

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that LAWRENCE D GETZIN

Located At 36 BROOKSIDE RD

Job ID: 2012-07-4565-ALTR

CBL: 158- B-009-001

has permission to Expansion and renovation of existing house 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.

All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.

Application requires State Fire Marshal approval.

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 Inspections 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.**

Required Inspections:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4565-ALTR

Located At: 36 BROOKSIDE RD

CBL: 158-B-009-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. 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 additions, they may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. The installation must comply with the State of Maine gas regulations. 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.
2. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
4. The attic scuttle opening must be 22" x 30".
5. Guards must be 36 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard at 34" to 38". Stair treads shall not be less than 10". Stair risers shall not be more than 7-3/4".
6. The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.

Fire

All construction shall comply with City Code Chapter 10.

A sprinkler system shall be installed.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

A separate no fee One- or Two-family Fire Sprinkler Permit is required.

Sprinkler requirements

The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.

All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.

Application requires State Fire Marshal approval.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4565-ALTR	Date Applied: 7/30/2012	CBL: 158- B-009-001	
Location of Construction: 36 BROOKSIDE RD	Owner Name: LEONARD & TERRY FREEMAN	Owner Address: 159 HIGH HEAD ROAD HARPSWELL, ME 04079	Phone: 207-751-0900
Business Name:	Contractor Name: John L Wright Carpenter Inc.	Contractor Address: 660 Harpswell Neck RD., Harpswell ME 04079	Phone: (207) 837-1486
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - Single family - add two single story additions in rear and front porch	Cost of Work: 200000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB TRC 09 Signature: 
Proposed Project Description: Expansion and renovation of existing house		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	<input checked="" type="checkbox"/> Shoreland <i>edge of property @ 25' - structure is beyond</i>	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
2. Building Permits do not include plumbing, septic or electrical work.	<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
	Date: <i>OK w/ conditions 8/1/12 ABM</i>	Date:	Date: <i>ABM</i>

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 appication 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

front of photo
property of [unclear]
Shudman R-3

Enter

7/30/12
13

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.

2012-07-4565-ALTR

Location/Address of Construction: 36 Brookside Road, Portland, ME 04103		
Total Square Footage of Proposed Structure/Area 2633.5	Square Footage of Lot 9953	Number of Stories 1
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 158 - B - 9	Applicant: (must be owner, lessee or buyer) Name Leonard S. Freeman Address 159 High Head Road City, State & Zip Harpswell, ME 04079	Telephone: (207) 751-0900
Lessee/DBA N/A RECEIVED JUL 30 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$200,000 C of O Fee: \$ Historic Review: \$ Planning Amin.: \$1990 2020.00 Total Fee: \$
Current legal use (i.e. single family) <u>Single Family Dwelling</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>Single Family Dwelling</u> Proposed Specific use: <u>Single Family Dwelling</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Expansion and Renovation</u>		
Contractor's name: <u>John L. Wright, Carpenter, Inc.</u> Email: <u>gwright@gwi.net</u> Address: <u>660 Harpswell Neck Road</u> City, State & Zip <u>Harpswell, ME 04079</u> Telephone: <u>(207) 837-1486</u> Who should we contact when the permit is ready: <u>Leonard S. Freeman</u> Telephone: <u>(207) 751-0900</u> Mailing address: <u>159 High Head Road, Harpswell, ME 04079</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.

and 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: July 30, 2012

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 6456

Tender Amount: 2020.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/30/2012

Receipt Number: 46454

Receipt Details:

Referance ID:	7436	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	2020.00	Charge Amount:	2020.00
Job ID: Job ID: 2012-07-4565-ALTR - Expansion and renovation of existing house			
Additional Comments: 36 Brookside			

Thank You for your Payment!

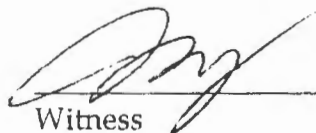
WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that, Lawrence D. Getzin and Brenda E. Getzin of Concord, New Hampshire, for consideration paid, hereby GRANT to Leonard S. Freeman and Terry S. Freeman, whose mailing address is 159 High Head Road, Harpswell, ME 04079, as joint tenants, with WARRANTY COVENANTS, the land with any buildings thereon situated at 36 Brookside Road, Portland, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to Lawrence D. Getzin and Brenda E. Getzin by virtue of a deed from June E. Harbison dated November 28, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26482, Page 243.

Witness our hands and seals this 19th day of June, 2012.



