

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

Please Read  
Application And  
Notes, If Any,  
Attached

BU **PERMIT** ICTION

Permit Number: 090146

This is to certify that JJ&K Management LLC/JJ&K Management LLC  
has permission to New interior framing, insulation, windows, kitchens, bathrooms, masonry and finish carpentry  
AT 1269 WASHINGTON AVE CB 402 C001001

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.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is set-in. 24 HOURS 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. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

2/24/09 *Christy J. McK...*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

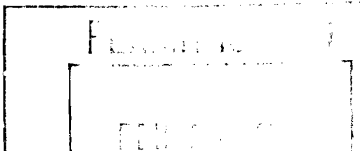
**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0146	Issue Date: 2/24/09	CBL: 402 C001001
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Location of Construction: 1269 WASHINGTON AVE	Owner Name: JJ&K Management LLC	Owner Address: 252 US Route One	Phone: 207-883-4327
Business Name:	Contractor Name: JJ&K Management LLC	Contractor Address: 252 US Route One Scarborough	Phone: 2078834327
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-3

Past Use: Duplex	Proposed Use: Duplex - New interior framing, insulation, windows, kitchens, bathrooms, sheetrock and finish carpentry <i>legature - 2 res dv.</i>	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 4
Proposed Project Description: New interior framing, insulation, windows, kitchens, bathrooms, sheetrock and finish carpentry		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: JB DEC-2003 Signature: <i>CL 2/24/09</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: Ldobson	Date Applied For: 02/23/2009	<b>Zoning Approval</b>		
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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 information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>- all interior work.</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: 2/24/09 <i>ABN</i>	Zoning Appeal <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: _____	Historic Preservation <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 <i>ABN</i> 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



# 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: 1269 Washington Avenue		
Total Square Footage of Proposed Structure/Area 2240 Sq. Ft.		Square Footage of Lot .137 Acres
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  402-C-1	Applicant * <b>must be owner, Lessee or Buyer</b> * Name JJ&K Management LLC Address 252 Route One City, State & Zip Scarborough, ME 04074	Telephone: (207)883-4327
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 30,000 C of O Fee: \$ Total Fee: \$ 320
Current legal use (i.e. single family) <u>Two-Family</u> If vacant, what was the previous use? Proposed Specific use: <u>Two-Family</u> Is property part of a subdivision? <u>No</u> If yes, please name Project description: New interior framing, insulation, windows, kitchens, bathrooms, sheetrock and finish carpentry.		
Contractor's name: <u>Same as above.</u> Address: City, State & Zip Telephone: Who should we contact when the permit is ready: <u>John Murphy</u> Telephone: <u>883-4327</u> Mailing address:		

**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](http://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: 2/19/09

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

**City of Portland, Maine - Building or Use Permit**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 09-0146	<b>Date Applied For:</b> 02/23/2009	<b>CBL:</b> 402 C001001
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<b>Location of Construction:</b> 1269 WASHINGTON AVE	<b>Owner Name:</b> JJ&K Management LLC	<b>Owner Address:</b> 252 US Route One	<b>Phone:</b> 207-883-4327
<b>Business Name:</b>	<b>Contractor Name:</b> JJ&K Management LLC	<b>Contractor Address:</b> 252 US Route One Scarborough	<b>Phone:</b> (207) 883-4327
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> Duplex - New interior framing, insulation, windows, kitchens, bathrooms, sheetrock and finish carpentry	<b>Proposed Project Description:</b> New interior framing, insulation, windows, kitchens, bathrooms, sheetrock and finish carpentry
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/24/2009  
**Note:** **Ok to Issue:**   
 1) This permit is being issued with the understanding that all the work is taking place within the existing shell of the building.  
 2) This property shall remain a two 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:** Chris Hanson      **Approval Date:** 02/24/2009  
**Note:** **Ok to Issue:**   
 1) Fastener schedule per the IRC 2003  
 2) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.  
 3) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.  
 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.  
 5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.  
 6) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.  
 7) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

