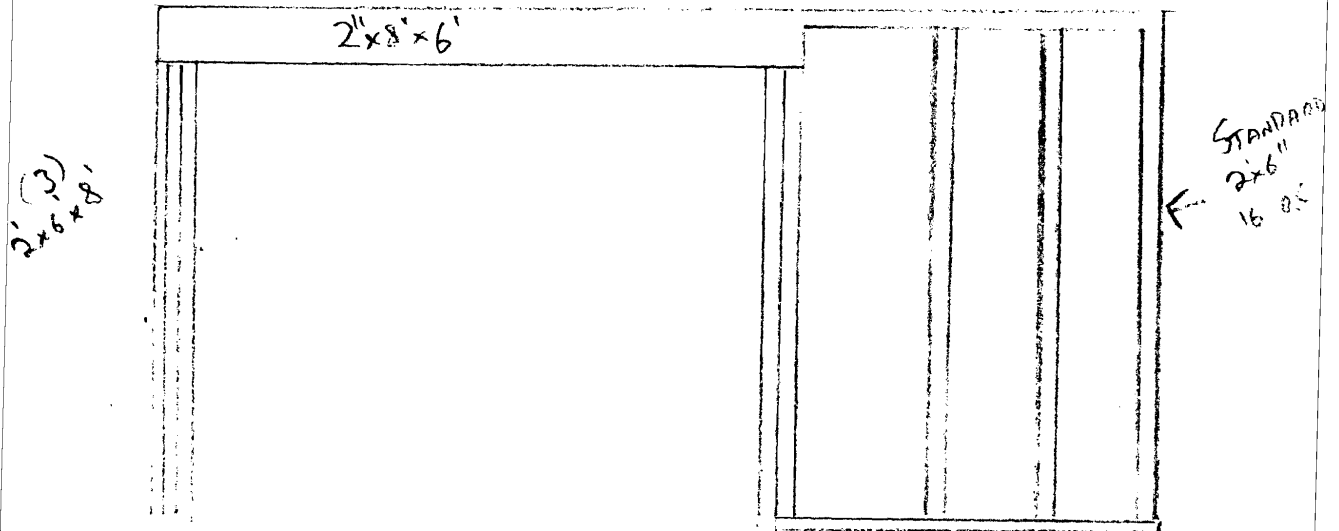


1) The above drawing is of a beam that is built to replace a beam of the same length, built of a pair of 2'x6' boards. This has caused the the floor above to sag. The beams on this floor above the support beam are not co-joined, but one piece. So the present will be jacked out and new beam installed.



2) The drawing above is of header built to replace an undersized header that carried 1/2 of the original back of the house, before an addition years ago. It too was undersized, no jacking will be necessary.

