

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 061339

This is to certify that 242 VERANDA STREET L / Timothy Higgins
has permission to Add garage with 2nd story living space
AT 242 VERANDA ST 432 F002001

provided that the person or persons performing or attempting 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 closed-in. **OUR NOTICE 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 _____

SEP 29 2006

CITY OF PORTLAND

Department Name

[Signature] 9/29/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CAR

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1339	Issue Date: SEP 29 2006	CBL: 432 F002001
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Location of Construction: 242 VERANDA ST	Owner Name: 242 VERANDA STREET LLC	Owner Address: PO BOX 2147	Phone:
Business Name:	Contractor Name: Timothy Higgins	Contractor Address: 242 Veranda St Portland	Phone: 2078385870
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: RS
Past Use: Residential 2 unit	Proposed Use: Residential 2 unit add garage with 2nd story living space <i>legal use: 2 dwelling units</i>	Permit Fee: \$890.00	Cost of Work: \$87,000.00
Proposed Project Description: Add garage with 2nd story living space (for upstairs unit)		CEO District: 4	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>
		INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i>	Signature:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):	Signature:
		Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature	Date
Permit Taken By: dmartin	Date Applied For: 09/08/2006	Zoning Approval	

	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>building w/in 250' but outside 75' feet.</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 5-2006C</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/cond. hns</i> Date: <i>9/22/06</i> <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 late:	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:
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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

10/5/06 - Setbacks - Surveyed - Lay-out O.K.
O.K. to Pour Concrete forms + Wells
Foot Prof. Only.

12/13/06 - Close in Inspection. Cli R.
excellent work.
O.K. to Close.



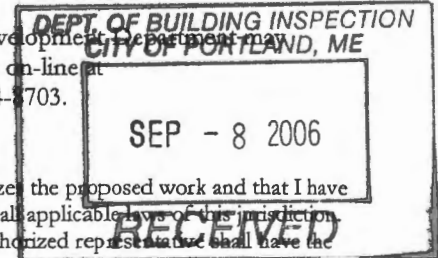
General Building Permit Application

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>242 VERANDA ST - Port.</u>		
Total Square Footage of Proposed Structure <u>1010 Sq Ft.</u>	Square Footage of Lot <u>9000 Sq Ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>432 F 2</u>	Owner: <u>242 LLC (see BACK Pg)</u> <u>Timothy A. Higgins</u>	Telephone: <u>8385870</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Timothy A. Higgins</u> <u>242 VERANDA ST</u> <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>87,000 -</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Two Family Rcs.</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Two Family & w/garages</u> Project description: <u>Add Garage space with Living Area Added to UPstairs unit only</u>		
Contractor's name, address & telephone: <u>Timothy A Higgins 242 VERANDA ST</u> Who should we contact when the permit is ready: <u>TIM HIGGINS</u> Mailing address: _____ Phone: <u>838-5870</u>		

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 874-3703.



I hereby certify that I am the Owner of record of the named property, or that the owner of record authorized 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 representatives 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: <u>Timothy A. Higgins</u>	Date: _____
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This is not a permit; you may not commence ANY work until the permit is issued.

Handwritten mark: #1884

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,

A Pre-construction Meeting will take place upon receipt of your building permit.

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

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

Signature of Applicant/Designee

Date 9-29-06

Signature of Inspections Official

Date 9/29/06

CBL: 482-F-2

Building Permit #: 06-1339

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	4'-0" - 10" x 16"	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)	<i>Not shown</i>	
Lally Column Type (Section R407)	<i>N/A</i>	
Girder & Header Spans (Table R 502.5(2))	<i>N/A</i>	
Built-Up Wood Center Girder Dimension/Type	<i>2x6 PT</i>	
Sill/Band Joist Type & Dimensions	<i>11 7/8" GPI</i>	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	<i>N/A</i>	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	<i>N/A</i>	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	<i>2x6 Tics</i>	

①

R802.4(2))			
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8))			
Roof Rafter: Framing & Connections (Section R802.3 & R802.3.1)	2x12's - 16" oc 75' span w/ steel structural ridge		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8" Roof / 3/4" Floor / 7/16" walls		
Fastener Schedule (Table R602.3(1) & (2))	Per IRC		
Private Garage (Section R309) Living Space? <i>Yes -</i> (Above or beside)			
Fire separation (Section R309.2)	5/8" walls + ceiling		
Opening Protection (Section R309.1)	Not noted - Bars? wrap steel beam?		
Emergency Escape and Rescue Openings (Section R310)	OK - Noted		
Roof Covering (Chapter 9)	Asphalt		
Safety Glazing (Section R308)	n/a		
Attic Access (Section R807)	n/a - structural		
Chimney Clearances/Fire Blocking (Chap. 10)	n/a		
Header Schedule (Section 502.5(1) & (2))	not shown		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	walls - R-22		

Floors? Ceilings?

U-Value windows?

1
2
3

Factor Fenestration	/	
Type of Heating System	1-1-1	
Means of Egress (Sec R311 & R312)		
Basement /		
Number of Stairways /		
Interior /		
Exterior 0		
Treads and Risers (Section R311.5.3)	Rise - 7.64 Treads ?	
Width (Section R311.5.1) - 48"		
Headroom (Section R311.5.2)	Not shown	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Not shown	
Smoke Detectors (Section R313) Location and type/Interconnected	Not shown	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	5/8" Type X	
Deck Construction (Section R502.2.1)	N/A	

(3)

(u)

(A) Headroom in bath - min. 30" x 30" w/6"-8" of headroom
 VLB over all fixtures.