# **Permit Application**

1269 Washington Avenue  
Portland, ME

Submitted by  
John Murphy  
(207) 883-4327

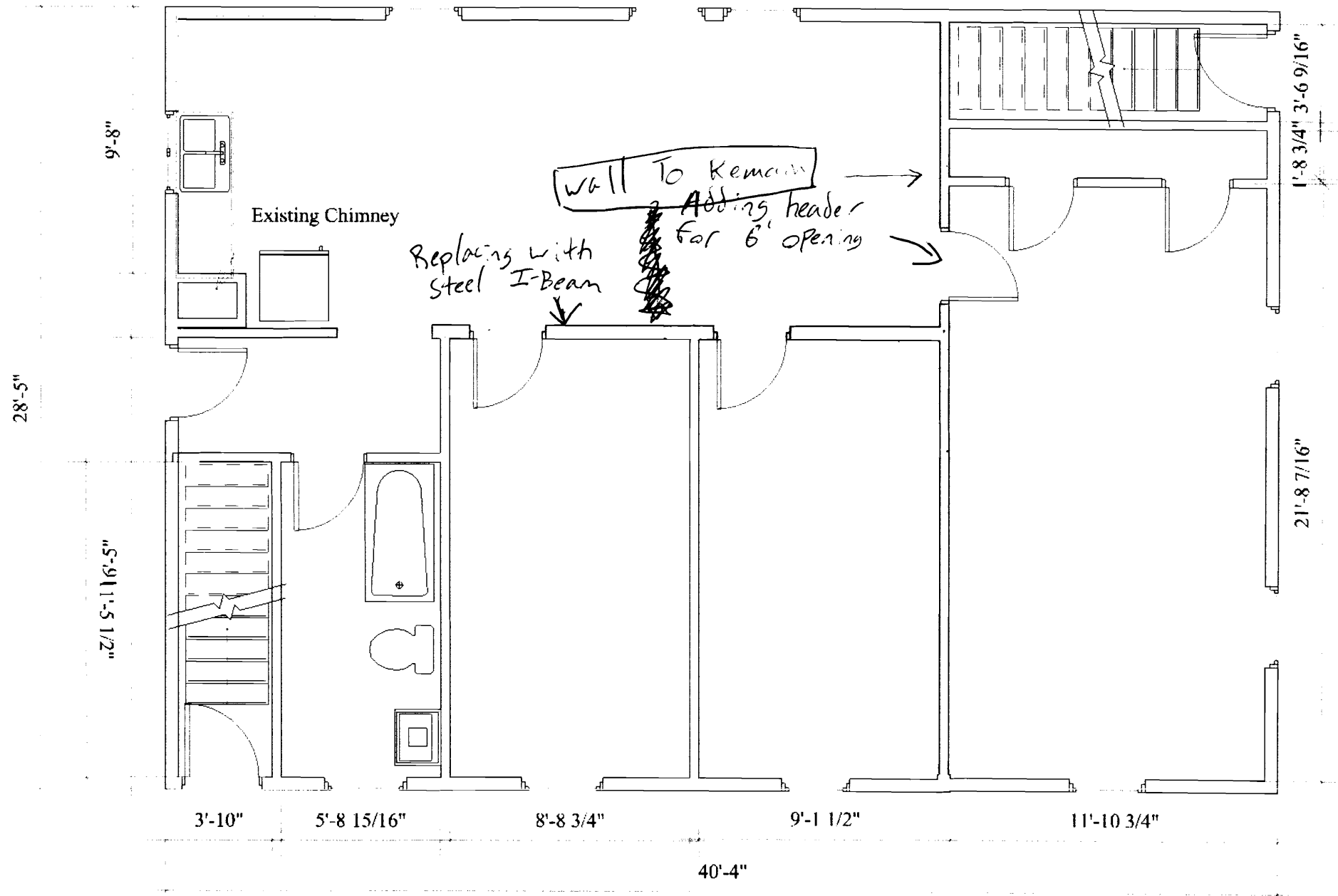
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- Floor Plans
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  - o Window and Door Schedules
  - o Cross Section of Load Bearing Wall
- - o Egress Requirements
  - o Insulation Detail
  - o Fire Separation Detail
- Proof of Ownership

