

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061080
PERMIT ISSUED
SEP 29 2006
CITY OF PORTLAND

This is to certify that OKRENT MARK B & CHARLOTTE E WITTS/Carey M. Sell

has permission to Interior renovations to kitchen & bath remove bay window and replace with standard window

AT 17 GARRISON ST L. 213 B001001

provided that the person or persons performing or directing the work accepting this permit shall comply with all of the provisions of the Statutes of the State 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.

Classification of inspection must be given and when permission proceeds before this building or part thereof is used or service closed-in. 4
YOUR NOTICE REQUIRED

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

OTHER REQUIRED APPROVALS
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas M. McAuley 9/28/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Please call 874-8703 or 874-8693 to
Permits expire in 6 inspections as agreed upon 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 initialzing 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- e-Bar Schedule Inspection: Prior to pouring concrete
- 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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR BEFORE THE SPACE MAY BE OCCUPIED~~

Carly G. Murrell
Signature of Applicant/Designee

9/29/06
Date

[Signature]
Signature of Inspections Official

9.29.06
Date

CPD. 21381 Building Permit #:

061280

PERMIT ISSUED

Permit No: 06-1280	Issue Date: SEP 29 2006	CBL: 213 B001001
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Location of Construction: 17 GARRISON ST	Owner Name: OKRENT MARK B & CHARLOT	Owner Address: 17 GARRISON ST	Phone:
Business Name:	Contractor Name: Carey Monsell & Co.	Contractor Address: 23 Glenwood Ave. Portland	Phone: 2077753984
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-2

Past Use: Single Family	Proposed Use: Single Family interior renovations to kitchen & bath remove bay window and replace with standard window	\$320.00 \$30,000.00 3
Proposed Project Description:		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied
		INSPECTION: Use Group R3 Type SB IRC 2003 Signature: Jm 9/28/06
		'EDESTRIAN 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: dmartin	Date Applied For: 08/30/2006	Zoning Approval	
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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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</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>8/31/06</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</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>10/2/06 STK</i></p>
	<p><i>with 250' No expansion of the existing footprint</i></p> <p><i>ok with conditions</i></p>		

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: 06-1280	Date Applied For: 08/30/2006	CBL: 213 B001001
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Location of Construction: 17 GARRISON ST	Owner Name: OKRENT MARK B & CHARLOTT	Owner Address: 17 GARRISON ST	Phone:
Business Name:	Contractor Name: Carey Monsell & Co.	Contractor Address: 23 Glenwood Ave. Portland	Phone: (207) 775-3984
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

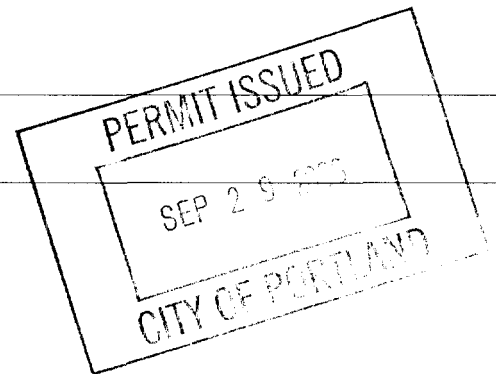
Single Family interior renovations to kitchen & bath remove bay window and replace with standard window	Interior renovations to kitchen & bath remove bay window and replace with standard window
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 10/02/2006
Note: **Ok to Issue:**
 1) New windows to have permanently attached exterior muntins ("simulated divided lites").

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/31/2006
Note: **Ok to Issue:**
 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a 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. It is understood that all alterations will be performed within the existing footprint.

Dept: Building **Status:** Approved **Reviewer:** Tom Markley **Approval Date:** 09/28/2006
Note: **Ok to Issue:**
 1) Separate permits are required for any electrical, plumbing, or HVAC 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.

Comments:
 9/26/2006-gad: Permit approved by Scott on 9-25-06, returned to Inspections on 9-26-06.