Witness

Lawrence D. Getzin by Debra V. Dowd

Lawrence D. Getzin *His Attorney in Fact*
By Debra V. Dowd, His Attorney-in-Fact



Witness

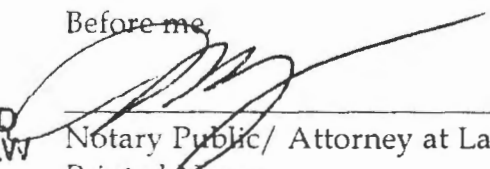
Brenda E. Getzin by Debra V. Dowd

Brenda E. Getzin *Her Attorney in Fact*
By Debra V. Dowd, Her Attorney-in-Fact

STATE OF MAINE
COUNTY OF Cumberland

June 19th, 2012

Then personally appeared before me the above named Debra V. Dowd, Attorney-in-Fact on behalf of Lawrence D. Getzin and Brenda E. Getzin and acknowledged the foregoing instrument to be their free act and deed.

Before me,


MATTHEW J. MCDONALD
MAINE ATTORNEY AT LAW
Notary Public / Attorney at Law
Printed Name:
My Comm. Exp:

INCL A

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of Brookside Road, in the City of Portland, County of Cumberland and State Maine, being the greater part of Lot No. 23 and a small part of Lot No. 22, as shown on Plan of Brookside, recorded in Cumberland County Registry of Deeds, in Plan Book 38, Page 53, and further bounded and described as follows:

Beginning on said Brookside Road at the southeasterly corner of land conveyed by Benson & Grant Co. to Edmond J. Beaulieu, Jr. et al;

Thence southeasterly by Brookside Road fifteen (15) feet to an angle;

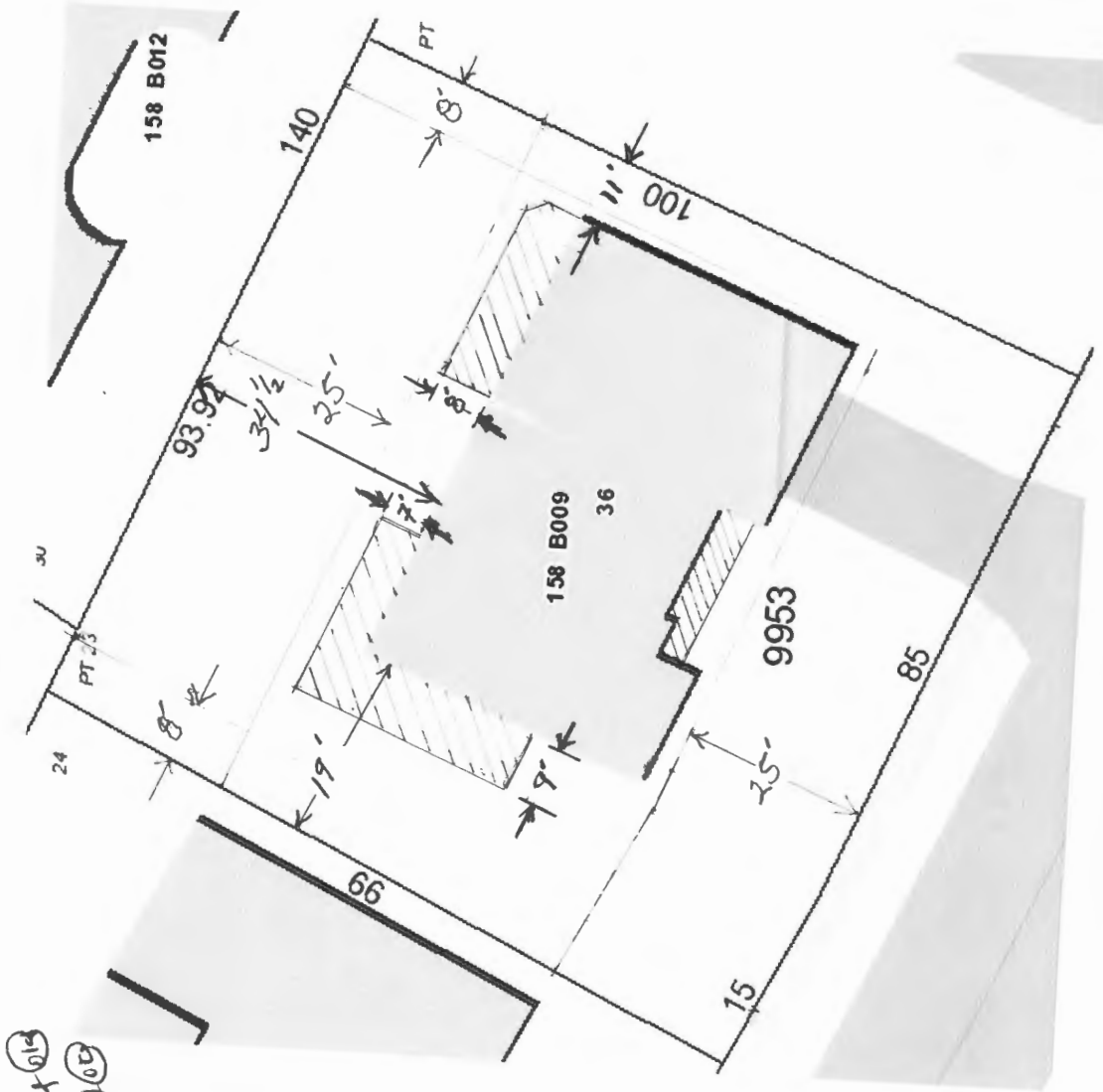
Thence continuing southeasterly by Brookside Road eighty-five (85) feet to a stake situated five (5) feet southeasterly from the most southeasterly corner of said Lot No. 23;

