

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Permit Number: 100253

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that ABOOD-PELLETIER LYNN /RL Dimauro  
has permission to additon of porch in back of house  
AT 1190 WESTBROOK ST CBL 213 A009001

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.  
**PERMIT ISSUED**

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. APR 28 2010  
Health Dept. \_\_\_\_\_  
Appeal Board City of Portland  
Other \_\_\_\_\_  
Department Name

*James Burke* 4/28/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

3.16 20 10

Received from Lynn Aboual-Pelletier

Location of Work 1190 Westbrook

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 120

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 213-A-9

Check #: \_\_\_\_\_ Total Collected \$ 120

**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

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0253	Issue Date:	CBL: 213 A009001
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Location of Construction: 1190 WESTBROOK ST	Owner Name: ABOOD-PELLETIER LYNN	Owner Address: 1190 WESTBROOK ST	Phone:
Business Name:	Contractor Name: RL Dimauro	Contractor Address: 161 Tobey Road New Gloucester	Phone 2072339145
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-2

Past Use: Single Family Home	Proposed Use: Single Family Home - addition of porch in back of house <i>8' x 24'</i>	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 3	<i>28756</i>
Proposed Project Description: addition of porch in back of house <i>8' x 24' open</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC-2003</i>		

Signature:		Signature: <i>JMB 4/28/10</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature:		Date:	

Permit Taken By: Idobson	Date Applied For: 03/16/2010	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p> <p style="font-size: 24pt; font-weight: bold;">PERMIT ISSUED</p> <p style="font-size: 18pt;">APR 28 2010</p> <p>City of Portland</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>part within 250'</i></p> <p><input type="checkbox"/> Wetland <i>well back from 75'</i></p> <p><input type="checkbox"/> Flood Zone <i>Panel 12</i></p> <p><input type="checkbox"/> Subdivision <i>Zone X</i></p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>3/17/10</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation <i>within</i></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>4/12/10</i></p>
	D. Andrews		

**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

Permit No: 10-0253	Date Applied For: 03/16/2010	CBL: 213 A009001
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Location of Construction: 1190 WESTBROOK ST	Owner Name: ABOOD-PELLETIER LYNN	Owner Address: 1190 WESTBROOK ST	Phone:
Business Name:	Contractor Name: RL Dimauro	Contractor Address: 161 Tobey Road New Gloucester	Phone (207) 233-9145
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - additon of 8' x 24' open porch in back of house	Proposed Project Description: additon of 8' x 24' open porch in back of house
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 04/12/2010

**Note:** **Ok to Issue:**

- 1) \* Roof pitch to match that of rear ell.
- \*Porch posts to have simple cove base and cap as transitions.
- \* Applicant to submit \$50.00 Historic Preservation application fee to Planning Department.
- \*Roofing material to match that of rear ell.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/17/2010

**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) 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.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/28/2010

**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) 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.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

PERMIT ISSUED

APR 28 2010

City of Portland

**Comments:**  
4/13/2010-gg: received [permit from historic on 04/12/2010. /gg

<b>Location of Construction:</b> 1190 WESTBROOK ST	<b>Owner Name:</b> ABOOD-PELLETIER LYNN	<b>Owner Address:</b> 1190 WESTBROOK ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> RL Dimauro	<b>Contractor Address:</b> 161 Tobey Road New Gloucester	<b>Phone</b> (207) 233-9145
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

4/28/2010-jmb: Spoke with RL Dimauro for details including the floor beam dimension, hangers and solid pt post from footing to roof.

PERMIT ISSUED

APR 28 2010

City of Portland

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )

or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.

  X   Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

  X   Framing of floor prior to decking

  X   Final inspection prior to pine ceiling installation

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

PERMIT ISSUED

APR 28 2010

City of Portland







# 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](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you. *PARTIES AGREE TO EXEMPT W/ EXCEPTION OF WORK ESTIMATE.*

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 *NA*
- Detail any new walls or permanent partitions *NA*
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing *NA*
- Window and door schedules *NA*
- Foundation plans w/required drainage and damp proofing (if applicable) *NA*
- Detail egress requirements and fire separation/sound transmission ratings (if applicable) *NA*
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003 *NA*
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17" *NA*
- Proof of ownership is required if it is inconsistent with the assessors records *NA*