General Building Permit Application

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.

Total Square Footage of Proposed Structure			Square Footage of Lot		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#		Owner:		Telephone:	
213 B 001		MARK O'KRENT		871-5969	
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone:		Cost Of	
		Carey MonSELL SEE Below		-	
				Fee: \$ 320	
				C of O Fee: \$ N/A	
Current Specific use: _____					
If vacant, what was the previous use? _____					
Proposed Specific use: _____					
Project description: REMODEL KITCHEN & BATH, NEW DOOR & WINDOW IN SAME FOOTPRINT					
Contractor's name, address & telephone: CAREY MONSELL - 23 GLENWOOD AVE PORTLAND 775-3984					
Who should we contact when the permit is ready: CAREY					
Mailing address: 23 GLENWOOD AVE PORTLAND, ME. 04103			Phone: 775-3984		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <i>Carey Monsell</i>	Date: 8/29/06
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DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

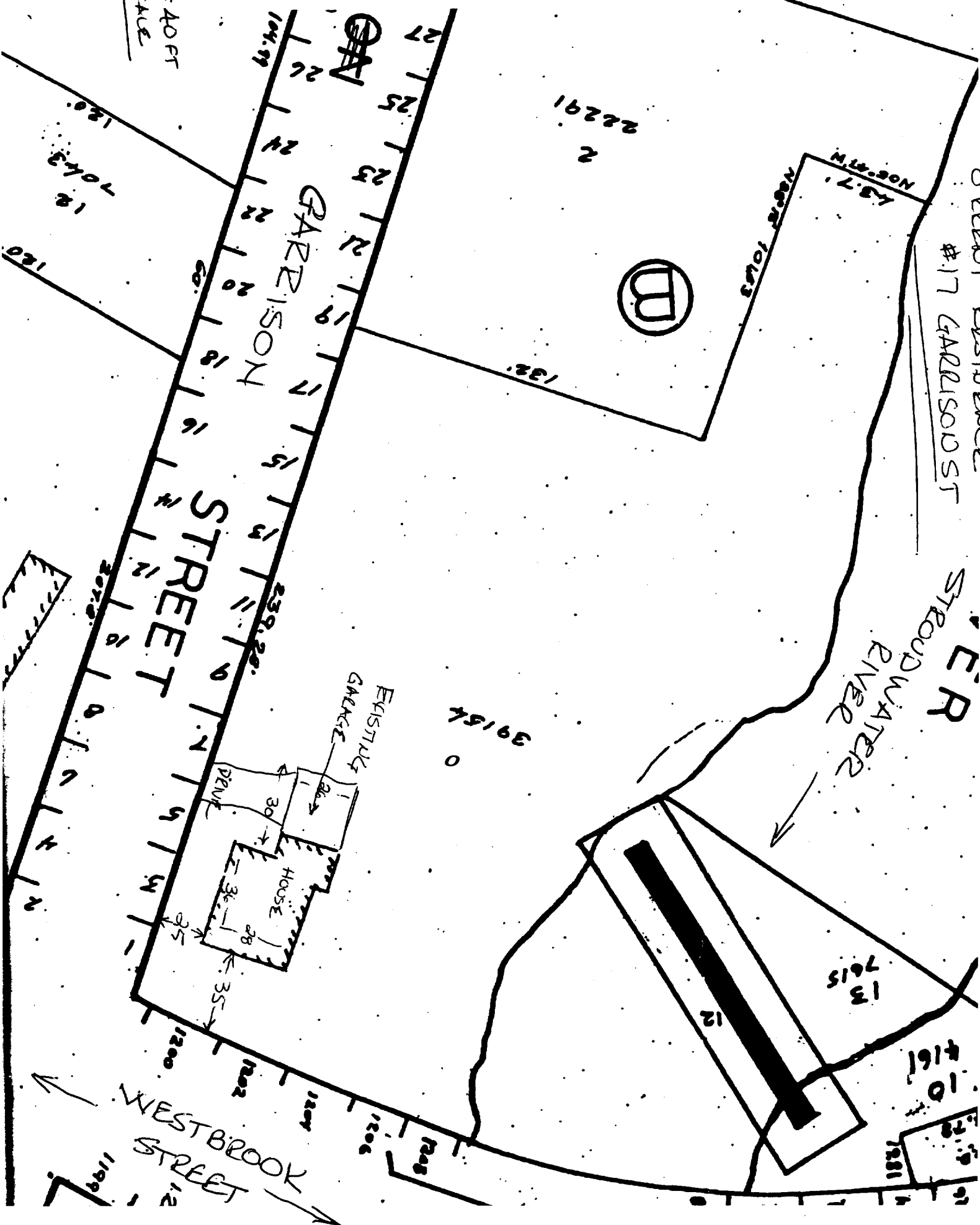
AUG 30 2006

RECEIVED

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

O'NEAL RESIDENCE
#17 GARLISOD ST

FR
STROUD WATER RIVER



1" = 40 FT
SCALE

GARLISON STREET

STREET

WESTBROOK STREET

EXISTING GARAGE

DEN

HOUSE

13

12

10

9

8

7

22291

2

1321

39154

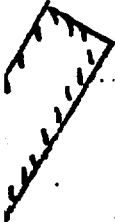
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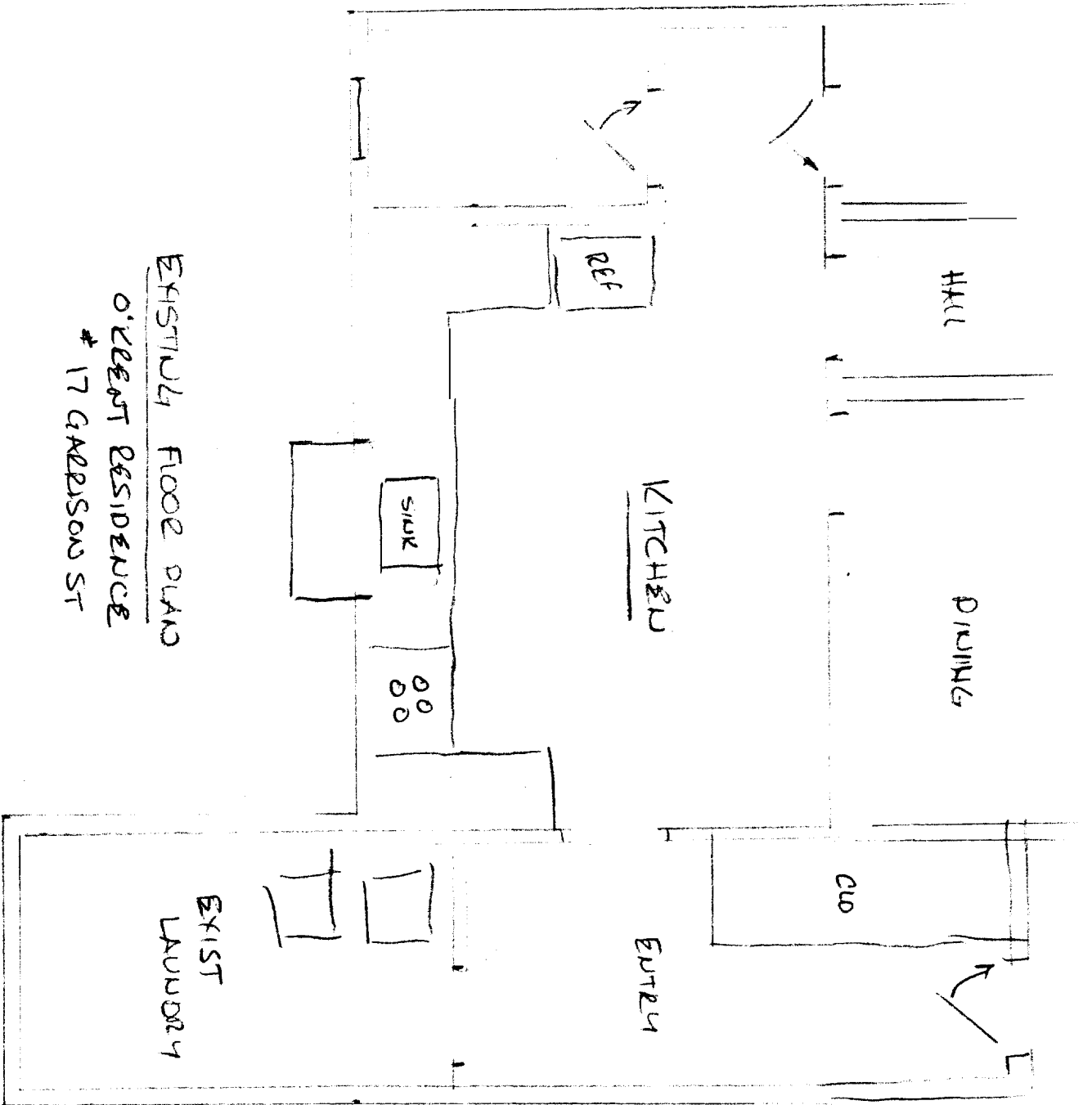
14.20N
13.71

