

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that DENIS T III NOONAN

Located At 64 ROCKLAND AVE

Job ID: 2012-03-3429-ALTR

CBL: 185- K-006-001

has permission to Build 12' x 18' addition

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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**



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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3429-ALTR

Located At: 64 ROCKLAND AVE

CBL: 185- K-006-001

Conditions of Approval:

Zoning

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. It is understood that the work being done is to enlarge the existing kitchen and not to create a separate independent kitchen. If this understanding is incorrect, you must contact this office immediately.

Fire

All construction shall comply with City Code Chapter 10.

All smoke detectors and smoke alarms shall be photoelectric.

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

A sprinkler system is recommended but not required based on the following:

Plans indicate the addition will not exceed 50% of the total completed structure.

Capt. Pirone did make it clear to the GC that anytime upon inspection if renovation of the existing structure plus addition does exceed 50% a sprinkler system will be required.

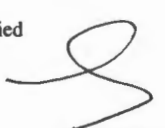
Building

1. 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. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-03-3429-ALTR	Date Applied: 3/2/2012	CBL: 185- K-006-001	
Location of Construction: 64 ROCKLAND AVE	Owner Name: DENIS T NOONAN III	Owner Address: 64 ROCKLAND AVE PORTLAND, ME 04102	Phone:
Business Name:	Contractor Name: Waterhouse Builders	Contractor Address: 19 Waterhouse RD, Cape Elizabeth, ME 04107	Phone: 615-4971
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADDITION	Zone: R-5
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - To build 12' x 18' addition to enlarge existing kitchen	Cost of Work: \$30,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB IRC 09
Proposed Project Description: 12' x 18' addition & one opening widened		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<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 w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM		<input type="checkbox"/> Denied
Date: <i>OK with conditions</i> <i>3/8/12</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

2012 03 31 29 68



General Building Permit Application 2-5

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>64 Rockland Ave</u>		
Total Square Footage of Proposed Structure/Area <u>216 sqft</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>185</u> Block# <u>K</u> Lot# <u>006</u>	Applicant: (must be owner, lessee or buyer) Name Address City, State & Zip	Telephone:
Lessee/DBA RECEIVED MAR 02 2012 Dept. of Building Inspections City of Portland	Owner: (if different from applicant) Name <u>Denis Noonan</u> Address <u>64 Rockland Ave</u> City, State & Zip <u>Portland Me 0410</u>	Cost of Work: \$ <u>30K</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amjn.: \$ _____ Total Fee: \$ <u>320.00</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? _____ Proposed Specific use: <u>Kitchen</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>12'x18' single story addition and one opening widened</u>		
Contractor's name: <u>Waterhouse Builders</u>		Email: <u>mjbentman@pm.com</u>
Address: <u>19 waterhouse rd</u>		
City, State & Zip: <u>Cap Elizabeth Me 0407</u>		Telephone: <u>207-615-4971</u>
Who should we contact when the permit is ready: <u>Mike Backman</u>		Telephone: <u>207-615-4971</u>
Mailing address: <u>19 waterhouse rd Cape Elizabeth</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: 3/2/12

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

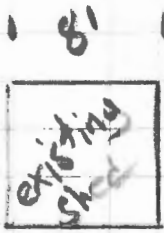
This is not a Permit; you may not commence any work until the Permit is issued.

R-5 Zone

front: 20' min - 30' + shown

rear: 20' min -

Side: 1 story 8' min - 13' shown

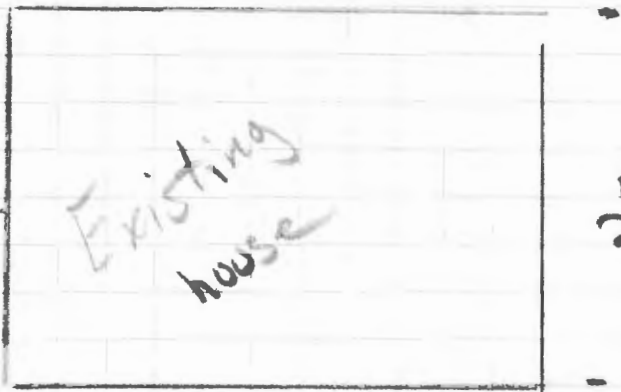
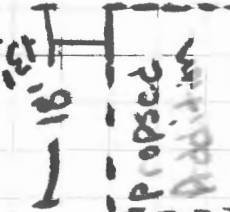


15' Difference
100' Deep
16' x 13' only

49'

13'

12'



25'

36'

DRIVEWAY

68'

