

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080981

Please Read Application And Notes, If Any, Attached

This is to certify that BROWN SANDRA L /prop /owner

has permission to increase size of kitchen install foundation & studs wall between existing house & existing garage

AT 4 STURDIVANT DR 389 E020001

provided that the person or persons who perform or supervise the construction 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.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is resumed in it. 4 HOUR NOT REQUIRED.

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

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

CITY OF PORTLAND
Department Name

[Signature] 9/10/08

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0981	Issue Date:	CBL: 389 E020001
-----------------------	-------------	---------------------

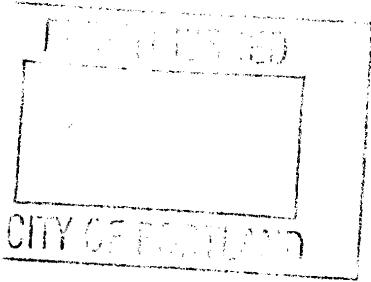
Location of Construction: 4 STURDIVANT DR	Owner Name: BROWN SANDRA L	Owner Address: 4 STURDIVANT DR	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-2

Past Use: Single Family Home	Proposed Use: Single Family Home - increase size of kitchen, install foundation & stud wall between existing house & existing garage w/in existing foot print of breezeway	Permit Fee: \$90.00	Cost of Work: \$7,000.00	CEO District: 5
---------------------------------	---	------------------------	-----------------------------	--------------------

Proposed Project Description: increase size of kitchen install foundation & stud wall between existing house & existing garage w/in existing foot print of breezeway	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: 08/08/2008	Zoning Approval
-----------------------------	---------------------------------	------------------------

<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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>OK w/ cond. hour Date: 8/20/08 ABM</p>	<p>Zoning Appeal</p> <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 <p>Date: _____</p>	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District 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 <p>ABM Date: _____</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

11/6/08 - checked forms for new footings - OK
checked stubbed plumbing before backfill OK
OK to pour cement & start construction.

5/14/09 - checked plumbing/electrical & ^{Joan}
plumbing for kitchen expansion - all
OK to close in kitchen.

Joan

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0981	Date Applied For: 08/08/2008	CBL: 389 E020001
------------------------------	--	----------------------------

Location of Construction: 4 STURDIVANT DR	Owner Name: BROWN SANDRA L	Owner Address: 4 STURDIVANT DR	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - install foundation & stud wall between existing house & existing garage within footprint of existing breezeway to expand kitchen	Proposed Project Description: install foundation & stud wall between existing house & existing garage within footprint of existing breezeway to expand kitchen
---	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 08/20/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being issued to put a foundation in and enclose the area between the house & garage which is currently a breezeway. The 20' x 20' raised patio in the rear has been applied for under a separate permit. The proposed front patio is not part of this permit. A separate permit will have to be applied for to build the front patio. 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. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 09/18/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 4) 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. 			

Comments:
8/18/2008-amachado: Left voicemail for Sandra Brown. Is existing breezeway same footprint as proposed kitchen expansion? Need to know setbacks from existing deck on the rear to the rear setback, since longer than permitted for. Need to know front setback to proposed "raised patio" in the front. Need details on the front raised patio.
8/19/2008-amachado: Met with Sandra Brown & Denis Bisson. They are permitting the raised rear 20' x 20' patio separately. The proposed front patio is not part of this permit.



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.

Location/Address of Construction: <u>4 STURDIVANT DRIVE</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>11,344</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>389 E 20</u>	Applicant *must be owner, Lessee or Buyer* Name <u>SANDRA BROWN</u> DEANIS BISSON Address <u>4 STURDIVANT DR</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>797-3464</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address <u>SAME</u> City, State & Zip	Cost Of Work: \$10,000 ^B <u>5,000</u> C of O Fee: \$ <u>7,000</u> Total Fee: \$ _____ DB
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME (SINGLE FAMILY)</u> Is property part of a subdivision? <u>YES</u> If yes, please name <u>PRESCOMSCOTT RIVER PLACE</u> Project description: <u>INCREASE SIZE OF KITCHEN, INSTALL FOUNDATION AND STUD WALLS BETWEEN EXISTING HOUSE AND EXISTING GARAGE.</u>		
Contractor's name: <u>HOME OWNER</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>HOME OWNER</u> Telephone: <u>797-3464</u> Mailing address: <u>4 STURDIVANT DR</u>		

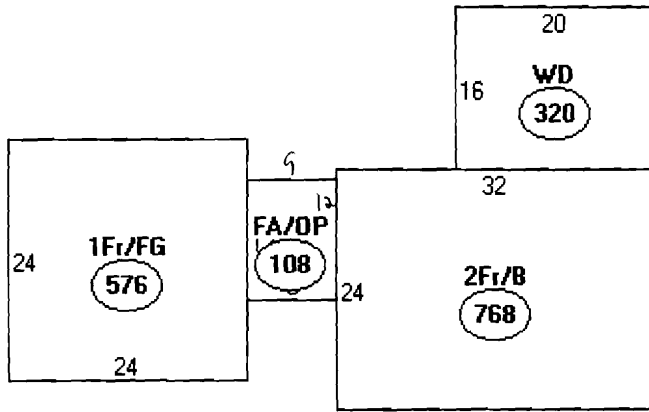
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: [Handwritten Signature] Date: 8-7-08