Thence northeasterly at right angles with said road one hundred (100) feet to the line of Lot 30 on said plan;

Thence northwesterly by said Lot No. 30 ninety-three and ninety-two hundredths (93.92) feet¹ more or less, to the northeasterly corner of said Beaulieu land;

Thence southwesterly by said Beaulieu land ninety-nine (99) feet, more or less, to Brookside Road at the point of beginning.

Plot Plan
36 Brookside Road



lotsize 9953 ±
 front yard - 25' min - 725 shown
 rear - 25' min - 265 given
 side - 8' min - 11' given
 10' - 10' given on left
 lot coverage 35% = 3483 sq ft

existing house = 2018
 proposed - 7' x 24' = 168
 8' x 28' = 224
 14' x 6' = 84
 20' x 7' = 140
 616
 total 2634 ±

Incl B

36 Brookside Road

EXISTING
ELEVATION PHOTO
(FRONT)



INCL D pg 1

EXISTING
ELEVATION
PHOTO
(REAR)



EXH. D. 1

Notes for Structural Beams
Drawing 1 of 4

See notes on Drawing (1of 4) for beam locations and sizing.

Beam "A"

2- 1 ¾" x 11 7/8" lvl's. Ceiling joist support, 14' span with support at 5'-4".
Attach new and existing ceiling joists with metal connectors (joist hangers).
Posts 4"x4".

Beam "B"

3- 2 x 10's load bearing wall 6'-6" span.
No disruption to ceiling joists.

Beam "C"

2- 1 ¾" x 11 7/8" lvl's. Ceiling joist support, 11'-6" span.
Install new ceiling joists in kitchen to new beam. Attach new and existing ceiling joists
with metal connectors (joist hangers). Posts 4"x4".

Beam "D"

3- 2x10's load bearing wall, 6' span.
No disruption to ceiling joists.

Beam "E"

2- 2 x 10's load bearing wall, 4'-6" span.
Opening into existing wall.

Beam "F"

2- 1 ¾" x 11 7/8" lvl's. Ceiling joist support , 7' span.
Attach new ceiling joists with metal connectors (joist hangers).

Beam "G"

3- 1 ¾" x 11 7/8" lvl's. Window header, 12' span.
Double up jacks (2- 2x6's at each end).

All other load bearing headers in new and existing work 2x10's.

INCL E

Notes for Section Plan
(Drawing 4 of 4)

Joists:

2x10, 16" o.c., with 3/4" T&G OSB subfloor

Finish floor:

3/4" hardwood

Walls:

2x6, 16" O.C.

Exterior: 7/16" zip system sheathing with prefinished cedar shingles

Interior: 1/2" gypsum board

Ceiling:

2x6 joists, 16" O.C. with 1x3 strapping 16" O.C.

Finish: 1/2" gypsum board

Roof:

2x8 rafters, 16" O.C. with 5/8" plywood sheathing and self-adhering bituminous membrane on eaves & valleys

Synthetic roof underlayment & 30-year laminated shingles

All new hips and valleys 1 3/4" x 11 7/8" LVLs

Ridges 2x10

INCH C

Notes for Egress, Fire, Sound

Egress

Master bedroom- 3-0x6-8 door to back yard

Bedroom #2 - two 3-0x4-6 windows facing street

Fire separation

Common wall with garage is currently fire rated. New work in this area to be 5/8" fire rated gypsum board.