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. *NA*

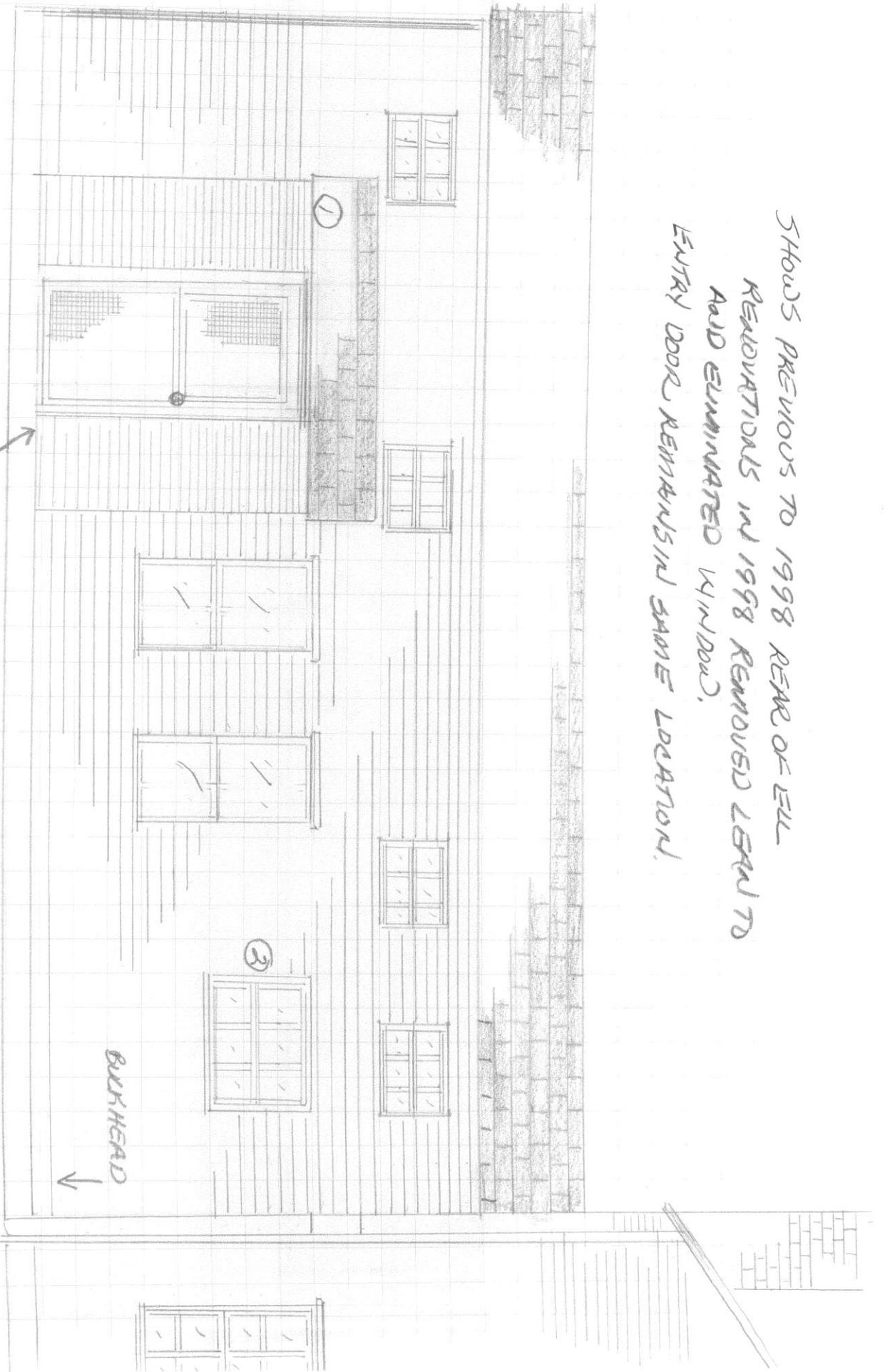
**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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](http://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.**