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



Descriptor/Area

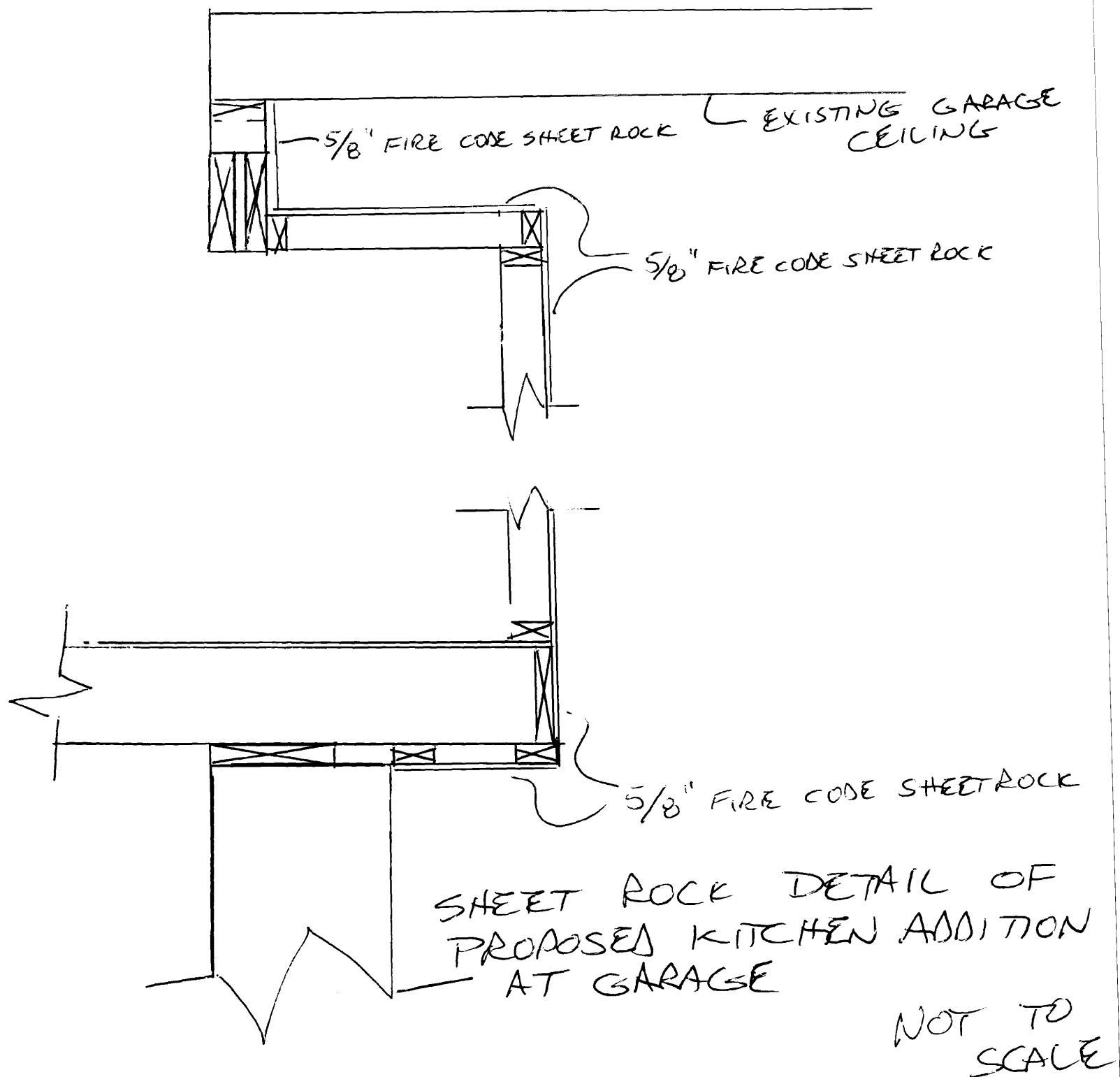
- A: 2Fr/B
768 sqft
- B: FA/OP
108 sqft
- C: 1Fr/FG
576 sqft
- D: WD
320 sqft

built 1985

house $24 \times 32 = 768$
 garage $17 \times 24 = 408$
 deck (patio) $20 \times 20 = 400$
 breezeway $9 \times 14 = 126$

