

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 091426
PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

This is to certify that ROLAND BRADLEY A & JILL AN S JTB Builders

has permission to Shed dormer to existing home

AT 41 TORREY ST CB# 155 A015001

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 lath or other work is set-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

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: 09-1426	Issue Date:	CBL: 155 A015001
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Location of Construction: 41 TORREY ST	Owner Name: ROLAND BRADLEY A & JILLIA	Owner Address: 41 TORREY ST	Phone:
Business Name:	Contractor Name: CSI Builders	Contractor Address: 41B Woodville Falmouth	Phone 2078316966
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Shed dormer to existing home	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 4	5,000 ^{sq ft}
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Proposed Project Description: Shed dormer to existing home	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i>
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: Ldobson	Date Applied For: 12/18/2009	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..

PERMIT ISSUED

DEC 30 2009

City of Portland

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>using</i> <input type="checkbox"/> Wetland <i>A-436(2)</i> <input type="checkbox"/> Flood Zone <i>50' MAX increase</i> <input type="checkbox"/> Subdivision <i>allowed</i> <input type="checkbox"/> Site Plan <i>using 90' boundary</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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 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>12/21/09</i>	Date: _____	Date: _____

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

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 **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.

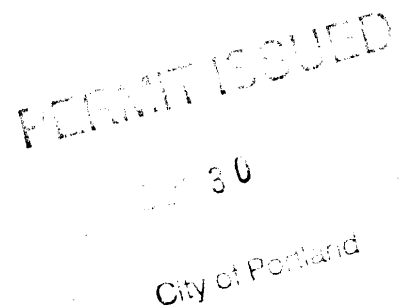
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date



City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1426	Date Applied For: 12/18/2009	CBL: 155 A015001
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Location of Construction: 41 TORREY ST	Owner Name: ROLAND BRADLEY A & JILLIA	Owner Address: 41 TORREY ST	Phone:
Business Name:	Contractor Name: CSI Builders	Contractor Address: 41B Woodville Falmouth	Phone (207) 831-6966
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Shed dormer to existing home	Proposed Project Description: Shed dormer to existing home
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/21/2009

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** 12/30/2009

Note: **Ok to Issue:**

- 1) All new bedrooms must have egress windows.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. Carbon monoxide detectors shall be installed in compliance with State law.
- 3) 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.

Comments:

12/21/2009-mes: No required plot plan - talked to contractor - using 14-436(a) that allows no more than a 50% increase of the upper floor without changing the existing roof line - only using 9% out of the 50% allowed - roof line is not changing except for rear dormer - front is the same roof line

PERMIT ISSUED

DEC 30

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>41 TORREY ST</u>		
Total Square Footage of Proposed Structure/Area <u>SAME / EXISTING</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>155</u> Block# <u>A</u> Lot# <u>15</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name Address City, State & Zip	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>25,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>270</u>
Current legal use (i.e. single family) <u>SINGLE</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SHED DORMER ON EXISTING HOME</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>SEE PLAN - NO EXTENDED AREA BEYOND EXISTING</u>		
Contractor's name: <u>C.S.I. BUILDERS INC</u>		
Address: <u>41 B WOODVILLE RD</u> <u>MULTI</u> <u>CS</u>		
City, State & Zip: <u>FALMOUTH, ME 04105</u> <u>TO</u>		Telephone: <u>831-6966</u>
Who should we contact when the permit is ready: <u>Adam Rosenbaum</u>		Telephone: <u>SAME</u>
Mailing address: <u>SAME</u>		

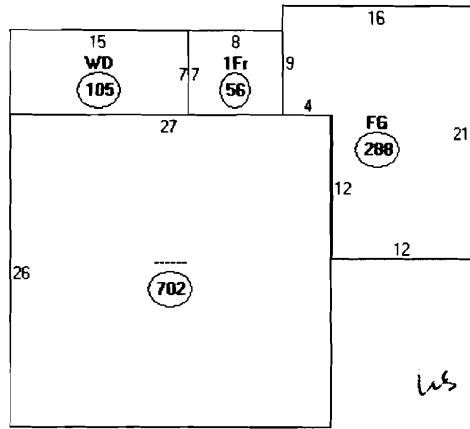
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: [Signature] Date: 12/18/09