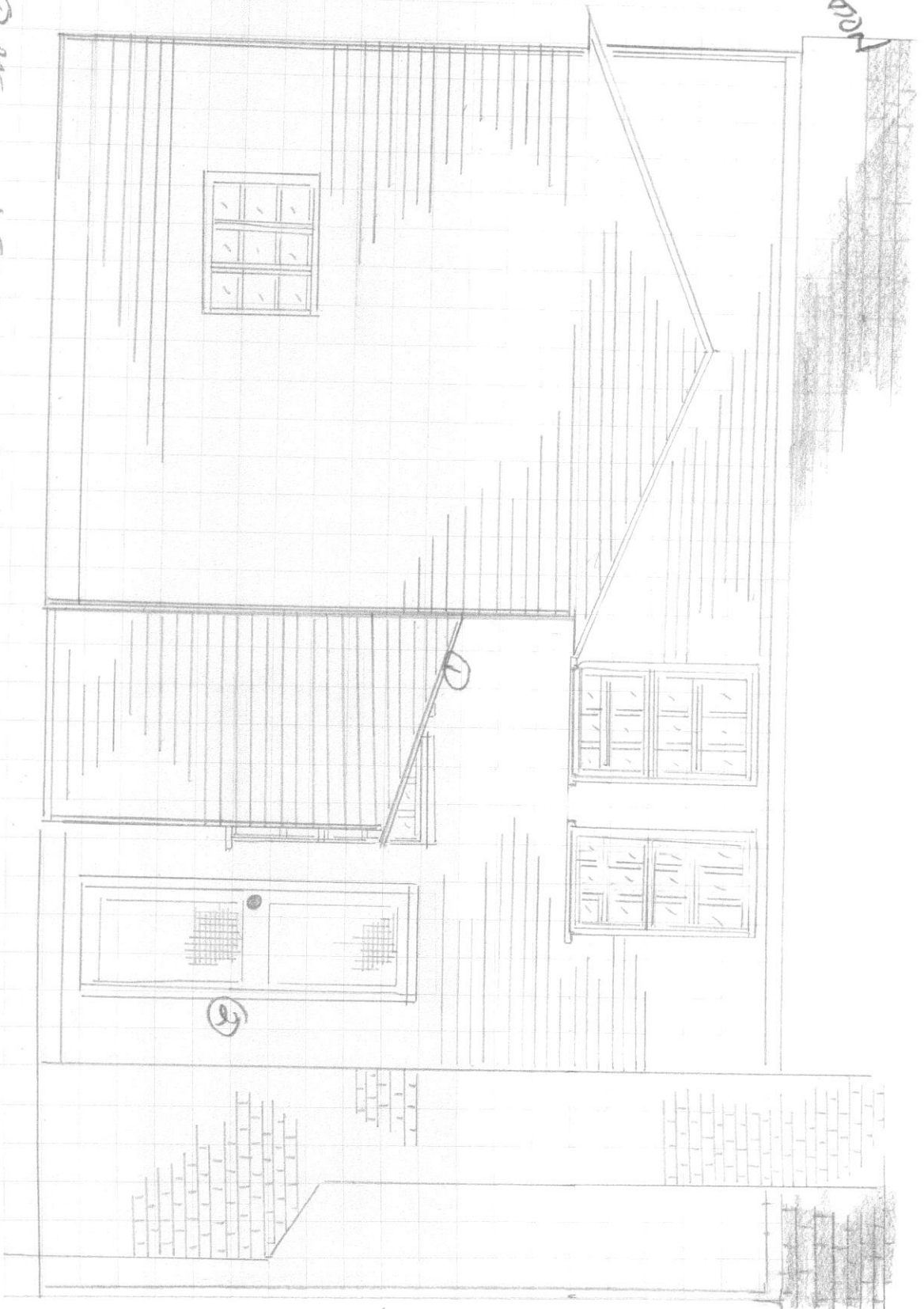


SHOWS PREVIOUS TO 1998 REAR OF ELL  
RESTORATIONS IN 1998 REMOVED LEAD TO  
AND ELIMINATED WINDOW,  
ENTRY DOOR REMAINS IN SAME LOCATION.



- ① APPROX DIM. 6' x 9' - PREVIOUSLY EXISTING LEAD-TO, REMOVED WITH 1998 RESTORATION WORK AS IT WAS IRREPARABLE.
- ② WINDOW REMOVED WITH 1998 RESTORATION - COULD NOT BE RESTORED.