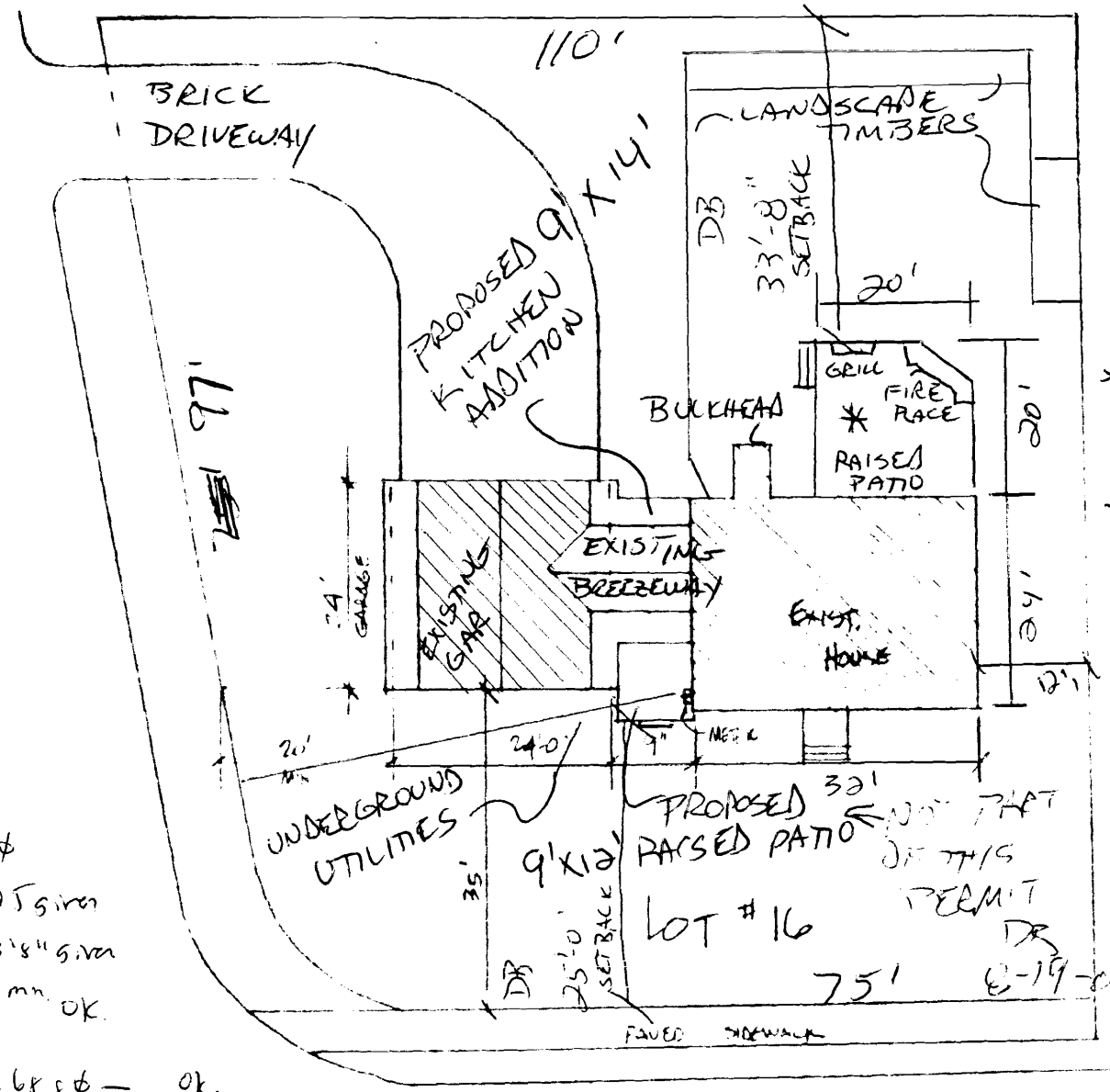
$\frac{1870}{+108}$
~~1978~~

~~proposed raised patio 9x12 =~~



R2
 lot size - 11,344
 land area per acre = 10,200 sq ft
 front yard - 25' min - 25' given
 rear yard - 25' min 33' 8" given
 side yard - side street 20' min. OK.
 - 1/2 - 12' min
 lot coverage - 20% = 2268.8 sq ft - OK.
 1870 sq ft

existing -



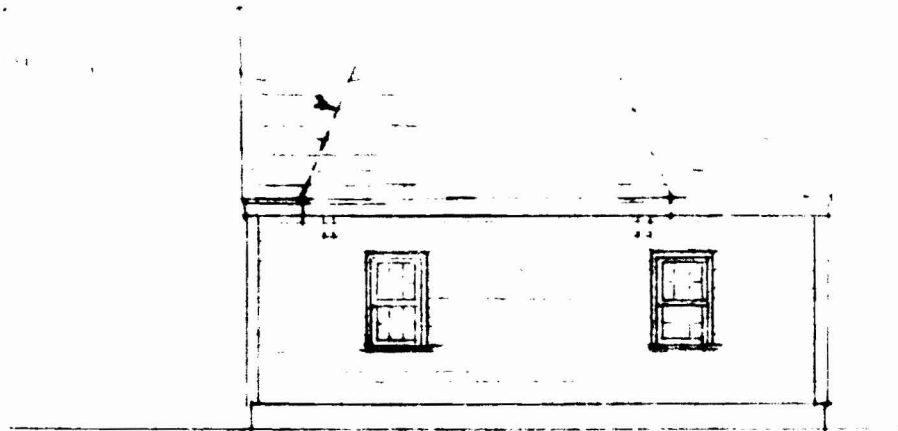
* patio applied for under separate permit.
 * PATIO CURRENTLY UNDER CONSTRUCTION TO BE LESS THAN 30"

Can create landscape blocks - raised
 6" thick
 concrete 18" - 20" inches.

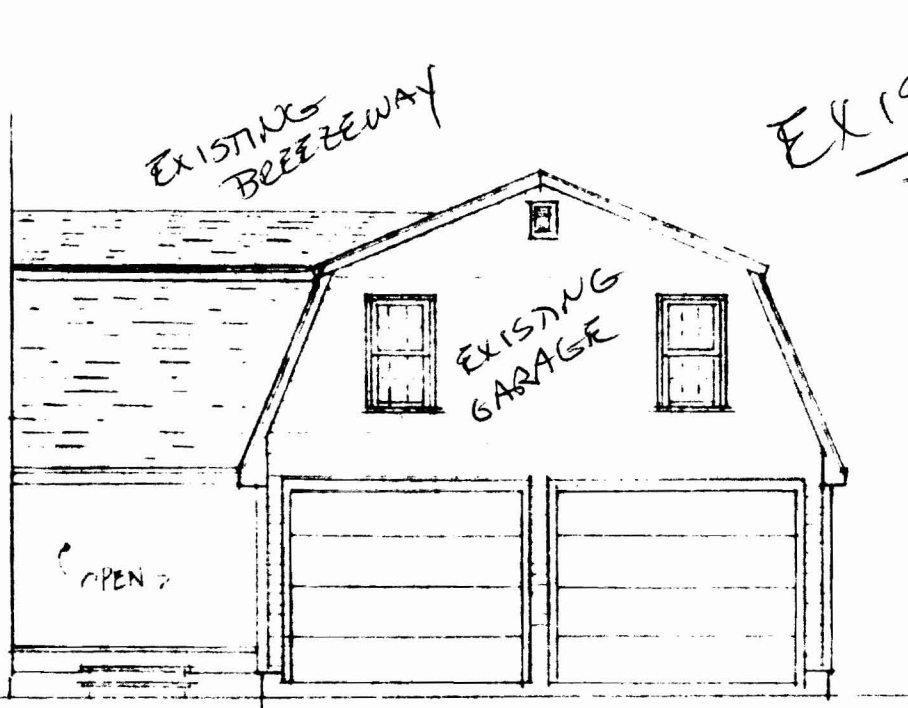
STURDIVANT DRIVE

PLOT PLAN ~~1" = 30'~~ NOT TO SCALE

sidewalk to patio 25'
 rear setback - 33' 8"