NORTH ROWS

180
104.99
104.99

120



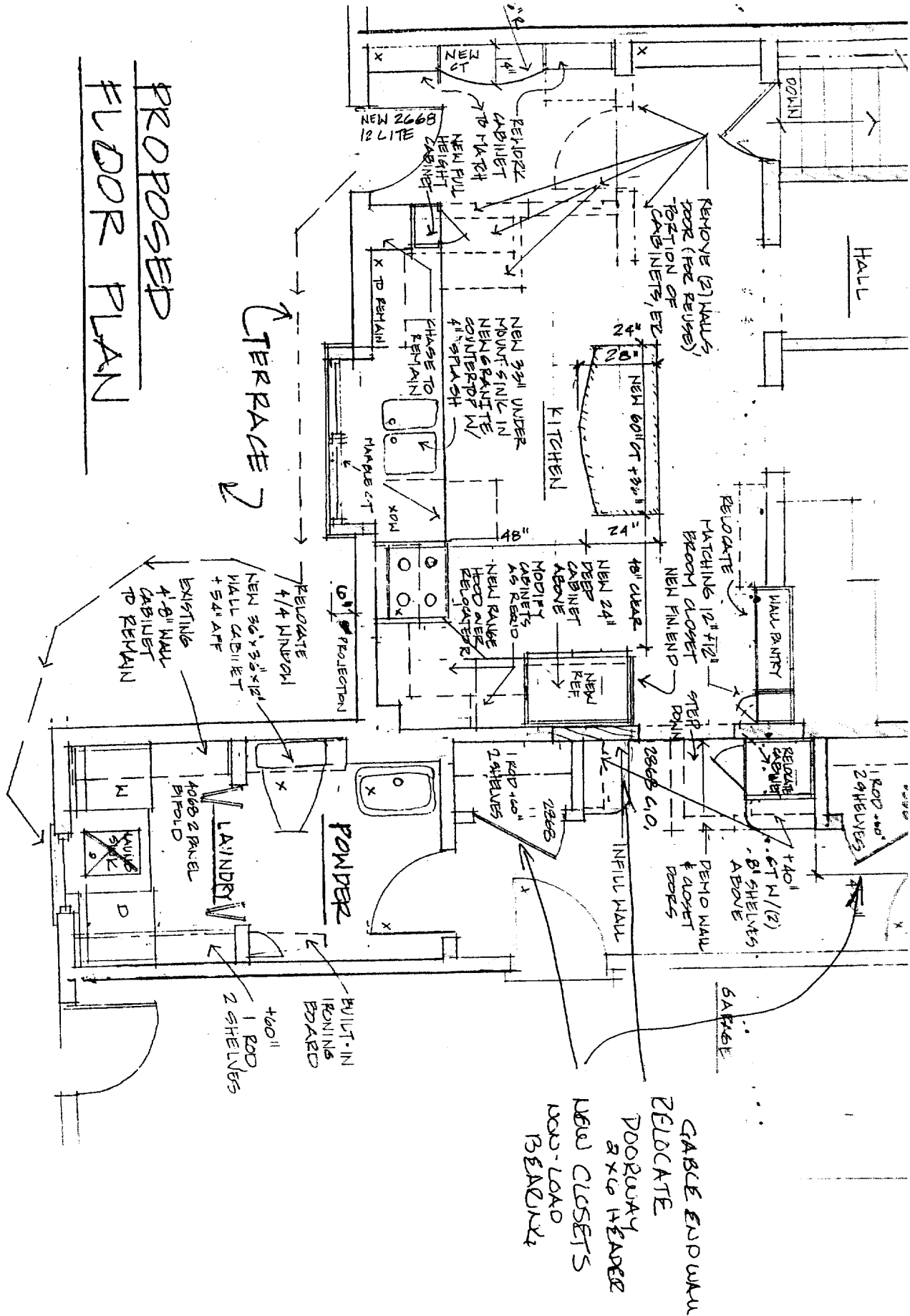


EXISTING FLOOR PLAN
O'NEAL RESIDENCE
17 GARRISON ST

LR

PROPOSED FLOOR PLAN

TERRACE



O'KEEFE RESIDENCE - 17 GARRISON ST.

CABLE END WALL
 RELOCATE
 DOORWAY