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1339	Date Applied For: 09/08/2006	CBL: 432 F002001
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Location of Construction: 242 VERANDA ST	Owner Name: 242 VERANDA STREET LLC	Owner Address: PO BOX 2147	Phone:
Business Name:	Contractor Name: Timothy Higgins	Contractor Address: 242 Veranda St Portland	Phone (207) 838-5870
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

	Proposed Project Description: Add garage with 2nd story living space for upstairs unit
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 09/22/2006

Note: Ok to Issue:

- 1) 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.
- 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.
- 4) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 09/29/2006

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) Permit approved based on the plans submitted and reviewed with owner/contractor, with additional information as agreed on and as noted on plans.
- 3) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level
- 4) The design load spec sheets for any engineered beam(s) must be submitted to this office

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	432 F002001
Location	242 VERANDA ST
Land Use	TWO FAMILY
 Owner Address	 242 VERANDA STREET LLC PO BOX 2147 SOUTH PORTLAND ME 04116
 Book/Page	 23637/213
Legal	432-F-2 VERANDA ST 236-240 <u>9159</u> SF

Current Assessed Valuation

Land	Building	Total
\$108,800	\$166,200	\$275,000

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1948	Garrison	3	2464	0.21	
 Bedrooms	 Full Baths	 Half Baths	 Total Rooms	 Attic	 Basement
5	3		10	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
02/01/2006	LAND + BLDING	\$220,000	23637-213
02/22/2001	LAND + BLDING		16041-326
09/11/2000	LAND + BLDING		15720-163
10/02/1998	LAND + BLDING	\$113,000	14194-058

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

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.



(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #242 Veranda St.

1969

Issued to Doris E Foley 242 Veranda St. Date of issue 11/11/69 - altered

This is to certify that the building, premises, or part thereof, at the above address, built—altered—changed as to use under Building Permit No. 66/1106, has had final inspection and is deemed to conform substantially to requirements of Zoning Ordinance and Building Code of the City of Portland, Maine, approved for occupancy of use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Two family dwelling house.

Entire

Limiting Conditions:

This certificate supersedes certificate issued

Approved: _____

(Date)

Inspector _____

Notice: This certificate identifies in verbal use of building or premises, and ought to be transferred from owner to owner upon property change hands. Copy will be furnished to owner or tenant.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Sept 8 2006

