

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

PERMIT ISSUED

Permit No: 04-0757	Issue Date: JUN 08 2004	CBL: 403 E006001
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Location of Construction: 17 Penn Ave	Owner Name: Yeboah Duke	Owner Address: 17 Penn Ave	Phone: 207-797-2957
Business Name:	Contractor Name: All Season Home Improvement	Contractor Address: 823 Church Hill Road Augusta	Phone: 8004643039
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: single family	Proposed Use: single family - Change 8' x 8' porch to living space and build 6' x 8' attached addition	Permit Fee: \$102.00	Cost of Work: \$8,926.00	CEO District: 4
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Proposed Project Description:
 Change 8' x 8' porch to living space and build 6' x 8' attached addition

FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group <i>R-3</i> Type <i>SB</i> <i>BOLA 1999</i>
Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: tmm	Date Applied For: 06/08/2004	Zoning Approval
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Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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"/> Date: <i>6/8/04</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 Date: <i>6/8/04</i>
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 JUN 08 2004
 CITY OF PORTLAND

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

EXISTING FENCE

PROPERTY LINE

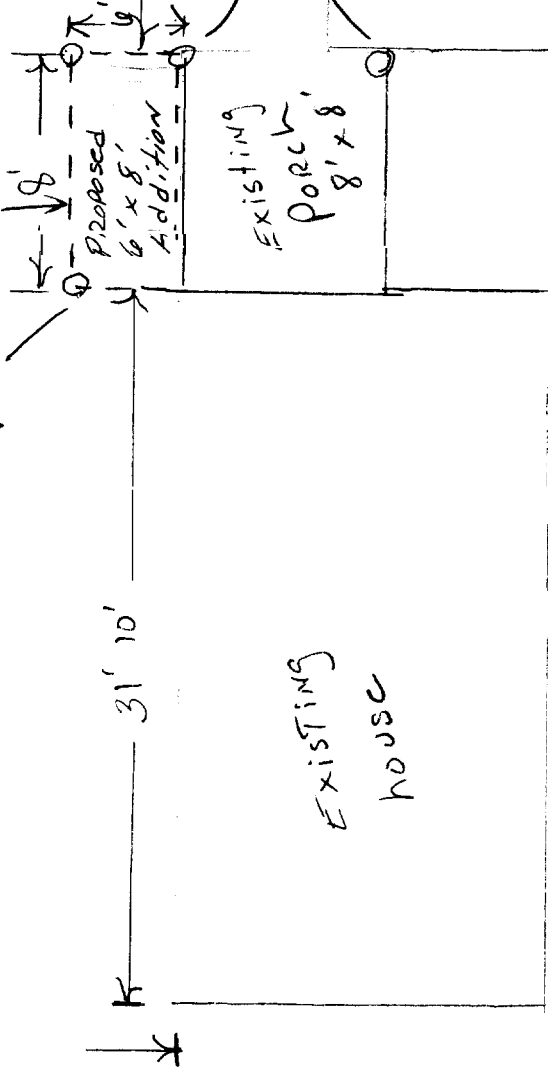
EXISTING FENCE

2-3' 10" 8' 1'
6' 10" 25' 0"
EXISTING FENCE

2-8" diam. 46' 1"

51' 8"

31' 10'