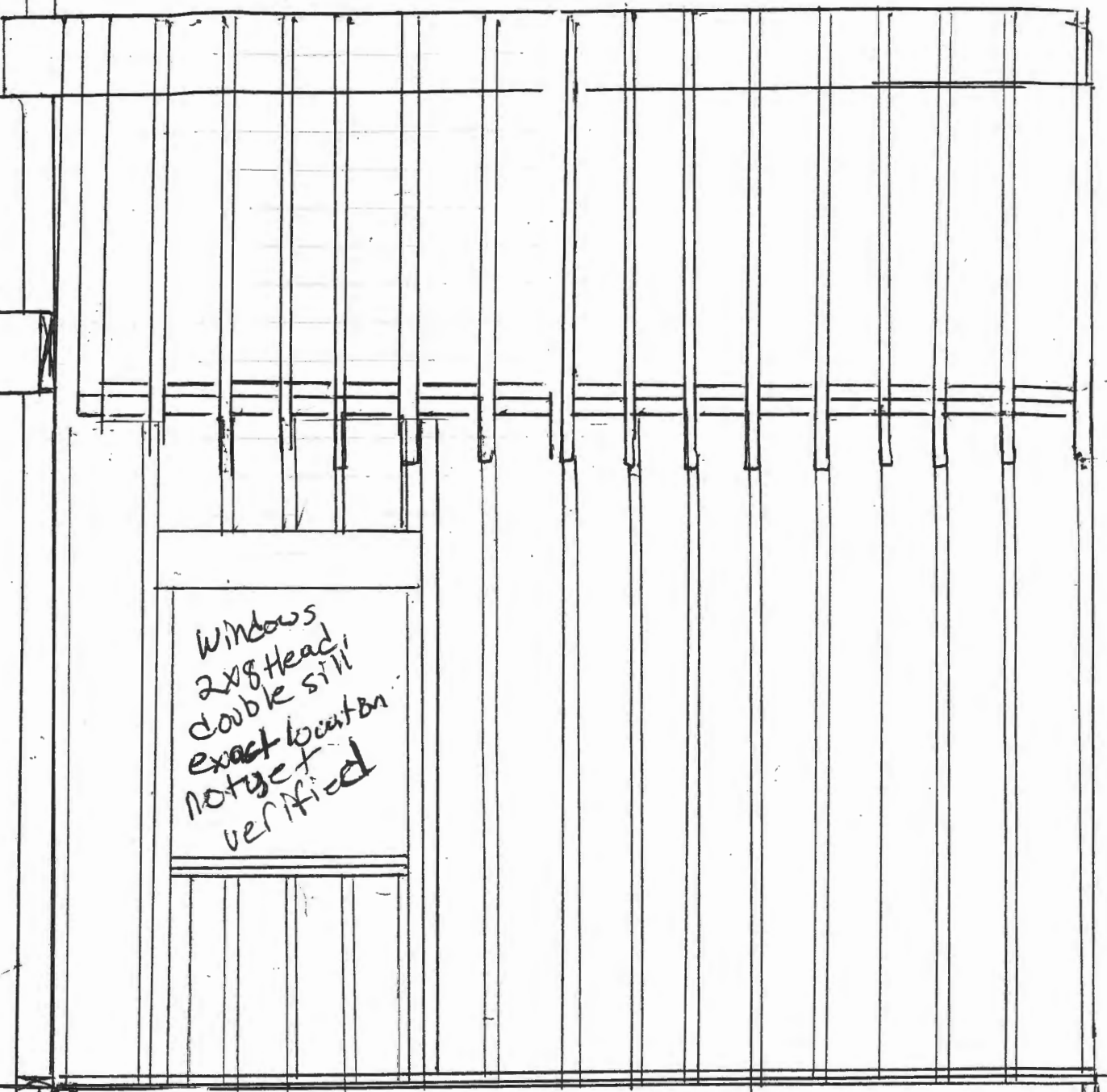
30'

25'

75'