Received from Tim Higgins

Location of Work 242 Vesuvius St

Cost of Construction \$ 87,000

Permit Fee \$ 870.00

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 432 F CC2

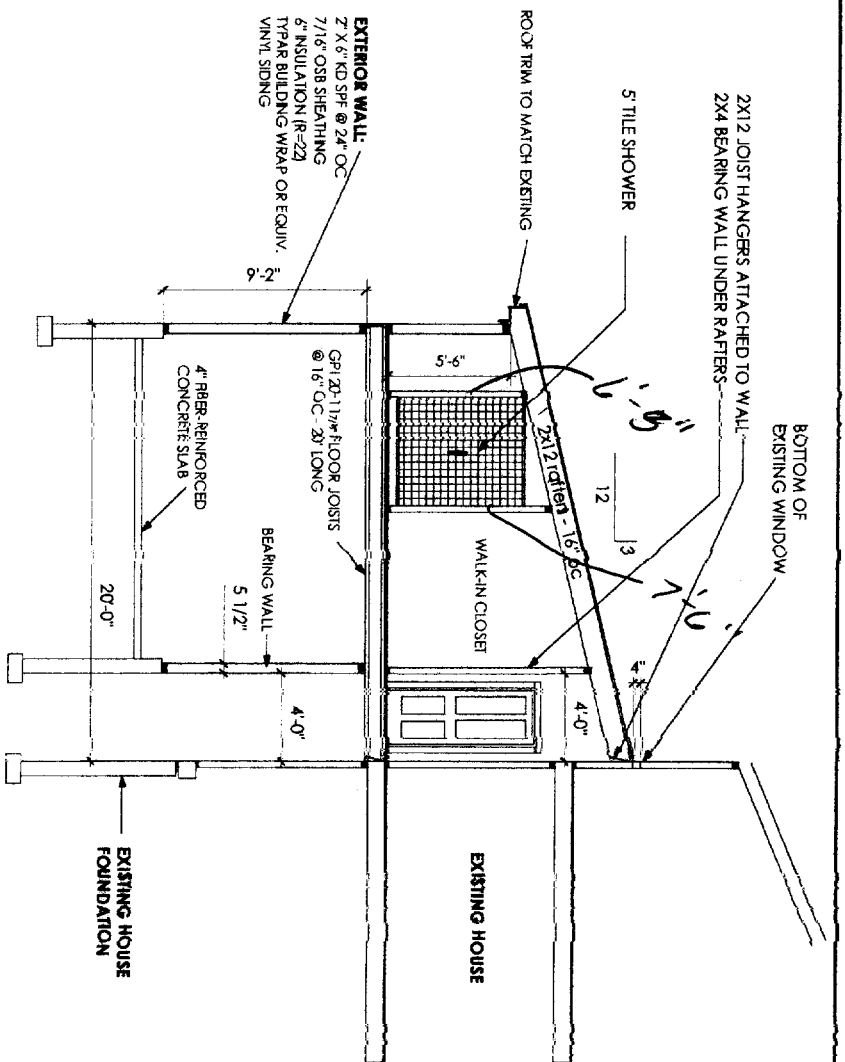
Check #: 1884

Total Collected \$ 870.00

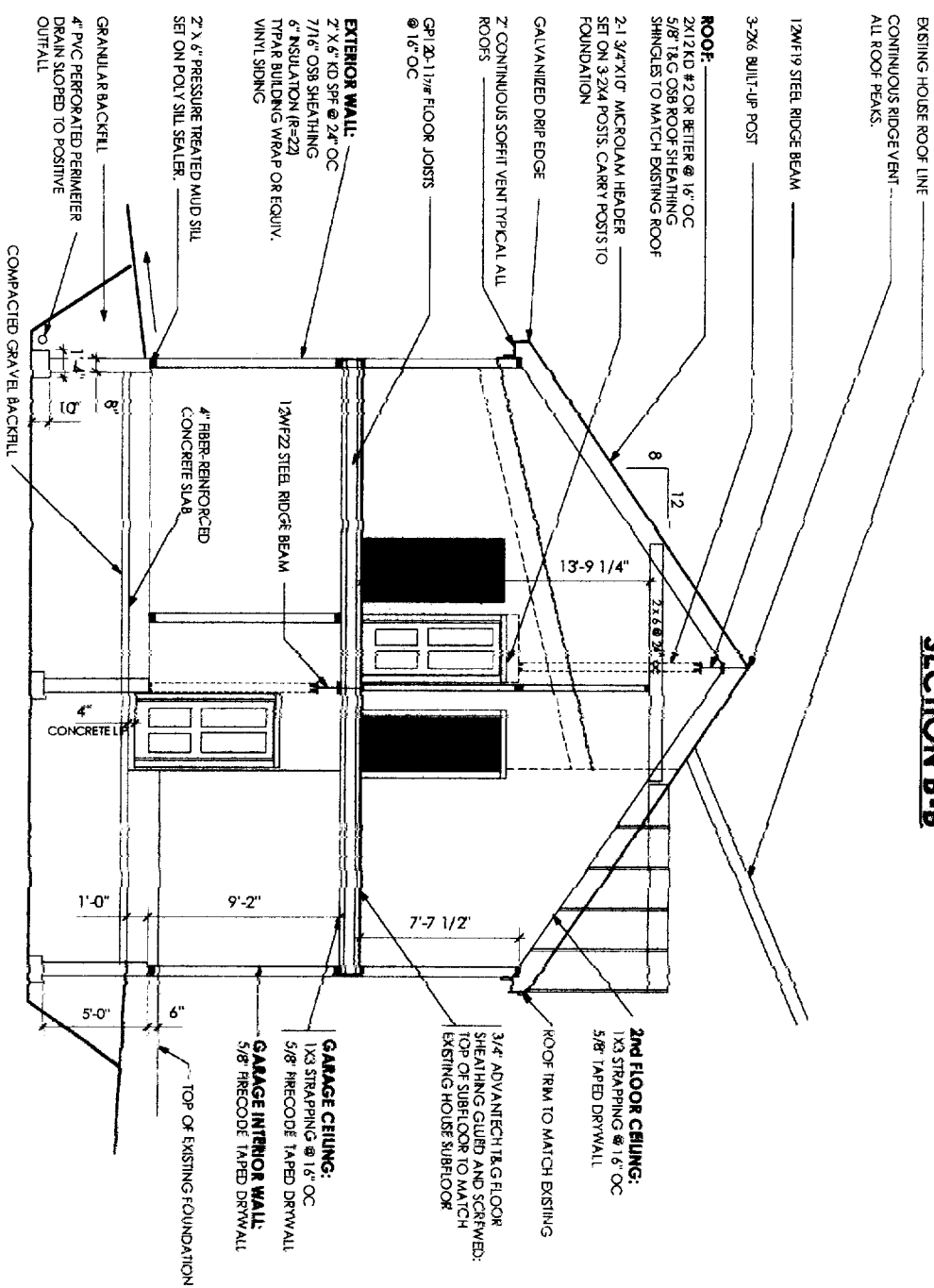
THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

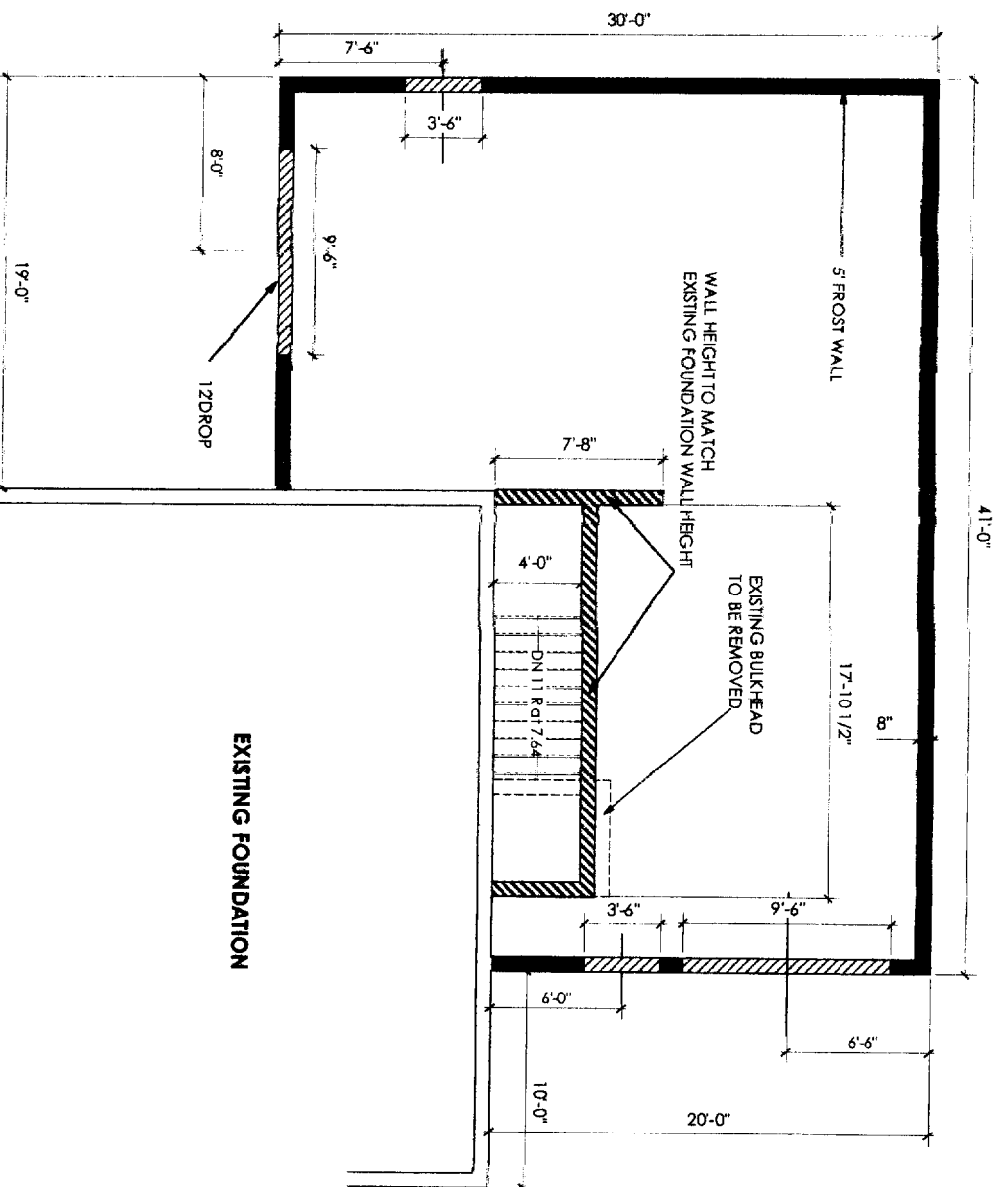
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