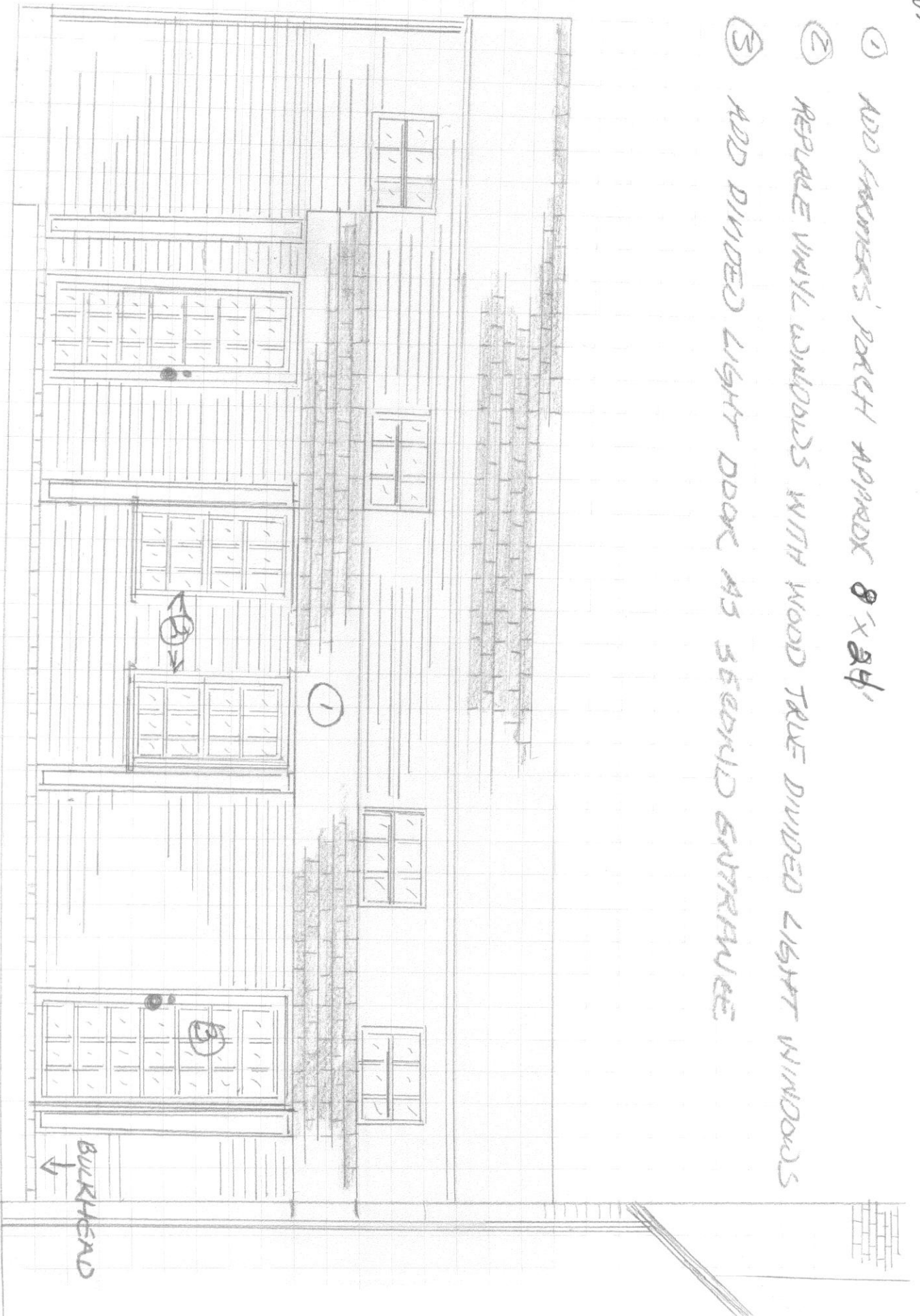
NOVATION  
PRIORITY RENOVATION  
AS OF 1998  
TO PROVE-UP  
LEAN-TO



- ① PREVIOUSLY EXISTING LEAN-TO - IRREPARABLE; REMOVED 1998
- ② INTERIOR 2.5' DOOR USED AS SECOND ENTRANCE

PROPOSED

- ① ADD FRAMERS' PORCH APPROX 8' x 24'
- ② REPLACE VINYL WINDOWS WITH WOOD TRIM DIVIDED LIGHT WINDOWS
- ③ ADD DIVIDED LIGHT DOOR AS SECOND ENTRANCE



PROPOSED



- ① EXAMERS PORCH - SIDE WIND - APPROX SAME PROFILE AS PRIOR LEAD TO
- ② REPLACE INTERIOR DOOR (USED AS OUTSIDE DOOR) WITH WINDOW - WINDOW TO BE RESTORED DIVIDED LIGHT WINDOW - SAME APPROX PERIOD AS OTHERS IN THE HOME.

