

PERMIT ISSUED

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

Permit No: 02-1129 Issue Date: OCT - 3 2002 CBL: 155 A011001

Location of Construction: 39 Hastings St Owner Name: Beckett Geoffrey A & Owner Address: single family CITY OF PORTLAND Phone: 761-4484
Business Name: Contractor Name: Contractor Address: Phone:
Lessee/Buyer's Name: Phone: Permit Type: Additions - Dwellings Zone: R-3

Past Use: single family Proposed Use: single family w/ 26' x 26' addition Permit Fee: \$443.00 Cost of Work: \$60,000.00 CEO District: 3

FIRE DEPT: [] Approved [] Denied INSPECTION: Use Group: R-3 Type: SB BOKA 99
Signature: Signature:

Proposed Project Description: build 26' x 26' addition PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: [] Approved [] Approved w/Conditions [] Denied
Signature: Date:

Permit Taken By: gad Date Applied For: 10/03/2002 Zoning Approval

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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: [] Shoreland [] Wetland [] Flood Zone [] Subdivision [] Site Plan Maj [] Minor [] MM []
Date: 10/23/02

Zoning Appeal: [] Variance [] Miscellaneous [] Conditional Use [] Interpretation [] Approved [] Denied
Date:

Historic Preservation: [] Not in District or Landmark [] Does Not Require Review [] Requires Review [] Approved [] Approved w/Conditions [] Denied
Date: 10/03/02

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 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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

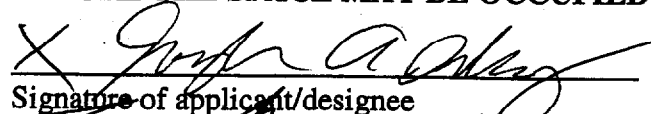
Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

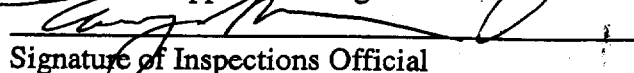
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

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

X 
Signature of applicant/designee

10/31/02
Date


Signature of Inspections Official

10/3/02
Date

CBL: ~~02-1129~~ Building Permit #: 02-1129

185-A-11

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 39 HASTINGS ST., PORTLAND, ME, 04103			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 185 Block# A-11 Lot# 377 378	Owner: BARRIS + GEOFF BECHTOLD	Telephone#: 761-4484	
Owner's Address: 39 HASTINGS ST., PORTLAND, ME. 04103	Lessee/Buyer's Name (If Applicable) NA	Cost Of Work: \$ 60,000	Fee \$ 443.00
Proposed Project Description:(Please be as specific as possible) SINGLE STORY WOOD FRAMED ADDITION TO EXISTING 2 STORY WOOD FRAMED HOUSE. ADDITION INCLUDES BATH, BRK, LIVING, STORAGE. VINYL SIDING, AIRPORT SHINGLE ROOF AND APPROXIMATE WINDOWS			
Contractor's Name, Address & Telephone DAVE HOMES, 467 AUBURN ST. PORTLAND, ME 797-9349			Rec'd By
Current Use: RESIDENCE		Proposed Use: RESIDENCE	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans


Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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 of applicant: 	Date: 10/1/02
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Building Permit Fee: \$30.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISE

39 HASTINGS ST.,
PORTLAND, MAINE

Job Number: 124-51
Inspection Date: 3-29-90
Scale: 1" = 20'