SECTION B-B



SECTION A-A



FOUNDATION PLAN

NOTES

- 1) 1/2" ANCHOR BELTS @ 6' O.C. MAX 6" FROM EXTERIOR CORNER
- 2) Steel Beam to be wrapped in 5/8" tyrex sheetrock and taped.
- 3) Headers over windows 2-2x10. Garage door header 12" L V's.
- 4) Floor between garage and living area to be insulated with R-19 Fiberglass. Windows to be min of 35 U-Value.
- 5) Stairs reveal 10" base 7, 1/4
- 6) Smoke detectors to be placed in each bedroom and trial in others
- 7) Headers in Bath to be min 30'x30' @ 6'-8"

A3

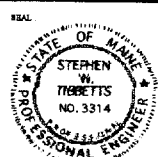
CROSS SECTIONS AND FOUNDATION PLAN

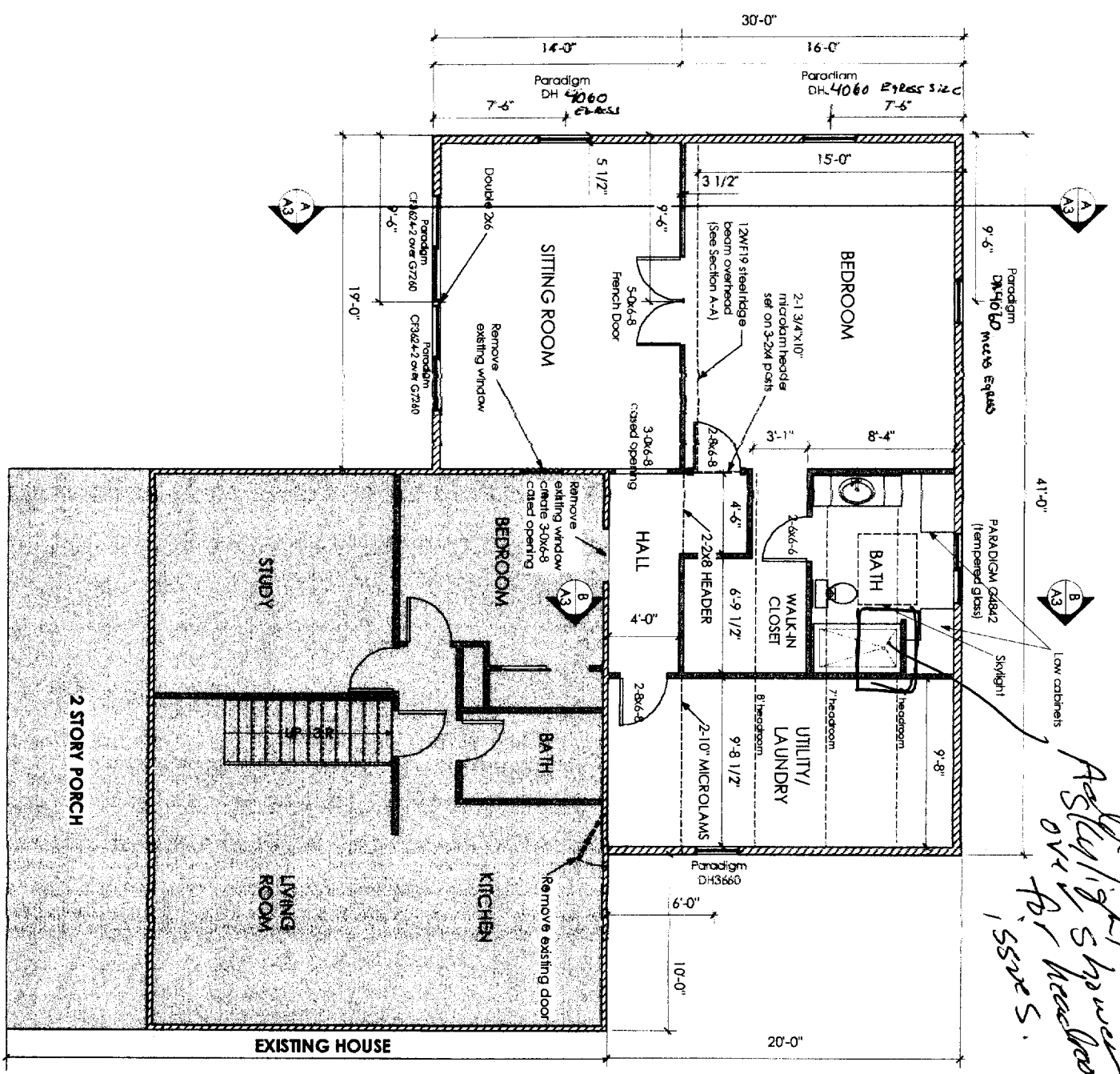
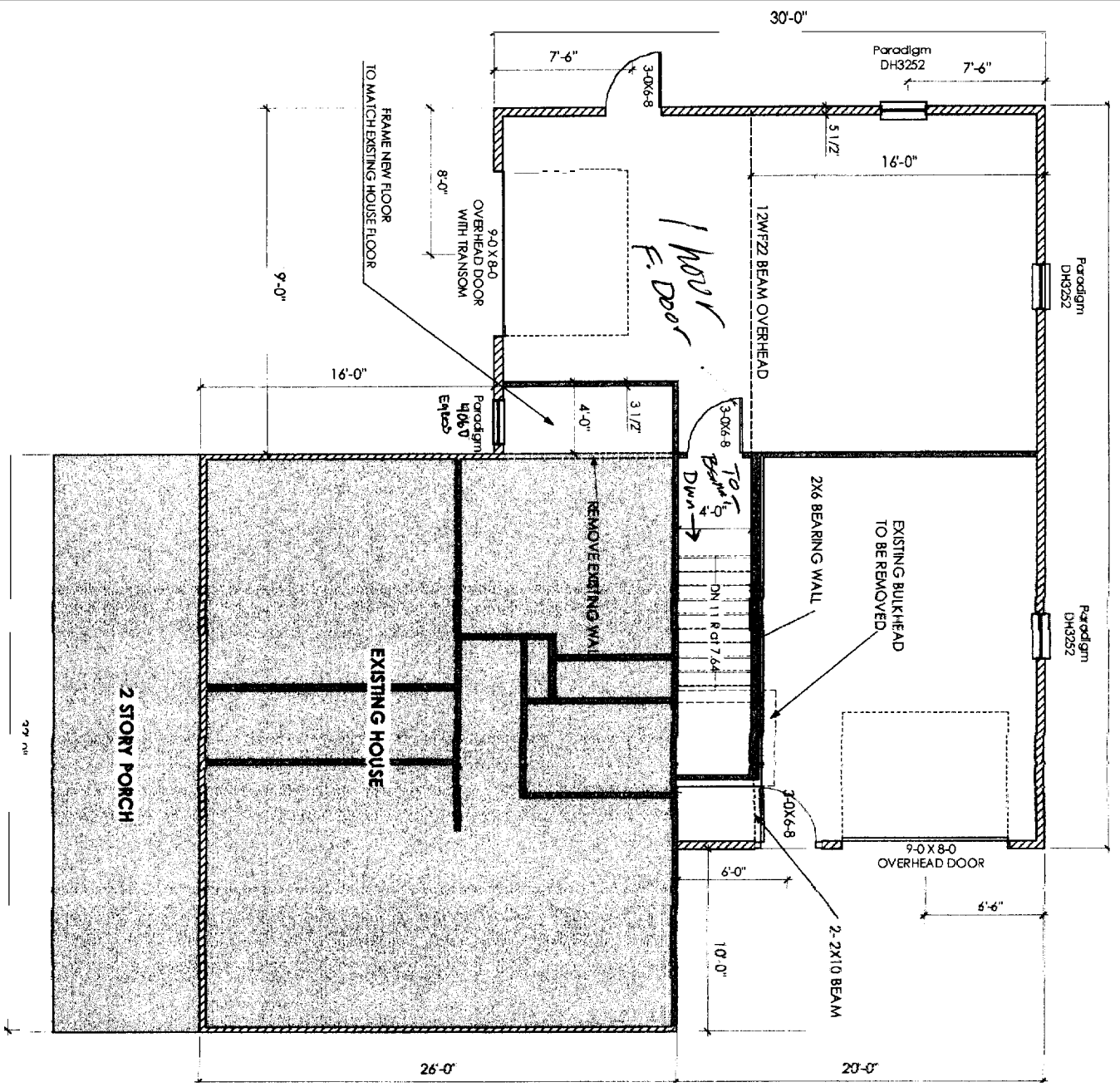
Date	SEPTEMBER 2, 2006
Scale	
Revision	