Rockland Ave

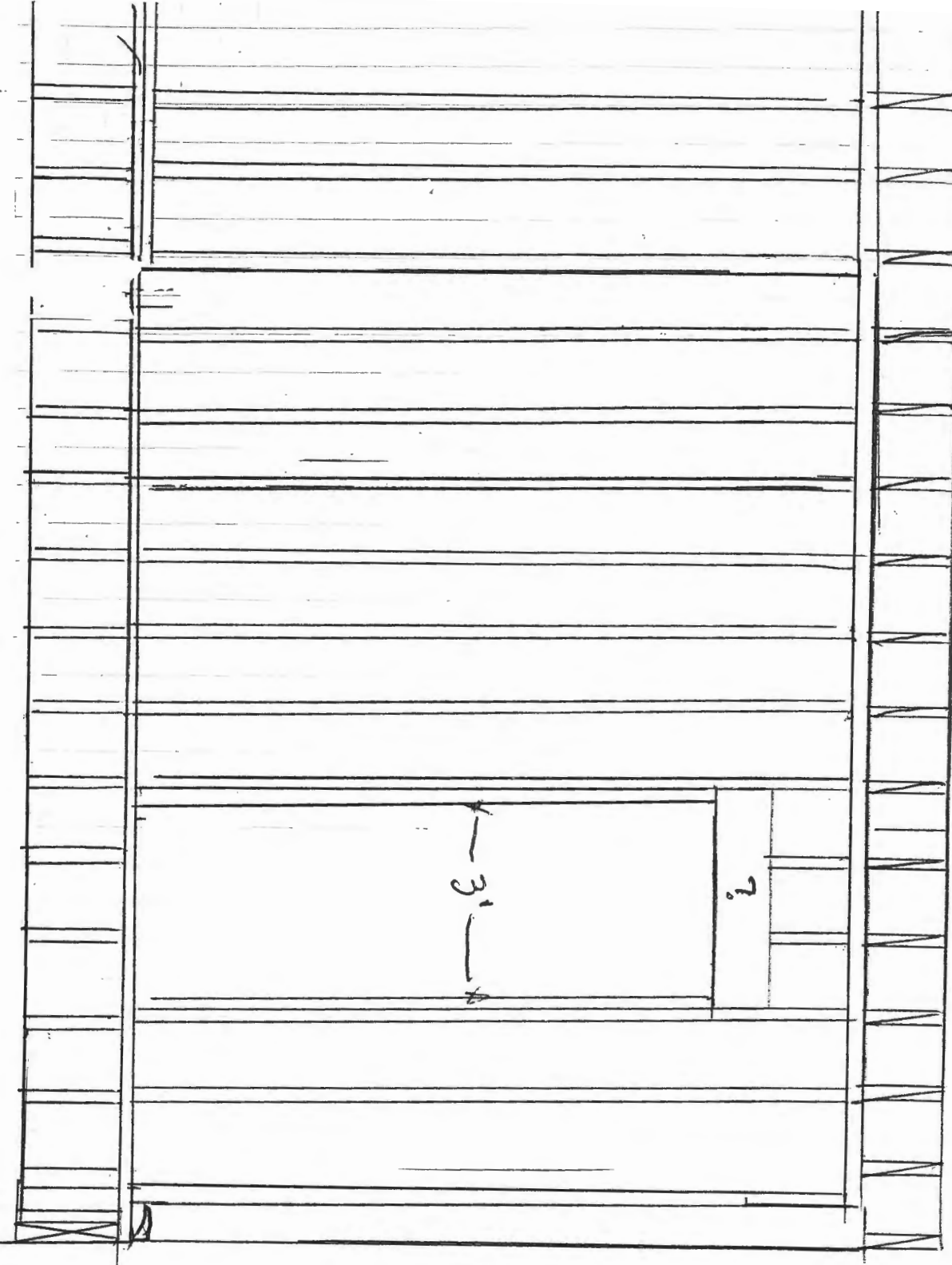
* 12'
let in ridge pole
and point load
to Foundation



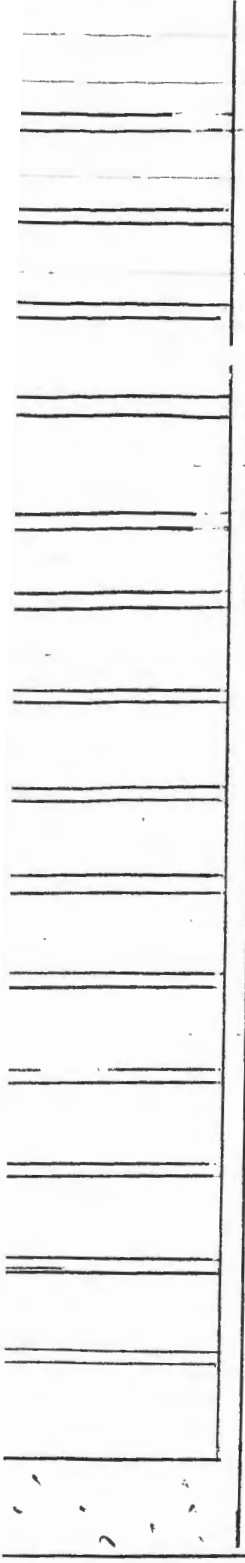
Windows
2x8 head
double sill
exact location
not yet
verified

Key bolt
new Ledger
to existing Box
2x8 Joist and hangers

Existing Condition



6" X 8" Beam



2x10
Double
Ridge
Point
loaded
to frost
wall

Proper-vent
and Ridge

R31
INS.