I HEREBY CERTIFY TO
CLASSIC TITLE CO., COMFED & ITS
TITLE INSURER

BUYER: GEOFFREY A. BECKETT &
BARBARA K. SORENSON

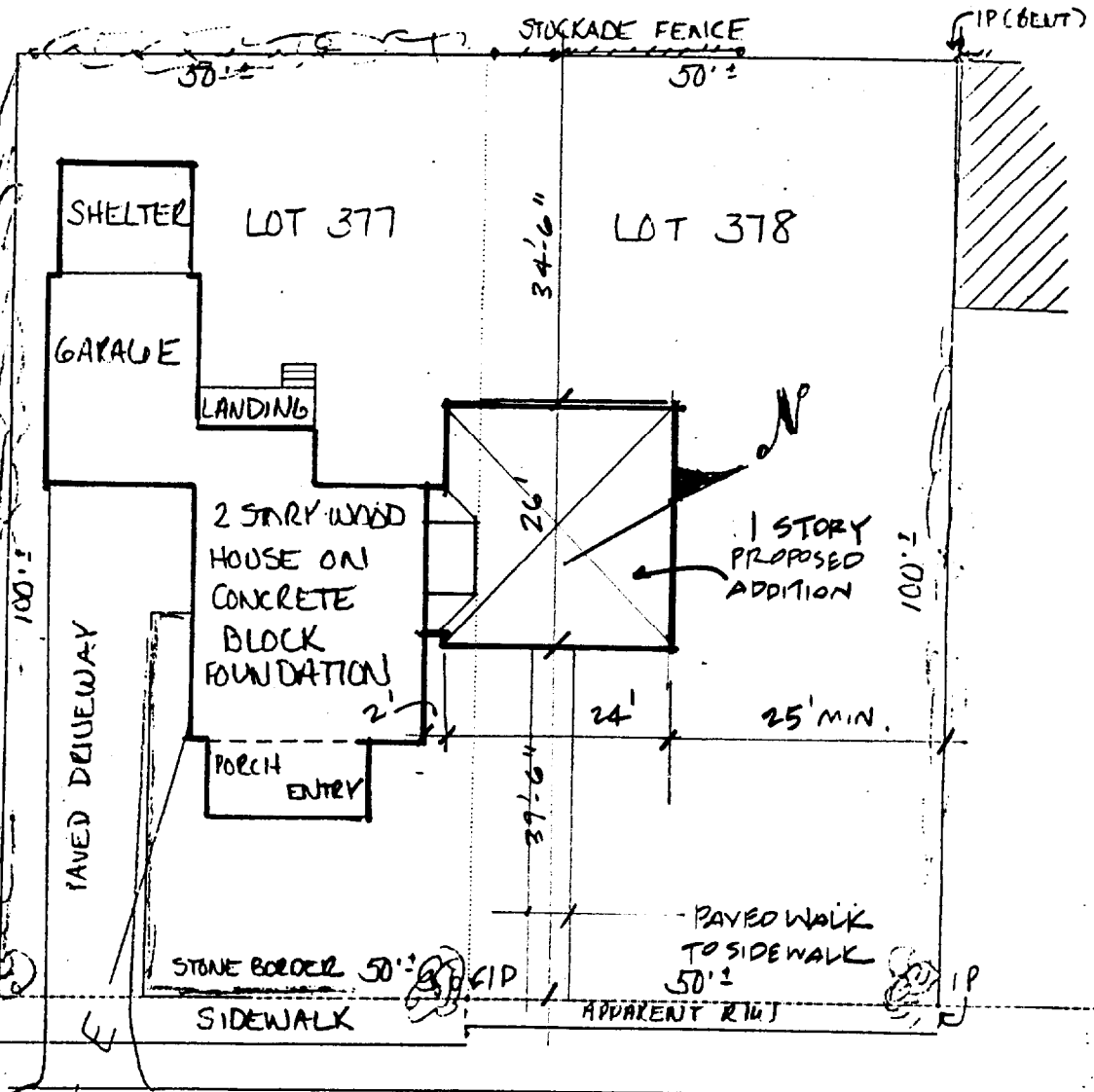
SELLER: KENNETH C. & KAREN C. AUSTIN

The monumentation is not in harmony with current deed description.

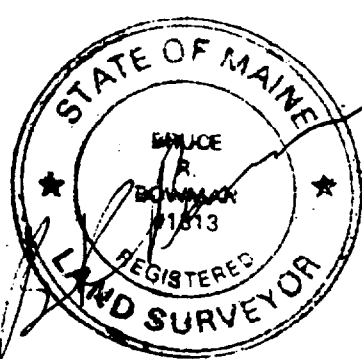
The building setbacks are not in conformity with town zoning requirements.