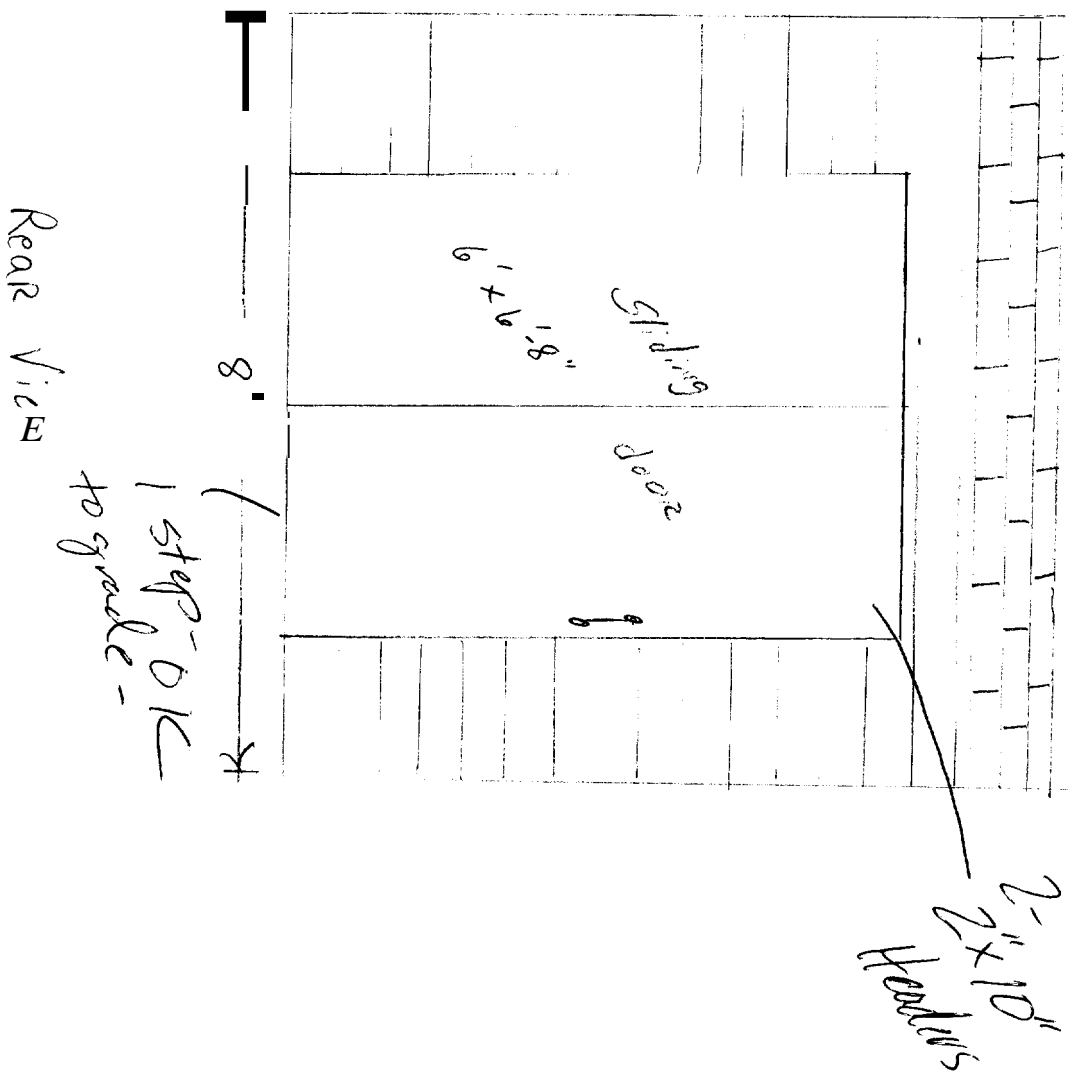
Will not apply if existing 40" 16' 9"

