

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100283

Please Read Application And Notes, If Any, Attached

This is to certify that Gordon Holman/Empire Builders

has permission to Construct 13' wide dormer also finishing attic for playroom & 3/4 bath

AT 59 Brentwood St CBL 133 E010001

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 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. APR 15 2010
Health Dept. City of Portland
Appeal Board City of Portland
Other _____
Department Name

[Handwritten 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: 10-0283	Issue Date:	CBL: 133 E010001
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Location of Construction: 59 Brentwood St	Owner Name: Gordon Holman	Owner Address: 59 Brentwood St	Phone:
Business Name:	Contractor Name: Empire Builders	Contractor Address: P.O. Box 1067 Kennebunk	Phone: 2077749000
Lessee/Buyer's Name	Phone:	Permit Type: <i>Alterations - Dwellings</i>	Zone: <i>R-5</i>

Past Use: Single Family	Proposed Use: Single Family / Construct 13' wide dormer also finishing attic for playroom & 3/4 bath.	Permit Fee: \$300.00	Cost of Work: \$28,000.00	CEO District: 5
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> Signature:	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IPC 9003</i> Signature:
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Proposed Project Description: Construct 13' wide dormer also finishing attic for playroom & 3/4 bath.
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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: gg	Date Applied For: 03/22/2010	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"/> <i>OK w/ conditions</i> Date: <i>3/24/10 ABM</i>
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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:
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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 <i>ABM</i> Date:

PERMIT ISSUED

APR 15 2010

City of Portland

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0283	Date Applied For: 03/22/2010	CBL: 133 E010001
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Location of Construction: 59 Brentwood St	Owner Name: Gordon Holman	Owner Address: 59 Brentwood St	Phone:
Business Name:	Contractor Name: Empire Builders	Contractor Address: P O. Box 1067 Kennebunk	Phone: (207) 774-9000
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family / Construct 13' wide dormer also finishing attic for playroom & 3/4 bath	Proposed Project Description: Construct 13' wide dormer also finishing attic for playroom & 3/4 bath
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 03/24/2010

Note: Ok to Issue: ✓

- 1) 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.
- 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: Tammy Munson Approval Date: 04/15/2010

Note: Ok to Issue: ✓

- 1) In order to construct the dormer as drawn, a structural LVL ridge must be installed. Please provide the specifications at your framing inspection.
- 2) An egress window shall be installed in the bedroom.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Comments:
 3/23/2010-amachado: Left ven for Jay Tachibana. Need plot plan. Adding floor area. Need to know if meeting setbacks.
 3/24/2010-amachado: Received plot plan.

PERMIT ISSUED

APR 15 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

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

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

APR 15 2010

City of Portland



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>59 Brentwood Street</u>		
Total Square Footage of Proposed Structure/Area <u>1,014 sq'</u>	Square Footage of Lot* <u>5,405 sq'</u>	Number of Stories <u>2 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>133 E 010</u>	Applicant *must be owner, Lessee or Buyer* Name <u>GORDON Holman</u> Address <u>59 Brentwood St.</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>(207) 774-7533</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>MAR 22 2010</u> Address _____ City, State & Zip <u>Dept. of Building Inspections City of Portland Maine</u>	Cost Of Work: \$ <u>28,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>300.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Residential - SINGLE FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCT A 13' WIDE DORMER & FINISH ATTIC SPACE TO ALLOW FOR A PLAYROOM / STUDY & 3/4 BATH.</u>		
Contractor's name: <u>Jay Tachibana dba EMPIRE BUILDERS</u> Address: <u>P.O. Box 1067</u> <u>Xmail</u> City, State & Zip <u>Kennebunk, ME 04043</u> Telephone: <u>207-251-0725</u> Who should we contact when the permit is ready: <u>Jay Tachibana</u> Telephone: <u>251-0725</u> Mailing address: <u>P.O. Box 1067 Kennebunk, ME 04043</u>		

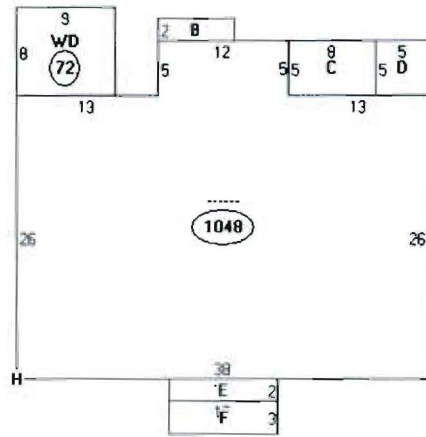
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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.