 8' X 6' HEADER
 NEW CLOSETS
 DOOR-LOAD
 BEARING

GARAGE

PERM WALL & ADJACENT DOORS

28'6" C.O.

28'6" C.O.

28'6" C.O.

28'6" C.O.

28'6" C.O.

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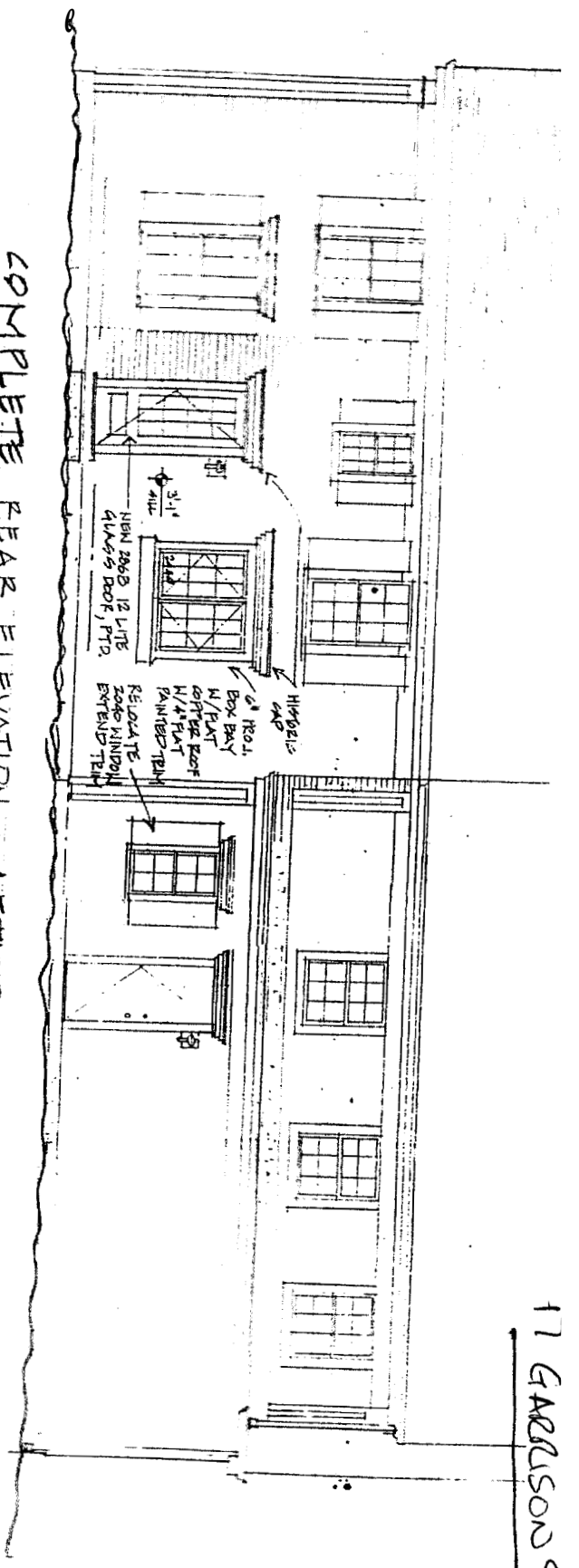
28'6" C.O.

