

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JOSEPH HELOU

Located At 120 FENWAY ST

Job ID: 2011-06-1343-ALTR

CBL: 198 - - A - 009 - 001 - - - -

has permission to Build a 12'x24 two story connector to a 24'x36' garage, 10'x23'3" sunroom, rebuild front porch & dormers 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

[Signature] 7/14/4

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|---|--|---|---|
| Job No: 2011-06-1343-ALTR | Date Applied: 6/7/2011 | CBL: 198 - - A - 009 - 001 - - - - - | |
| Location of Construction: 120 FENWAY ST | Owner Name: JOSEPH HELOU | Owner Address: 120 FENWAY ST PORTLAND, ME 04102 | Phone: 207-409-0757 |
| Business Name: | Contractor Name: Built-in | Contractor Address: 29 Maple ST WESTBROOK Me 04092 | Phone: (207) 712-3576 |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG - Building | Zone: R-5 |
| Past Use: Single Family | Proposed Use: Single family – build 12' x 24' 2 story addition with 24' x 36' attached garage & 10' x 23' 3 season porch <i>rebuild existing, enclosed front porch in same footprint.</i> | Cost of Work: 125000.00 | CEO District: |
| Proposed Project Description: Addition 12' x 24' to existing house w/ attached garage (24' x 36') & side porch (10' x 23') | | 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 JRL-2009 Signature: <i>JMB</i> 2/14/11 |
| Permit Taken By: | | Pedestrian Activities District (P.A.D.) | |
| | | 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. 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 informatin may invalidate a building permit and stop all work. | <input checked="" type="checkbox"/> Shoreland <i>structure well beyond 75 setback</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions</i> <i>6/13/11 ABM</i> | <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: | <input checked="" type="checkbox"/> Not in Dist 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>ASU</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 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 | PHON | |

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.**
 1. Footings/Setback prior to pouring concrete
 2. Backfill Inspection for drainage and damproof
 3. Close In Framing, Plumbing, Electric prior to insulation or drywall
 4. Final at completion of work

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 OCCUOPIED.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-06-1343-ALTR

Located At: 120 FENWAY

CBL: 198 - - A - 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 front setback of the proposed addition, it 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.
4. 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.
5. The existing, enclosed front porch must be rebuilt in the same footprint and shell.

Fire

1. The extent of the additions and renovations will require a sprinkler system to be installed in accordance with NFPA 13D.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Those renovating single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. The floor above the garage is to be used for storage only, no habitable space due to the egress going through the garage. The only other access to the main house egress is through a bathroom, which is not allowed.
5. The structural details for the footings that support columns, and the OHD LVL spec for column support of the roof ridge beam shall be submitted prior to this work commencing.

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6. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention device is installed in accordance with section R612.3.
7. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers.



General Building Permit Application

Shorland
R-1

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>120 FENWAY ST, PORTLAND ME 04102</u> | | |
| Total Square Footage of Proposed Structure/Area <u>1382</u> 570 | Square Footage of Lot | Number of Stories <u>1 1/2</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>198</u> Block# <u>A</u> Lot# <u>129</u> | Applicant *must be owner, Lessee or Buyer Name <u>Joseph He-100</u> Address <u>120 FENWAY ST</u> City, State & Zip <u>PORTLAND ME 04102</u> | Telephone: <u>207-409-0757</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>125,000</u> C of O Fee: \$ _____ Total Fee: \$ _____ |
| 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>single family</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Putting an addition to existing house plus a garage, and a s.d. porch (10x23) 12x24 24x36</u> | | |
| Contractor's name: <u>17 J114-10</u> Address: <u>29 maple st</u> - 300 City, State & Zip <u>Westbrook, ME 04092</u> Telephone: <u>212-3576</u> Who should we contact when the permit is ready: <u>Joe He-100</u> Telephone: <u>409-0757</u> Mailing address: <u>290 BAXTER BLVD #2, PORTLAND, ME 04101</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: 6/6/11