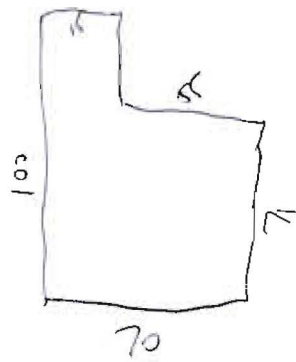
Signature: Jarah Holman Date: 3/15/10

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



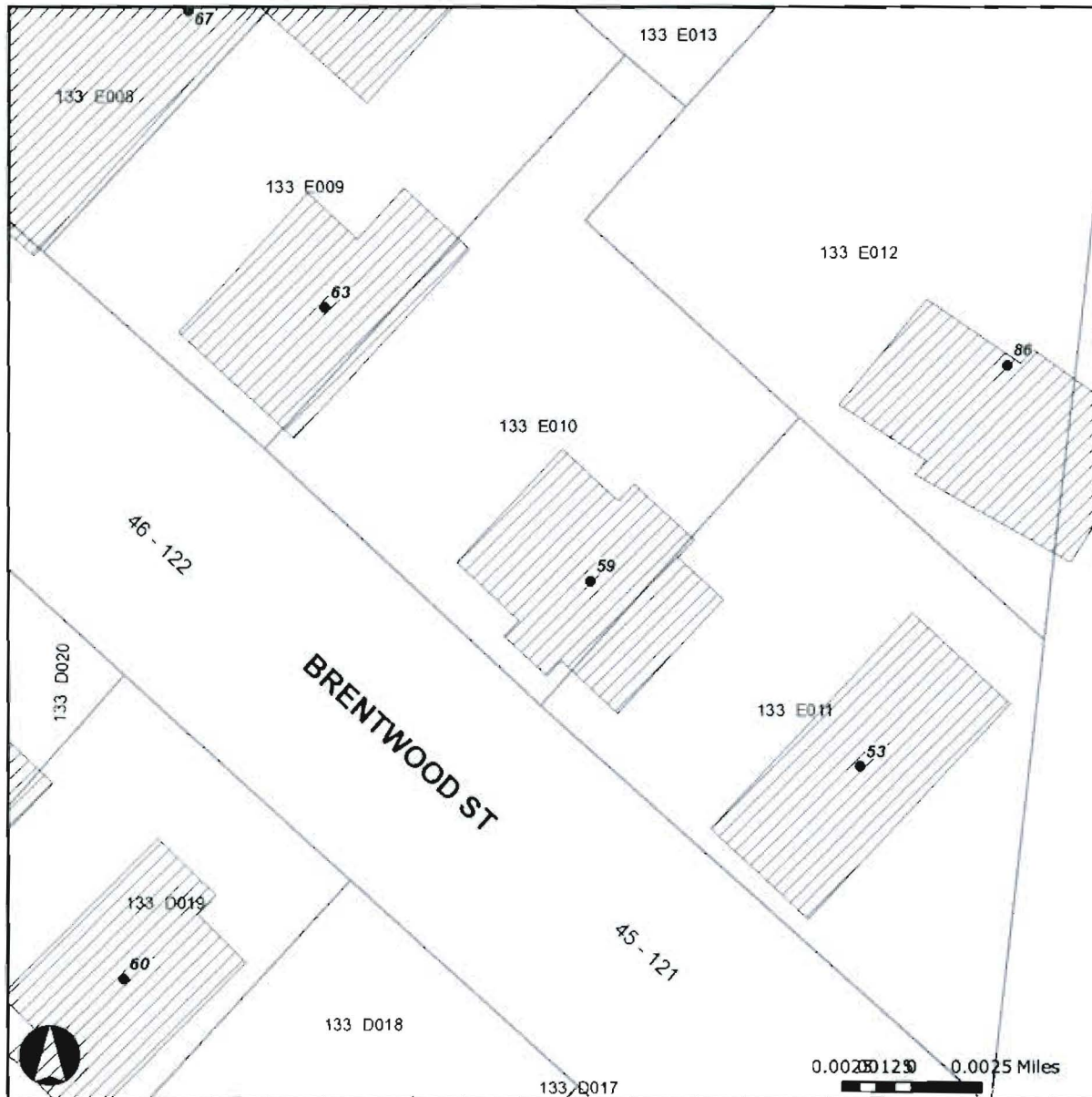
Descriptor/Area
A --- 1048 sqft
B 8AY/B 14 sqft
C WD/1Fr/B 40 sqft
D WD/OP 25 sqft
E 1Fr 20 sqft
F OFP 30 sqft
G WD 72 sqft
H RS1 96 sqft

$26 + 8 = 34$



(37)