Project:
Residential Addition
242 Veranda St.
Portland, Maine 04103-5533

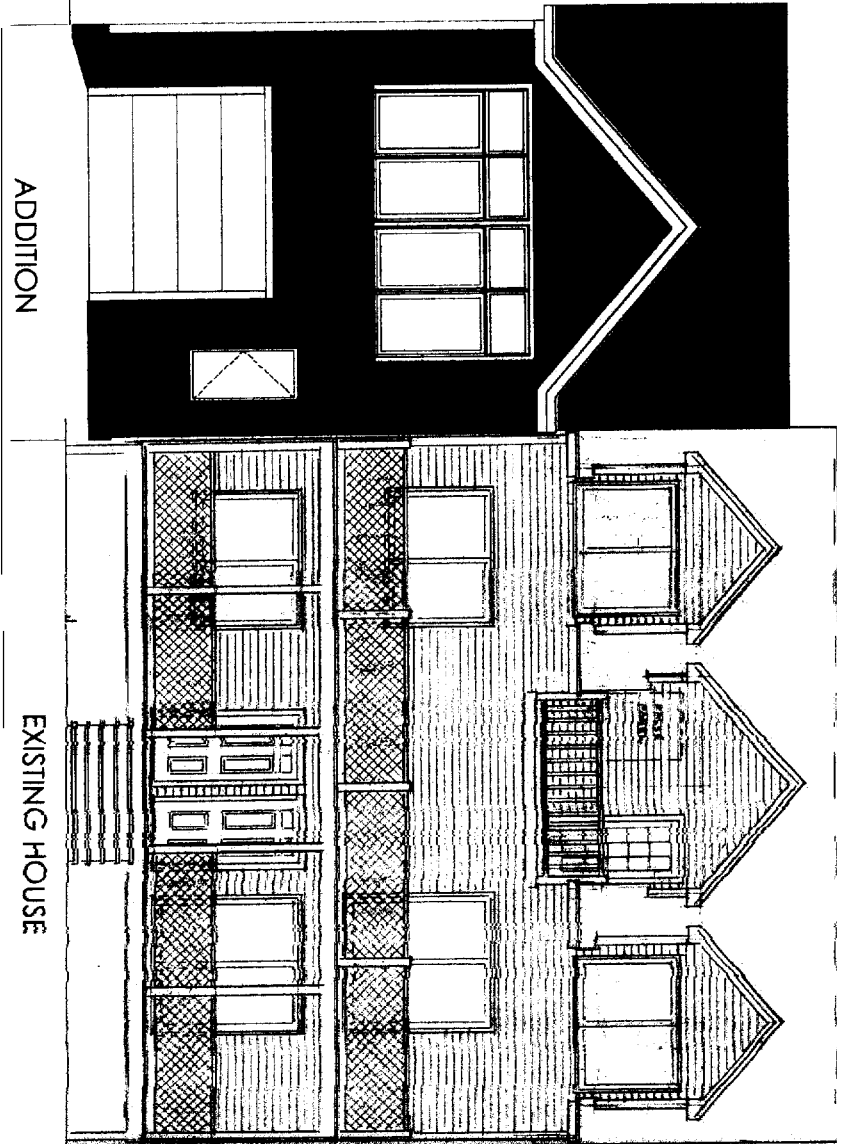
Engineer:
Stephen W. Tibbetts, P.E.
Professional Civil Engineer
15 Oak Ridge Road Brunswick, Maine 04011
(207) 725-3667 Fax (207) 725-6368