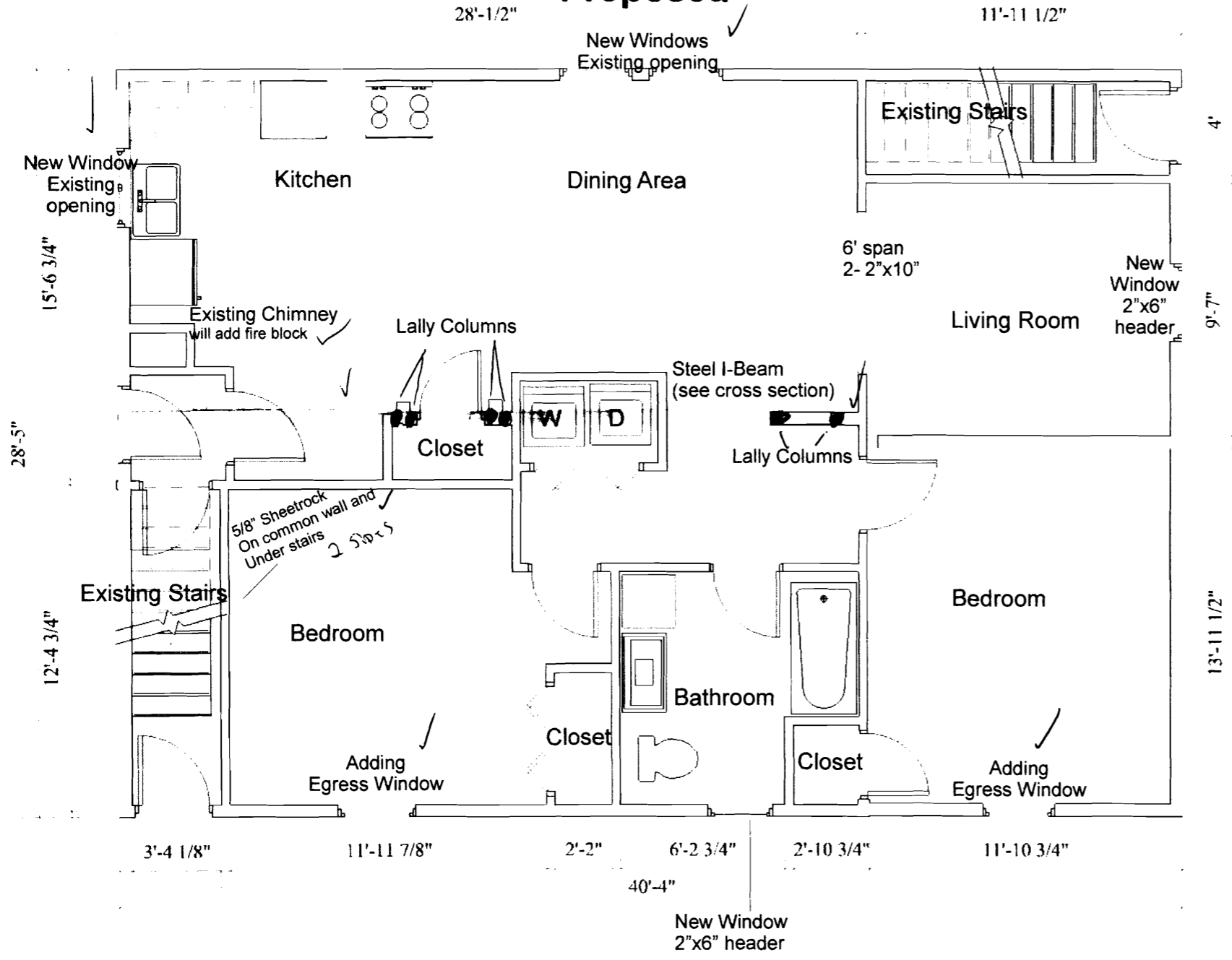
1<sup>st</sup>  
**EXISTING FLOOR PLAN**  
**Ground Floor**

28'-1/2"

11'-11 1/2"