28'6" C.O.

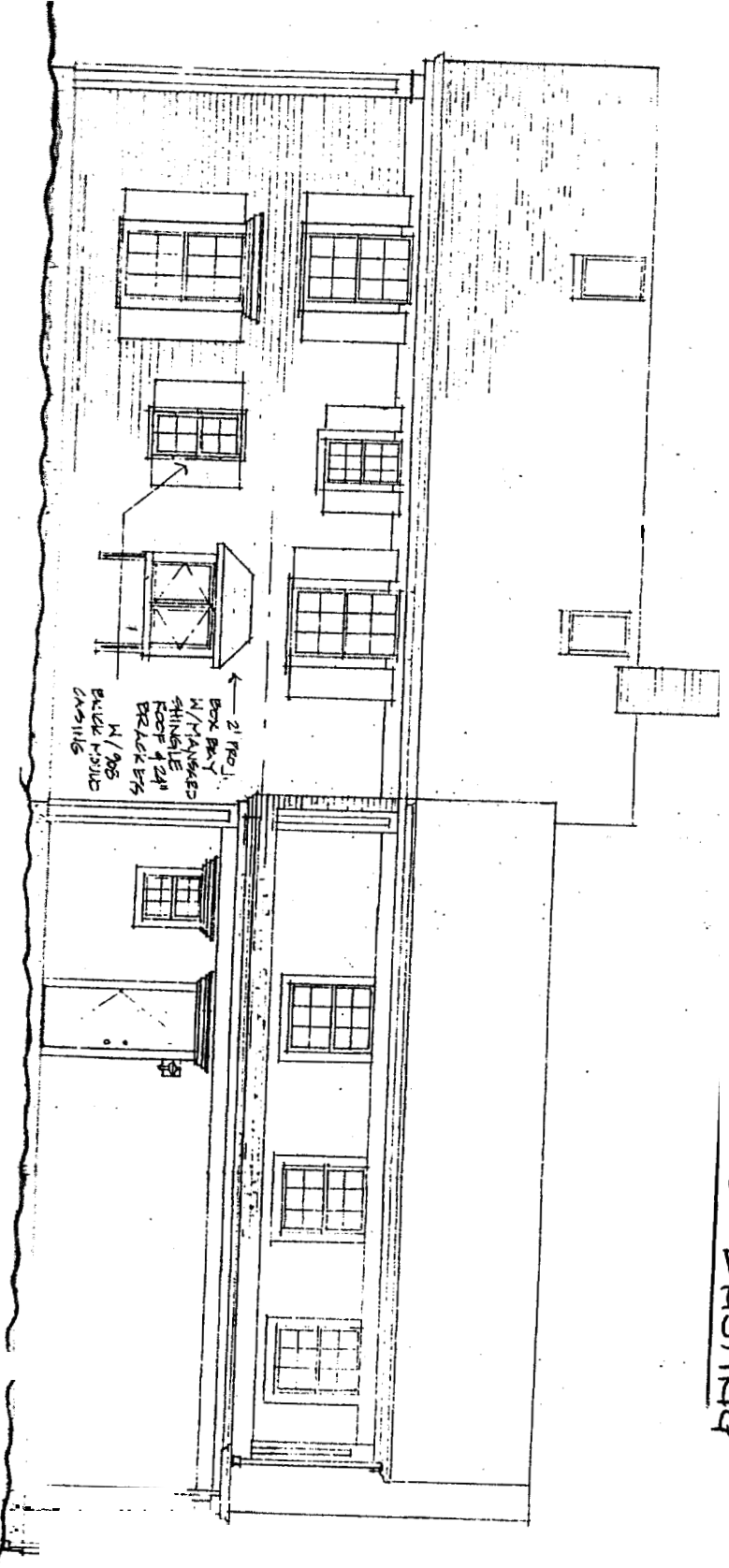
28'6" C.O.