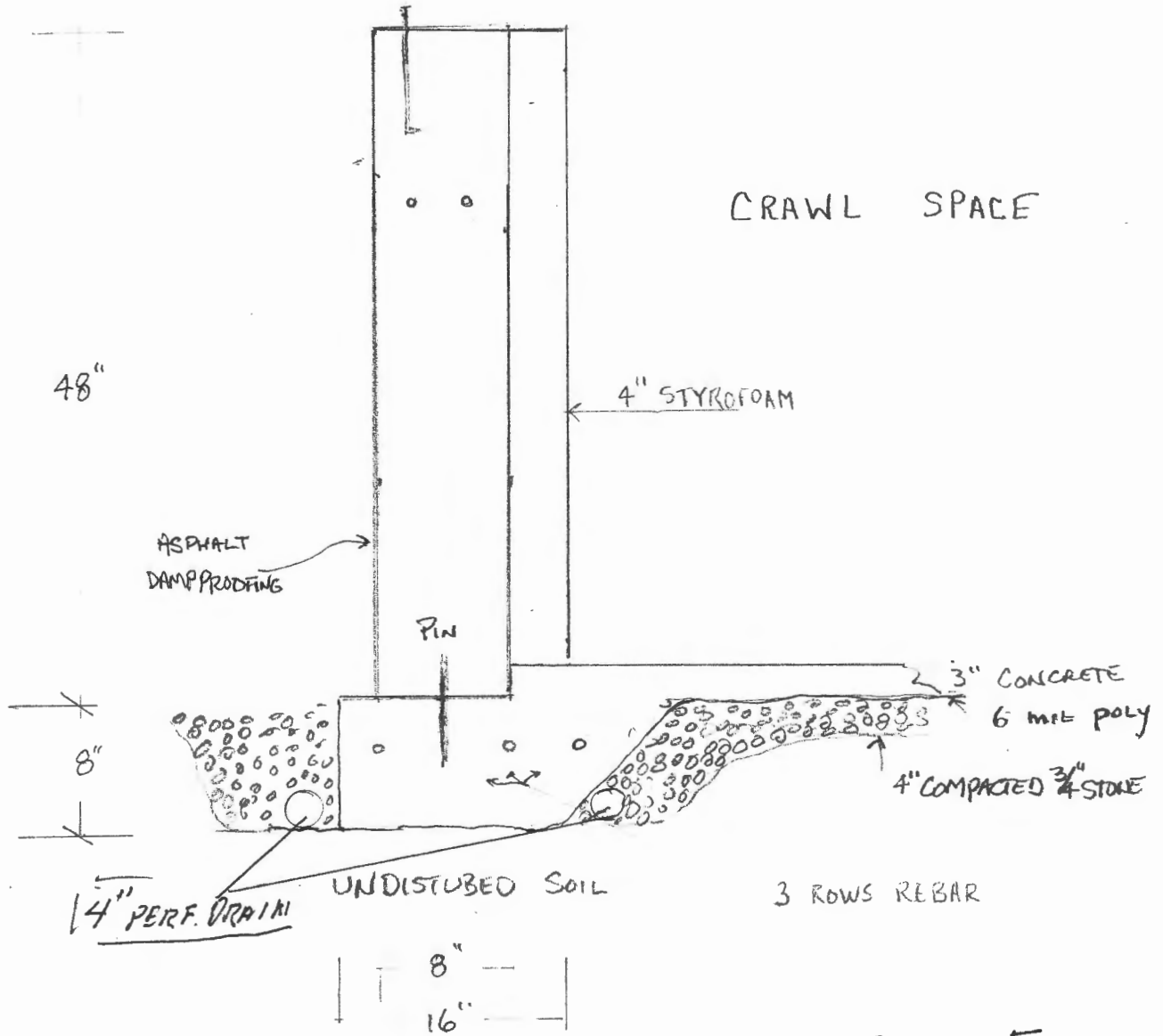
Sound transmission

Bathroom walls to be fiberglass insulated.

INCH G

FREE MAN
FOUNDATION SECTION
1" = 1'

CONTINUOUS SLAB / FOOTER
WITH SINGLE POUR



INCL F

FREEMAN PROPOSED PORCH SECTION

$\frac{1}{2}'' = 1'$