Owner:
Tim Higgins
242 Veranda St.
Portland, Maine





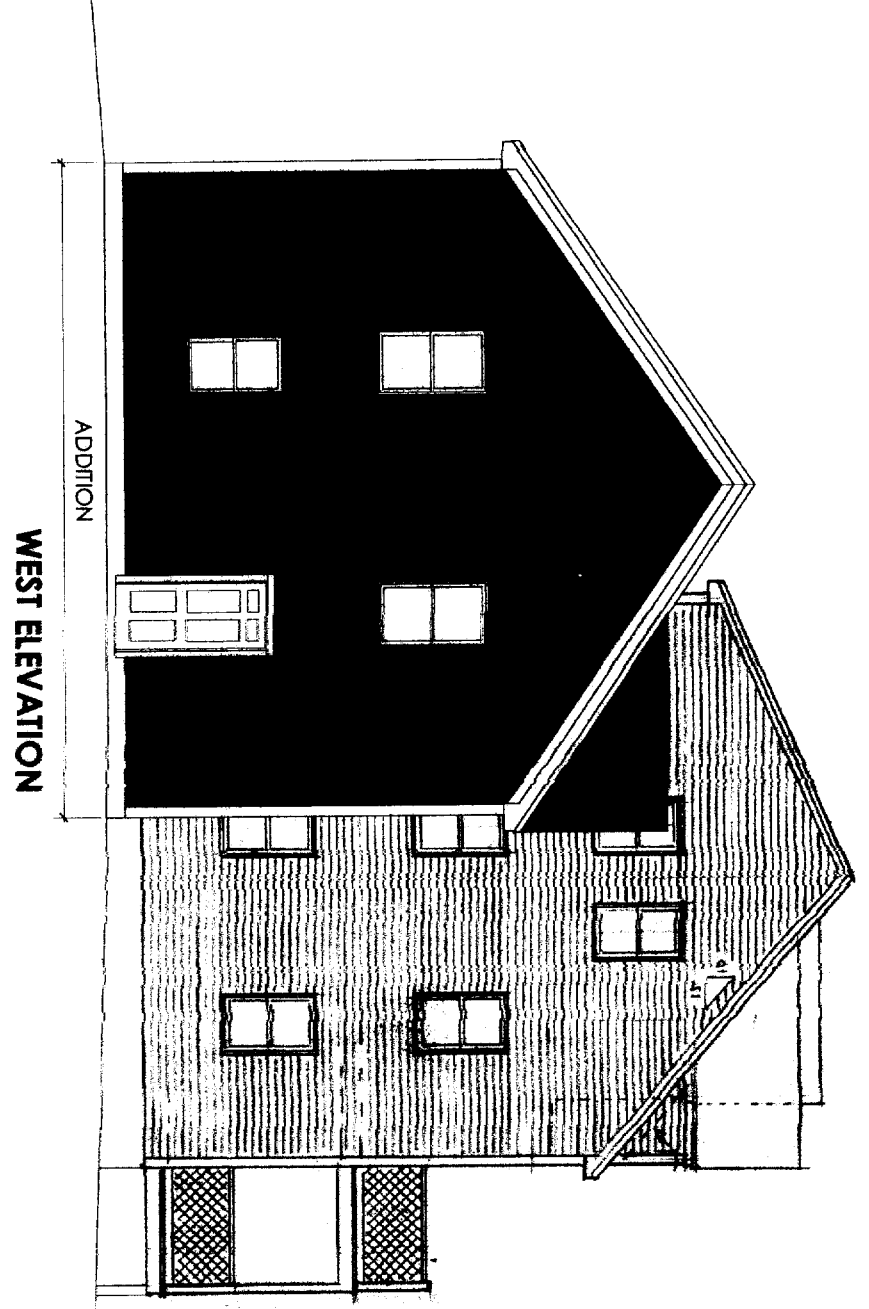
1	FLOORPLANS	Date SEPTEMBER 2, 2006	Scale 1/4" = 1'-0"	Project Residential Addition	Engineer Stephen W. Tibbetts, P.E. Professional Civil Engineer	Owner: 838-5870 Tim Higgins	
		Reviewer		242 Veranda St. Portland, Maine 04103-5533	15 Oak Ridge Road Brunswick, Maine 04011 (207) 725-2667 Fax (207) 725-6168	242 Veranda St. Portland, Maine	