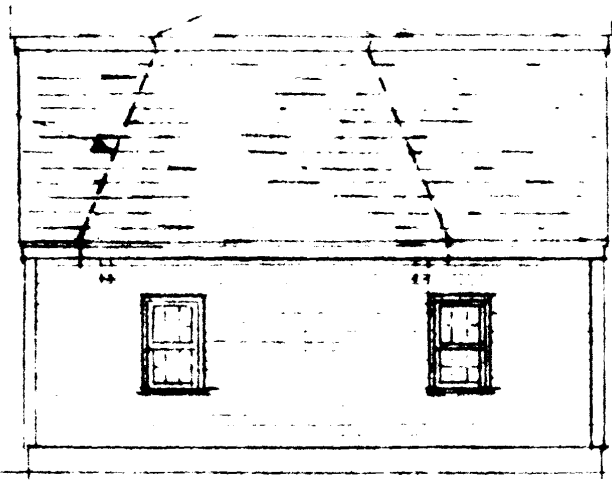
SIDE ELEVATION



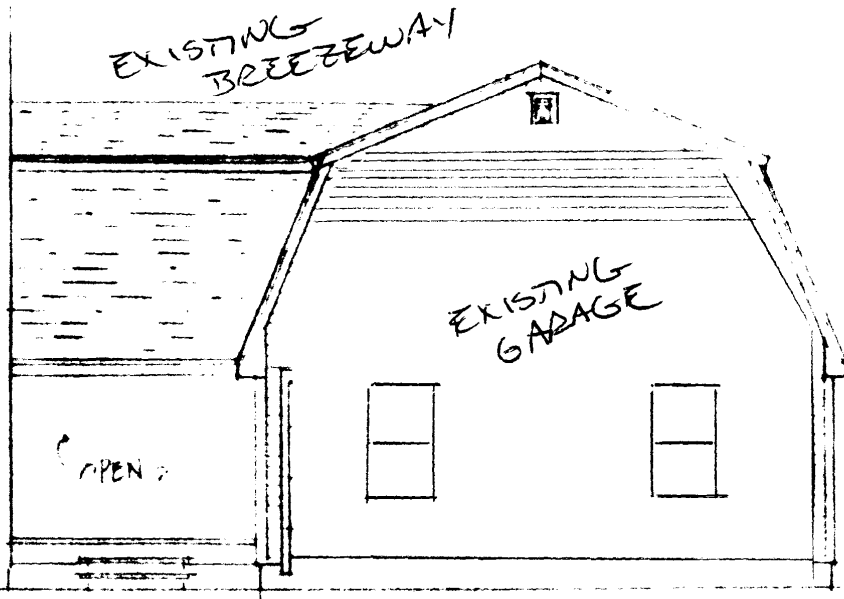
REAR FRONT ELEVATION

NOT TO SCALE

PORCH ROOF
BEYOND



SIDE ELEVATION



EXISTING
MIRROR IMAGE

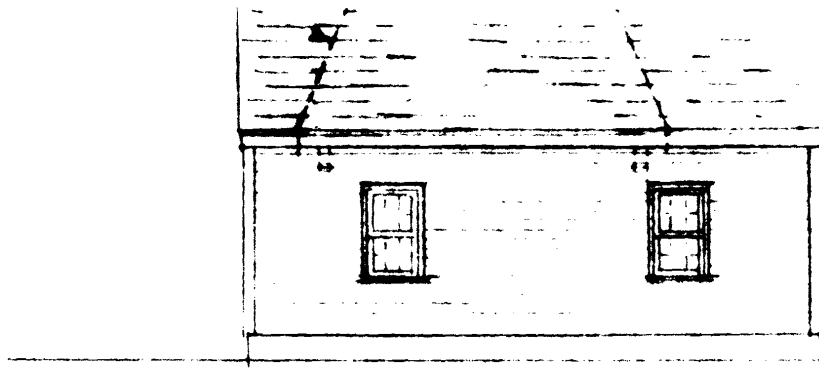
EXIST HOUSE

OPEN

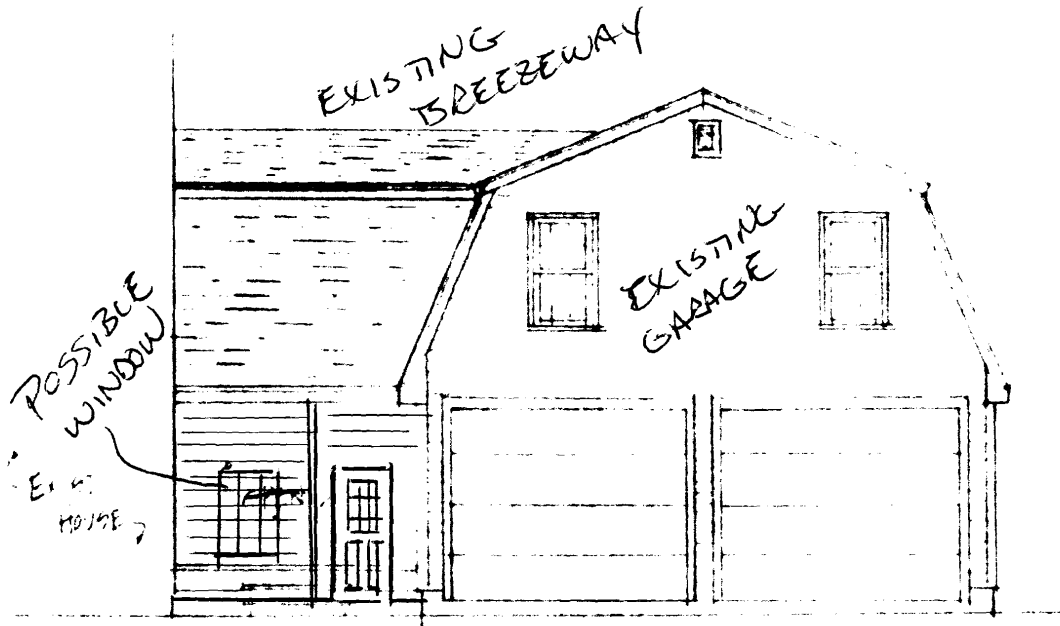
EXISTING GARAGE

~~FRONT ELEVATION~~
FRONT ELEVATION NOT TO SCALE



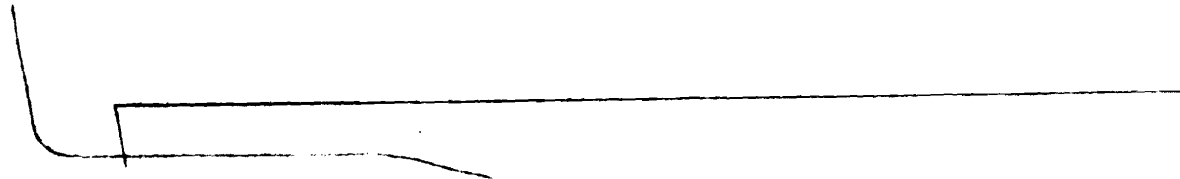


SIDE ELEVATION

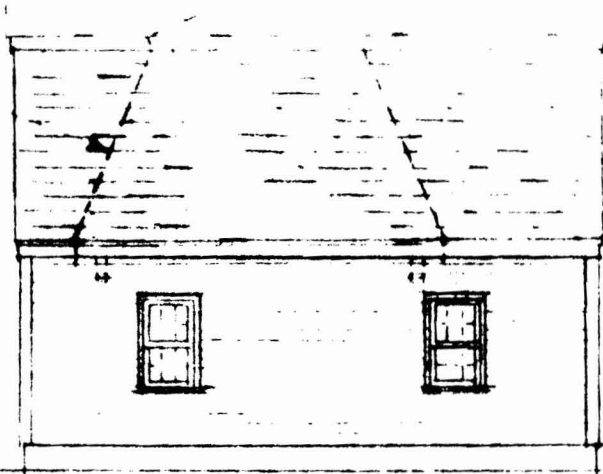