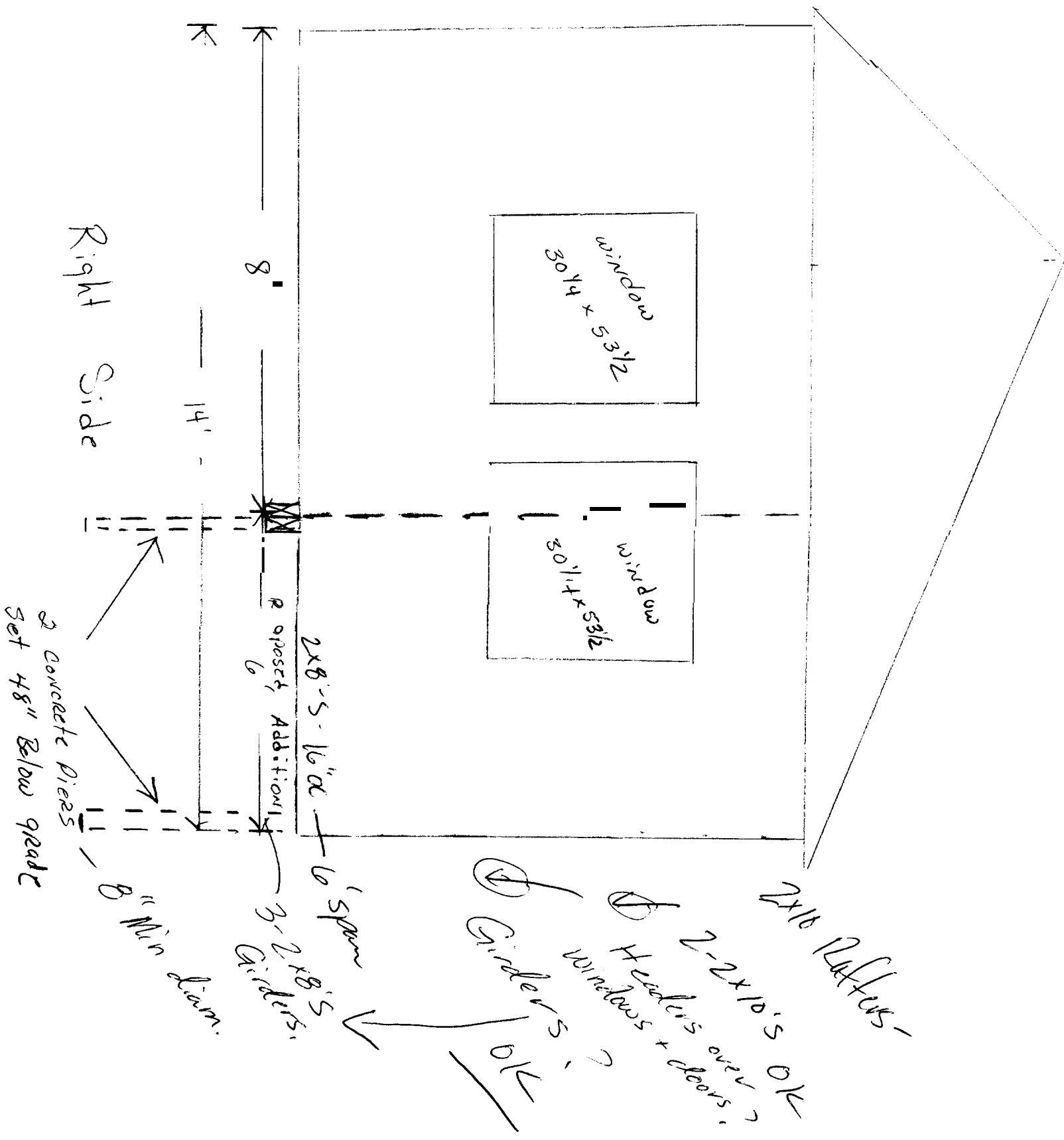
EXISTING PARKING 17' x 49'

25'

SIDE WALK

PE, AC





Right Side

2 concrete piers
Set 48" Below grade

8" Min diam.

3-2x8's

6' span

2x8's - 16" oc
oposet, Addition

2x10's
OK

2-2x10's
headers over
windows + doors
OK

2x10 rafters

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases 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 initializing 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.

_____ Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection; Prior to pouring concrete *soil tests + tube depth*
- _____ Re-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.**

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Barbara C. Yelosh
Signature of Applicant/Designee

6/8/04
Date

[Signature]
Signature of Inspections Official

6/8/04
Date

CBL: 403-E-6

Building Permit #: 04-0757

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040757

Please Read
Application And
Notes, if Any,
Attached

This is to certify that Yeboah Duke /All Season Home Improvement

has permission to Change 8' x 8' porch to living space and attached addition

AT 17 Penn Ave 403 E006001

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 inspection must be given and when permission procured before this building or part thereof is occupied or services used-in. HOUR NOTIFICATION 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 _____

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JUN 08 2004
CITY OF PORTLAND