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



Descriptor/Area	
A:----	702 sqft
B:WD	105 sqft
C:1Fr	56 sqft
D:FG	288 sqft

1151 # 1st floor
footprint

us →
14-436 (2)

416 # $16 \times 26' =$ Existing Space Above

$1151 \div 2 = 575.5$ # Additional

$26' \times 26' =$ total New Area = 520
- 416

104 # New floor
Area increase

9' out of 50% Allowable
being used

Assessor's Office: 100 Commercial Street, Portland, Maine 04101, Phone: 207-491-5100
 City: Portland | Department: City & Planning | City Council: City Council | Calendar: Home

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a z

browse facts and links a z

CBL 155 A015001
Land Use Type SINGLE FAMILY
Property Location 41 TORREY ST
Owner Information ROLAND BRADLEY A & JILLIAN S JTS
 41 TORREY ST
 PORTLAND ME 04103
Book and Page 12217/258
Legal Description 155-A-15
 TORREY ST 41-43
Acres 5000 SF
 0.115

Current Assessed Valuation:

TAX ACCT NO. 21962 **OWNER OF RECORD AS OF APRIL 2009**
 ROLAND BRADLEY A &
 JILLIAN S JTS
 41 TORREY ST
 PORTLAND ME 04103

LAND VALUE \$62,800.00
BUILDING VALUE \$113,100.00
HOMESTEAD EXEMPTION (\$12,350.00)
NET TAXABLE - REAL ESTATE \$163,550.00
TAX AMOUNT \$2,901.38

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

Building Information:

Card 1 of 1

Year Built 1938
Style/Structure Type CAPE
Stories 1
Bedrooms 2
Full Baths 1
Total Rooms 5
Attic FULL FINSH
Basement FULL
Square Feet 1039

[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:

Sale Date	Type	Price	Book/Page
11/16/1995	LAND + BUILDING	\$98,000.00	12217/258

[New Search!](#)