CROSS-SECTION SAME
AS ABOVE



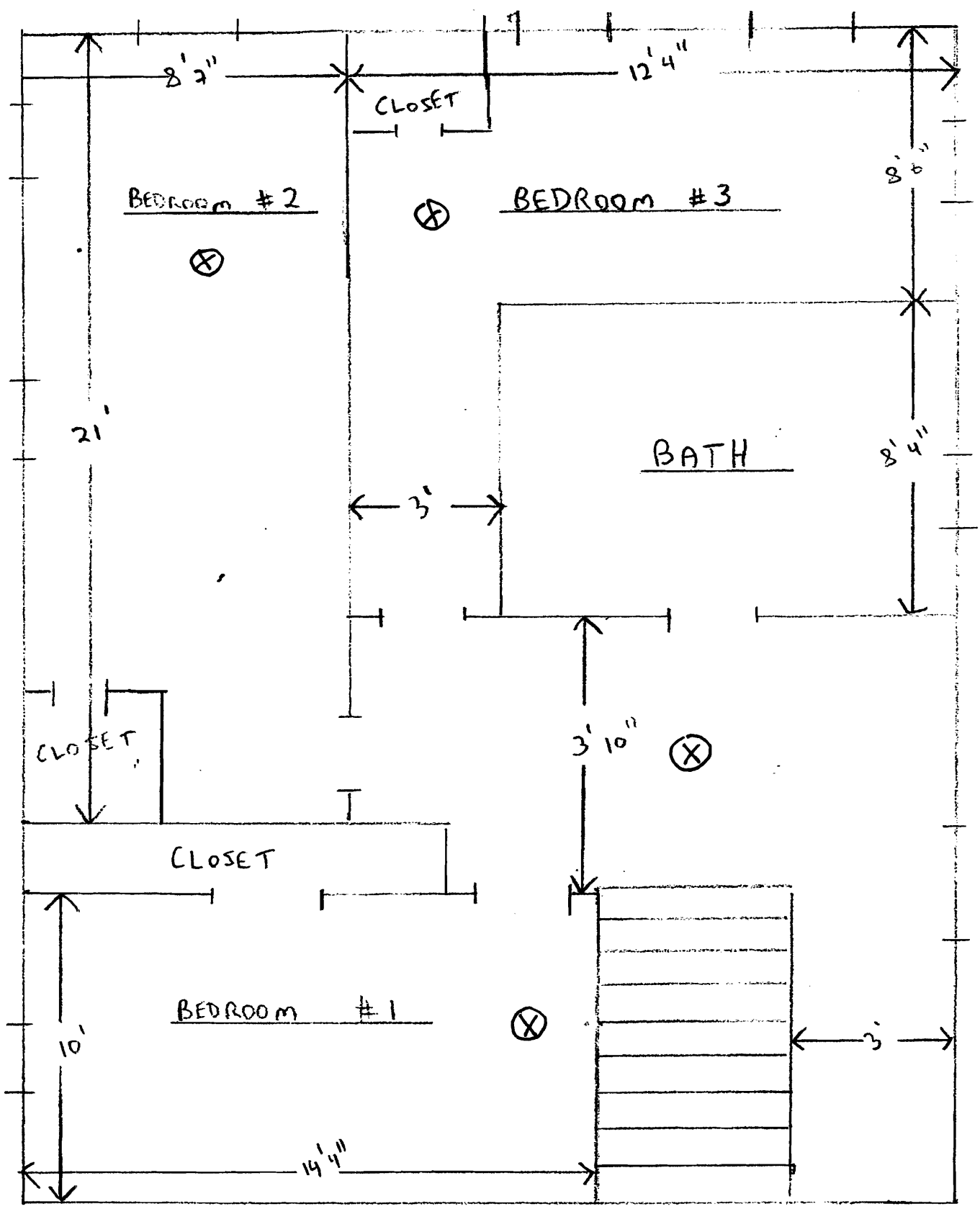
3) The above drawing represents the other half of the original rear wall of the house. This wall will be built to accommodate a new kitchen, a short header will be built to support between center support and wall.

4) We will remove the plaster and lathe in the home to accommodate replacement of all knob and tube and other ungrounded wiring. This will also give us an opportunity to install new plumbing. Design yet to be determined.

5) Since the home is balloon framed, we will install new fireblocking between the verticle elements between the first and second floors

