

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090729

Please Read Application And Notes, If Any, Attached

This is to certify that MCNERNEY EDWARD L JR James Center

has permission to Addition of a Foundation to the Existing Breezeway New Walls of the Existing Breezeway.

AT 88 VERA ST City of Portland 162 H012001

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. 2 HOUR NOTICE IS REQUIRED.

PERMIT ISSUED JUL 7 2009 A certificate of occupancy must be procured by owner before this building or part thereof is occupied. CITY OF PORTLAND

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_ Department Name

Thomas M. Malley 7/16/09 Director - Building & Inspection Services

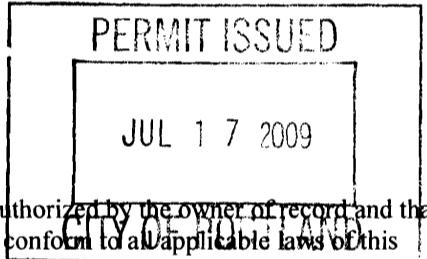
PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0729	Issue Date:	CBL: 162 H012001
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<b>Location of Construction:</b> 88 VERA ST	<b>Owner Name:</b> MCNERNEY EDWARD L JR	<b>Owner Address:</b> 88 VERA ST	<b>Phone:</b> 207-415-4674
<b>Business Name:</b>	<b>Contractor Name:</b> James Cerino	<b>Contractor Address:</b> 46 Maplewood Street Portland	<b>Phone:</b> 2074154674
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	<b>Zone:</b> R-3
<b>Past Use:</b> Single Family Home	<b>Proposed Use:</b> Single Family Home - Addition of a Foundation to the Existing Breezeway. New Walls for the Existing Breezeway. <i>connected to permit 09-0515</i>	<b>Permit Fee:</b> \$100.00	<b>Cost of Work:</b> \$7,800.00
<b>Proposed Project Description:</b> Addition of a Foundation to the Existing Breezeway. New Walls for the Existing Breezeway.		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i> Signature: <i>Jm 7/16/09</i>
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

<b>Permit Taken By:</b> lmd	<b>Date Applied For:</b> 07/09/2009	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b> <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 not cert. here</i> Date: <i>7/14/09</i> <i>APC</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: _____



**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

<b>Permit No:</b> 09-0729	<b>Date Applied For:</b> 07/09/2009	<b>CBL:</b> 162 H012001
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<b>Business Name:</b>	<b>Contractor Name:</b> James Cerino	<b>Contractor Address:</b> 46 Maplewood Street Portland	<b>Phone:</b> (207) 415-4674
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Addition of a Foundation to the Existing Breezeway. New Walls for the Existing Breezeway. (connected to permit 09-0515)	<b>Proposed Project Description:</b> Addition of a Foundation to the Existing Breezeway. New Walls for the Existing Breezeway.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/14/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit is being issued with the condition that all the work will take place within the existing shell of the breezeway. 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.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 07/16/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) 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. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

**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

*Thomas M. Markley*

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

*7/16/09*

\_\_\_\_\_  
Date



# General Building Permit Application

If you or the property owner own 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>88 Vera st Portland ME</u>		
Total Square Footage of Proposed Structure/Area <del>1005 sq ft</del> <u>1005 Ft</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>162</u> Block# <u>H</u> Lot# <u>012</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Edward McVerney</u> Address <u>55 Vera st</u> City, State & Zip <u>Portland ME 04107</u>	Telephone:
Lessee/DBA (If Applicable) <u>JUL 9 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>7800.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>dining room attached to kitchen</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Add foundation to existing breezeway. Build new walls for existing breezeway</u> <u>amendments to permit # 090515 - NOT AN AMENDMENT New permit</u>		
Contractor's name: <u>James Corino</u>		
Address: <u>46 maplewood St Portland ME</u>		
City, State & Zip <u>Portland ME 04103</u>		Telephone: <u>415-4674</u>
Who should we contact when the permit is ready: <u>James Corino</u>		Telephone: <u>415-4674</u>
Mailing address: <u>4</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](http://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: Edward L. McVerney Date: 7/9/09