The land and the dwelling do not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

**R-3
ZONE**



R-3
Front - 25' Req.
Sides - 8' Req.
Rear - 25' Req.
COV. 25% = 2500 SF
w/ addition - OK

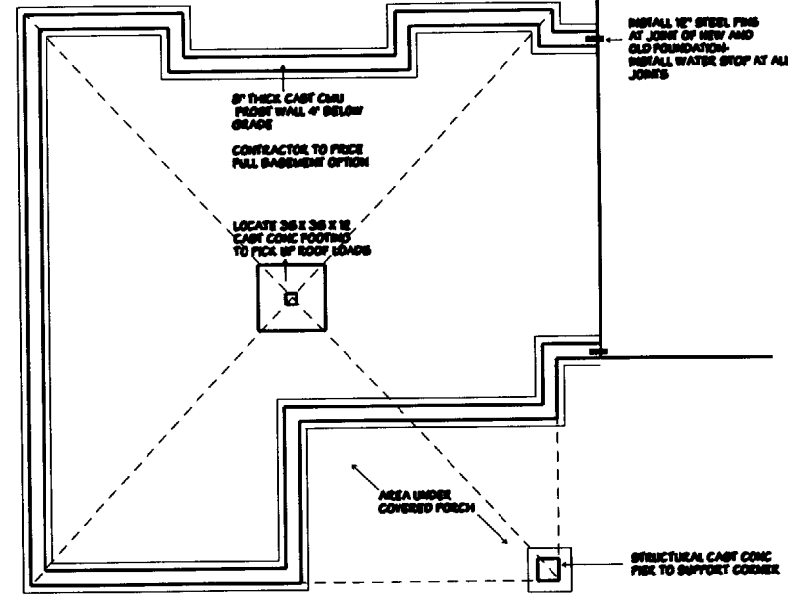


THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITHIN ABUTTING DEEDS.

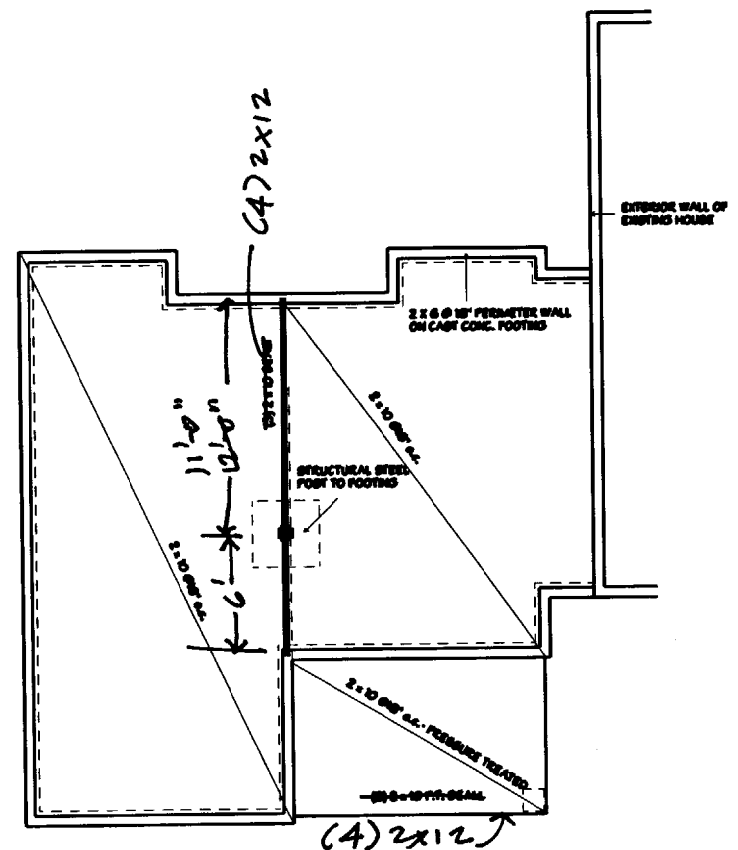
BRUCE R. BOWMAN, R.L.S.
20 Forest Avenue
Cumberland, Maine
Phone: (207)829-3959