2x10
Rafters

2x6
conventional
wall
framing

R19
Fiberglass

P.T. plate
PINS
set in

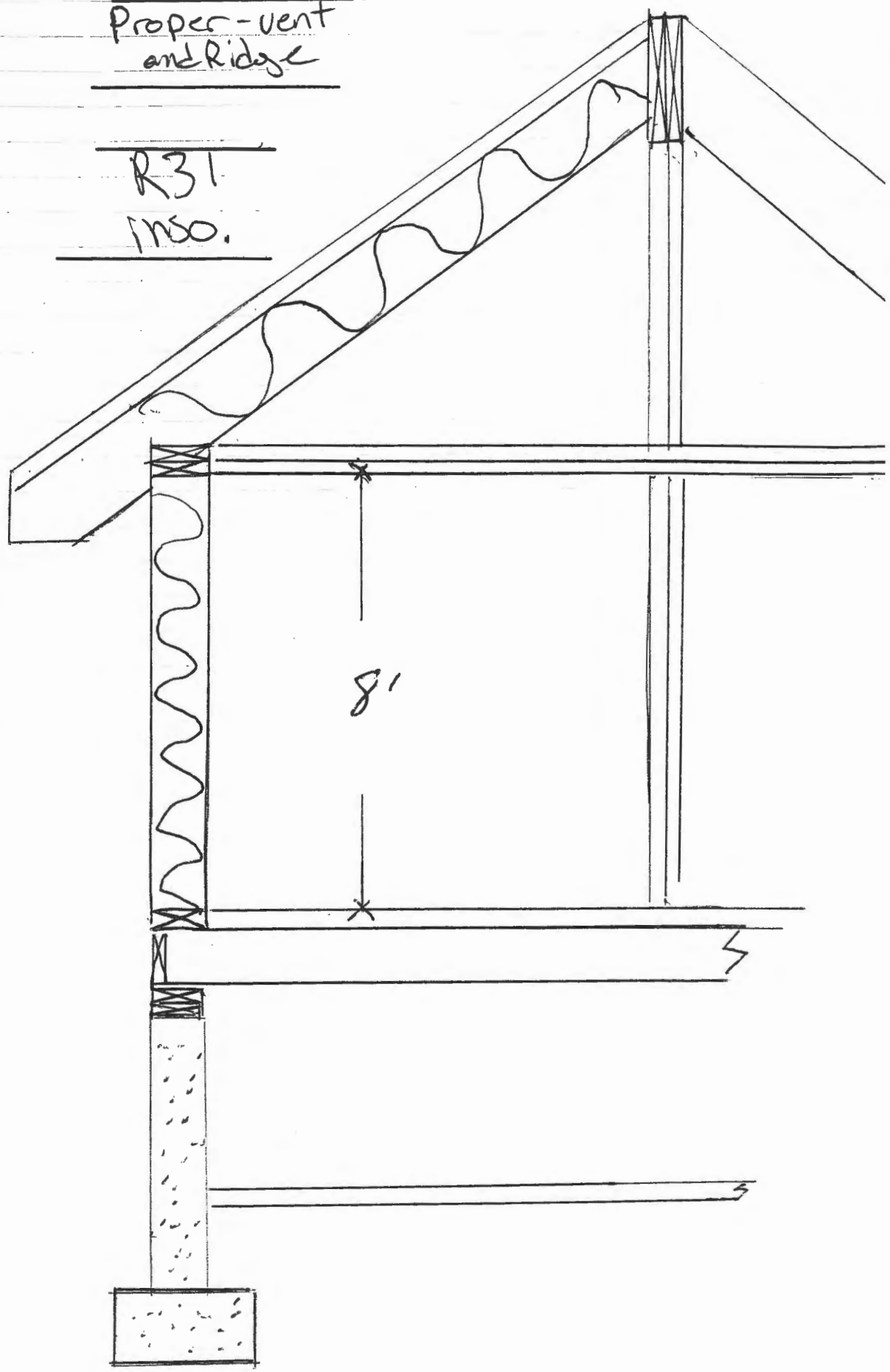
Frost
wall

4"
Slab

Footings
10"

5'

8'



Proposed Openings

Double 17 1/2" x 11 7/8" LVL

12'