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

McKernan Residence

88 Vera St. Portland Me. 04103

Drawn By Eastbay Builders

Proposed Alterations to Existing Breezeway

Notes: ① Existing Breezeway Roof Framing to Remain

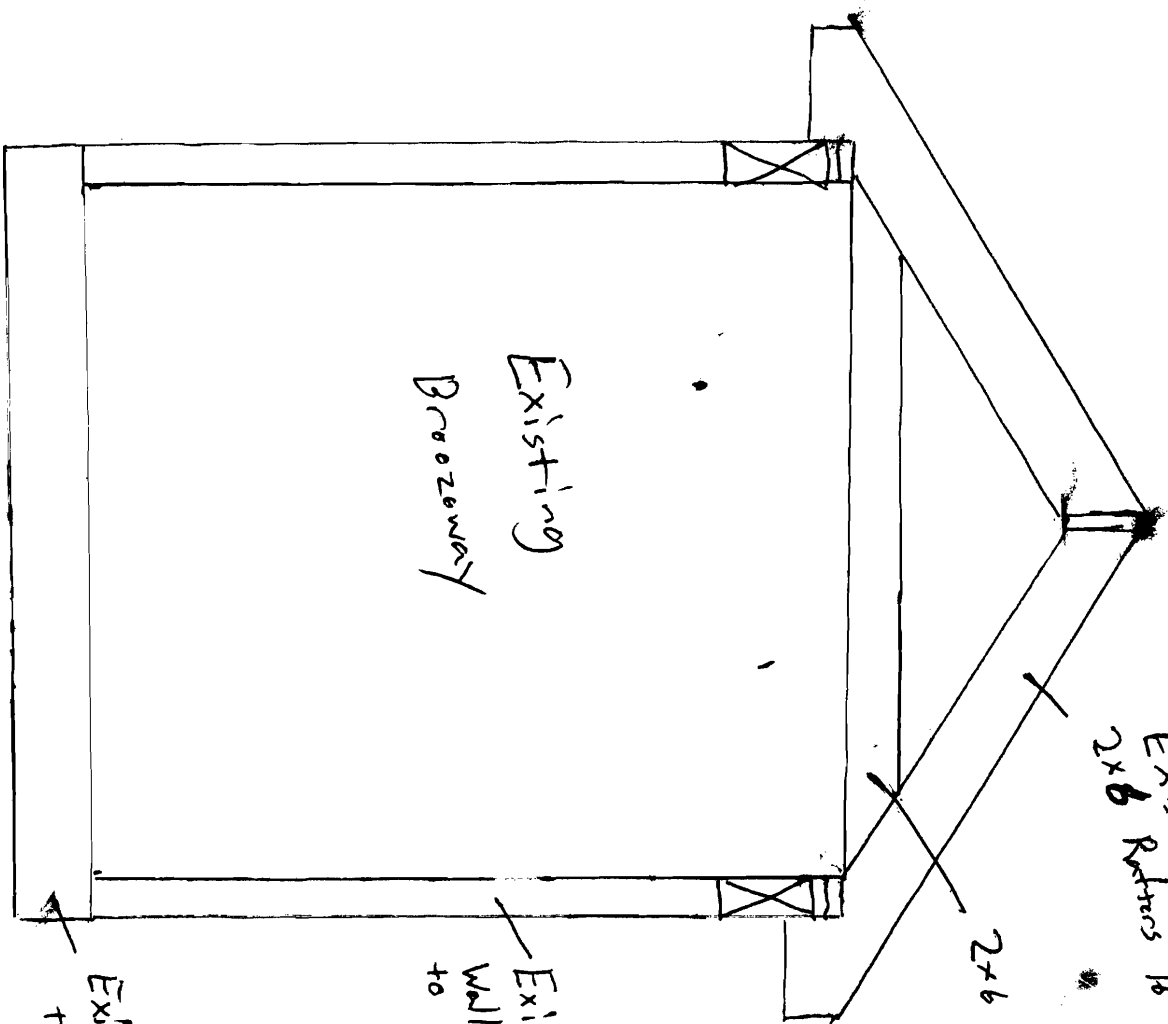
② Tie in w/new Ice + Water Shield/Step Flashing Existing Breezeway Roofing into new second floor Addition

③ Excavate and Construct new footings and 4' frost walls beneath breezeway only

④ Pour new 4" slab in breezeway to match and tie into existing slab of main house.