PROPOSED 2ND FLOOR LAYOUT

ALBA STREET



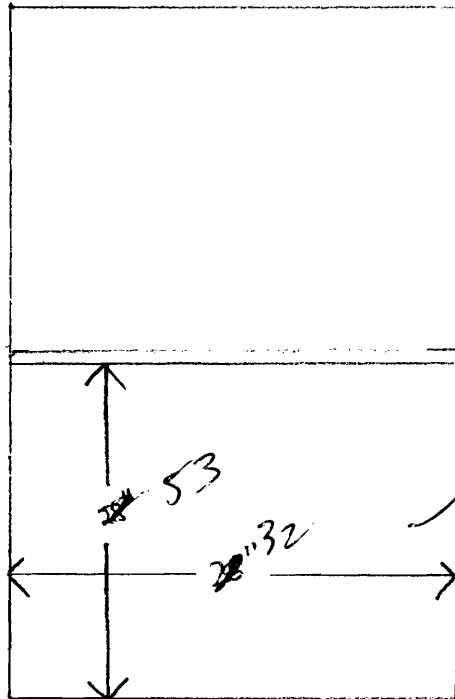
⊗ - Smoke Detectors

ALL NEW BEDROOM WINDOWS WILL HAVE
THE DIMENSIONS BELOW

DOUBLE HUNG

275 wide