PLAN BOOK 11 PAGE 111 LOT 377, 378
DEED BOOK 4019 PAGE 69 COUNTY CUMBERLAND

THIS PLAN IS NOT FOR RECORDING Drawn by: *DAB*

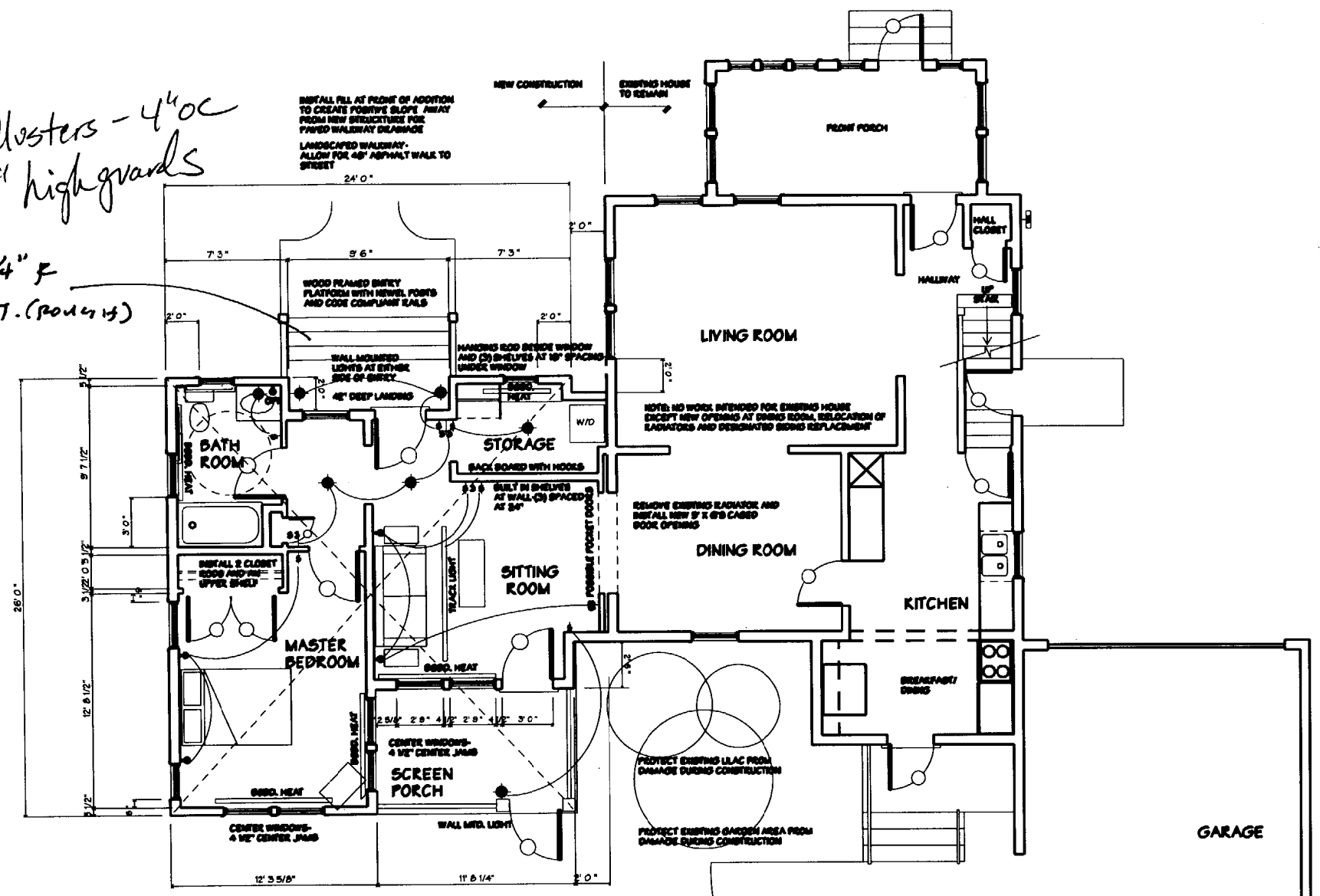


2 FOUNDATION PLAN
1/4"=1'-0"

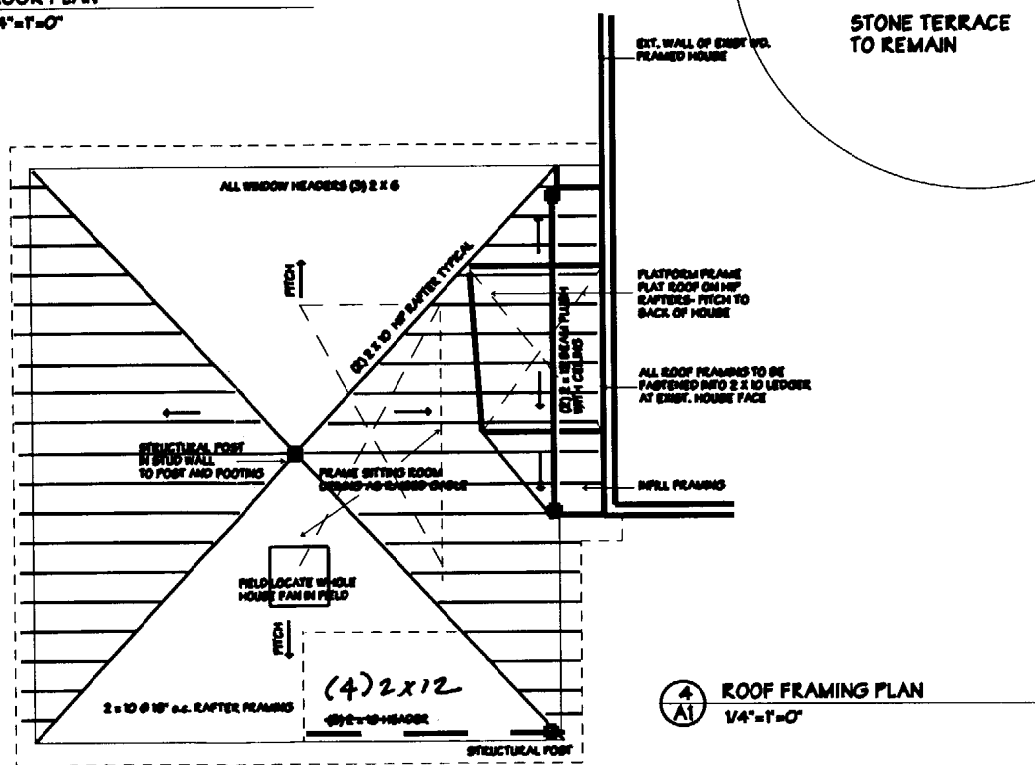


3 FIRST FLOOR FRAMING
1/4"=1'-0"

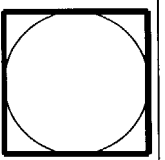
*Ballusters - 4" oc
36" high guards
7 3/4" F
10" T. (POU 4 1/2)*