# First Floor Proposed



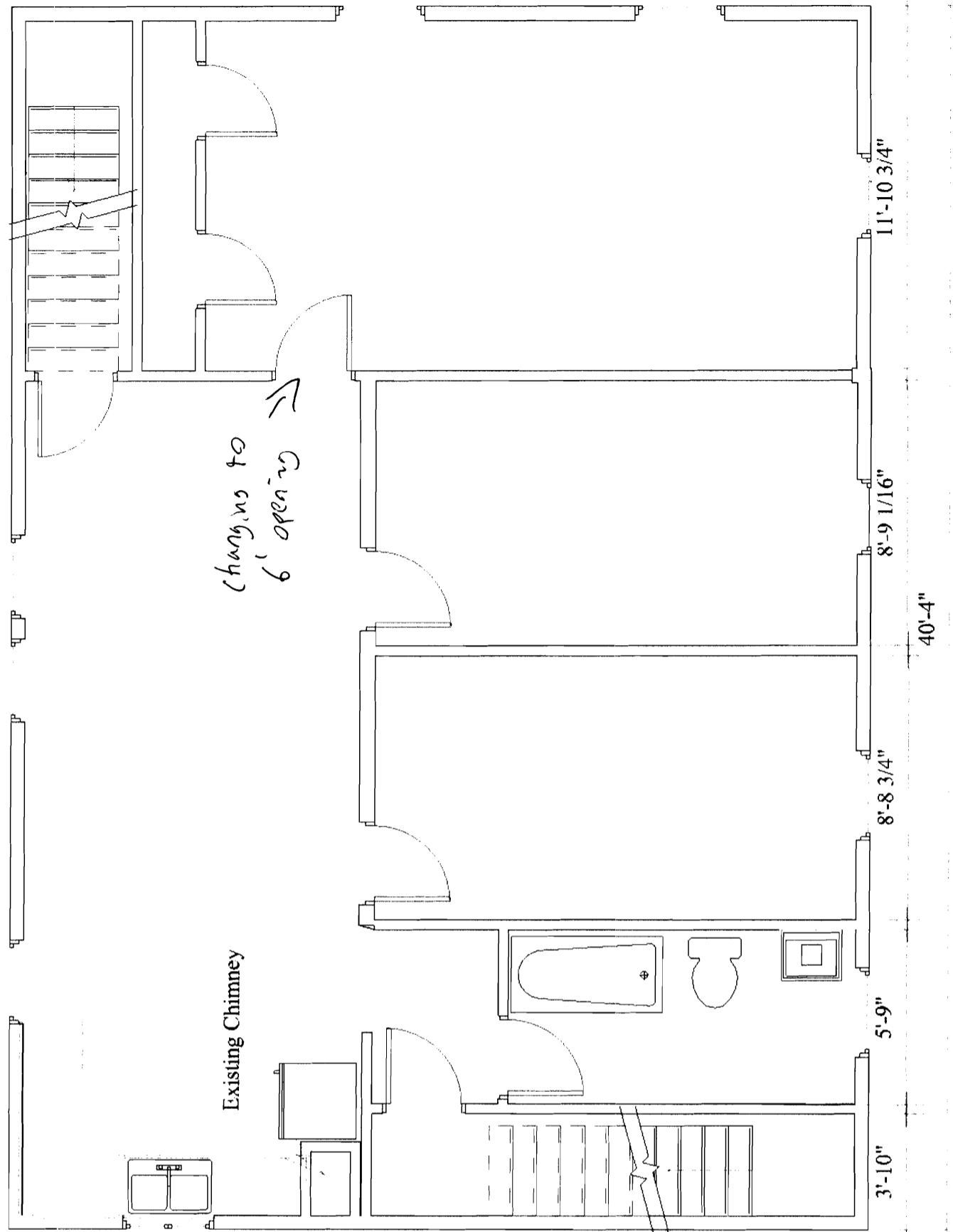




# Second Floor Existing

28'-1/2"

11'-11 1/2"



Change to 6' opening

Existing Chimney

28'-5"

16'-5"

21'-11 1/2"

3'-10"

5'-9"