32 x 53

Model # 26-42



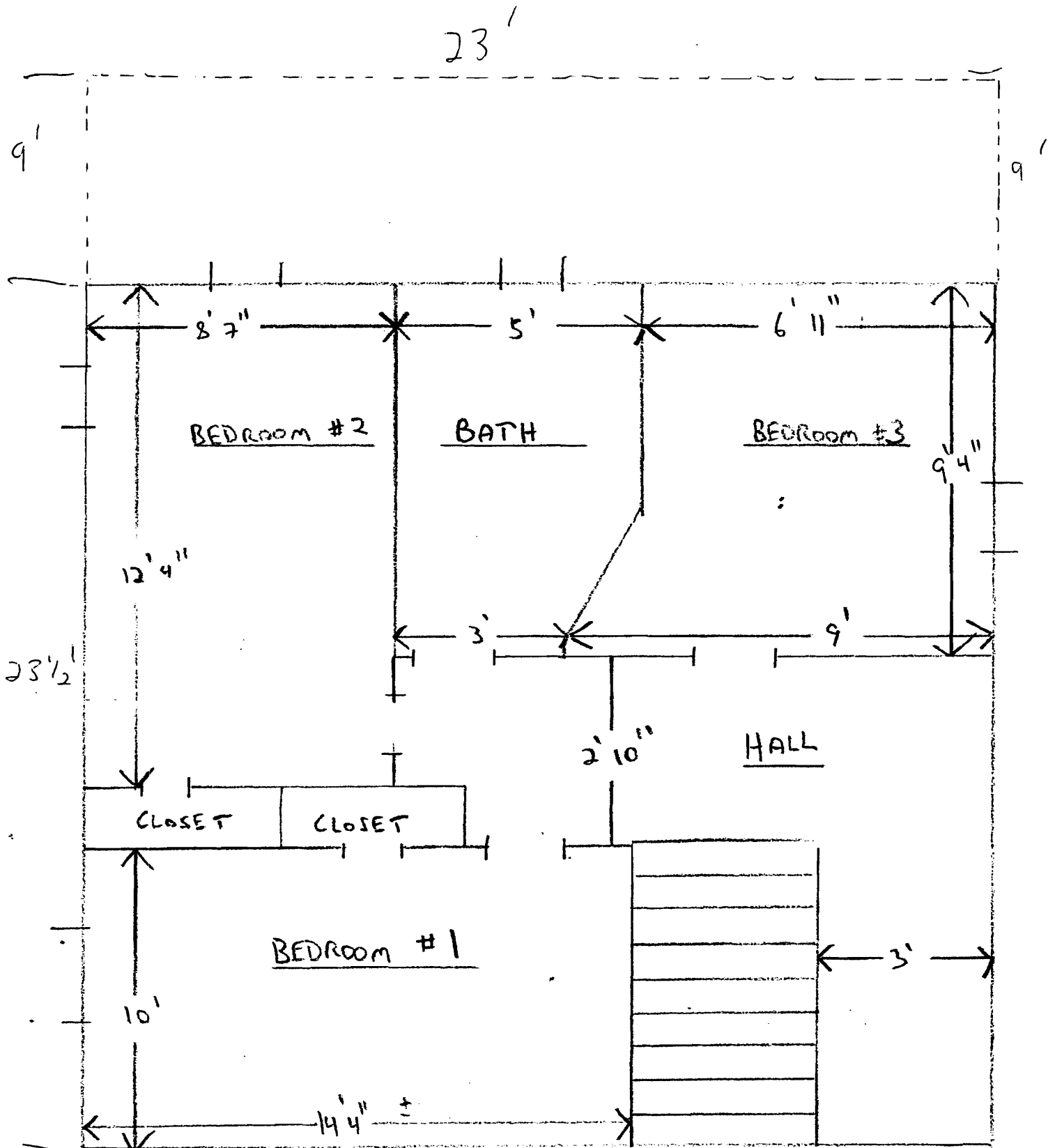
DOES NOT meet requirement

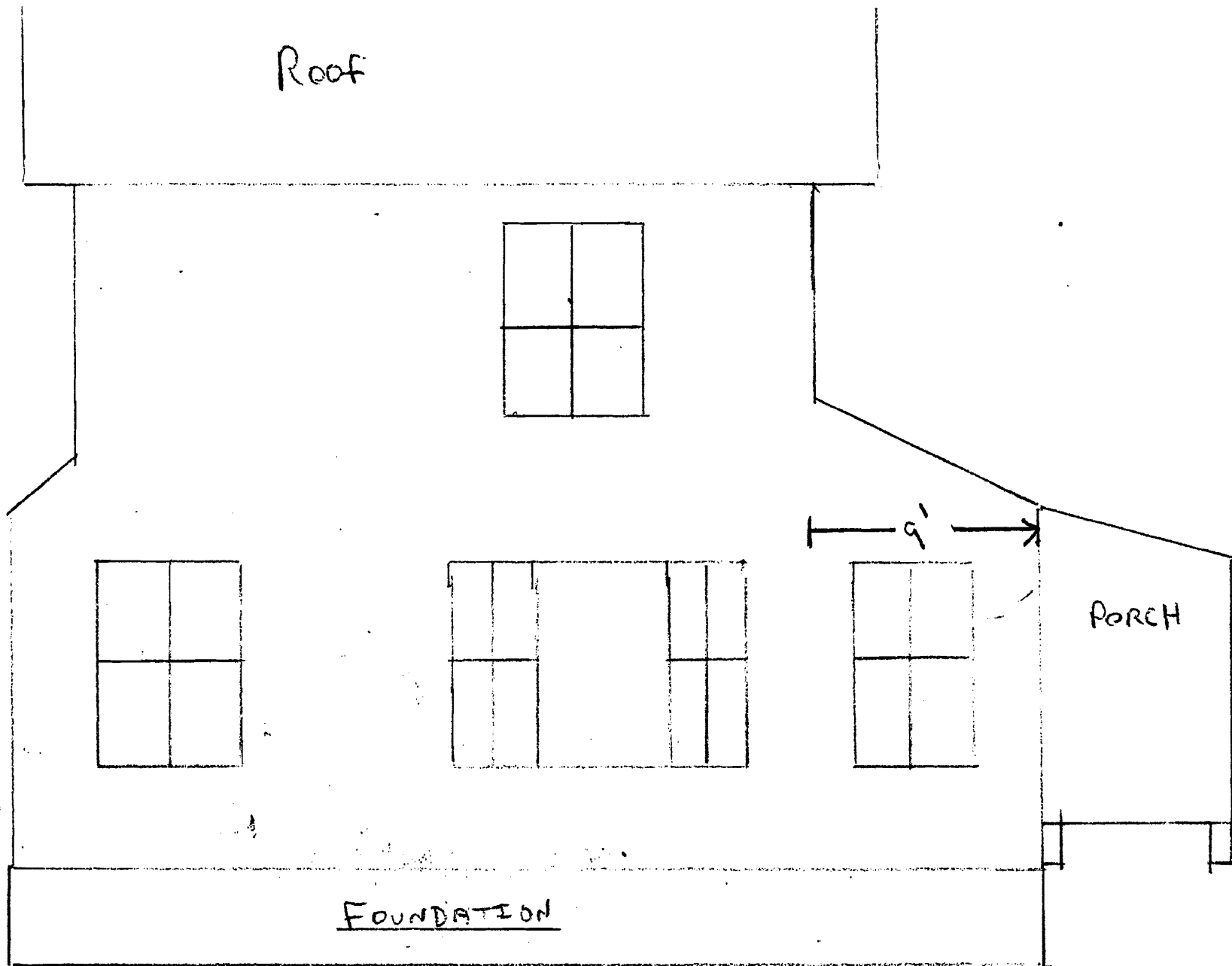
BOTTOM OF WINDOW LESS THAN 40" FROM
FINISHED FLOOR