↑  
WESTBROOK ST.

EXISTING  
MAIN HOUSE

EXISTING

ROOF OF PROPOSED  
PORCH

PATIO AREA

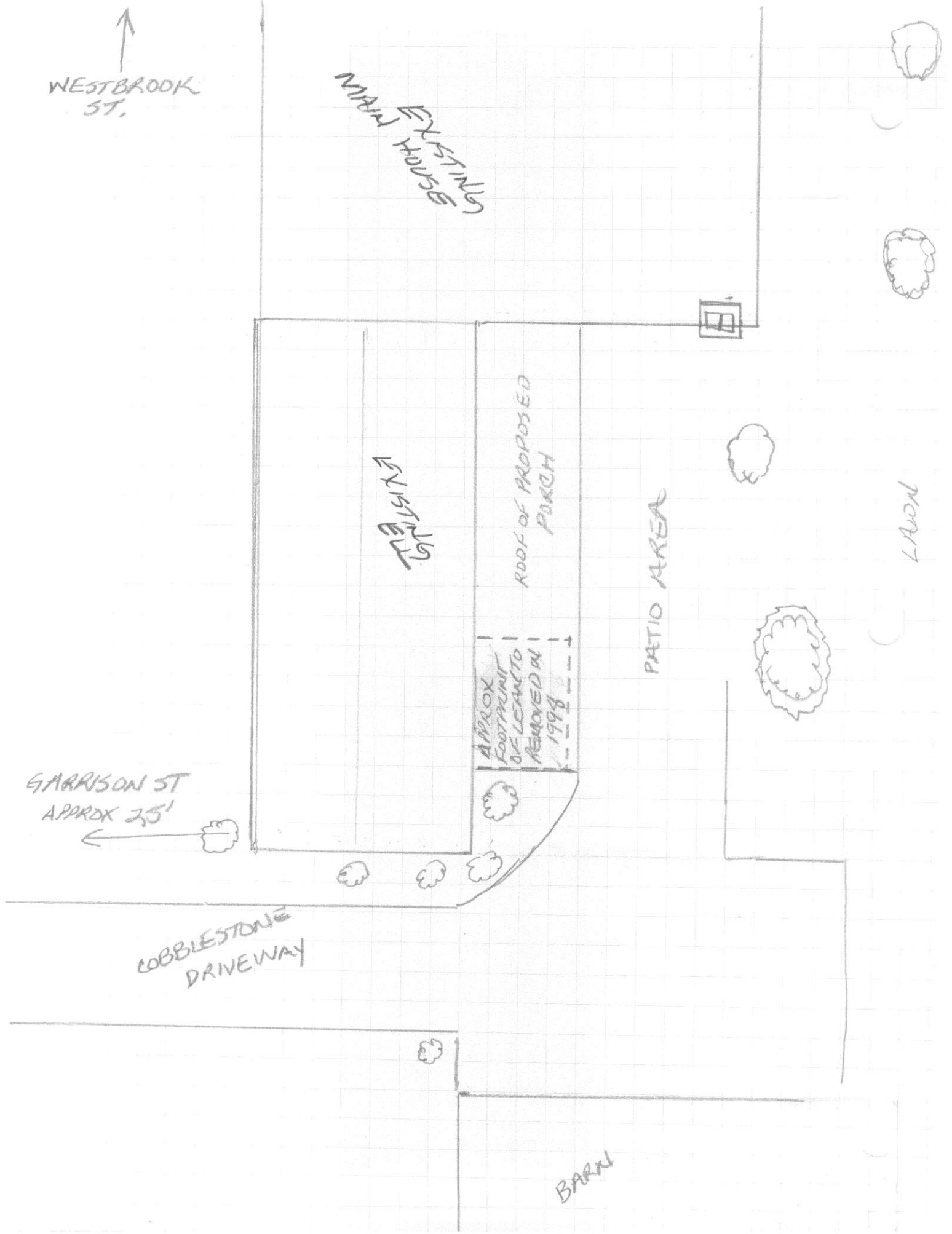
LAWN

APPROX  
FOOTPRINT  
OF ELEMENT  
REMOVED IN  
1998

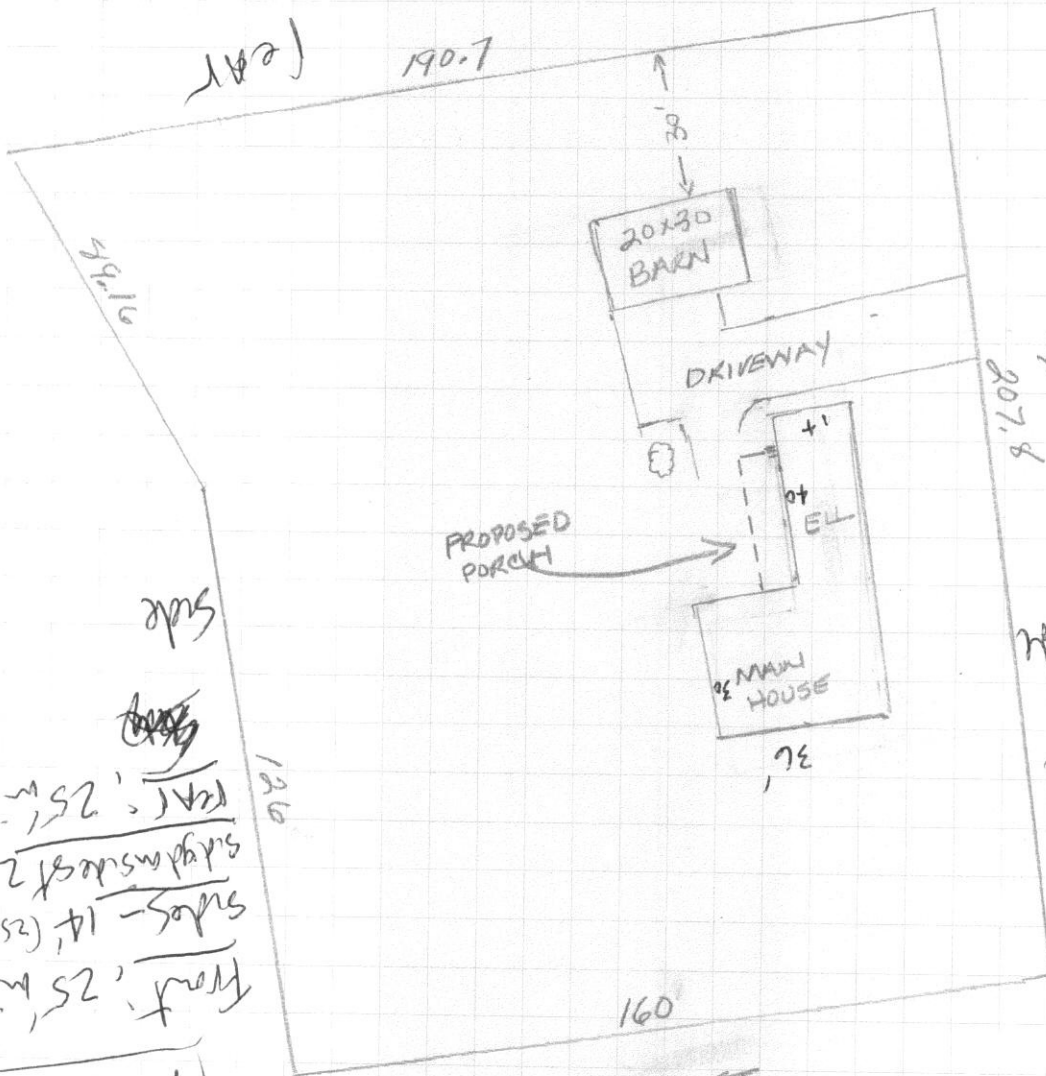
GARRISON ST  
APPROX 25'

COBBLESTONE  
DRIVEWAY

BARN





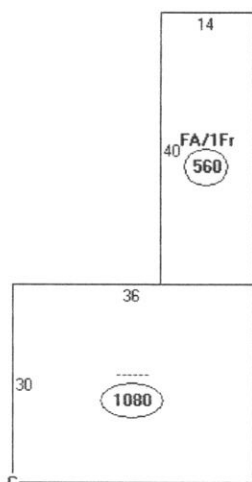


PLDT

FORE RIVER

OK  
 Front: 25' min - 30' show  
 sides - 14' (25' min) - 50' show  
 side - 20 - N/A  
 rear: 25' min - 30' show