1 FLOOR PLAN
1/4"=1'-0"



4 ROOF FRAMING PLAN
1/4"=1'-0"

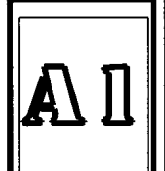


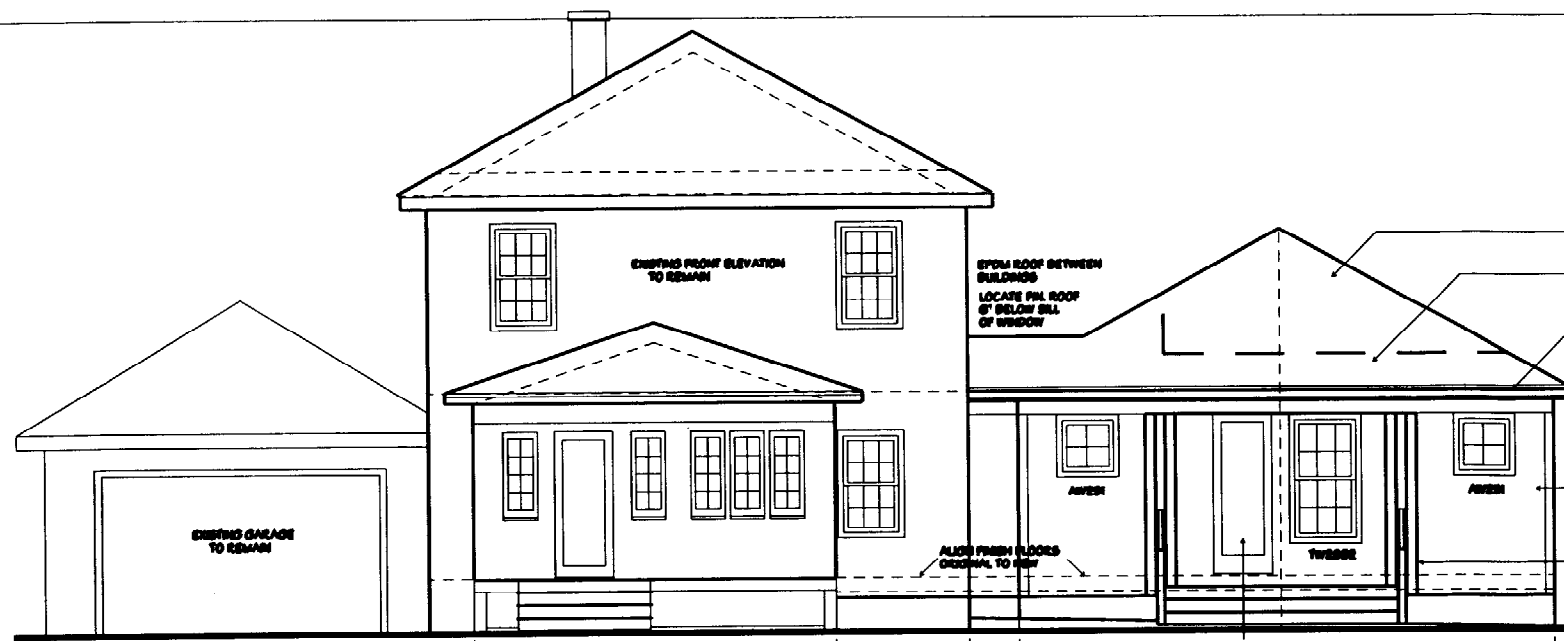
**ADDITION TO THE
BECKETT RESIDENCE**
39 HASTINGS STREET, PORTLAND, MAINE