Map

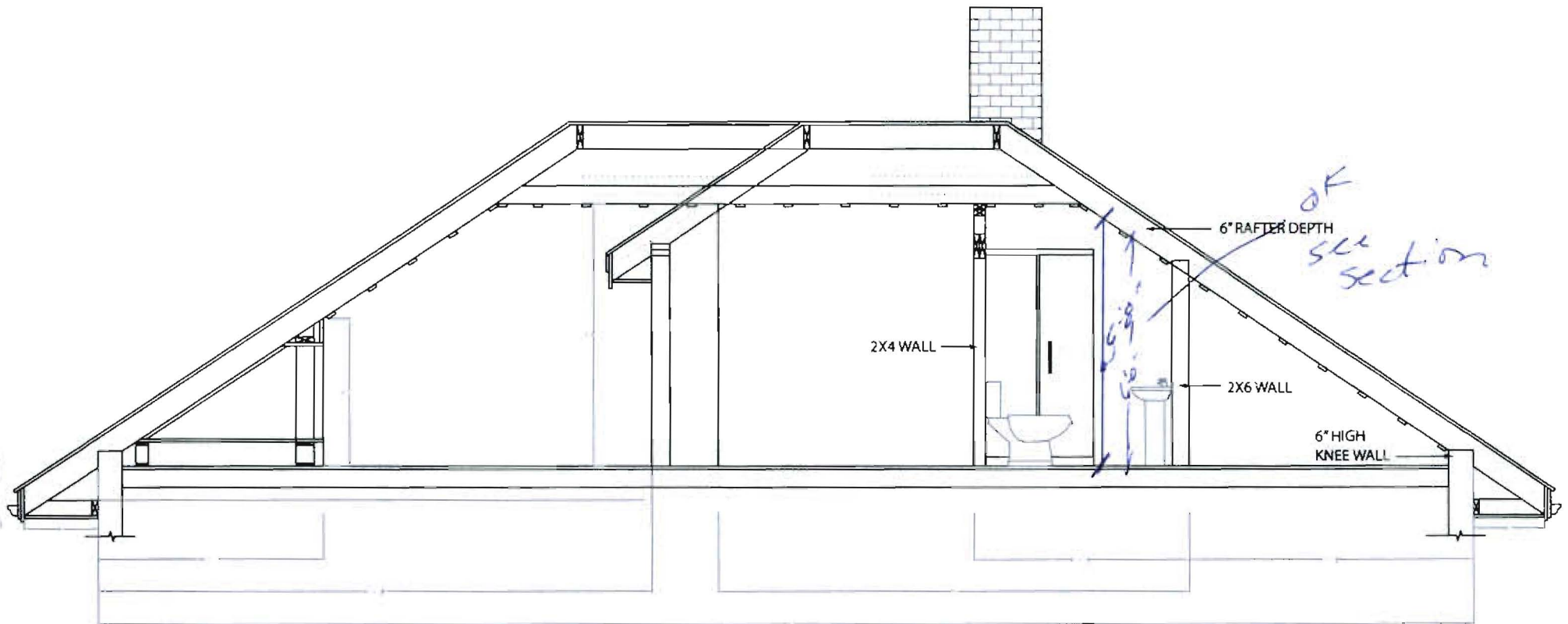


- Parcels
- Parcels
- Parcels
- Interstate
- Streets

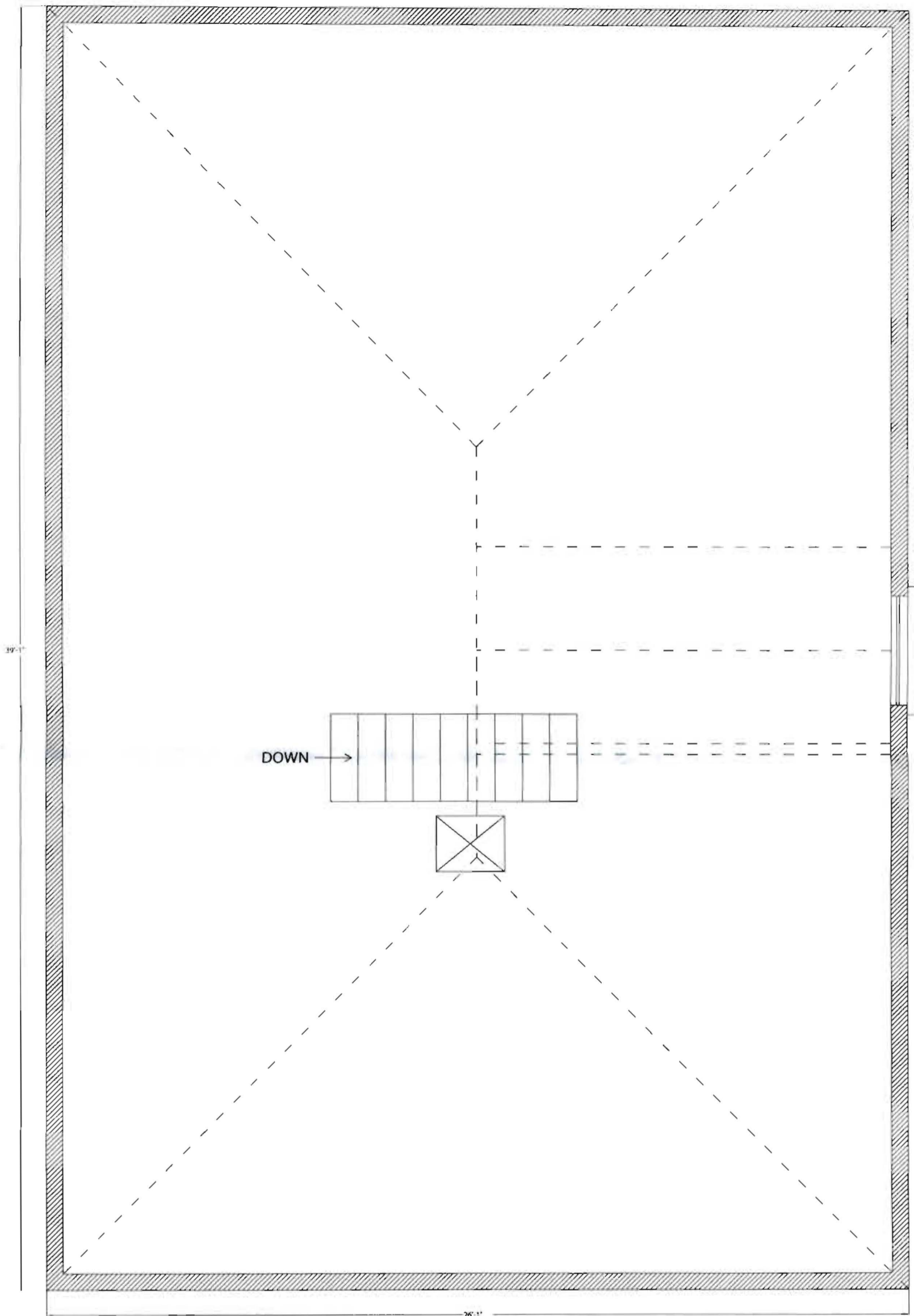
- Buildings
- Buildings
- Parcels
- Traveled Ways
- Stream
- Wetland