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

All Purpose 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>17 Penn Ave. Portland, Maine</u>		
*Add <u>48 sq. ft. (6x8)</u> Total Square Footage of Proposed Structure <u>In</u>		Square Footage of Lot <u>6500 sq. ft.</u>
<u>addition to 64 sq. ft. existing porch.</u>		<u>(.15 acres)</u>
Tax Assessor's Chart, Block & Lot Chart# <u>403</u> Block# <u>E</u> Lot# <u>C</u>	Owner: <u>Duke Yeboah</u>	Telephone: <u>(207) 747-2957</u>
Lessee/Buyer's Name (if Applicable) <u>n/a</u>	Applicant name, address & telephone: <u>Barbara + Duke Yeboah</u> <u>17 Penn Ave 797-</u> <u>Portland, ME 04103</u>	Cost: <u>0</u> Work: \$ <u>8926.-</u> Fee: \$
Current use: <u>porch, = closed in</u>		
If the location is currently vacant, what was prior use: <u>n/a</u>		
Approximately how long has it been vacant: <u>n/a</u>		
Project description: <u>4 season do</u> <u>8' x 8' room addition + renovations to 8x8 porch</u> <u>* see exhibit #1</u>		
Contractor's name, address & telephone: <u>All Season Home Improvement Co.</u> <u>1800-464-3039</u> <u>823 Church Hill Road, Augusta, ME 04330</u>		
Who should we contact when the permit is ready: <u>Duke Yeboah</u>		
Mailing address: <u>17 Penn Ave</u> <u>or Barbara Yeboah</u> <u>Portland, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>797-295-7</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: Barbara C. Yeboah / Duke Yeboah Date: 5/26/04

This IS NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



823 Church Hill Road
Augusta, ME 04330
Call 1-800-464-3039
www.all-season.com

Exhibit #1

SCOPE OF WORK
Duke & Barbara Yeborah
17 Penn Street
Portland, ME

6' x 8' Room addition and renovation to 8' x 8' porch

All Season will build a 6' x 8' addition to the rear of the existing 8' x 8' porch.

1. Framing: 2" x 4" studs 16: o.c., 2: x 4: plates, top and bottom. Sheathing to be 1/2" OSB or Advantech for side walls and roof.

2. Sub-floor to be 5/8" Advantech.

3. Floor joists to be 2" x 8" 16" o.c.

4. Windows: Remove and dispose of existing five (5) windows. Replace three (3) old windows with three (3) new Mastic vinyl replacement windows, size 30 1/4" x 53 1/2" double hung, two (2) pane with Low E glass and 1/2 screens at the front wall and side wall of the porch. "Center" windows

5. Insulation for the floor, walls and ceiling of the porch and 6' x 8' addition is included.

6. Doors: Remove owner's entry door into house and install at entry into the porch. Install a 6' 0" x 6' 8" Paradigm vinyl sliding door centered at rear wall of new addition. Door to include Low E glass and standard hardware. Door to slide from right to left from inside view. Door to include screen.

7. Interior of porch and new addition to be finished with a suspended ceiling, paneling on walls and base moldings with moldings at doors and windows included. (Clam-shell moldings to be installed, no staining or painting is included).

8. Flooring: An allowance of \$507 is carried to install vinyl flooring on porch and new addition floor areas.

9. No electrical or heating allowances are carried for this project.

10. Miscellaneous: Cut opening of existing door frame into house from the porch about 7" wider to the right view from porch to house. Re-frame door with clam-shell molding.

**Vinyl Siding • Vinyl Replacement Windows • Replacement Doors • Garages
Home Additions • Decks • Mobile Home A-Roofs • Roofing • Gutter**

Possibly 4

11. Foundation: To include two (2) concrete piers set at least 48" below grade for the 6' x 8' addition. No foundation work to be done on the existing 8' x 8' porch addition.
12. Siding: To be white vinyl double 4" wood grain to match house and porch as near as possible. Rakes to be white aluminum, soffit at eave to be white vinyl.
13. Roofing: To be asphalt shingles to match roof of porch as near as possible using CertainTeed Moire Black ~~30~~ year shingles. Includes ice and water shield, underlayment and drip edge.
14. The rear wall of the porch would be removed so the porch becomes 8' x 14' in size after building the 6' x 8' addition.

*C.T. Main Street
D 4" w/G
White*

15. *We will strip the shingles of the porch roof, and install owners shingles, install ice & water shield and new drip edge.*

Comments

The contractor will be as careful as possible but is not responsible for dust, dirt, or soiling of existing carpets or flooring. We will strive to keep the work areas as clean as possible, but dust and dirt will be present. We will close off areas as best as possible, however, we cannot be responsible for cleaning the entire home. We recommend you hire a professional cleaning service when we are done.

Construction work is all +/- as actual installations can vary due to age of home and construction and the customer agrees that all installation and construction may not be exact.