**WHIFFLE
CALLENDER
ARCHITECTS**
384 CONGRESS
STREET
PORTLAND,
ME 04101
773-8888

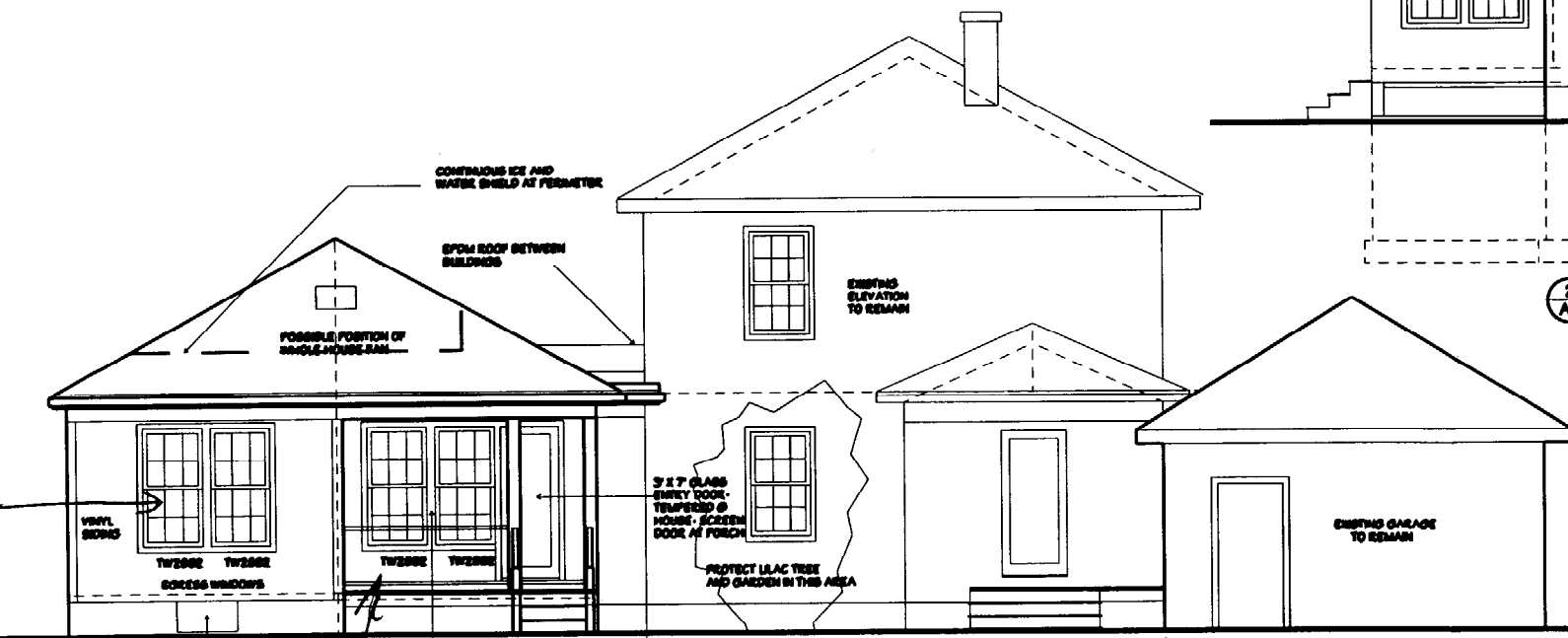
DATE 10 JUNE 2008
PROJECT NUMBER
SCALE 1/4"=1'-0"
DESIGNED LGC
CHECKED JAD
DRAWN