- Lake/Pond
- Jetport
- County Streets
- A15
- A21
- A31

- ME Towns
- Ocean

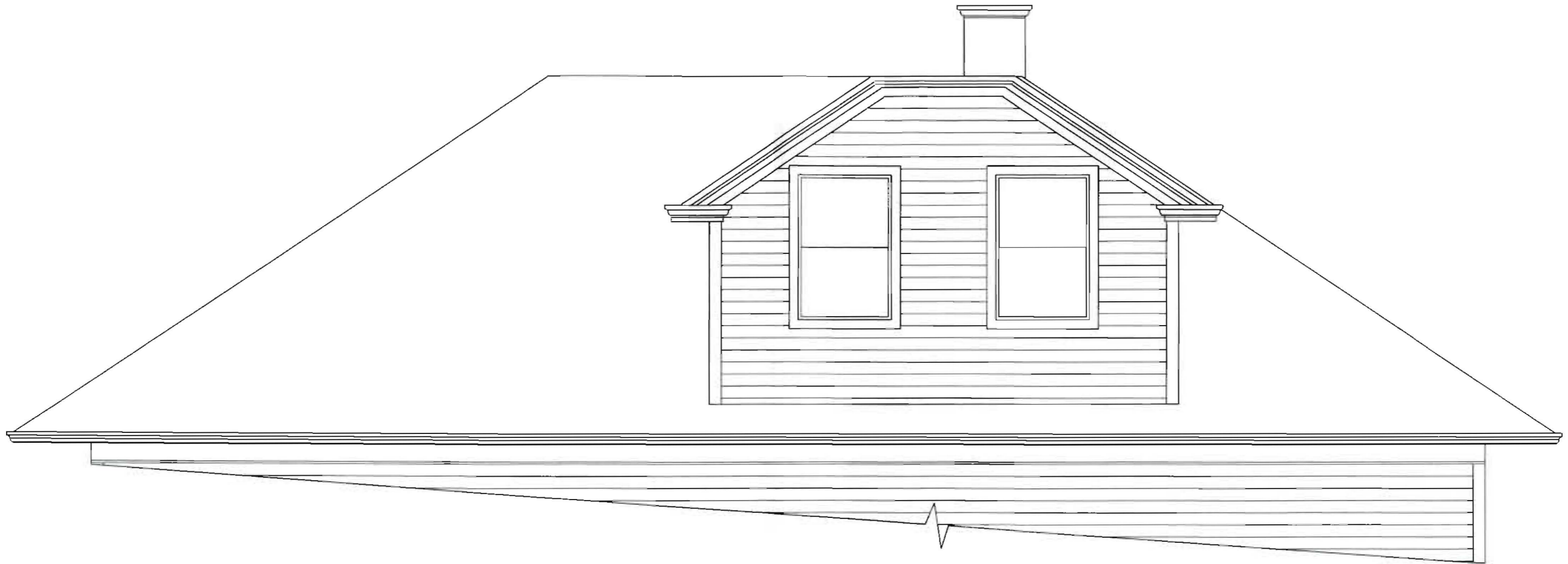


HOLMAN RESIDENCE RENOVATION
 ATTIC FRAMING SECTION
 SCALE: 1' = 1/4"
 JANUARY 22, 2010
 DRAWN BY: JESSICA GEORGIA

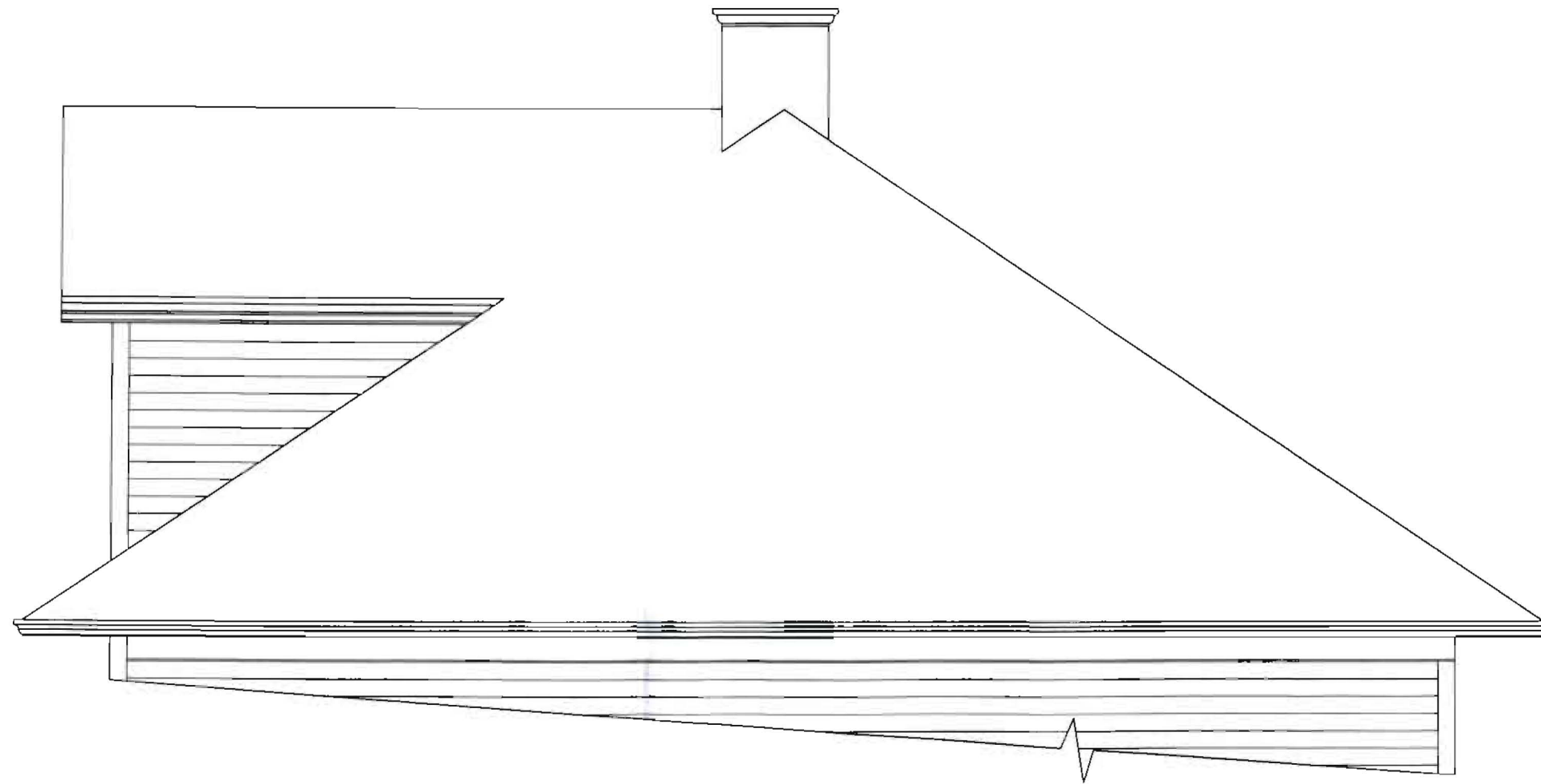


Holman Residence Renovation
 Existing Floor Plan
 Not to Scale
 March 8, 2010
 Drawn by: Jessica Georgia