⑤ Grade soil away from breezeway

Existing Cross Section



Existing Floor Joists to be demolished

Existing 2x4 Wall Framing to be replaced

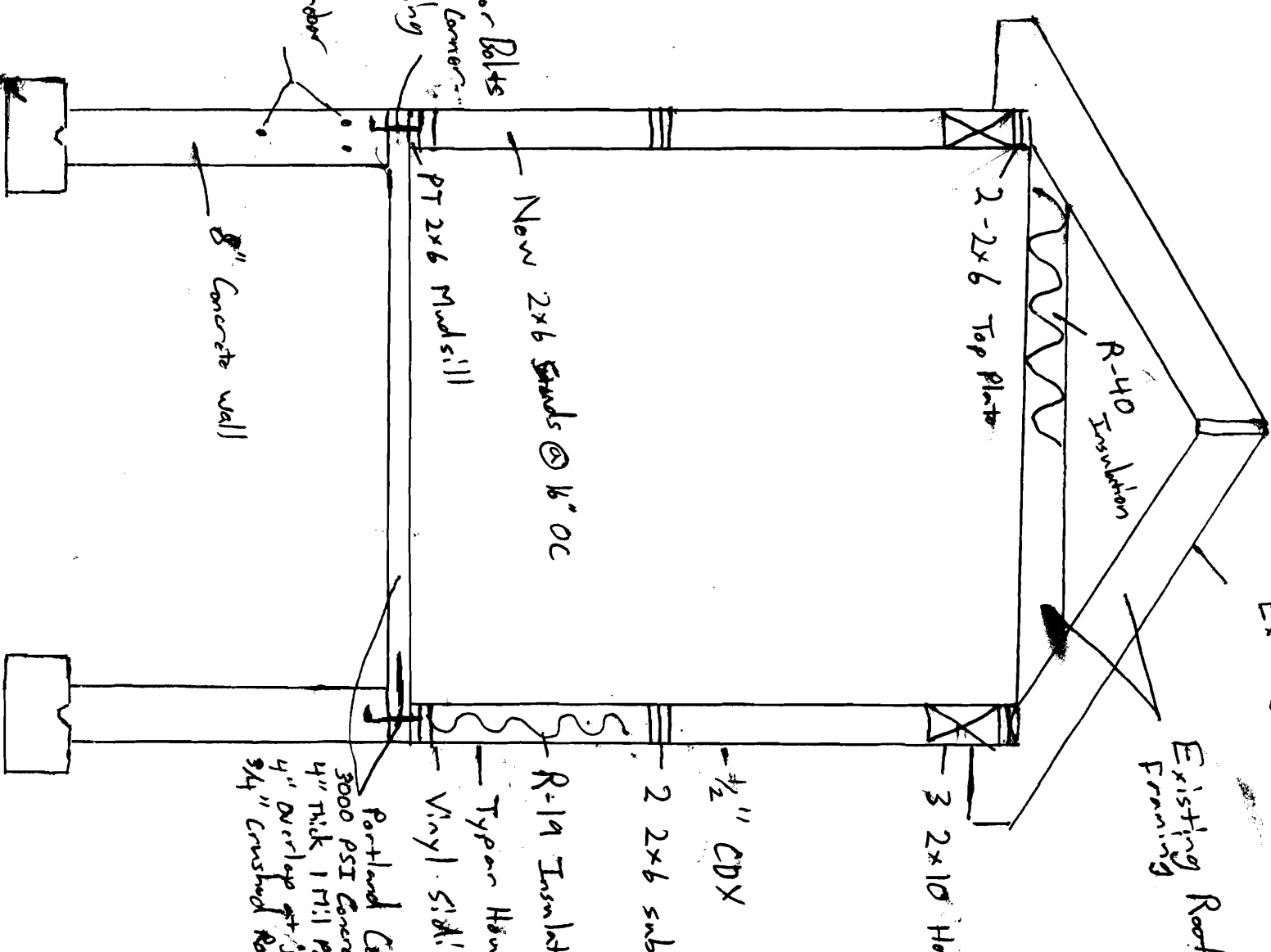
Existing 2x6 Rafters 16" OC

2x6 Collar Ties

Existing Roofing to Remain

Existing Roof Framing

20" x 10" Min. Concrete Fy to bear on undisturbed soil