R-2 Zone



Descriptor/Area

A: -----  
1080 sqft  
B: FA/1Fr  
560 sqft  
C: AB2  
600 sqft

- \* roof to make pickle of all
- \* save rafter material
- \* custom windows
- \* simple

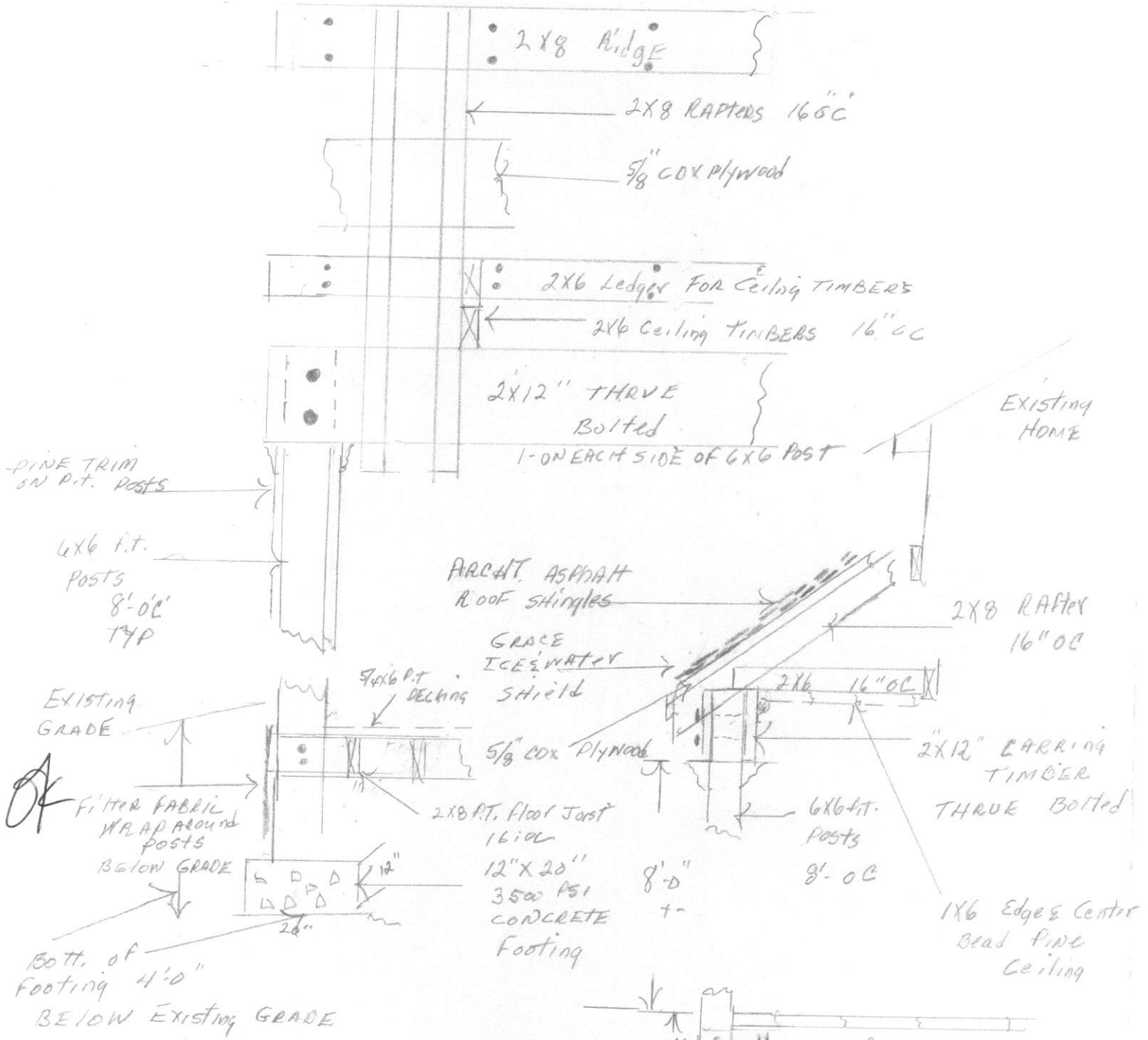


Lynne & DAVID Pellitteri

WEST BROOK STREET

PORTLAND, ME

Existing



Hangers & bolted double 2x8 outside rim w/ hangers  
 2x8 - Single - let in to in board rim for bearing