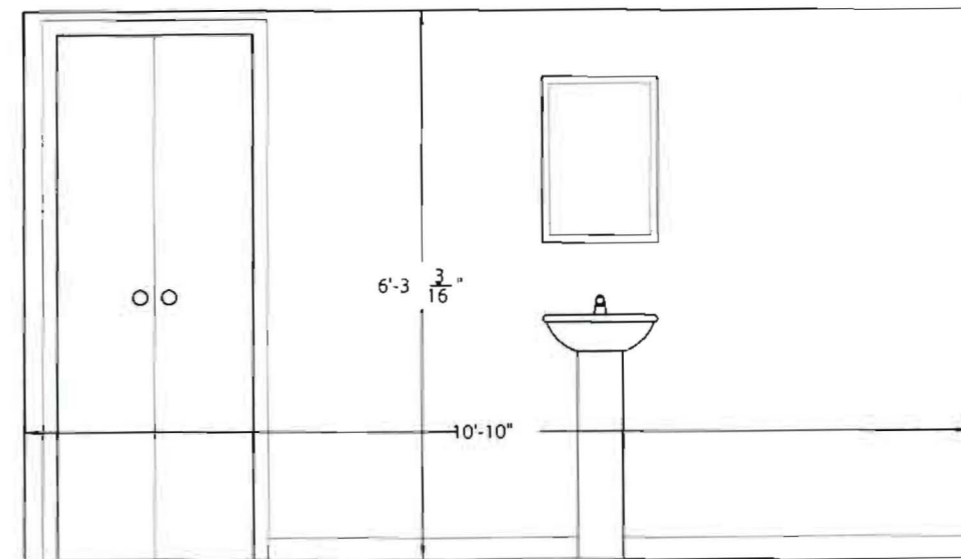
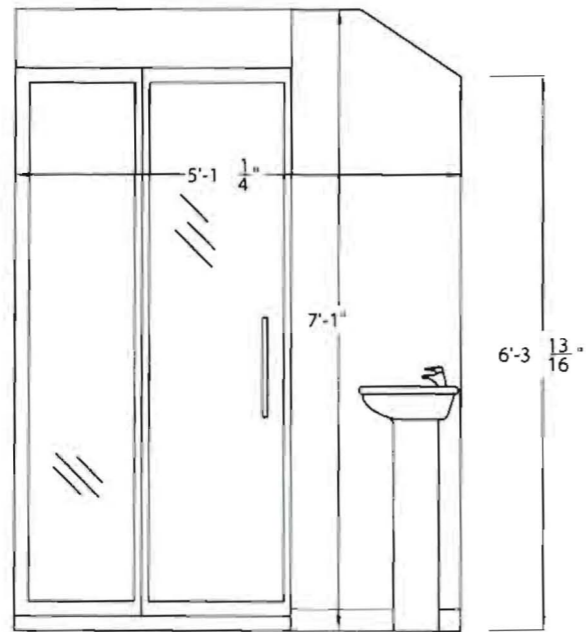
EXISTING CONDITIONS
OPEN ATTIC SPACE



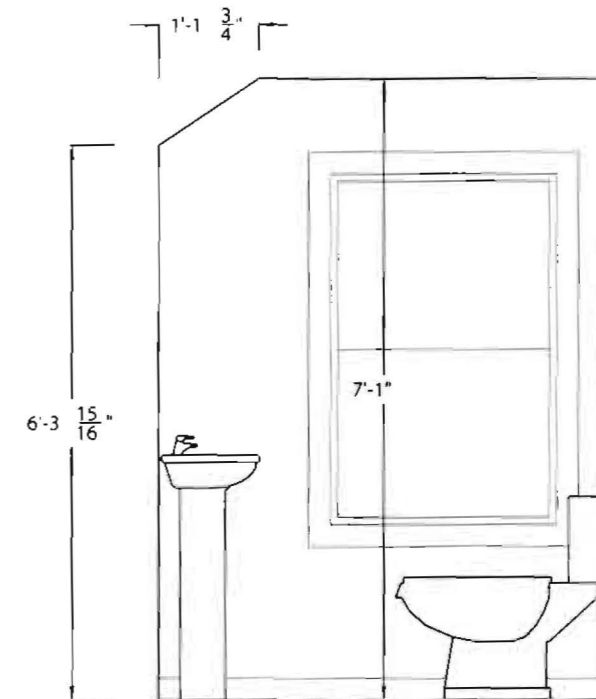
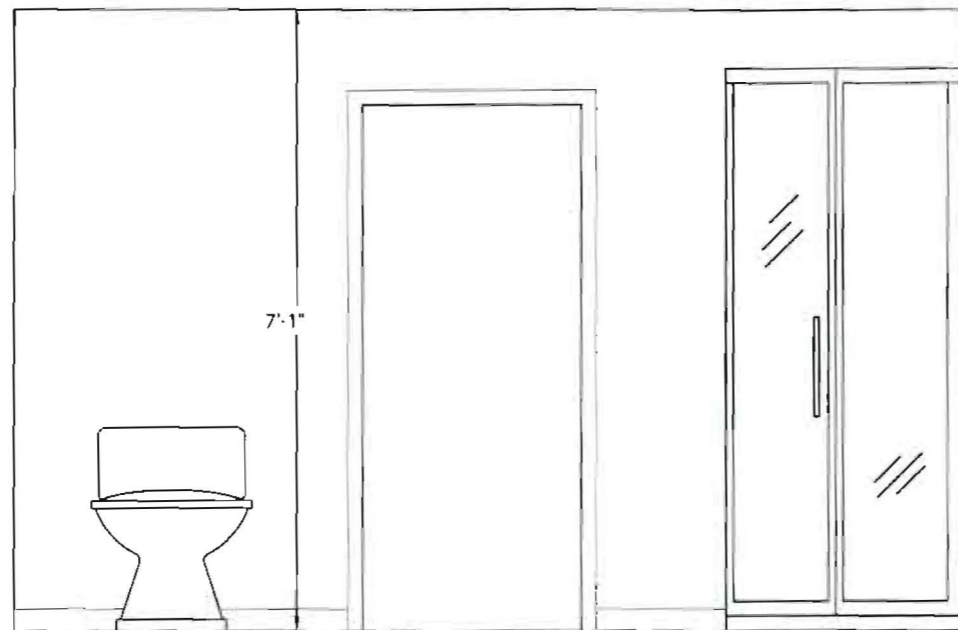
Holman Residence Renovation
Exterior Elevation A
Scale: 1' = 3/8"
March 8, 2010
Drawn by: Jessica Georgia



Holman Residence Renovation
Exterior Elevation B
Scale: 1' = 3/8"
March 8, 2010
Drawn by: Jessica Georgia