PROPOSED

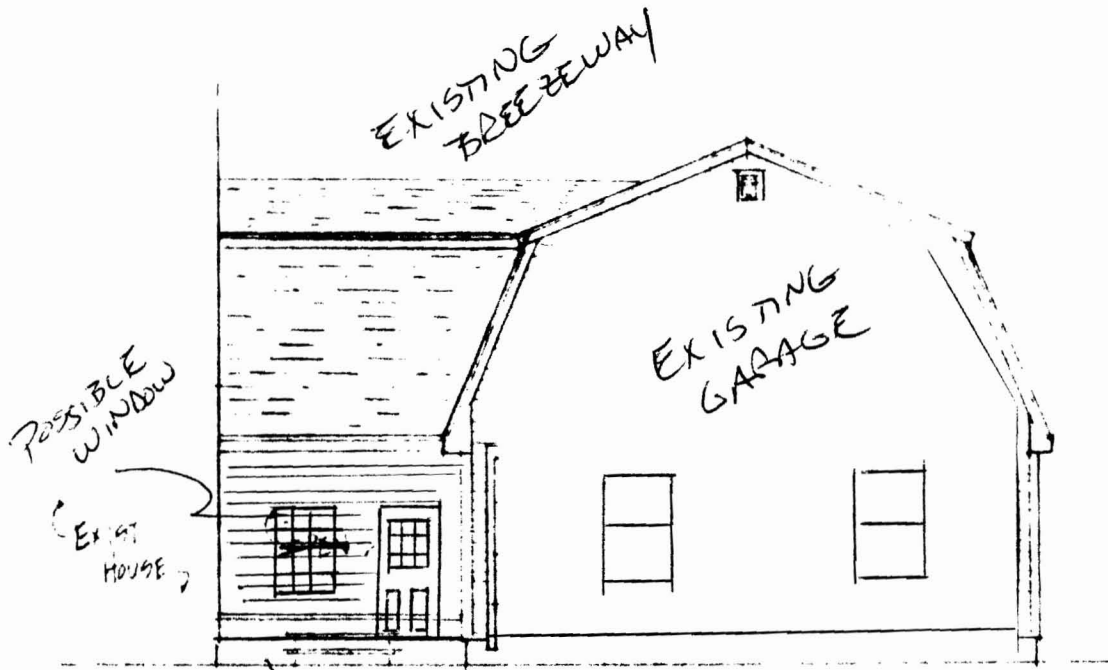
REAR FRONT ELEVATION ~~IS~~ NOT TO SCALE



PURCH PART
BEFORE



SIDE ELEVATION



POSSIBLE
WINDOW

EXIST
HOUSE

9x12'
RAISED
PATIO

EXISTING
BREEZEWAY

EXISTING
GARAGE

FRONT ELEVATION ~~IS~~ NOT TO SCALE

needs to be corrected - can't do mirror image

PROPOSED
MIRROR
IMAGE

front of house

10" FOUNDATION WALL TO MATCH EXISTING

FOUNDATION WALL HERE ABUTTING EXISTING FROST WALL

FOOTING

EXISTING HOUSE

14'