Change of Work Orders

Nothing further is stipulated or implied beyond this scope of work. Any and all change of work orders will be made in writing and signed by the customer and by All Season. Change of work orders will be paid at the time the change of work order is written.

Punch-List

When the addition and porch are substantially completed, the customer and foreman will do a walk-thru with the supervisor, if necessary, and write out a punch list of any items which need to be finished or repaired. When these items have been completed, the project will be deemed complete and final payment will be due on completion. Items or parts not available from any supplier will be considered covered under suppliers' or manufacturers' warranties and will be replaced or repaired when received, and the cost of these items only can be held back from final payment if requested by customer.

This scope of work, price, and terms supersedes all other work orders, prices, and terms.

\$8926

CK # 743

Terms

Total cost of project is ~~\$8,796~~ \$3,000 due upon acceptance of scope of work; \$3,000 due after piers are installed and the balance due upon completion.

All Season Home Improvement Co.

Signed: _____

Duke Yeborah

BY: _____

Barbara Yeborah

Date: _____

Date: _____

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	403 E006001
Location	17 PENN AVE
Land Use	SINGLE FAMILY
Owner Address	YEBOAH DUKE 17 PENN AVE PORTLAND NE 04103
Book/Page	19463/326
Legal	1103-E-6 PENN AVE 15-19 6500 SF

Valuation information

Land	Building	Total
\$31,710	\$62,580	\$94,290

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1970	Cape	1.5	1344	0.149	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	6	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1970	7X8	D	P

Sales information

Date	Type	Price	Book/Page
05/01/2003	LAND + BLDING		19463-326
05/31/1996	LAND + BLDING	\$91,800	12534-041
08/01/1989	LAND + BLDING	\$109,900	

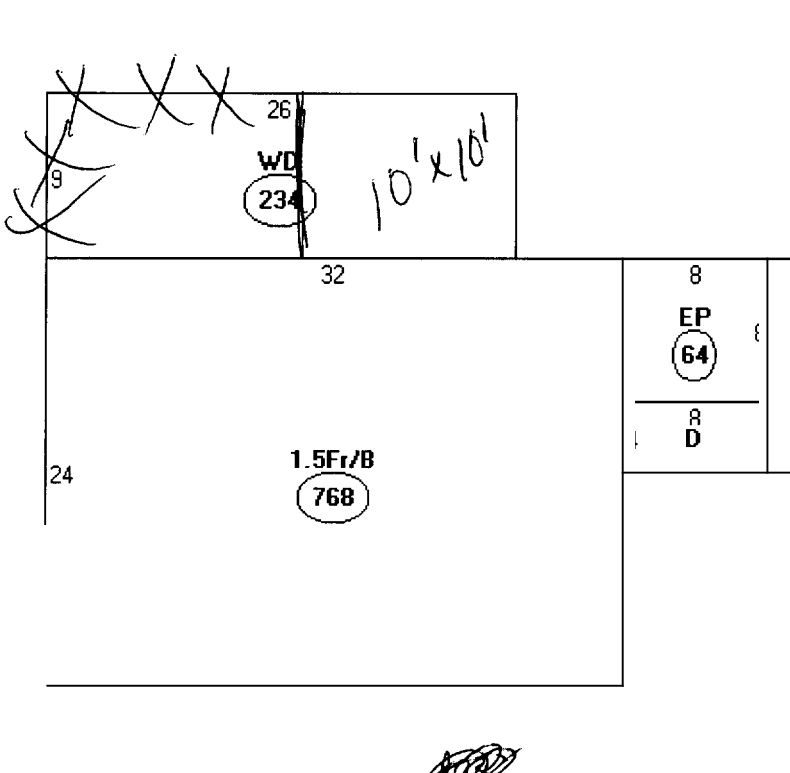
Picture and Sketch

Picture Sketch

Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



Descriptor/Area
 A: 1.5Fr/B
 768 sqft
 B: WD
 234 sqft
 C: EP
 64 sqft
 D: WD
 32 sqft

ONLY 100 SF
 R-3
 6500 SF
 + 25%

 1625 Allowed
 - 200 - deck
 - 788
 - 64
 - 32

 561 SF left
 134

 641 SF left

R-3
 Front
 Rear - 25'
 Sides - 8'