R-40 Insulation

2-2x6 Top Plate

New 2x6 Studs @ 16" OC

8" Concrete wall

1/2" rebar

1/4" Anchor Bolts R" from Every Corner 6' Min Spacing

PT 2x6 Mud sill

R-19 Insulat

Typan Mem.

Vinyl Siding

Portland Cb

3000 PSI Concrete

4" Thick 1 Mil Pa

4" Overlap at Joints

3/4" Crushed Rock

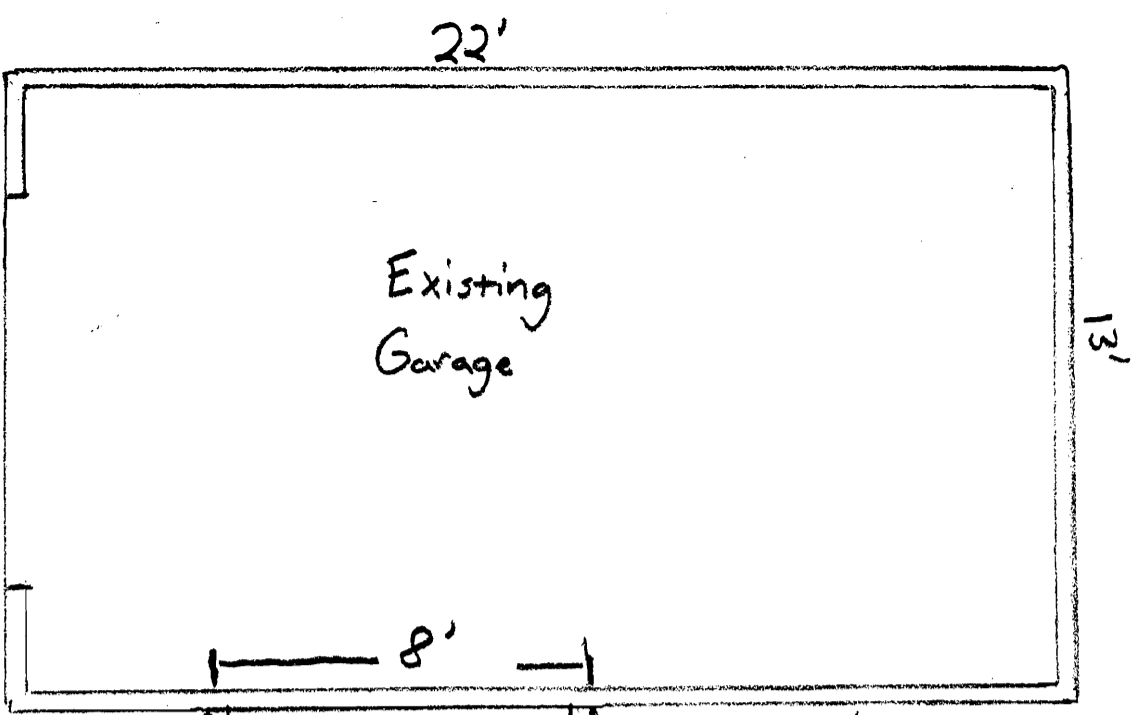
1/2" CDX

2 2x6 sub.