EXISTING GARAGE

5'-6" + or -

3'-6" + or -

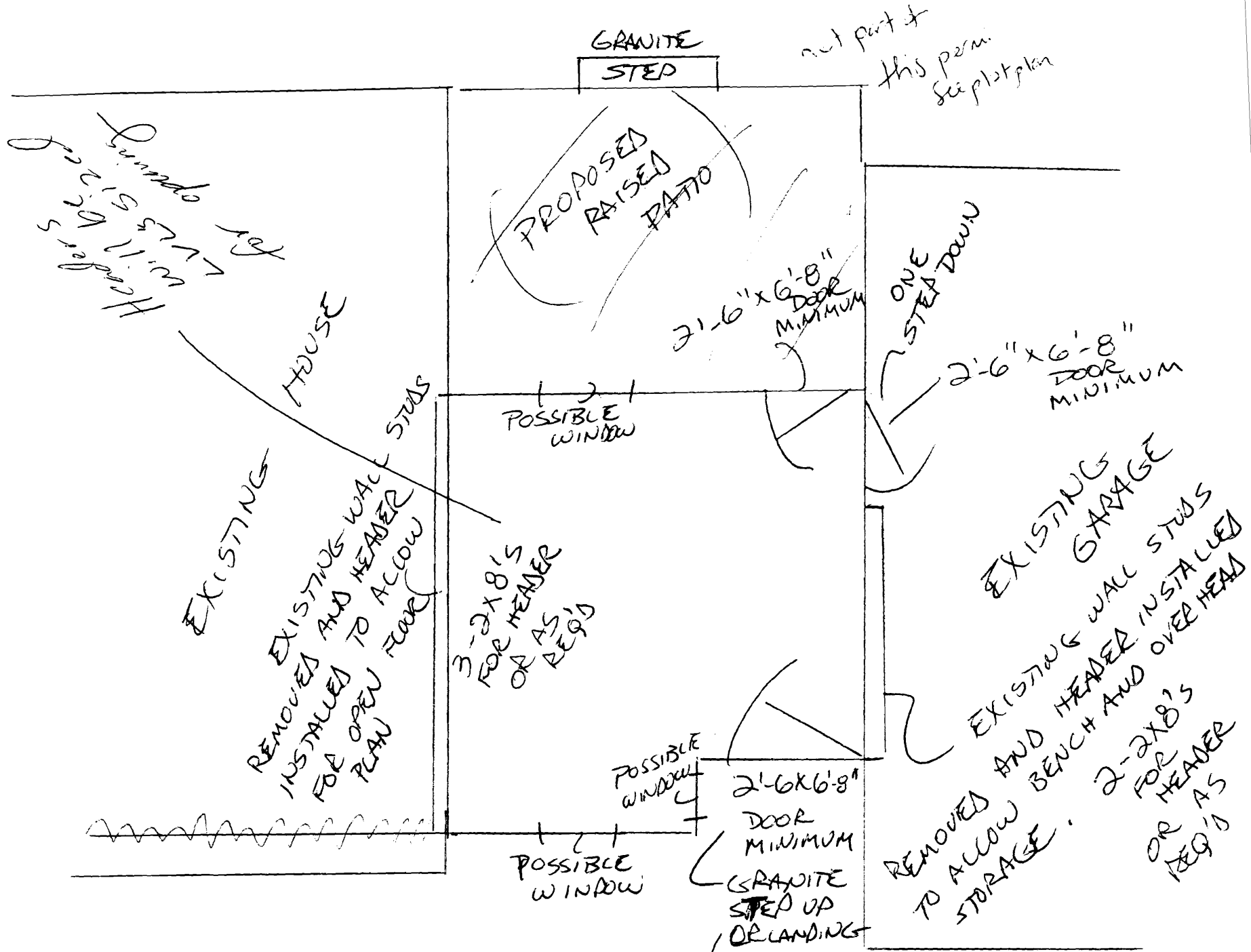
9'

2'-6" + or -

(rear of house)

FOUNDATION PLAN

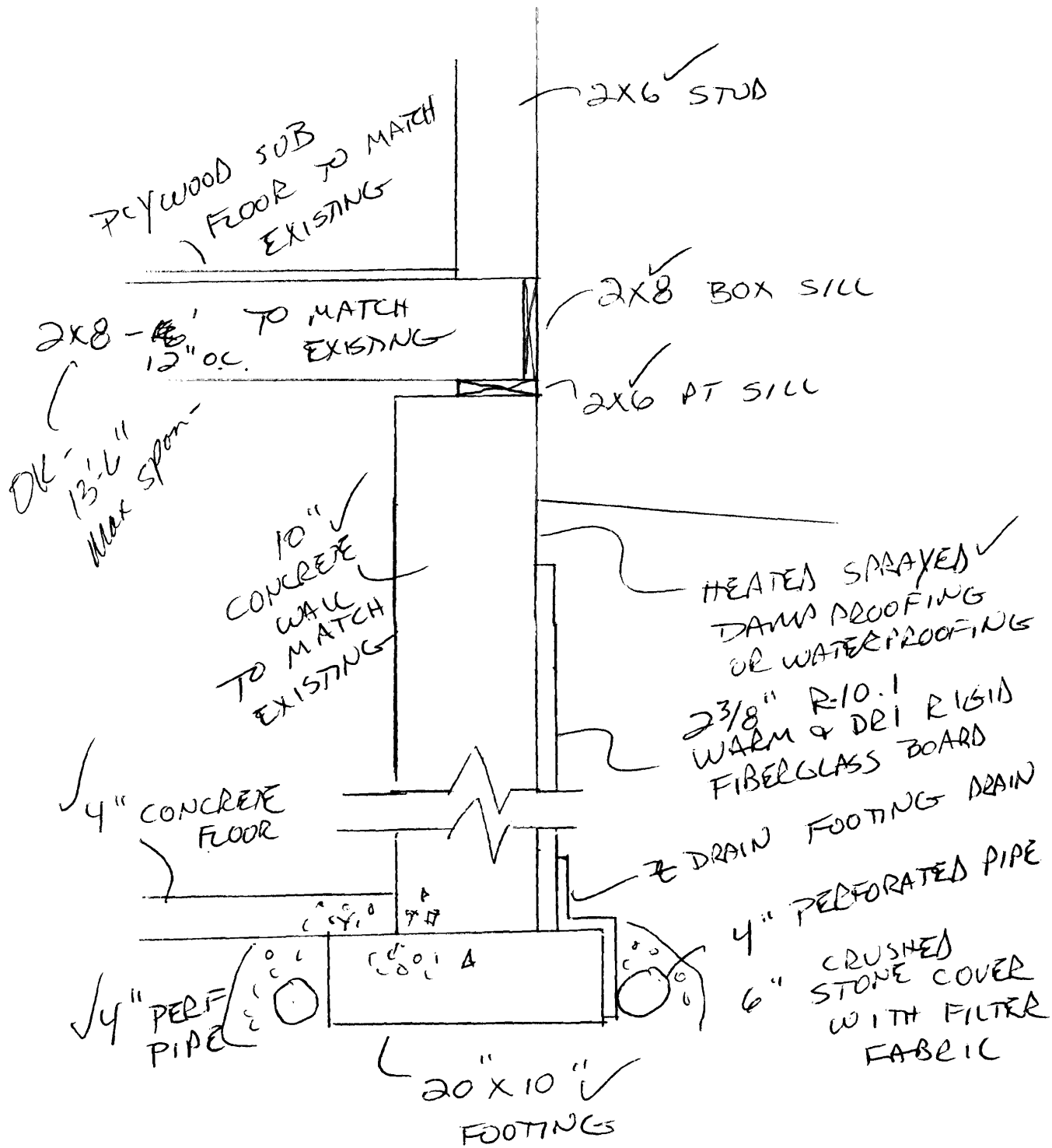
NOT TO SCALE



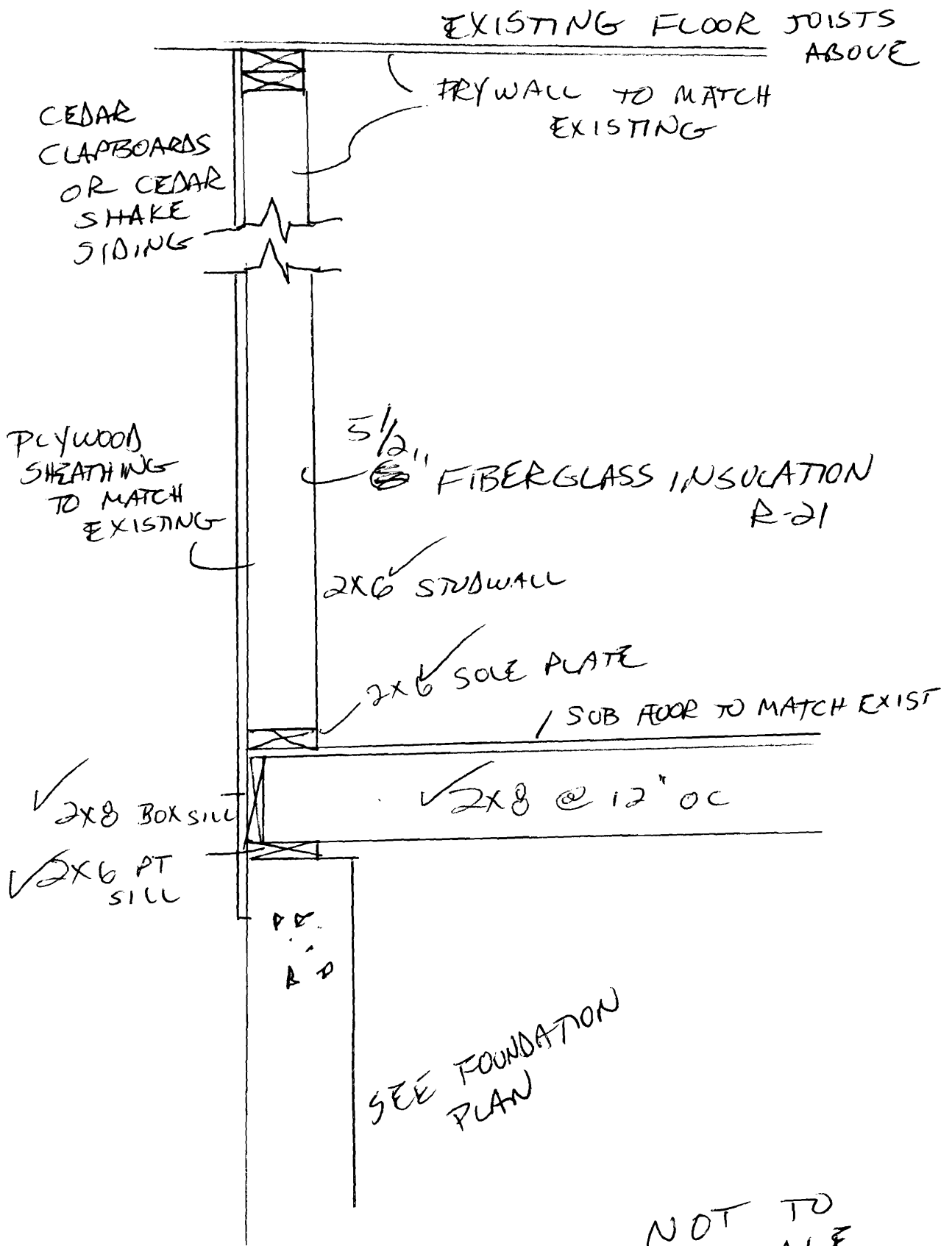
ALL WINDOWS AND DOORS TO BE ENERGY STAR RATED