Holman Residence Renovation
Bathroom Elevations
Scale: $1" = 1/2"$
March 9, 2010
Drawn by: Jessica Georgia



Holman Residence Renovation

Bathroom Elevations

Scale: 1' = 1/2"

March 9, 2010

Drawn by: Jessica Georgia

PS

lot size = 54,000 sq ft -

land area per dw = 3,000 (OK)

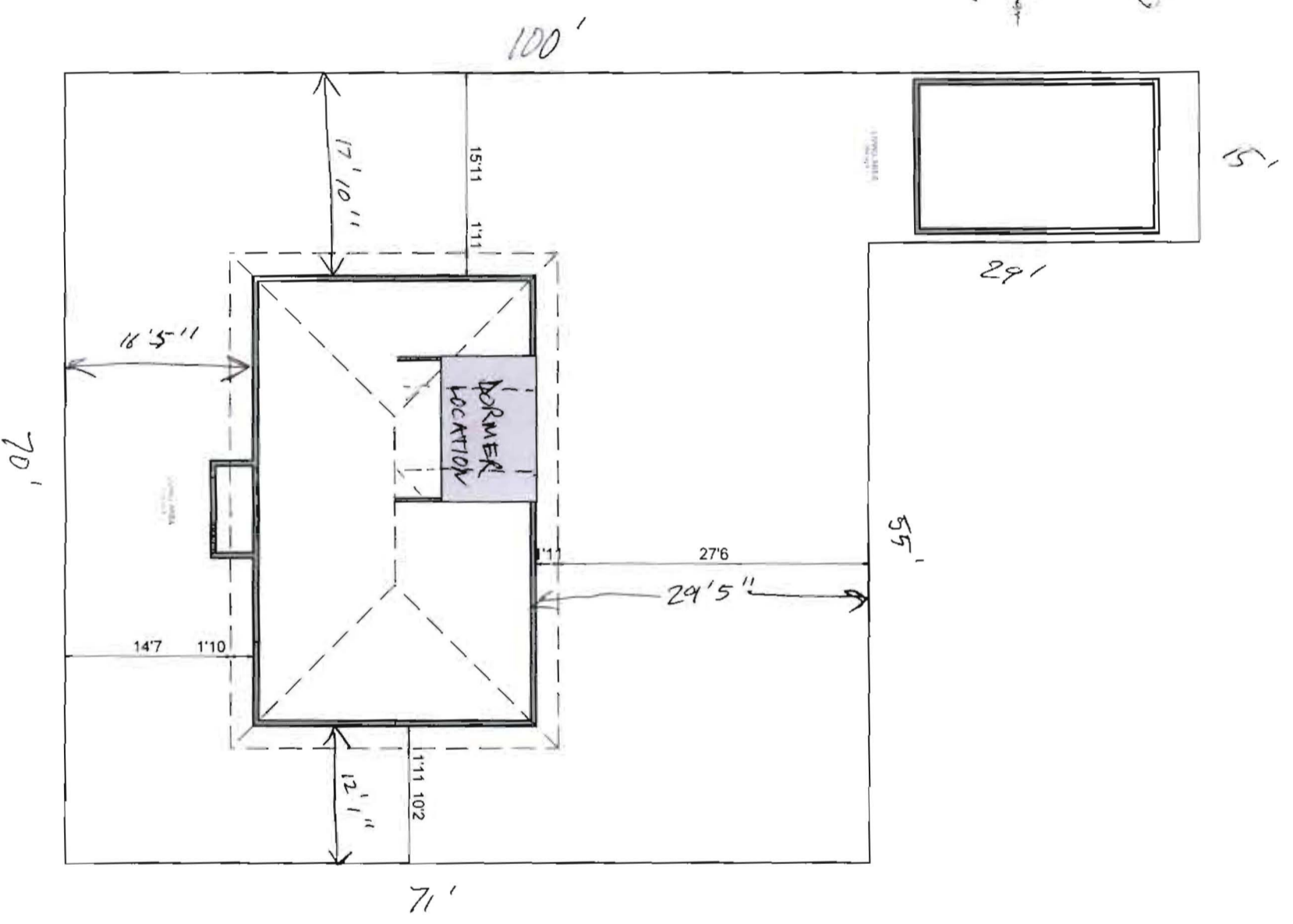
front - 20' or more - GIS shows ~~front~~ ^{side} lot ~~width~~ ^{depth} consistent (OK)

is closer - a better on left is consistent (OK)

rear - 20' - 29' 5" shown (OK)

side 2x shown - 14' - 10' on right - ok can borrow 2' from left.

17' 10" on left.