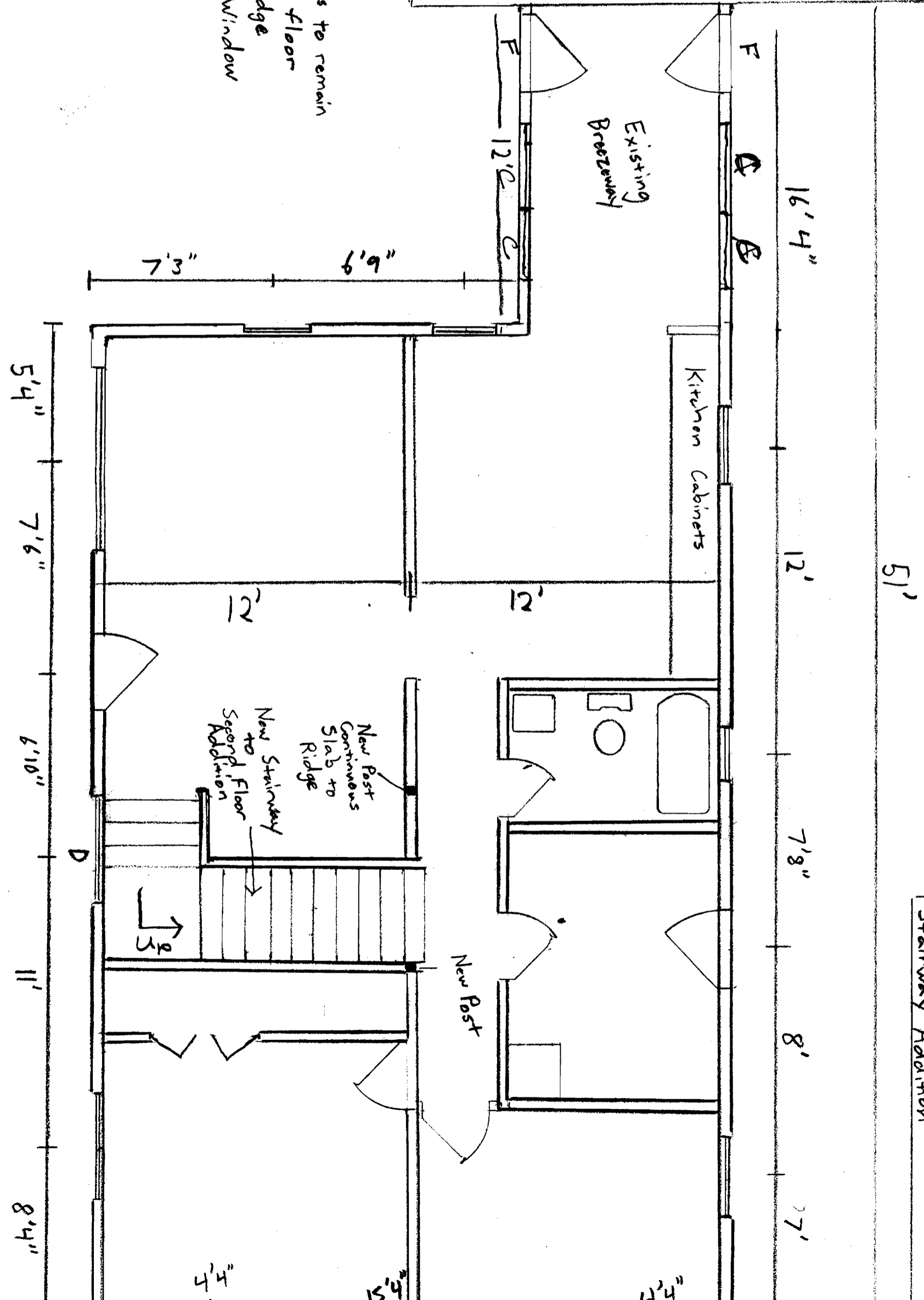
3 2x10 Ho

from permit # 09-0515.