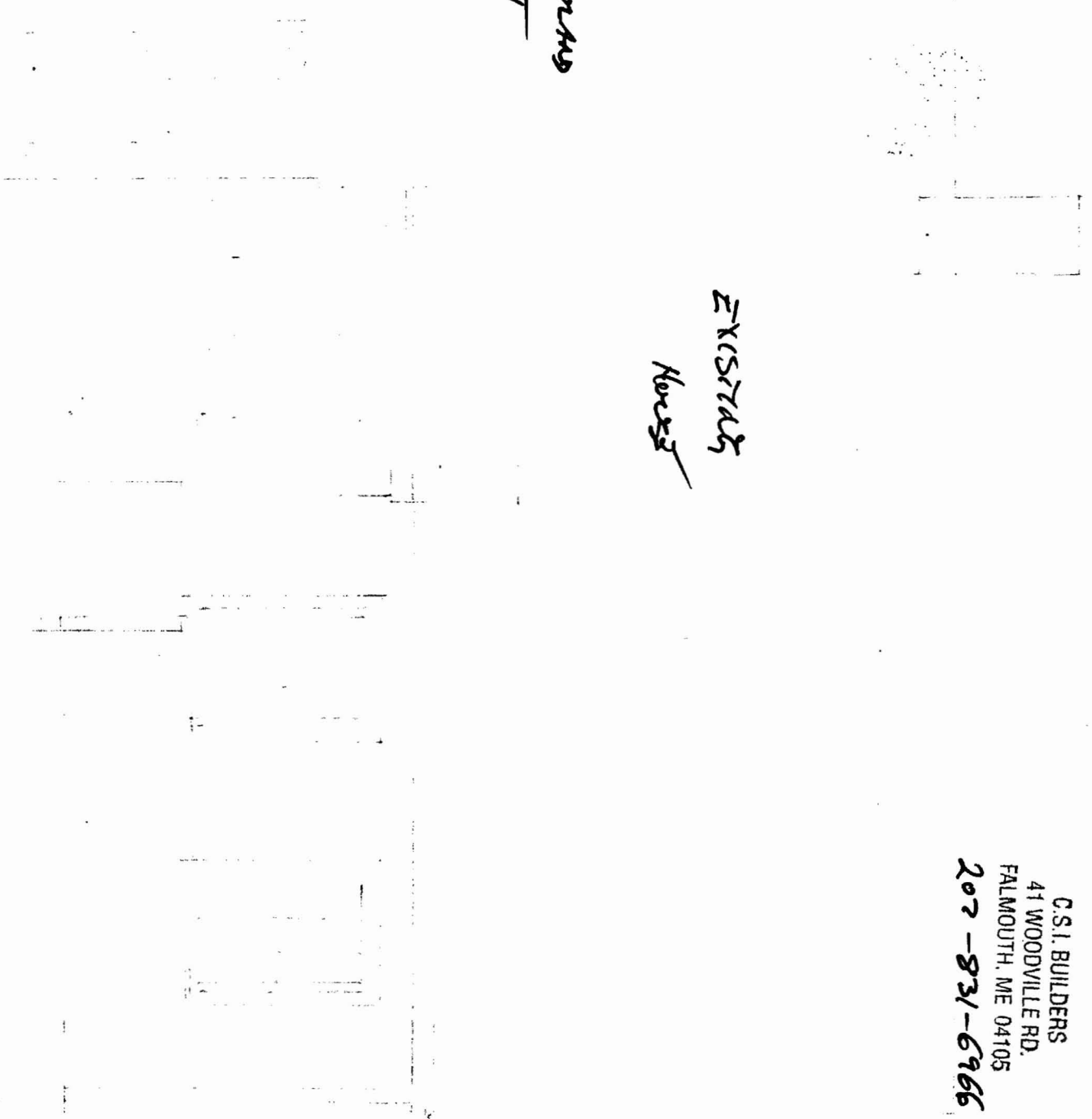
View our website at
<http://www.portlandmaine.org>
 or
<http://www.portlandmaine.org>