Holman Residence

59 Brentwood St.

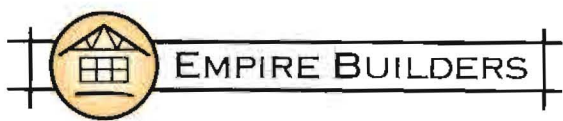
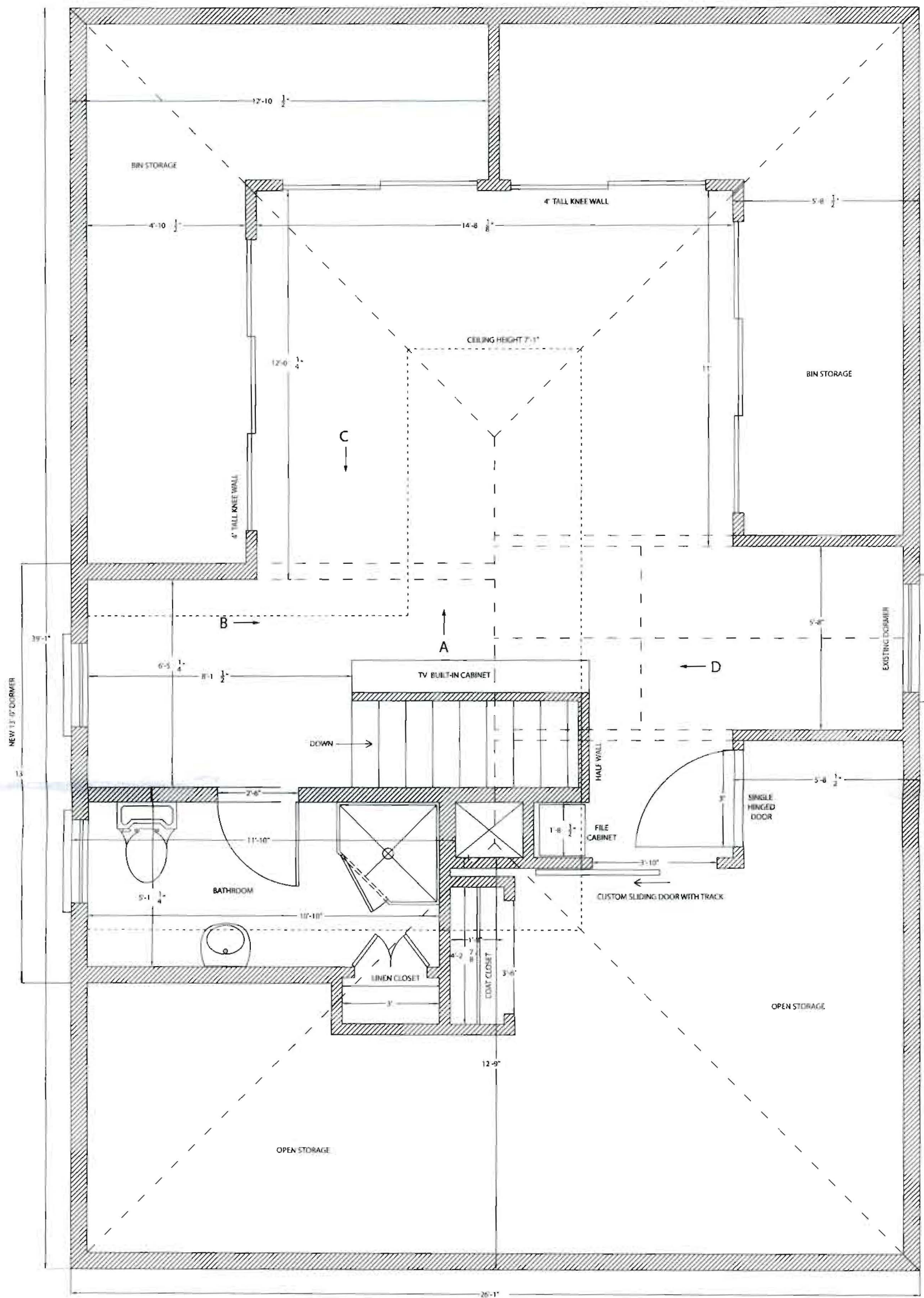
CHART # 133 Block # E LOT # 010