28'6" C.O.

COMPLETE REAR ELEVATION - AFTER



REAR ELEVATION - EXISTING



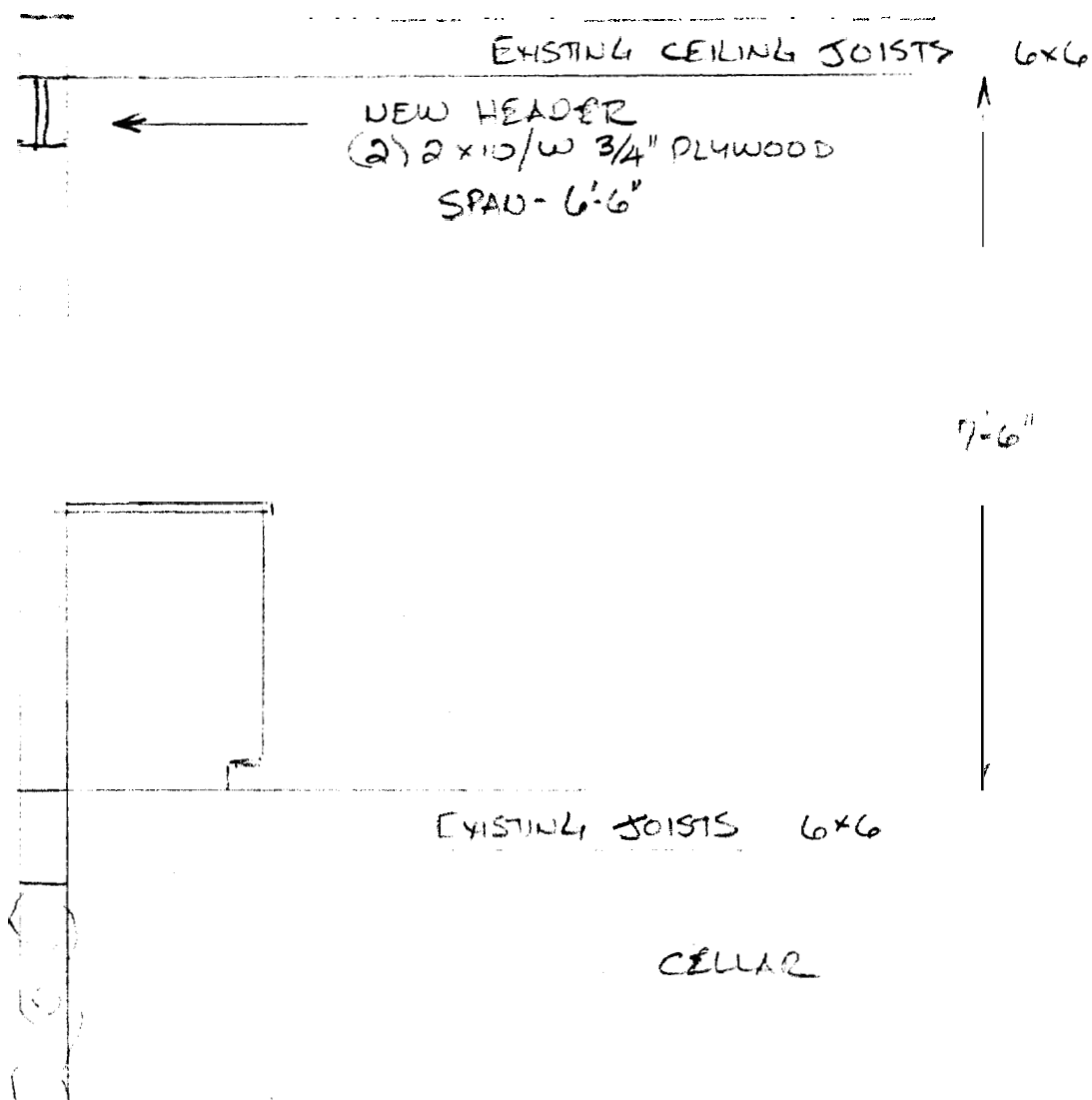
#17 GARRISON ST



REAR ELEVATION - AFTER

O'KEENT RESIDENCE
17 GARRISON ST.

SECTION DETAIL AT
NEW HEADER



WINDOW & DOOR SCHEDULE

1) 1011 ALUMINUM DOUBLE HUNG, SFP 9, 110⁺
TITLE - 36" x 36"
3/4" BOTTLED GLASS, INSULATED

2) 1011 SIMON - WOOD DOOR - M-114
TRUE DIVIDED INSULATED GLASS - 12 LITE

COPY



Date: 5/18/06

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROPERTY ADDRESS: 17 GARRISON ST

CBL (Chart-Block-Lot): _____

APPLICANT:

Name: MARK SENBELMANN Telephone: 761-9500

Company, if applicable: PORT CITY DESIGN

Address: 43 DEERING ST
PORTLAND OREGON

PROPERTY OWNER (if different):

Name: CHARLOTTE WITT
MARK O'KRENT Telephone: 871-5369

Address: 17 GARRISON ST
PORTLAND OREGON

Architect (if any): PORT CITY DESIGN

Contractor or Builder (if any): TBA

Mark Senbelmann
Applicant's Signature

Owner's Signature (if different)

APPLICATION FEE:

See page 4 for fee schedule. Please submit fee with completed application.

DESCRIPTION OF PROJECT:

Describe in a separate paragraph each **type** of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, and/or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

KITCHEN WINDOW

- REMOVE EXISTING CIRCA 1980 BOX BAY AND REPLACE W/ TRIPLE 6/6 DOUBLE HUNG 2' x 4' x 3 WINDOWS EXPRESSED 6" FROM WALL WITH COPPER FLAT FLASHING TOP, TRIM TO MATCH HISTORIC BUILTUP CAP.

BATH WINDOW

- REMOVE EXISTING 2' x 4' 6/6 DOUBLE HUNG WINDOW & RELOCATE INTO LAUNDRY ROOM. REPLACE UNDERSIZED BRICK MOULD CASING WITH MATCHING HISTORIC 5/4 x 4 JAMB & BUILTUP CAP TO MATCH EXISTING HISTORIC CAP. REPLACE WINDOW W/ Z668 12 LITE 3/4 GLASS DOOR W/ TRIM TO MATCH LAUNDRY ROOM TRIM.

NEW PATIO

- ADD NEW BLUESTONE EDGED BRICK PATIO W/ (2) GRANITE STEP TRANSITIONS FROM INSIDE AT NEW KITCHEN DOOR (ABOVE) & GARAGE

WINDOWS

- WINDOWS TO BE SDC INSULATED GLASS - BRAND TO BE DETERMINED BY COST.