ADDITION

EXISTING HOUSE

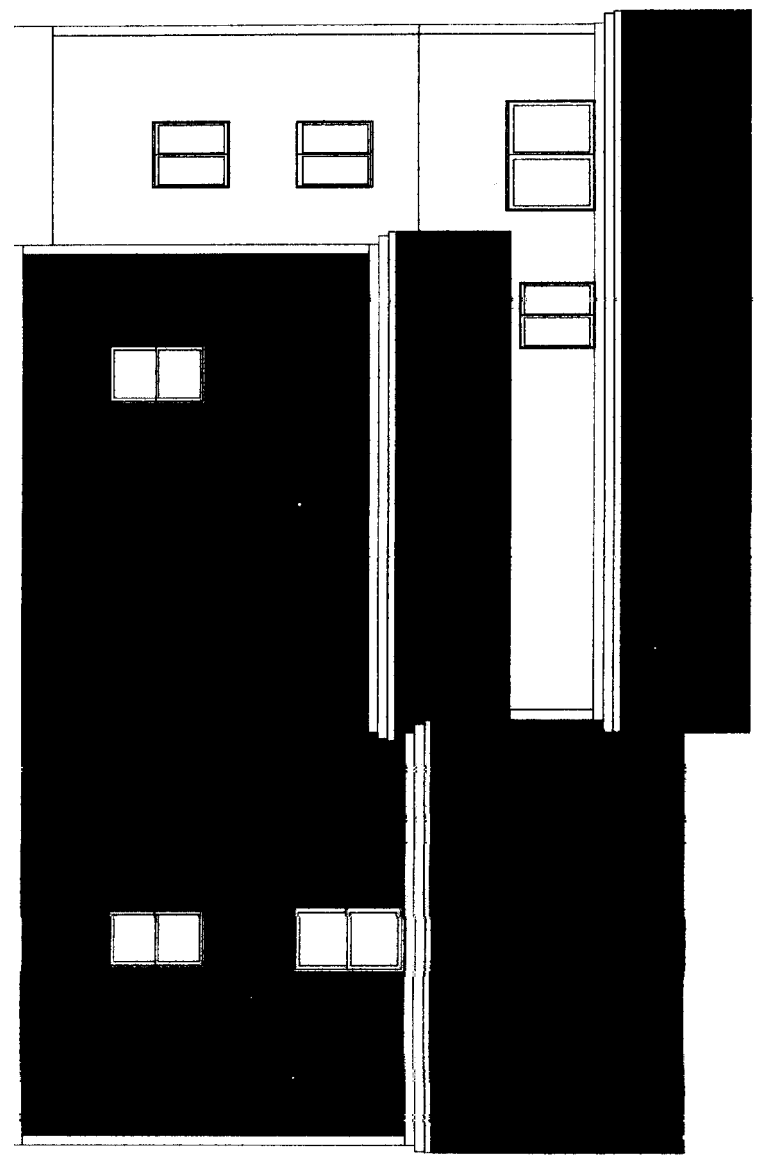
VERANDA STREET ELEVATION



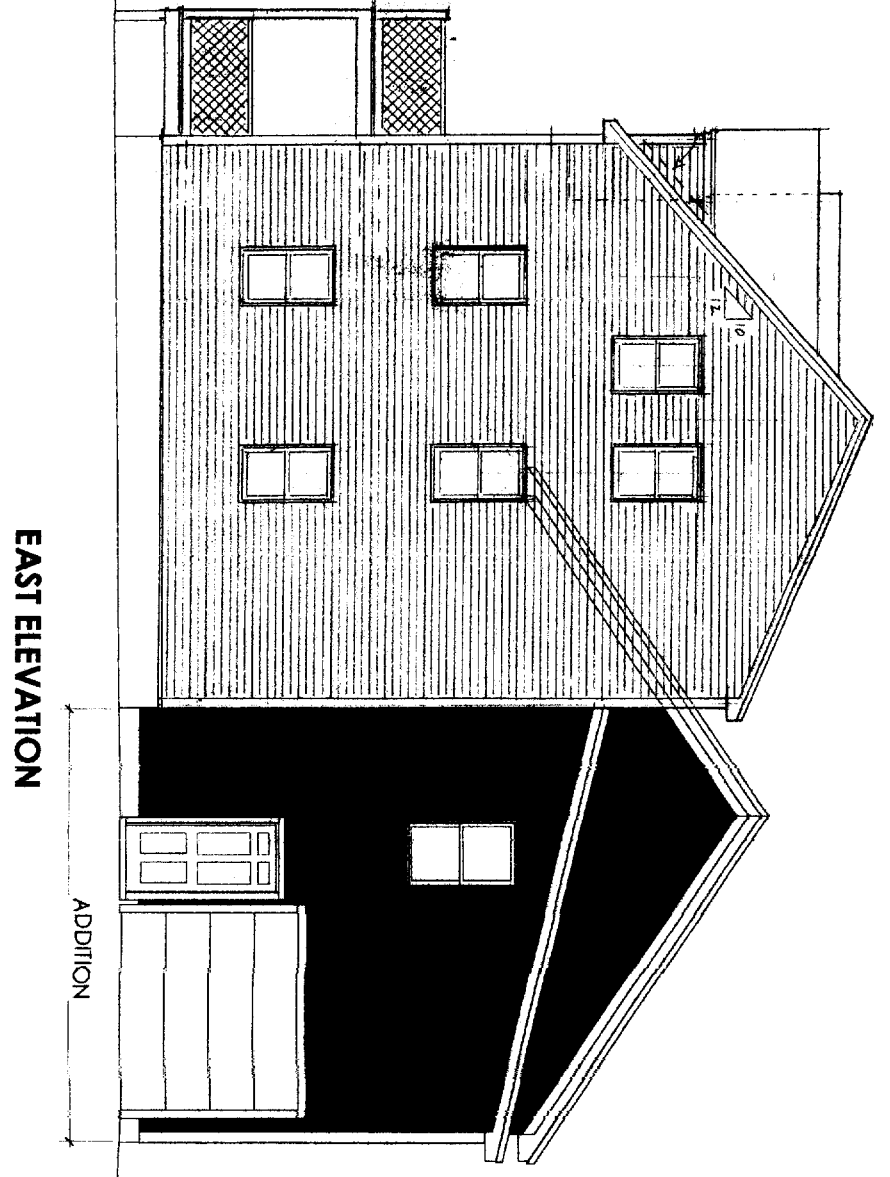
ADDITION

WEST ELEVATION

NORTH ELEVATION



ADDITION



ADDITION

EAST ELEVATION

A2

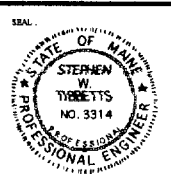
ELEVATIONS

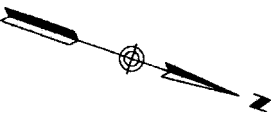
Date	Scale
SEPTEMBER 2, 2006	
Revisions	

Project:
Residential Addition
 242 Veranda St.
 Portland, Maine 04103-5533

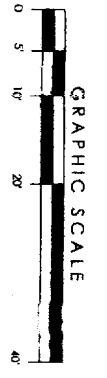
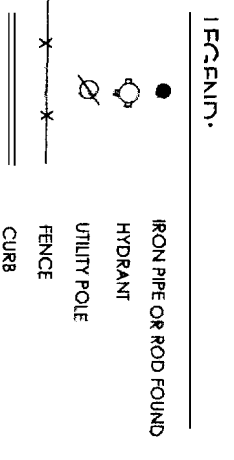
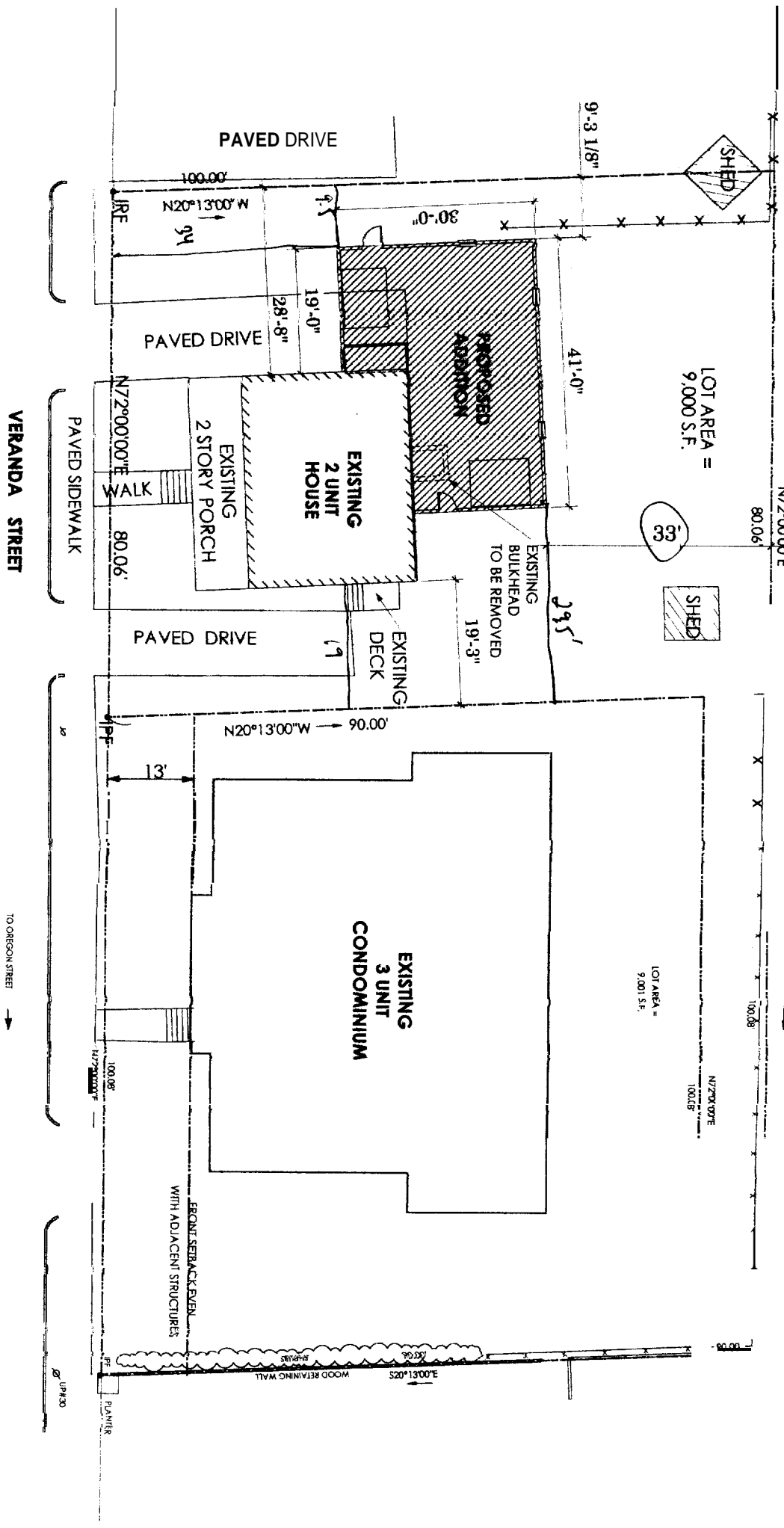
Engineer:
Stephen W. Tibbetts, P.E.
 Professional Engineer
 15 Oak Ridge Road Brunswick, Maine 04011
 (207) 725-2667 Fax (207) 725-6168

Owner:
Tim Higgins
 242 Veranda St.
 Portland, Maine



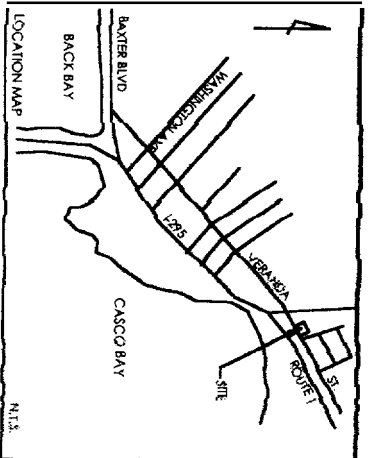


R5 = lotsize 9159
 setbacks - front 20' req - 34' cdd.
 rear 20' req - 33' given
 side - 25' req 12' front 19' 9.5' = 28.5' (need 14' of 28') ok
 25' side 14' rear 24.5' 9' = 38.5' (need 14' of 28')
 height - 35' max - 24.25' cdd.
 lot coverage - 10% 360 sq ft - 21365 ok



NOTES:

- ZONE: R-5
 - FRONT SETBACK: 20 FT. (OR EVEN WITH ADJACENT STRUCTURES)
 - SIDE SETBACK: 14 FT.
 - REAR SETBACK: 20 FT.
 - MAXIMUM BUILDING HEIGHT: 35 FT.
 - LOT AREA = 9000 SQFT
- BUILDING COVERAGE:
- | | | |
|-------------------|-----------|--------|
| EXISTING BUILDING | 1088 SQFT | 12.1% |
| PROPOSED | 2098 SQFT | 23.31% |



41x20 = 820
 14x10 = 140
 32x33.5 = 1072
 5x45 = 225
 4x8 = 32
 21365

REVISION: SEPTEMBER 2, 2006
 SITE PLAN FOR NEW ADDITION ADDED
 EXISTING CONDITIONS SURVEY
 ON VERANDA STREET, PORTLAND, MAINE
 MADE FOR HIGGINS CONSTRUCTION
OMEN HASKELL, INC.
 16 CASCO STREET, PORTLAND, ME 04101-1207
 PROFESSIONAL LAND SURVEYORS
 774-6924

Drawn By	EC	Date	Job No.
Checked By	RWC/JAW	NOVEMBER 27, 2003	98153P
Scale	1" = 10'		Dwg. No. 2