PLOT PLAN

RECEIVED

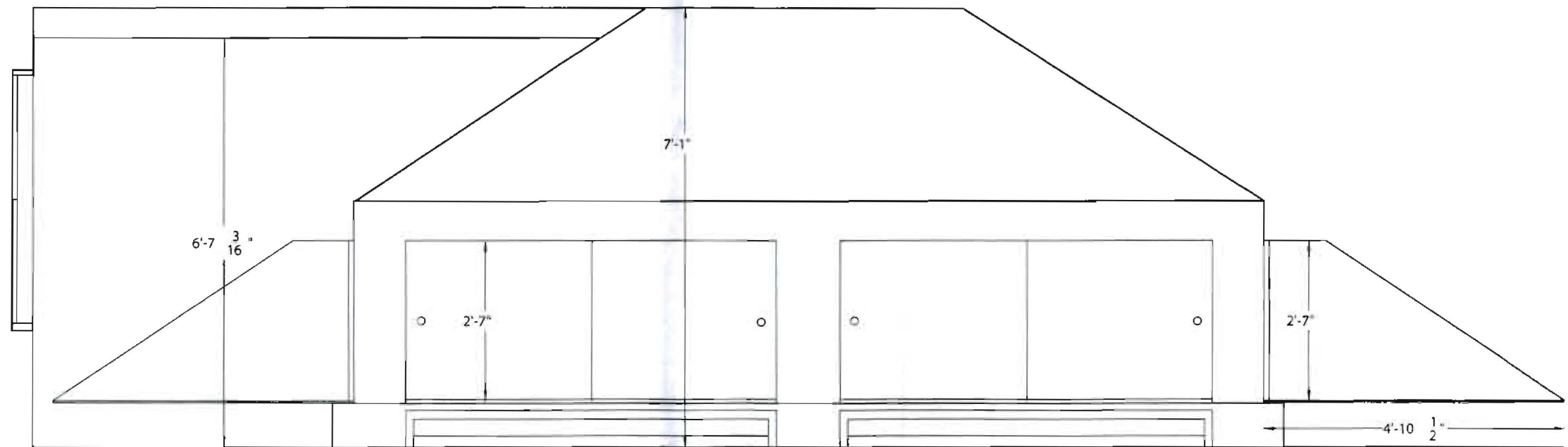
MAR 24 2010

Dept. of Building Inspections
City of Portland Maine

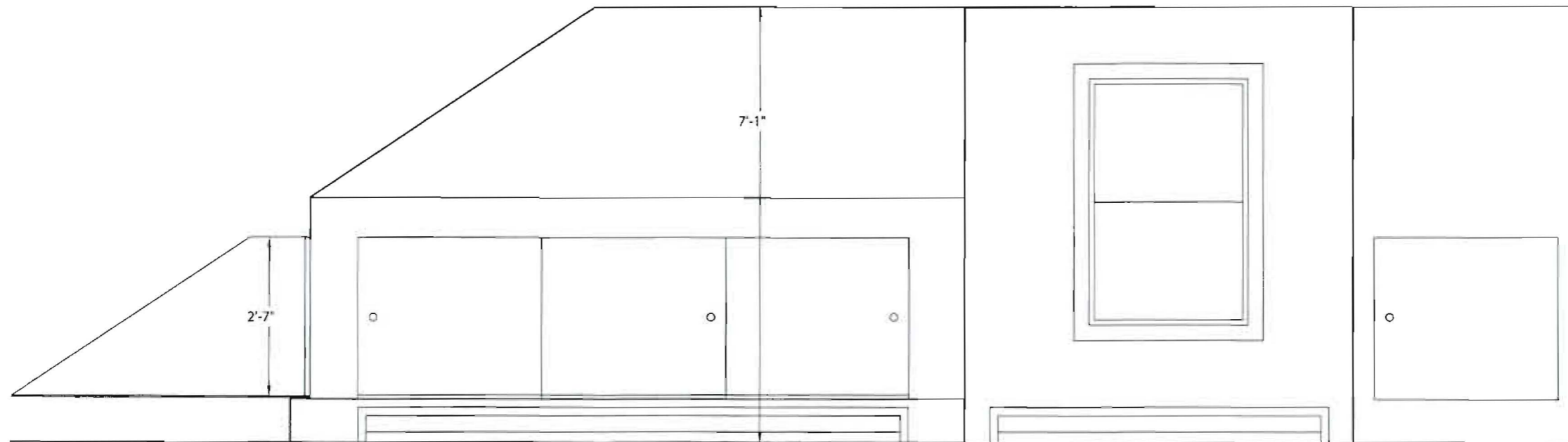


Holman Residence Renovation
 Floor Plan
 Not to Scale
 March 8, 2010
 Drawn by: Jessica Georgia

13x 4'10 1/2"
 156" x 58.5" = 9126 # = 63,375 #



Holman Residence Renovation
Interior Elevation A
Scale: 1' = 1/2"
March, 2010
Drawn by: Jessica Georgia



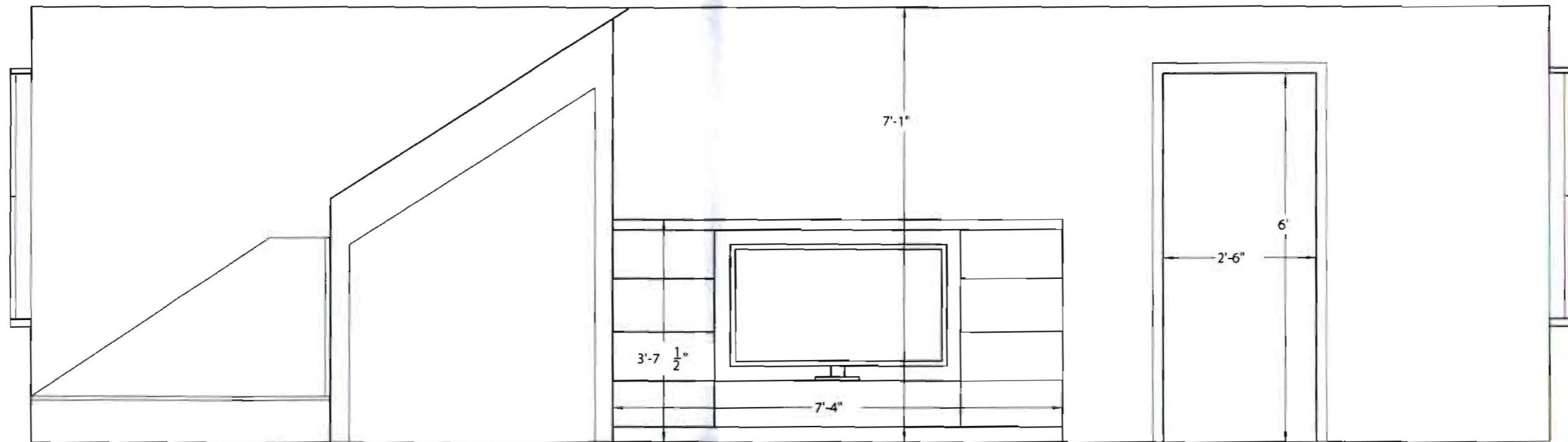
Holman Residence Renovation

Interior Elevation B

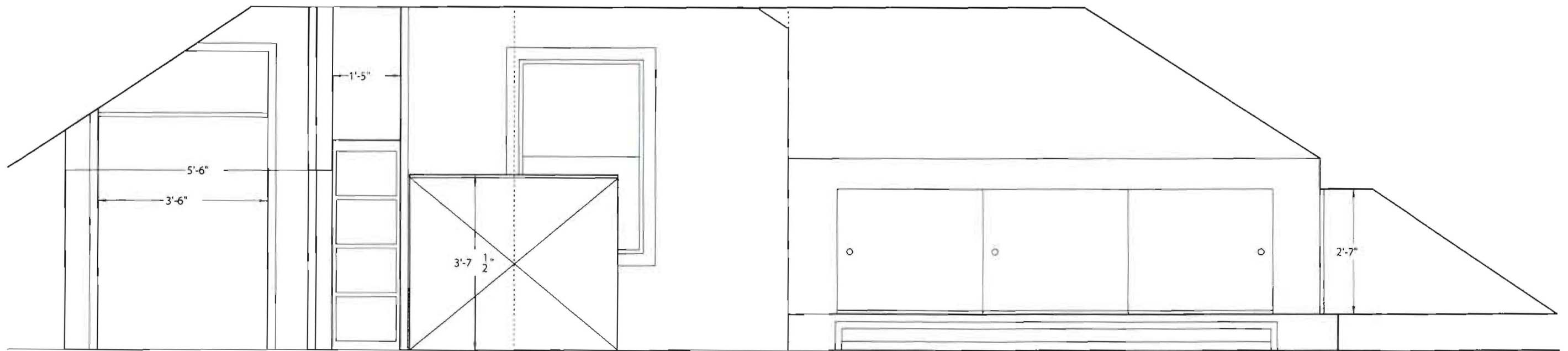
Scale: 1' = 1/2"

March 8, 2010

Drawn by: Jessica Georgia



Holman Residence Renovation
Interior Elevation C
Scale: $1' = 1/2"$
March 8, 2010
Drawn by: Jessica Georgia



Holman Residence Renovation

Interior Elevation D

Scale: 1' = 1/2"

March 8, 2010

Drawn by: Jessica Georgia