McNerny Residence  
88 Vera St. Portland Me. 04  
Drawn by: Eastbay Builders  
Existing First Floor Plan:  
Stairway Addition

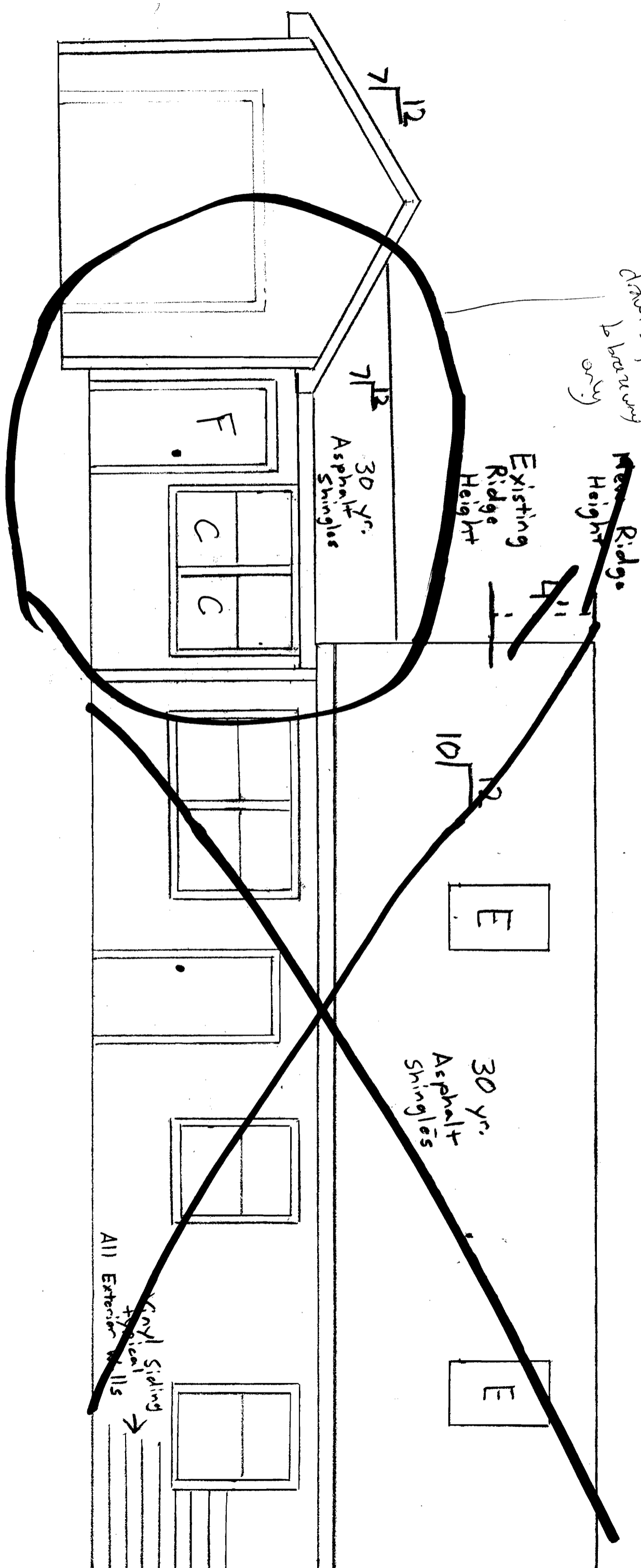


- Specifications:
- Existing first floor partitions to remain
  - New staircase to second floor
  - New Posts continuous to Ridge
  - Tempered Glass in Stair Window



Specifications:

- Demo existing 7/12 roof on main house
- Existing Ceiling Joists to remain w/ 1 3/4" TJI Joists 550 series
- Frame new Second floor w/ 35' 3" diameter on backside



Chemical applies to warranty (only)

Elevation  
Cross Section is from permit # 09-0515  
Elevation on main house was changed after this phase drawing

McNerny Residence
88 Vera St. Portland Mo. 04103
Drawn by: Eastbay Builders
Front Elevation:
for proposed 2nd flr. Addition
All Drawings: 1/4" = 1'



Elevation is from permit 09-~~0322~~<sup>0515</sup> which was changed.

McNerny Residence  
88 Vera. St. Portland Me. 04  
Drawn by: Eastbay Builders  
Rear Elevation.  
for pro ~~X~~ 2nd flr. Additio