C.S.I. BUILDERS
41 WOODVILLE RD.
FALMOUTH, ME 04105
202-831-6966

EXISTING
HOUSE

5711 + BRAD PARKS
41 TORREY ST
PORTLAND

EXISTING ELEVATION



PROPOSED
NEW
SALES DRAWER ←

CXW 125
E 607 1/2

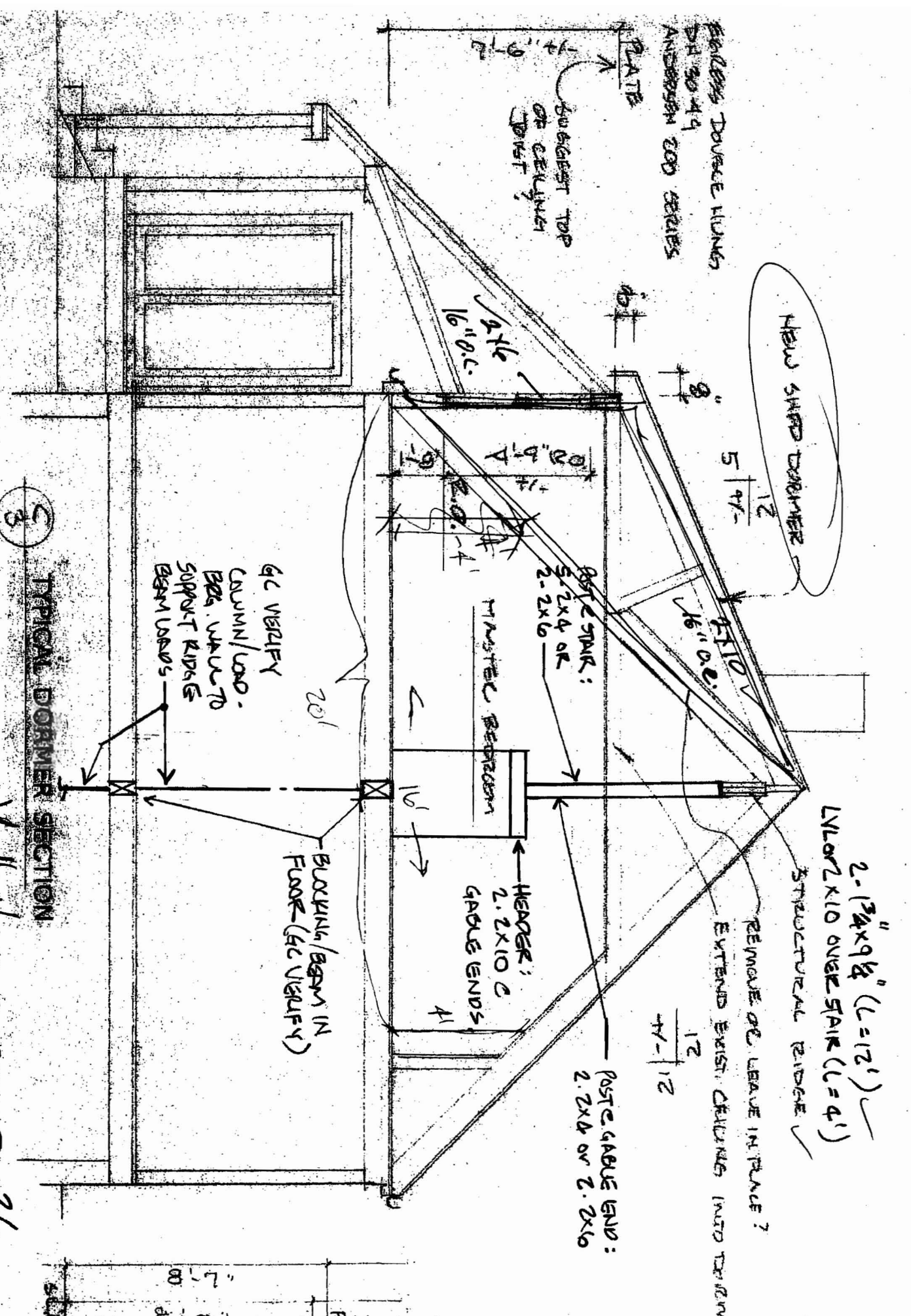
CX 0196

DH 2009
E 607 1/2

← 18' →

ONLY ONE
CENTERED
COLUMN

PROPOSED ELEVATION



Endless Dovetail Hinges
 DA 30 49
 ANDERSON 200 SERIES

HEAD SHARP DORMER

2. 1 3/4 x 9 1/4" (L=12') ✓
 LVL OR 2x10 OVER STAIR (L=4')