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

RECEIVED
JUN -7-2011
Dept. of Building Inspections
City of Portland Maine

| ONE AND TWO FAMILY | PLAN REVIEW | CHECKLIST |
|--|--|---|
| Soil type/Presumptive Load Value (Table R401.4.1) | | |
| Component | Submitted Plan | Findings/Revisions/Dates |
| STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1) | 4" Thick slab w/ 6 mill 8" x 17'-10" Conc. Wall | ① Need Footings spec. OK 7/14 |
| Foundation Drainage, Fabric, Damp proofing (Section R405 & R406) | Pref. Piping & Bituminous crush stone | ○ okay |
| Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY | 24" x 18" Access shown | ○ okay |
| Anchor Bolts/Straps, spacing (Section R403.1.6) | 6'-0" o.c 1/2" Anchor | ② Corner Bolts |
| Lally Column Type (Section R407) | | ③ Footing dimension |
| Girder & Header Spans (Table R 502.5(2)) | see sheet 6 of 6 | |
| Built-Up Wood Center Girder Dimension/Type | | ④ Need specs (steel) in garage New beams existing house 7/14/11 OK |
| Sill/Band Joist Type & Dimensions | 2 x 6" P.T. | |
| First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2 x 8" @ 16" o.c. | Spans? ⑤ ok in Additions |
| Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2 x 8" @ 16" o.c | Spans? ⑤ 2nd FL garage w/ steel Beam - 12' shown 12'3 max OK |
| Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2)) | | |

| | | |
|---|---|---|
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | 12 12' 2x10" @ 16" OC - 1 2x6" Tics | ? Structural Ridge main roof ok 7/14/11 |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)) | Floor 3/4"; Wall 7/16"; Roof 5/8" | Okay |
| Fastener Schedule (Table R602.3(1) & (2)) | Sheet 6 of 6 | Okay |
| Private Garage (Section R309) Living Space ? (Above or beside) | 5/8" Type X Fire Rated Gypsum shear | |
| Fire separation (Section R309.2) | | ? Egress thru garage bath above Condition |
| Opening Protection (Section R309.1) | 3/0 x 6/8 Hr. Fire door | Okay |
| Emergency Escape and Rescue Openings (Section R310) | Sheet 5 of 6 | Okay |
| Roof Covering (Chapter 9) | 30 YR Asphalt | Okay |
| Safety Glazing (Section R308) | Mark # 6 5 of 6 | ATTub condition ok 7/14/11 |
| Attic Access (Section R807) | | 22 x 30" Req. Existing ok |
| Chimney Clearances/Fire Blocking (Chap. 10) | | |
| Header Schedule (Section 502.5(1) & (2)) | Page 6 of 6 | okay |
| Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration | Wall R-21 Ceiling R-49 Floor R-30 | |

200 Series .45 uFactor - ? where installed will not install per J.H.

| | | |
|--|-----------------|--------------|
| Type of Heating System | | |
| Means of Egress (Sec R311 & R312) Basement | Full entry door | |
| Number of Stairways | 1 | |
| Interior | 1 | |
| Exterior | | |
| Treads and Risers (Section R311.5.3) | No details | 8/14/11 |
| Width (Section R311.5.1) | 3-10" | |
| Headroom (Section R311.5.2) | | |
| Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3) | 36-38" shown | okay |
| Smoke Detectors (Section R313) Location and type/Interconnected | sheet 5 of 6 | cc Det. Req. |
| Dwelling Unit Separation (Section R317) and IBC – 2009 (Section 1207) | N/A | |
| Deck Construction (Section R502.2.1) | N/A | |



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 6-7-20 11

Received from _____ Joseph H. H. H. H.

Location of Work _____ 100 W. Broadway St.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 1270

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 198-A-4

Check #: 153 Total Collected \$ 1270

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: _____ *[Signature]*

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Peder Brooks Juhring & Leah Rae Goodwin

dated December 28, 2006 and recorded January 18, 2007 at the Cumberland County Registry of Deeds in Book 24767, page 198.