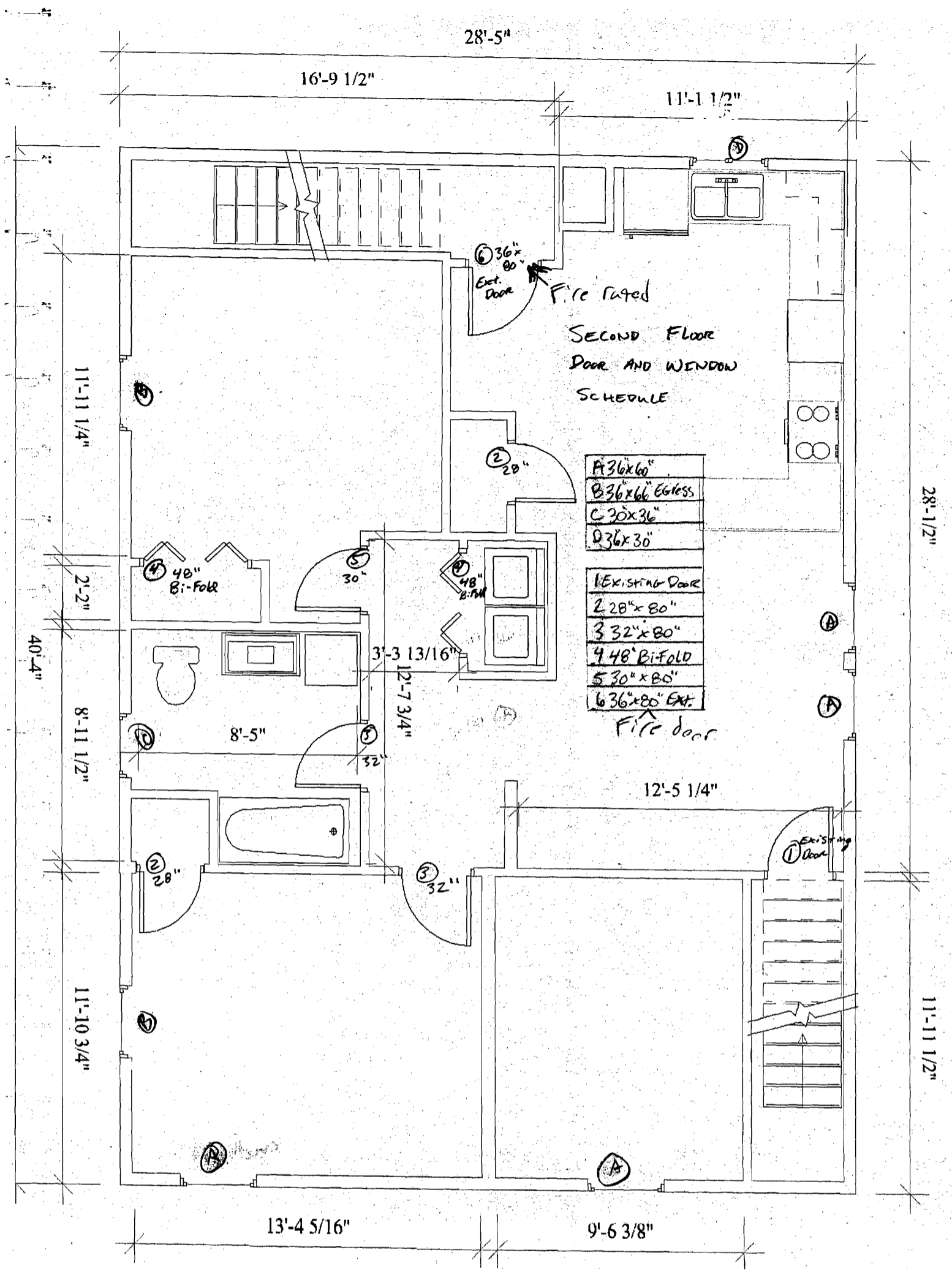
8'-8 3/4"

8'-9 1/16"