REMOVE OR LEAVE IN PLACE?
 EXTEND EXIST. CHILLERS INTO TRIM

POST & GABLE END:
 2. 2x4 OR 2. 2x6

HEADER:
 2. 2x10 @ GABLE ENDS

POST & SPARK:
 5. 2x4 OR 2. 2x6

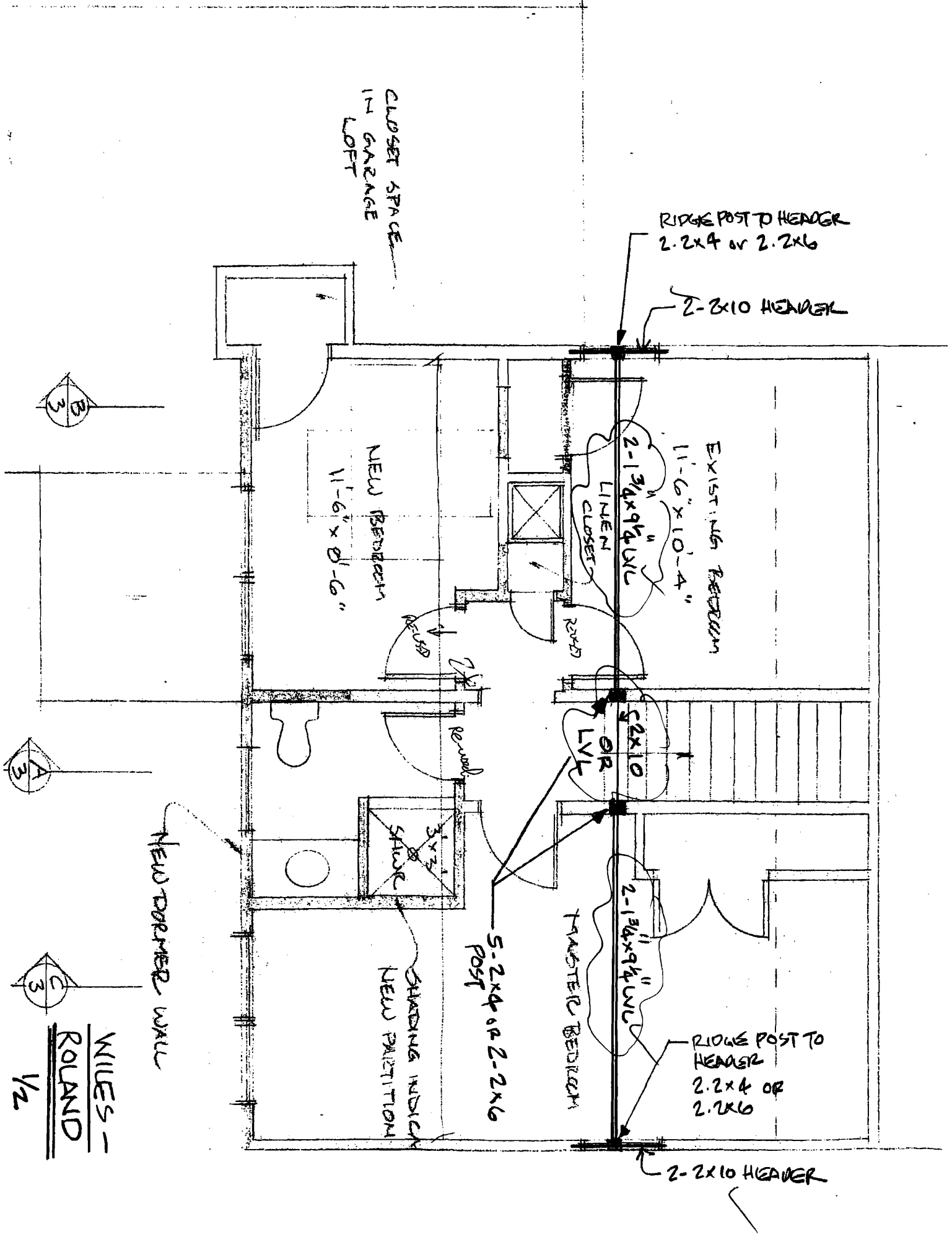
MASTER BEDROOM

BLOCKING/BAM IN FLOOR (G/C VERIFY)

G/C VERIFY COLUMN/LOAD BRG. WALL TO SUPPORT KIDS & BEAM LOADS

3 TYPICAL DORMER SECTION

1/4" = 1' WILES-ROLAND 2/2
 per Adam 12/21/09



CLIPSET SPACE
IN GARAGE
LOFT

RIDGE POST TO HEADER
2-2x4 OR 2-2x6

2-2x10 HEADER

EXISTING BEDROOM
11'-6" x 10'-4"

NEW BEDROOM
11'-6" x 0'-6"

2-1 3/4 x 9 1/4 LVL
LINEIN CLOSET

5-2x10
OR
LVL

2-1 3/4 x 9 1/4 LVL

RIDGE POST TO
HEADER
2-2x4 OR
2-2x6

2-2x10 HEADER

MASTER BEDROOM

5-2x4 OR 2-2x6
POST

SHADING INDICATE
NEW PARTITION

SHOCK

NEW DORMER WALL



WILES -
ROLAND
1/2