Double Sawn

Paint Wooded to Room

Extrins 6" x 8" center beam

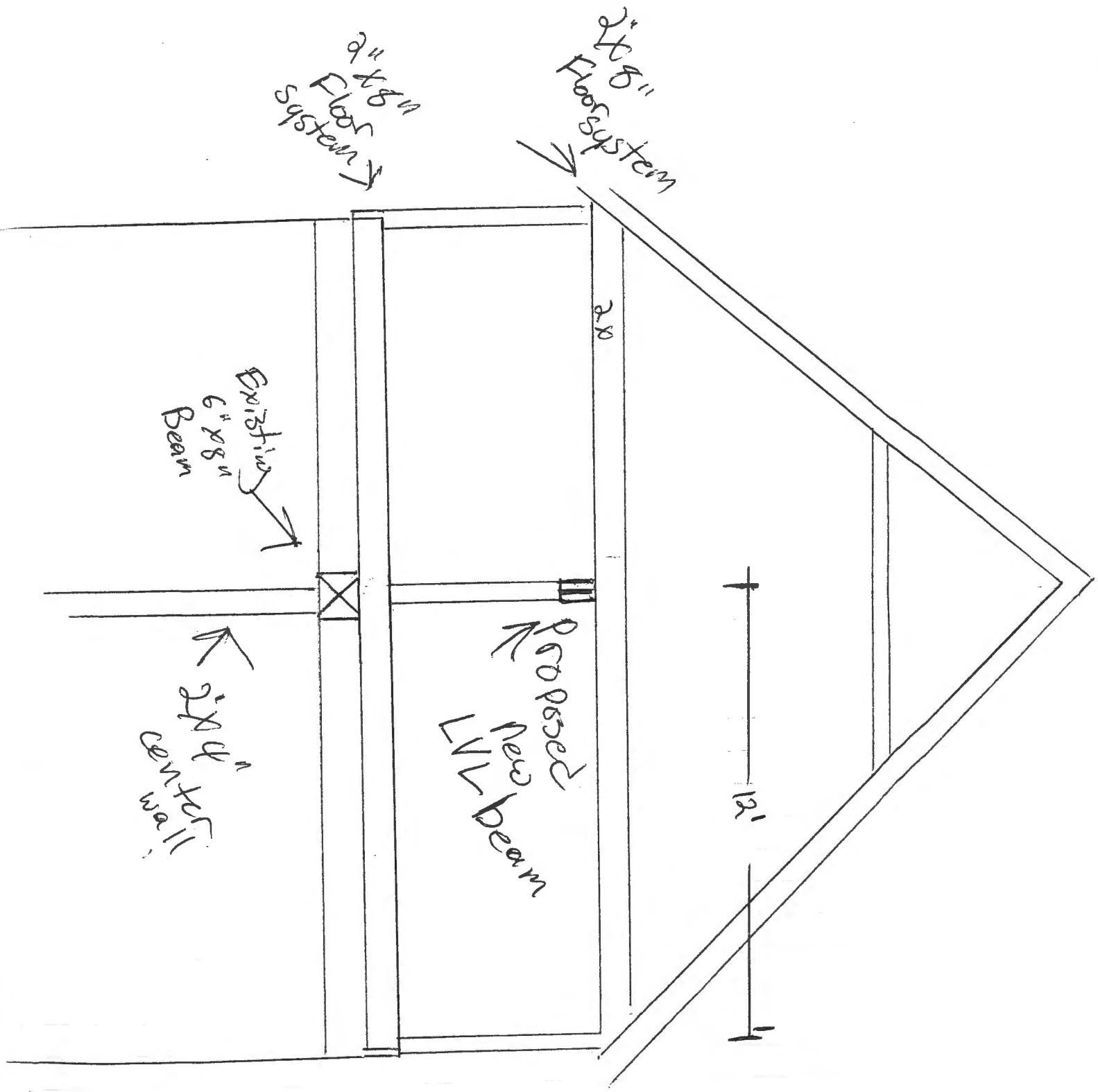
← 2x8 Floor

← LVLs laminated with "Fasten masters"

← 2x8 Floor

Exterior wall







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Receipts Details:

Tender Information: Check , BusinessName: Visa, Check Number: 31255

Tender Amount: 320.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 3/2/2012

Receipt Number: 41401

Receipt Details:

Referance ID:	5441	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	320.00	Charge Amount:	320.00
Job ID: Job ID: 2012-03-3429-ALTR - 12' x18' addition & one openingwidned			
Additional Comments: 64 Rockland Ave.			

Thank You for your Payment!