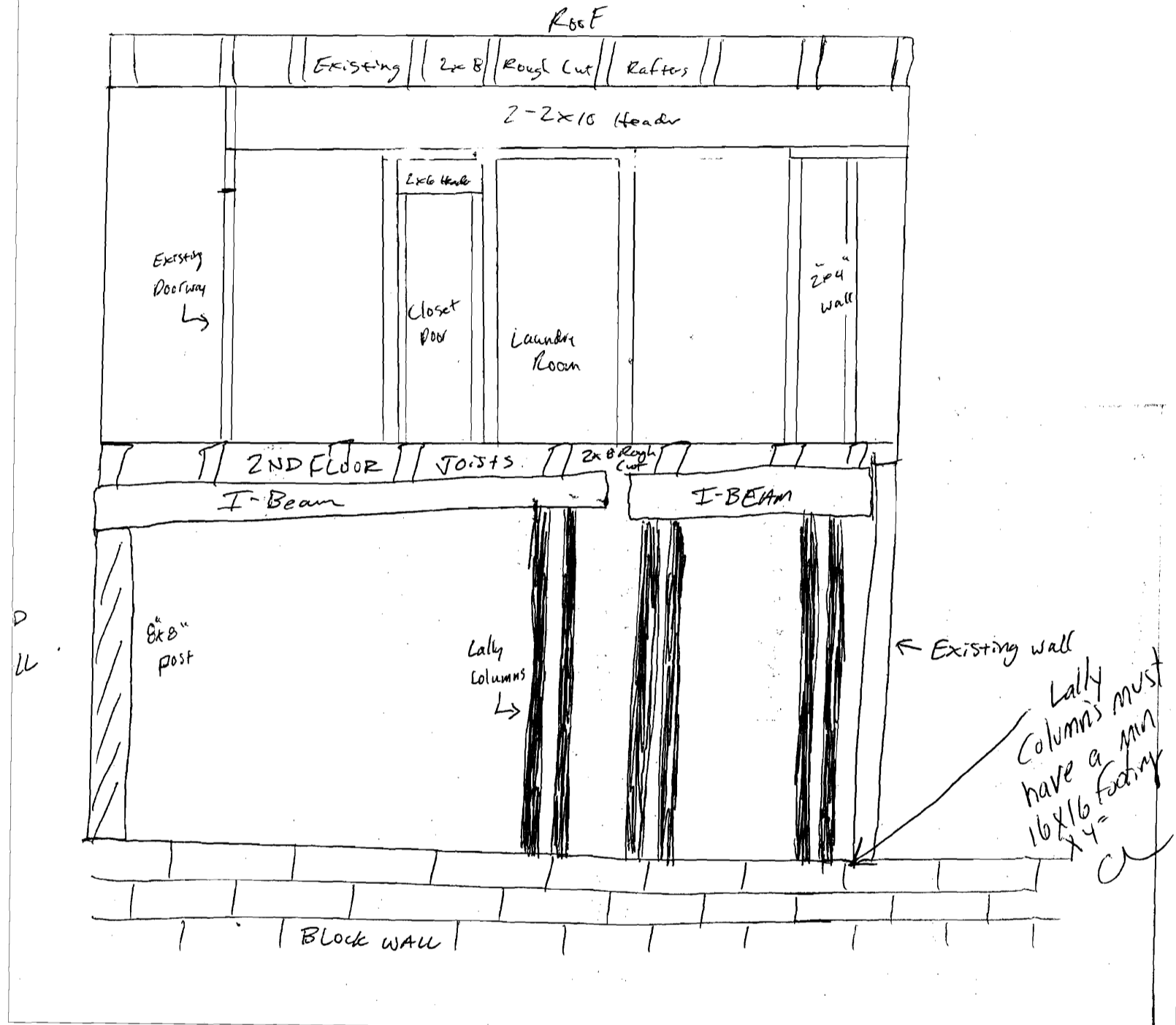
11'-10 3/4"

40'-4"





# Cross Section of Load Bearing Wall



1269 Washing Ave.  
Building Permit Application

### Egress Detail

#### First Floor:

- 1 32x80 existing steel exterior door on driveway side
- 1 36x66 egress window to be added in 1<sup>st</sup> bedroom on Washington Ave side
- 1 36x66 egress window to be added in 2<sup>nd</sup> bedroom on driveway side