CONTR. NO.
**PROPOSED
ADDITION
FLOOR PLANS**

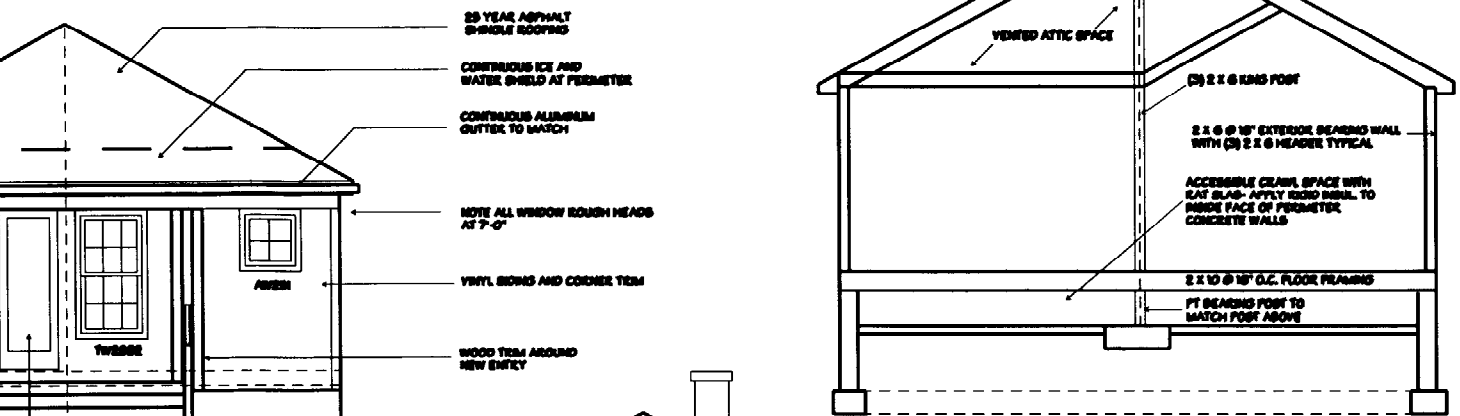




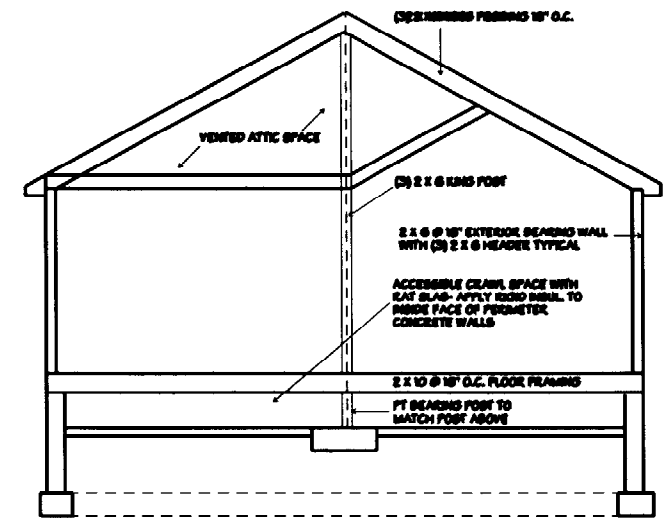
1 EAST ELEVATION
A2
1/4"=1'-0"



3 WEST ELEVATION
A2
1/4"=1'-0"



2 NORTH ELEVATION
A2
1/4"=1'-0"



4 STRUCTURAL SECTION
A2
1/4"=1'-0"

GENERAL NOTES:

- MECHANICAL WORK IS TO BE DONE ON A DESIGN BUILD BASIS. THE MECHANICAL SYSTEM HAS NOT BEEN DETERMINED AND THESE REQUIREMENTS, SYSTEM DESIGN, COORDINATION, AND INSTALLATION ARE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. GC TO VERIFY WITH MECHANICAL CONTRACTOR THE FEASIBILITY OF A NEW HOT WATER BASE-BOILED HEATING LINE FOR NEW ADDITION FROM EXISTING PLUMBING.
- ELECTRICAL WORK IS TO BE DONE ON A DESIGN BUILD BASIS. THE ELECTRICAL SYSTEM HAS NOT BEEN DETERMINED AND THESE REQUIREMENTS, SYSTEM DESIGN, COORDINATION, AND INSTALLATION ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND GENERAL CONTRACTOR.
- ALL EXISTING AND NEW WORK SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. SHOW DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
- THE ARCHITECTURAL DRAWINGS ARE GENERAL IN SCOPE AND ARE AN APPROXIMATE "FIRST CUT" TO THE GENERAL CONTRACTOR. MANY DETAILS ARE THE RESPONSIBILITY OF THE GENERAL AND THE OWNER. CONTACT ARCHITECT FOR CLARIFICATION OF THE WORK.
- OWNER SHALL PROVIDE ALL NAIL BOLTS, HANGERS, FASTENERS, AND ALL NECESSARY MATERIALS AND ALL NECESSARY HARDWARE FOR A COMPLETE JOB.
- ALL APPLICABLE STATE AND LOCAL CODES SHALL BE FOLLOWED INCLUDING FEDERAL, DEPARTMENT OF LABOR OCCUPATIONAL HEALTH AND SAFETY ACT.

MATERIAL NOTES:

- WINDOWS AND ANGLEIRON AS REQUIRED ON FLAIL CORNER AND TRIM SHALL MATCH EXISTING FINISH. INCLUDE ALL HARDWARE AND SCREWS FOR A COMPLETE INSTALLATION.
- WALL CONSTRUCTION SHALL BE 2 X 6 FRAMED WITH 1/2" GIB BRACKETS ON WALLS AND 3/4" CBR ON ROOF. TYVEK VAPOR BARRIER AND VINYL CLADDING AS REQUIRED ON THE PLANE. ALL WALLS SHALL BE INSULATED WITH 6" FIBERGLASS FIBER INSULATION AND 1/2" SHEATHING.
- BASEFLASH SHALL BE 24" HERE ADVANCECH FLASH AND SCREWS.
- ROOF CONSTRUCTION SHALL BE VENTED WITH MECHANICAL, FIN SHEDS WITH CONTINUOUS GUTS VENTING. ROOF SHINGLES SHALL BE 25 YEAR ARCHITECTURAL TYPE TO MATCH EXISTING.
- INSTALL 3" OF ICE AND WATER SHIELD AT ALL VALLEYS AND EAVES.
- ALL EXTERIOR WOOD TRIM SHALL BE #2 PINE PREPARED OR DETERMINED TYPICAL PRIOR TO INSTALLATION.
- ALL BASE TRIM SHALL BE 1 1/2" PINE BACKPACKED. LAY UP FACE WITH (2) FINISHES AND FINISH GROUT TO 1/4" APPLIED TO FACE OF HOUSE. WHICH EMPLOYING NEW WORK BUTTS TO IT.
- INSTALL ALUMINUM OUTLET TO MATCH EXISTING. OUTLET SHALL BE SECURELY FINISHED WITH SCREENS AND / OR GARNETS AND CORNER SEALING.
- ORANGE QUALIFIED ROOFER FOR INSTALLATION OF SPONGE MEMBRANE AT FLAT ROOF BETWEEN STRUCTURES. INSTALL PER MANUFACTURERS INSTRUCTIONS-PROVIDE WARRANTY TO OWNER AFTER INSTALLATION.
- ALL DOORS TO BE 7' X 30" WIDE - INSTALL SCREEN DOOR AT FRONT DOOR.

TOP FLARE AT 8' 3"

ADDITION TO THE
BECKETT RESIDENCE
39 HASTINGS STREET, PORTLAND, MAINE

WHIPPLE
CALLENDER
ARCHITECTS

399 CONGRESS
STREET
PORTLAND
ME 04101
773-2888

DATE 10 JUNE 2008

PROJECT NUMBER

SCALE 1/4" = 1'-0"

DESIGNED LGS

DRAWN JAD

REVISION

CONFORM
PROPOSED
ELEVATIONS

A2

gress
window

36" high
granite
ballustrade
less char 4