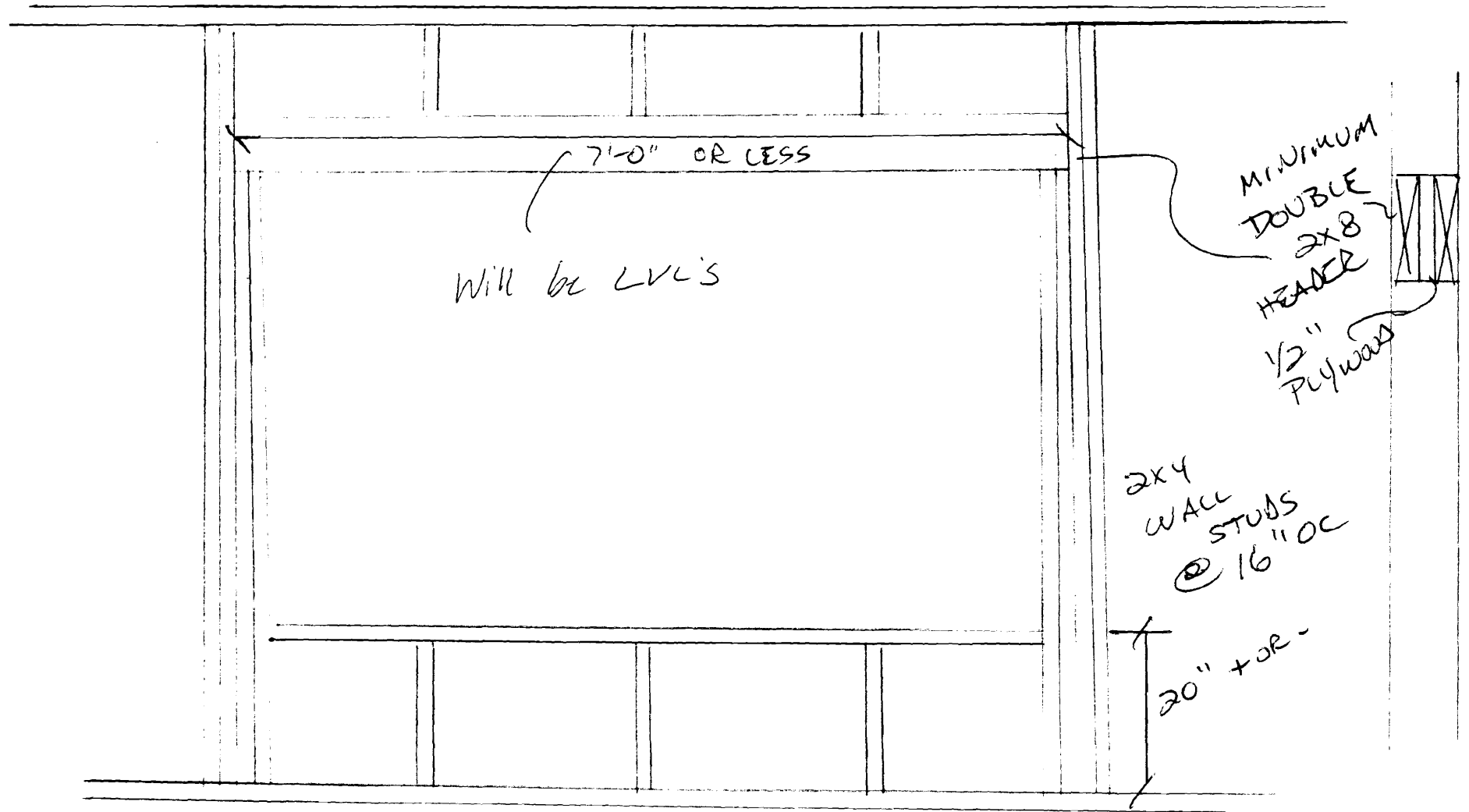
FLOOR PLAN NOT TO SCALE

Next over stair reg. - 10" T 7/4" R



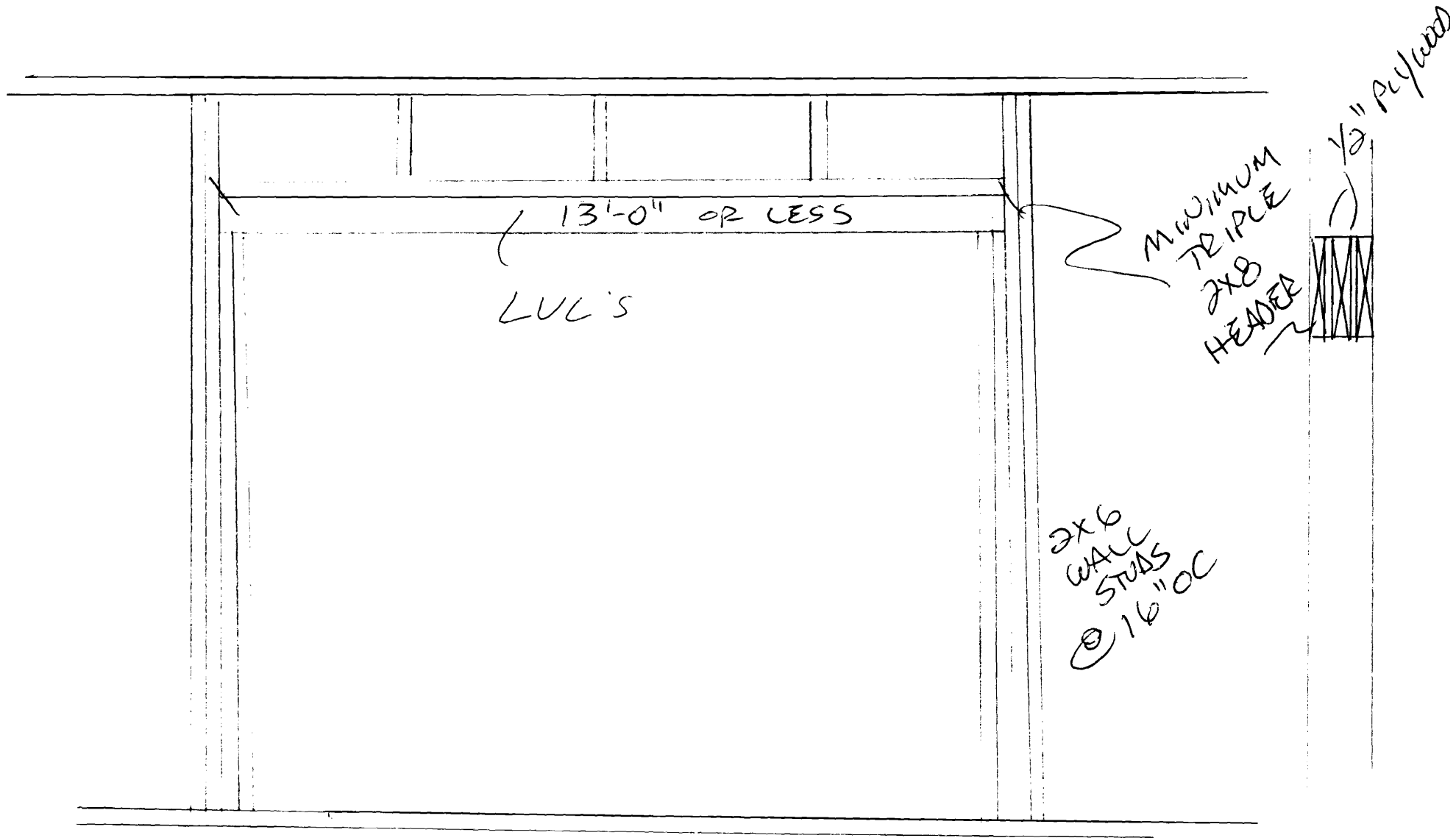
FOUNDATION WALL SECTION NOT TO SCALE





DETAIL AT PROPOSED AND GARAGE TO ALLOW FOR BENCH AND STORAGE

NOT TO SCALE



DETAIL AT PROPOSED AND HOUSE TO ALLOW FOR OPEN FLOOR PLAN

NOT TO SCALE