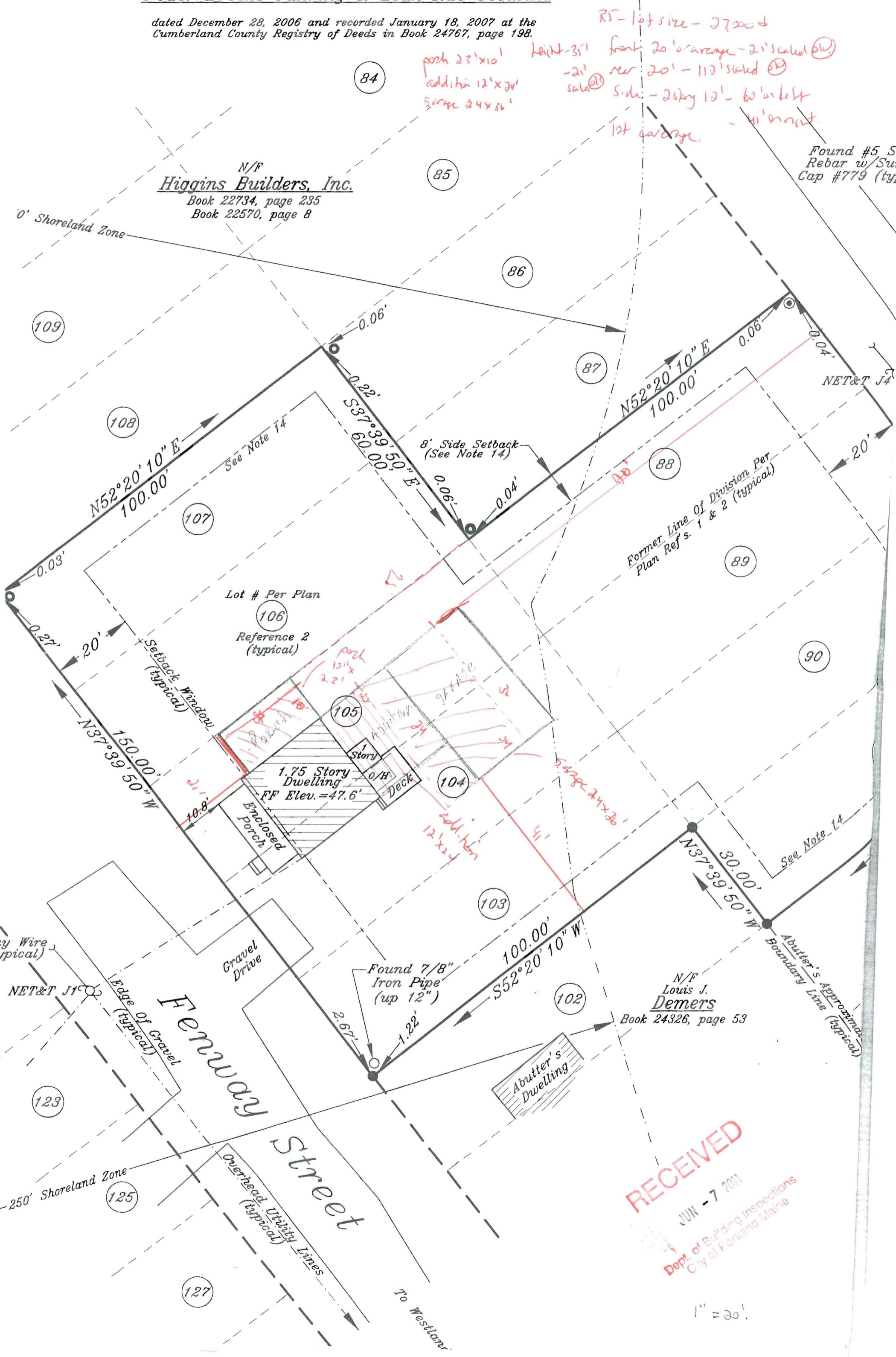
RS - lot size - 27,200 ±
front 20' average - 2' scaled (10)
rear 20' - 112' scaled (10)
side - 2 story 12' - 60' on left
- 41' on right.
lot garage.

porch 23' x 10'
addition 12' x 24'
garage 24' x 36'

Found #5 Steel Rebar w/ Sur Cap #779 (typ)

N/F
Higgins Builders, Inc.
Book 22734, page 235
Book 22570, page 8

0' Shoreland Zone



Lot # Per Plan
106
Reference 2
(typical)

1.75 Story Dwelling
FF Elev. = 47.6'
Enclosed Porch
Deck
1 Story O/H

Abutter's Dwelling

N/F
Louis J. Demers
Book 24326, page 53

RECEIVED
JUN -7 2011

Dept. of Building Inspections
City of Portland Maine

1" = 20'