34 ALBA ST.

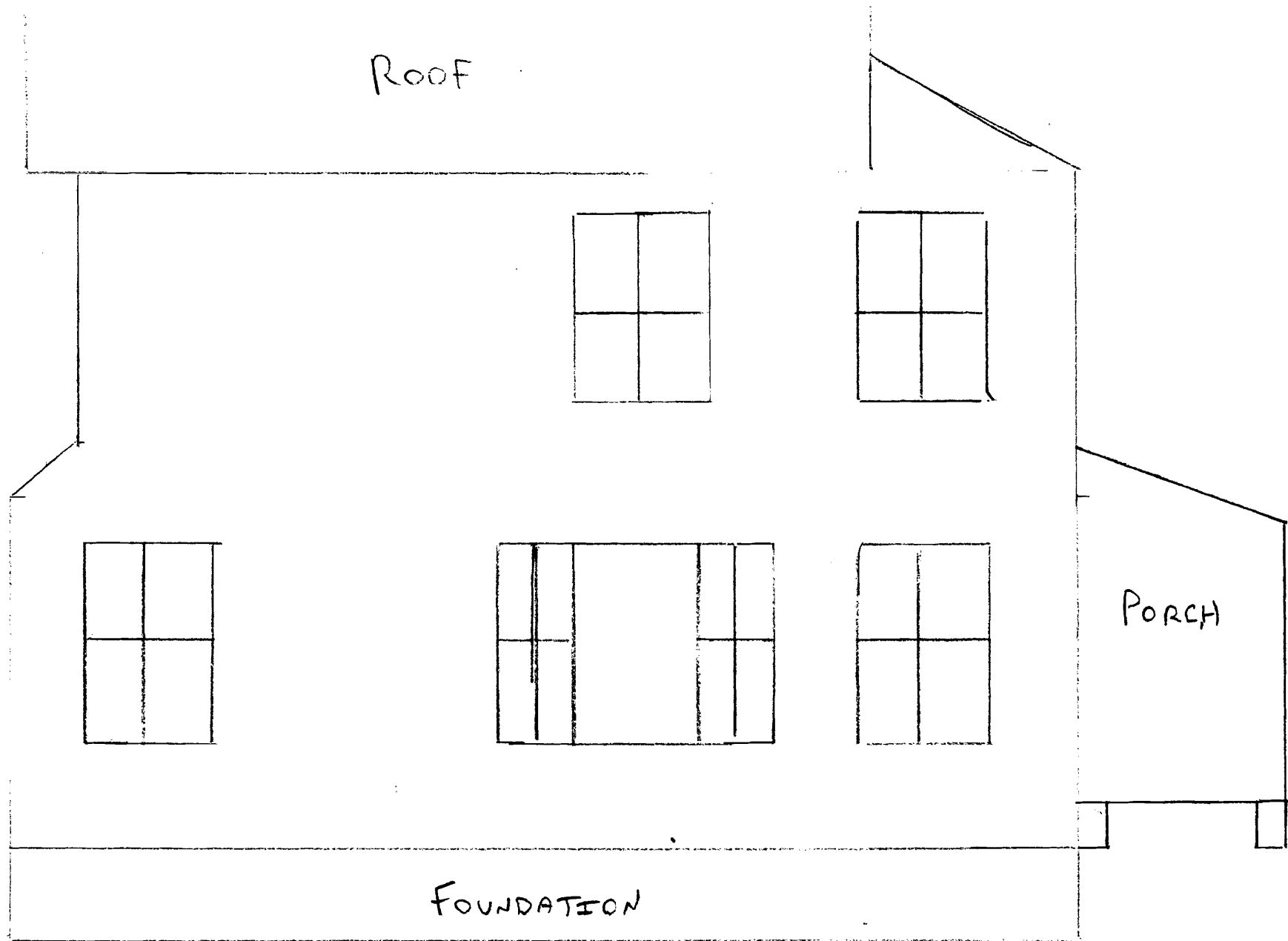
EXISTING 2nd FLOOR LAYOUT

ALBA STREET





EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

April 5 2007

Received from H.S. Carter Construction

Location of Work 341 ALBANY ST.

Cost of Construction \$ 23,000.00 Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other Amendment to - 09-0222

CBL: 133-C-015

Check #: _____ **Total Collected \$** 250.00

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: D.M. Fox 114

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