#### Second Floor:

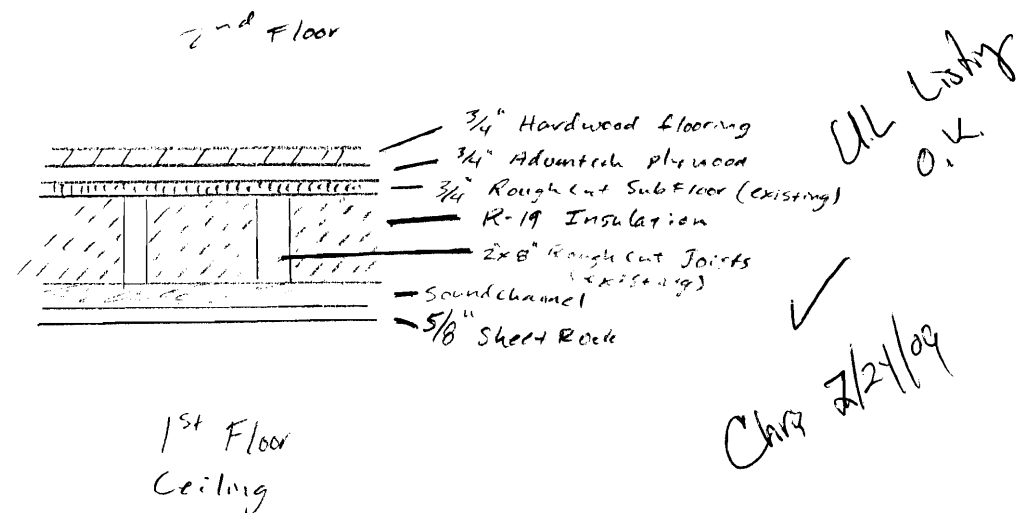
- 1 32x80 existing steel exterior door on Loring Ave side
- 1 32x80 existing steel exterior door on Washington Ave side
- 1 36x66 egress window to be added in 1<sup>st</sup> bedroom on Washington Ave side
- 1 36x66 egress window to be added in 2<sup>nd</sup> bedroom on driveway side

### Insulation Detail

- Exterior walls will be insulated with R-19 fiberglass insulation
- First floor ceiling will be insulated with R-19 fiberglass insulation and sound channel will be added (please see cross-section below)
- Second floor ceiling will be insulated with R-38 fiberglass insulation
- Windows will be double pane with low e glazing rated R 2.5

### Fire Separation Detail

- 5/8" fire code sheetrock on first floor walls shared with second floor unit hallways and on the bottom of second floor stairwell
- 5/8" fire code sheetrock on first floor ceiling between second floor unit
- Second floor will have 3/4" existing roughcut subfloor with 3/4" Advantech plywood and 3/4" hardwood flooring (please see cross-section below)



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **JAMES J.H. ROONEY** and **ANN L. ROONEY**, individuals of Portland, Maine, for consideration paid, grant to **JJ&K MANAGEMENT, LLC**, a Maine limited liability company with a place of business in Scarborough, Maine whose mailing address is 252 U.S. Route One, Scarborough, Maine 04074, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land with the buildings thereon situated on the easterly side of Washington Avenue and the southeasterly side of Loring Avenue in the City of Portland, County of Cumberland and State of Maine, being the greater part of lot numbered 6 as shown on Plan of Wadco Park, recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 17, and further bounded and described as follows:


Beginning at the southeasterly corner of said streets; thence northeasterly by Loring Avenue eighty-eight and forty-one hundredths (88.41) feet to land conveyed by Warren C. Pride, et al to Lorenzo Goupil, et al; thence southeasterly by said Goupil land seventy-eight (78) feet, more or less; to the southeasterly corner of lot numbered 6; thence westerly along the line between lots numbered 6 and 7 one hundred (100) feet to Washington Avenue; thence northerly by Washington Avenue fifty-one and eighteen hundredths (51.18) feet to the corner and point of beginning.

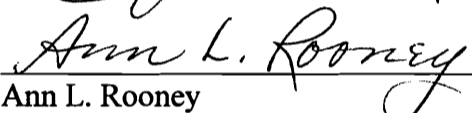
Being the same premises conveyed to the Grantors herein by deed dated May 11, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4420, Page 6.

IN WITNESS WHEREOF, the said James J.H. Rooney and Ann L. Rooney have set their hands this 11 day of February, 2009.

  
Witness

to both  
Witness

  
James J.H. Rooney

  
Ann L. Rooney

9/24/09 - Checked framing/plumbers/electrical  
for close-in - ok to close in  
checked new electrical service - ok.

9/25/09 - Final for renovations - all  
completed & ok. no issues seen -  
Close out all permits.

Jim M





**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

2.23 20 07

Received from

Spring Hill Prop.

Location of Work

164 Washington St.

Cost of Construction \$

Building Fee:

Permit Fee \$

320

Site Fee:

Certificate of Occupancy Fee:

Total: 320

Building (11)

Plumbing (15)

Electrical (12)

Site Plan (12)

Other

CBL:

107 L-1

Check #:

104

Total Collected \$

320

**No work is to be started until permit issued.**

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you **MUST** present the Original Receipt.

Taken by:

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy