

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

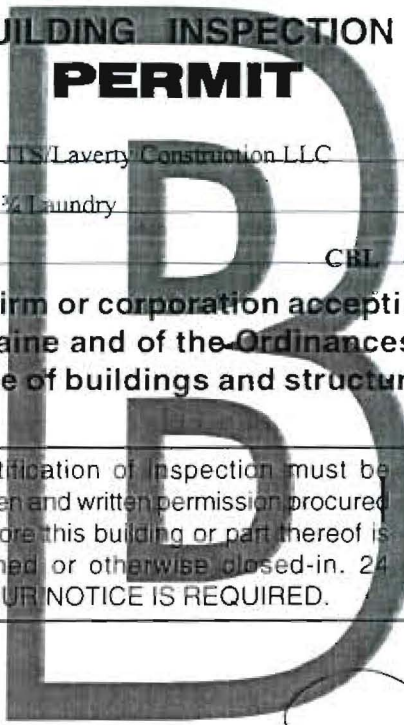
Permit Number: 100374

PERMIT 100374

Please Read Application And Notes, If Any, Attached

This is to certify that RAGUE JOHN P & DONNA JTS/Lavery Construction LLC
has permission to 7' x 9.5' addition for Bath and 3/4 Laundry
AT 11 HELENE ST CBI 433 D002001

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 lathed or otherwise closed-in. 24 HOUR 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

[Signature]
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: 10-0374	Issue Date:	CBL: 433 D002001
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Location of Construction: 11 HELENE ST	Owner Name: RAGUE JOHN P & DONNA JTS	Owner Address: 11 HELENE ST	Phone:
Business Name:	Contractor Name: Lavery Construction LLC	Contractor Address: 70 Olympia Street Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: RS

Past Use: Single Family Home	Proposed Use: Single Family Home - 7' x 9.5' addition for Bath and Laundry	Permit Fee: \$140.00	Cost of Work: \$11,260.00	CEO District: 4	
Proposed Project Description: 7' x 9.5' addition for Bath and Laundry		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>NA</i>	INSPECTION: Use Group: R-3 Type SB <i>IRC 2003</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: ldobson	Date Applied For: 04/16/2010	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 checked="" type="checkbox"/> Shoreland <i>have! addition beyond 75' setback.</i></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>4/16/10 ABN</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 checked="" 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 type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ABN</i></p> <p>Date:</p>
	PERMIT ISSUED		

MAY 17 2010

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

7-6-10

Checkol size + set backs ok

Plumbing ok to close

NO inspection done on footing depth

Electric ok - being done by homeowner
S.M.G.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

MAY 17 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0374	Date Applied For: 04/16/2010	CBL: 433 D002001
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Location of Construction: 11 HELENE ST	Owner Name: RAGUE JOHN P & DONNA JTS	Owner Address: 11 HELENE ST	Phone:
Business Name:	Contractor Name: Lavery Construction LLC	Contractor Address: 70 Olympia Street Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - 7' x 9.5' addition for 3/4 Bath and Laundry	Proposed Project Description: 7' x 9.5' addition for 3/4 Bath and Laundry
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/16/2010

Note: **Ok to Issue:** ✓

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** 05/17/2010

Note: **Ok to Issue:** ✓

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. 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.

PERMIT ISSUED

MAY 17 2010

City of Portland



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>11 Helene St., Portland, Me. 04103</u>			
Total Square Footage of Proposed Structure/Area <u>67.2 Sq. Ft.</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#		Applicant "must be owner, Lessee or Buyer"	Telephone:
<u>433</u>	<u>D</u>	<u>001</u>	<u>(207)</u>
		<u>002</u>	<u>774-8720</u>
Name <u>JOHN P. RAGUE</u> Address <u>11 Helene St.</u> City, State & Zip <u>Portland, ME. 04103</u>		Name _____ Address _____ City, State & Zip _____	
Lessee/DBA (If Applicable)	Owner (if different from Applicant)	Cost Of Work: \$ <u>11,260.00</u>	C of O Fee: \$ _____
Name _____	Name _____	Total Fee: \$ <u>140</u>	Total Fee: \$ _____
Address _____	Address _____		
City, State & Zip _____	City, State & Zip _____		
Current legal use (i.e. single family) <u>Single Family</u>			
If vacant, what was the previous use? <u>N/A</u>			
Proposed Specific use: <u>3/4 Bath & laundry Addition</u>			
Is property part of a subdivision? <u>Yes</u> If yes, please name <u>Ocean View Park</u>			
Project description: <u>7 Ft Deep 9.5 wide JR.</u>			
Contractor's name: <u>Laverty Construction LLC</u>			
Address: <u>70 Olympia Street</u>			
City, State & Zip <u>Portland, Me. 04103</u>			Telephone: _____
Who should we contact when the permit is ready: <u>John or Donna Rague</u>			Telephone: <u>774-8720</u>
Mailing address: <u>11 Helene St., Portland, Me. 04103</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: John P. Rague Date: _____

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

RECEIVED

APR 11 2012
Dept. of Building
C. R. ...

Cor. No.
*50lympia St.

0443.2
301



0475.4

90' 14.3



173.7
75.5
33'

90' 20'

CONC
90' 11'

1432.
29.05

10

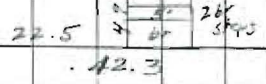
34.4



4

CONC
WALK

35.70



3

bit
dr.

16'
90'

bit

143
90'



42.3

1490.7

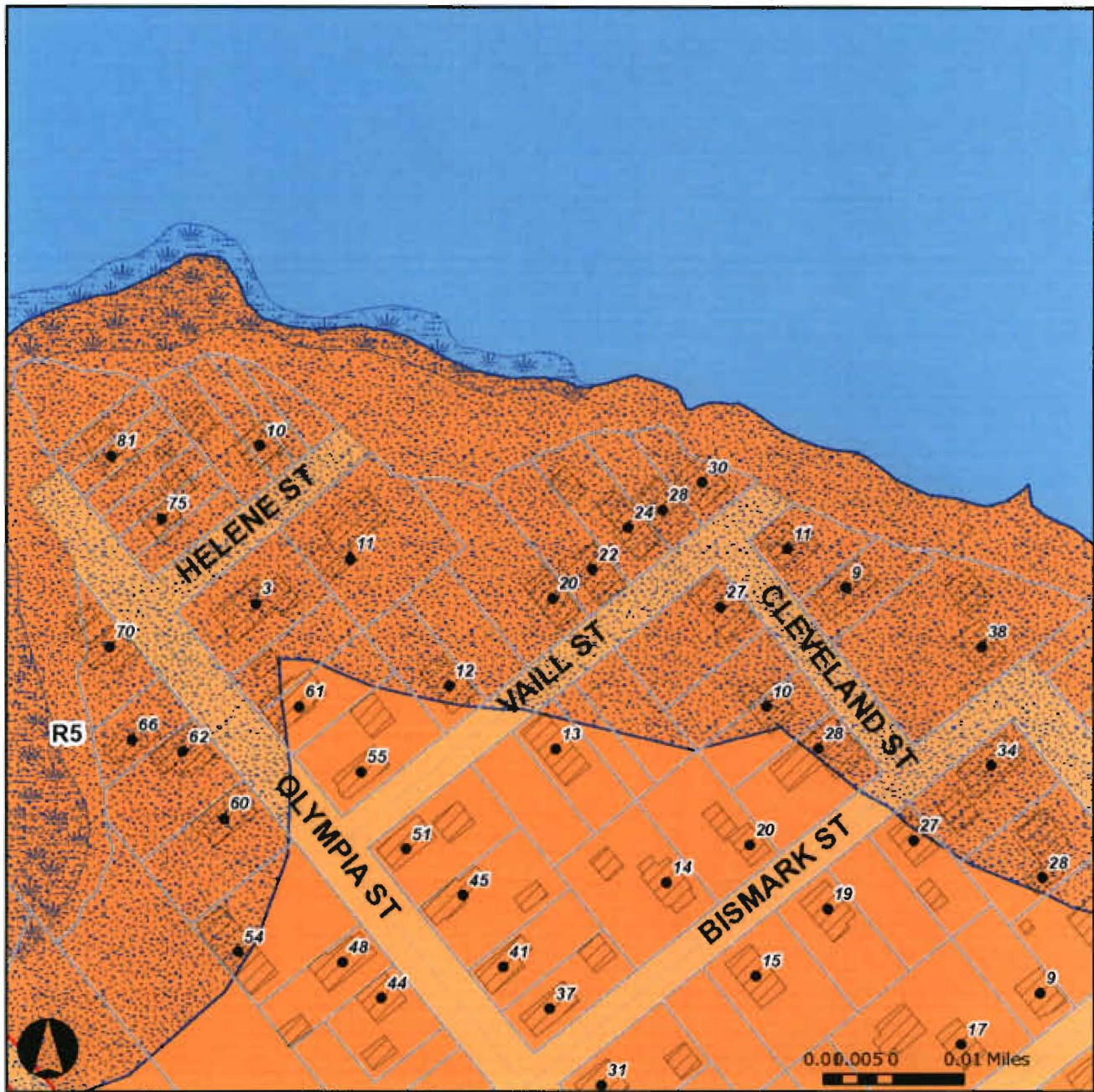
Cott.

0439.5

$$\begin{array}{r}
 2420.0 \\
 - 1490.7 \\
 \hline
 29.3
 \end{array}$$

$$\begin{array}{r}
 1448.4 \\
 42.3 \\
 \hline
 1490.7
 \end{array}$$

Map

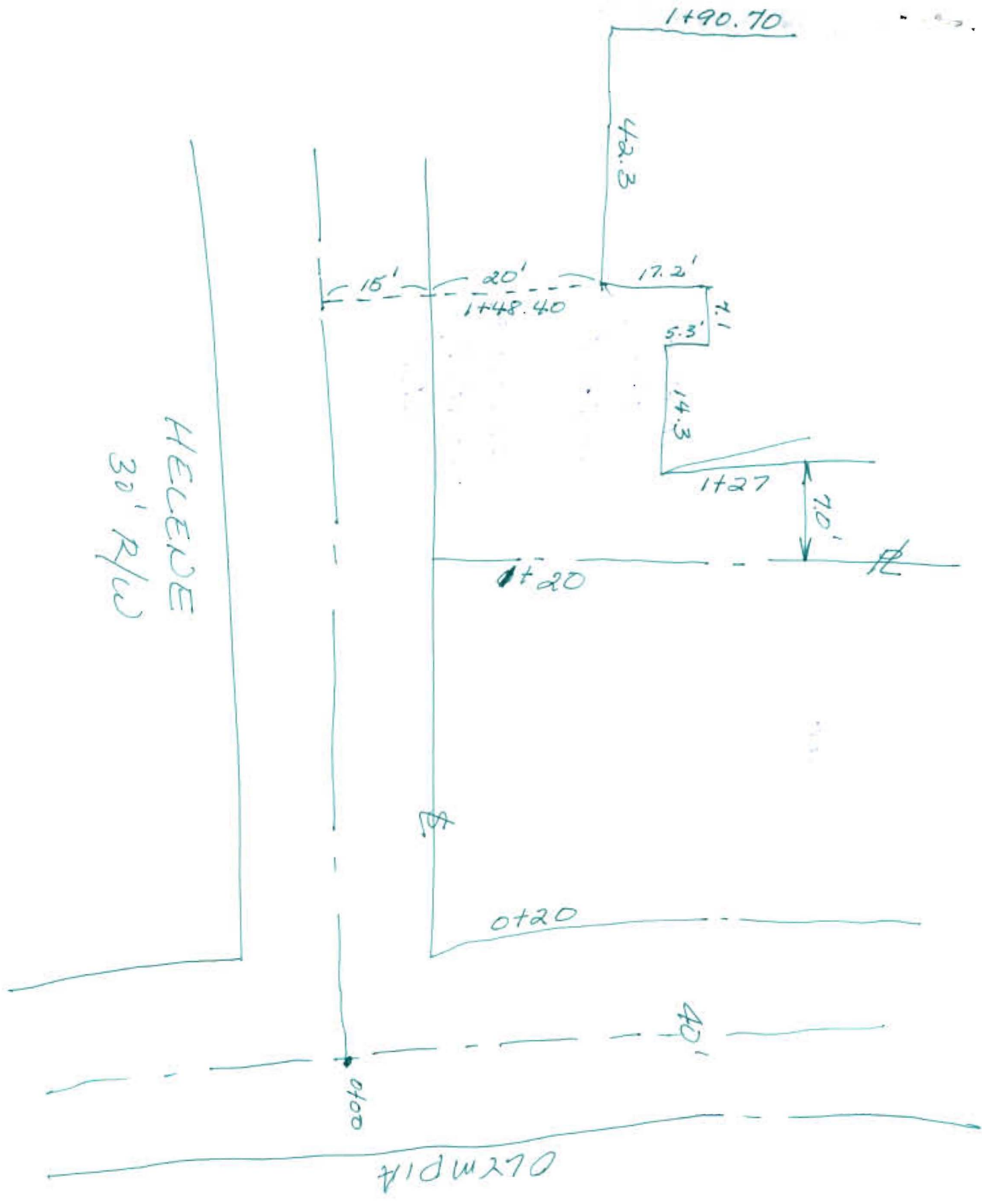


Interstate	Island Zoning	Zoning (continued)	Zoning (continued)	Ocean
	C43	R5 Residential	C29	
Streets	I-B	R6 Residential	C30	
Buildings	I-TS	ROS Recreation	C31	
Building	I-R1	Open Space	none	
Out Building	I-R2	RP Residential	B2c	
Parcels	I-R3	Professional	C32	
	ROS	RPZ Resource	C33	



139
 Top Survey - Home St
 East Deering St
 50-05
Level Book 669
 April 16, 1977
 L.S. Gross
 140

HELENDE
30' R/W



PROPERTY LINES

PROPERTY IRONS

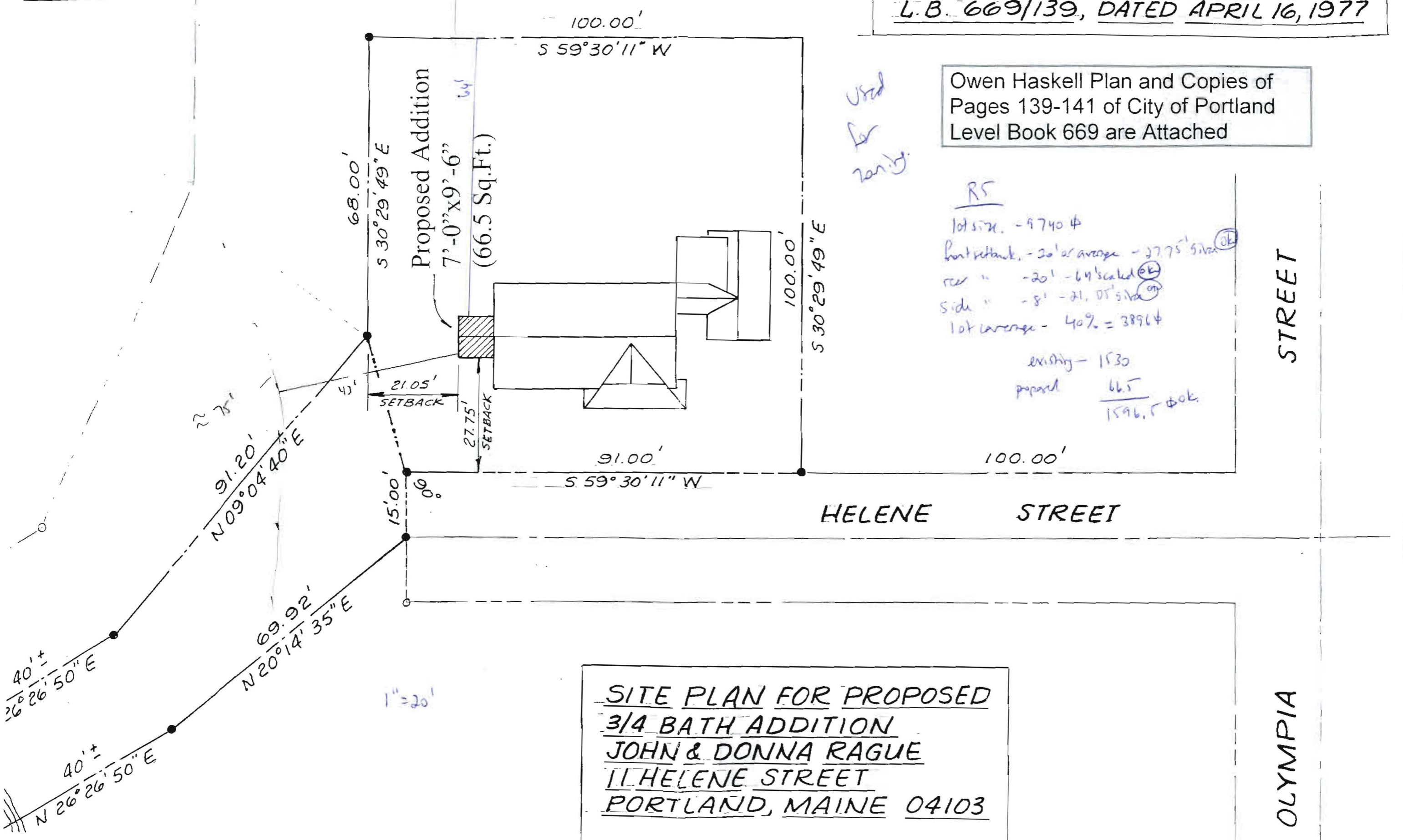
FROM PLAN OF OWEN HASKELL, ...
DATED APRIL 4, 2008 AND FROM
CITY OF PORTLAND SURVEY,
L.B. 669/139, DATED APRIL 16, 1977

Owen Haskell Plan and Copies of
Pages 139-141 of City of Portland
Level Book 669 are Attached

*Used
for
 zoning.*

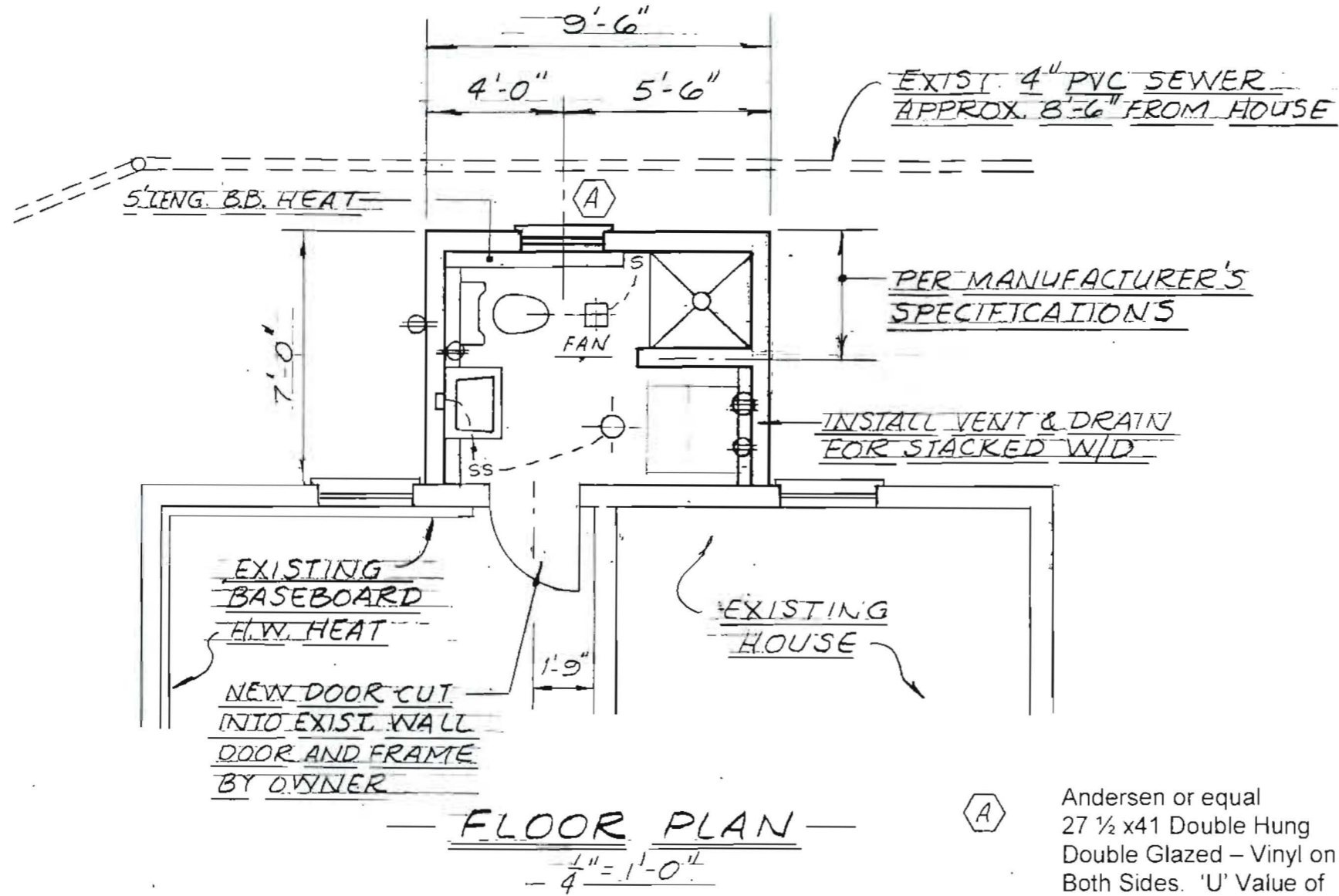
RS
lot size - 9740 ϕ
front setback - 20' or average - 27.75' ϕ OK
rear " - 20' - 64' scaled ϕ OK
side " - 8' - 21.05' ϕ OK
lot coverage - 40% = 3896 ϕ

existing - 1530
proposed $\frac{66.5}{1596.5}$ ϕ OK



SITE PLAN FOR PROPOSED
3/4 BATH ADDITION
JOHN & DONNA RAGUE
11 HELENE STREET
PORTLAND, MAINE 04103

1" = 20'



A Andersen or equal
 27 1/2 x 41 Double Hung
 Double Glazed - Vinyl on
 Both Sides. 'U' Value of
 28 to 30

Electrical Note:

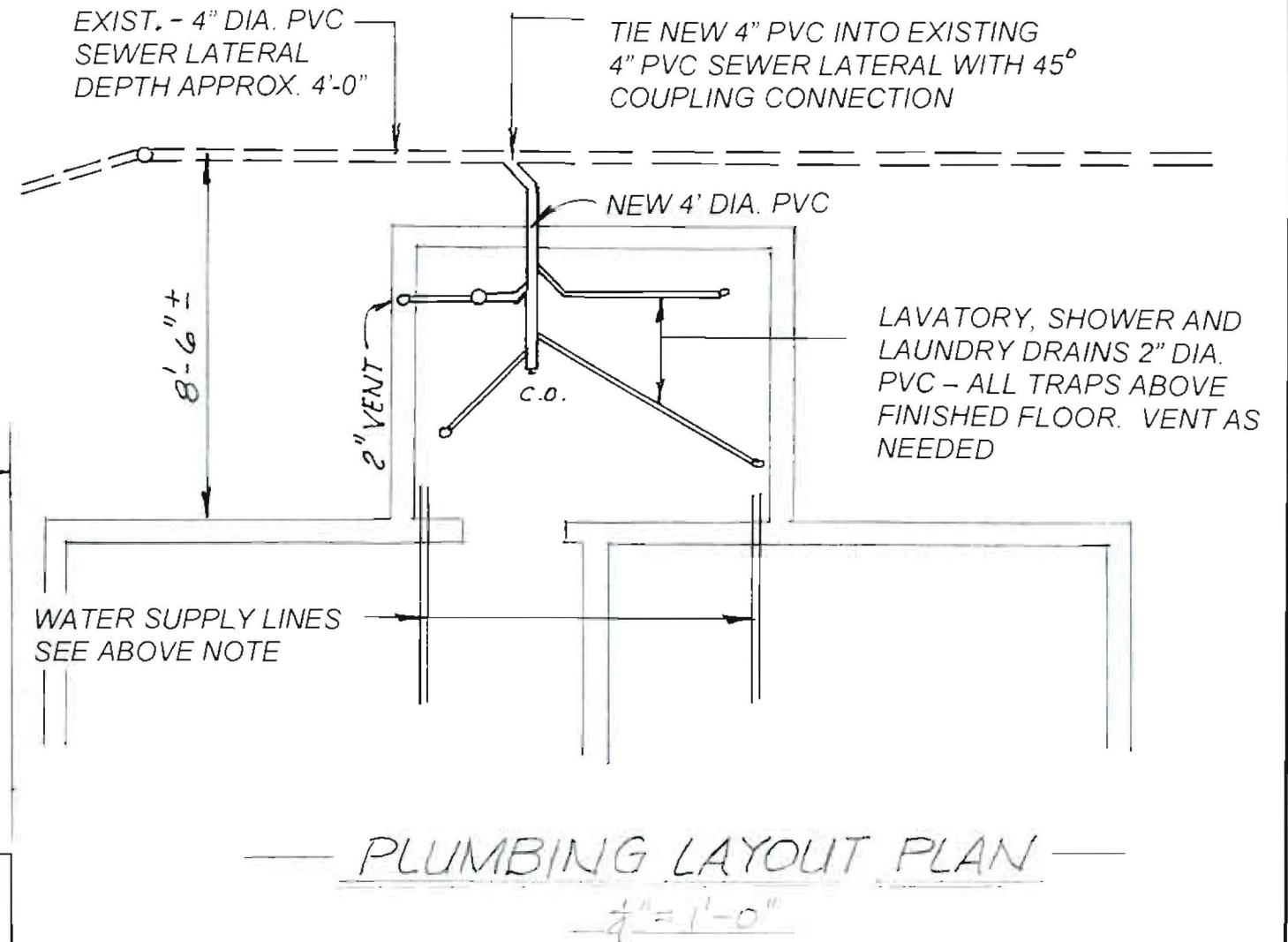
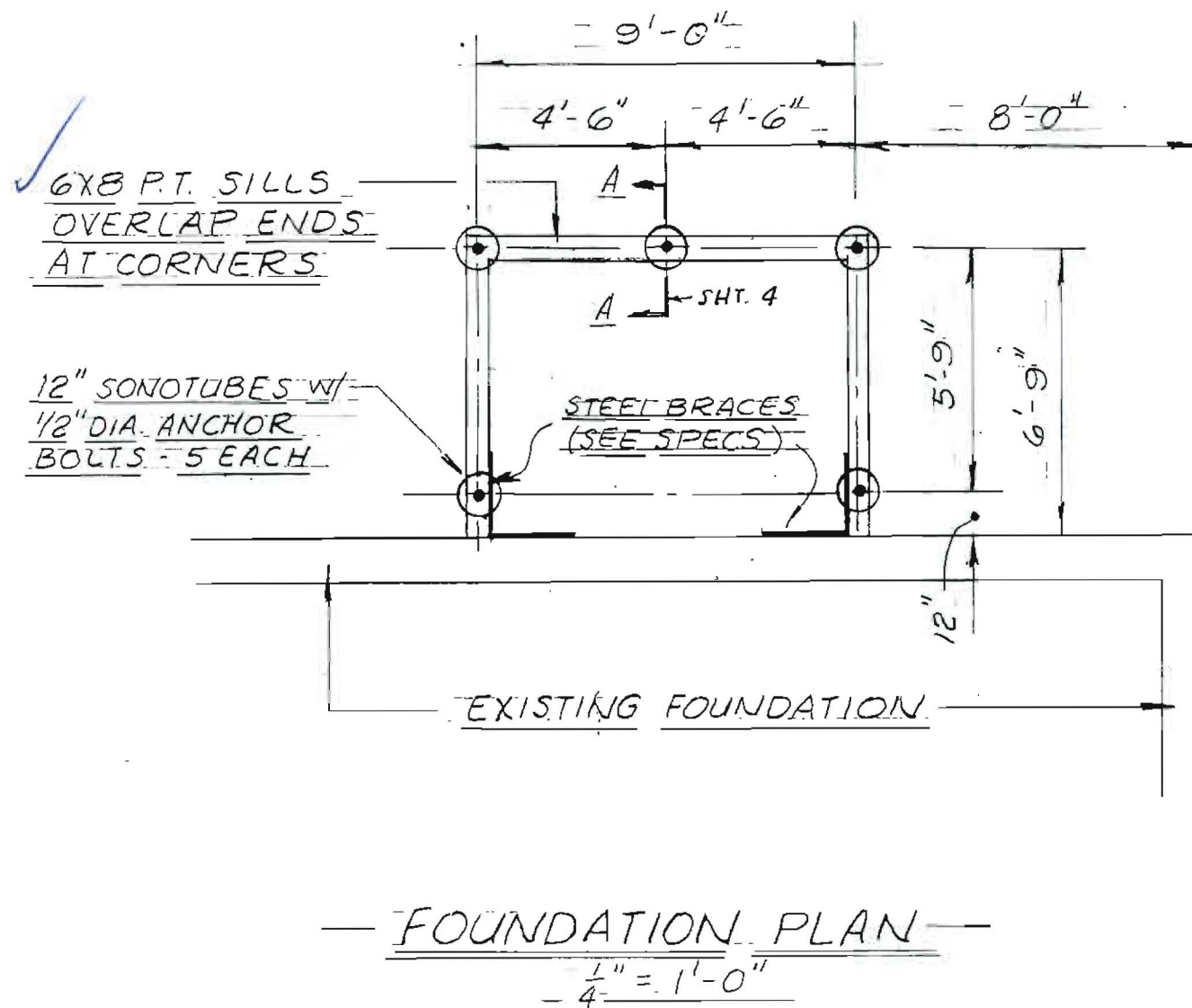
New wiring to be connected to existing breaker box via 15-amp GFI breaker or via GFI "feed through" connection. All wiring in addition to be GFI protected.

RECEIVED
 APR 16 2010
 Dept. of Building Inspections
 City of Portland Maine

Proposed
 3/4 Bath and Laundry
 Addition
 11 Helene Street
 Portland, Maine

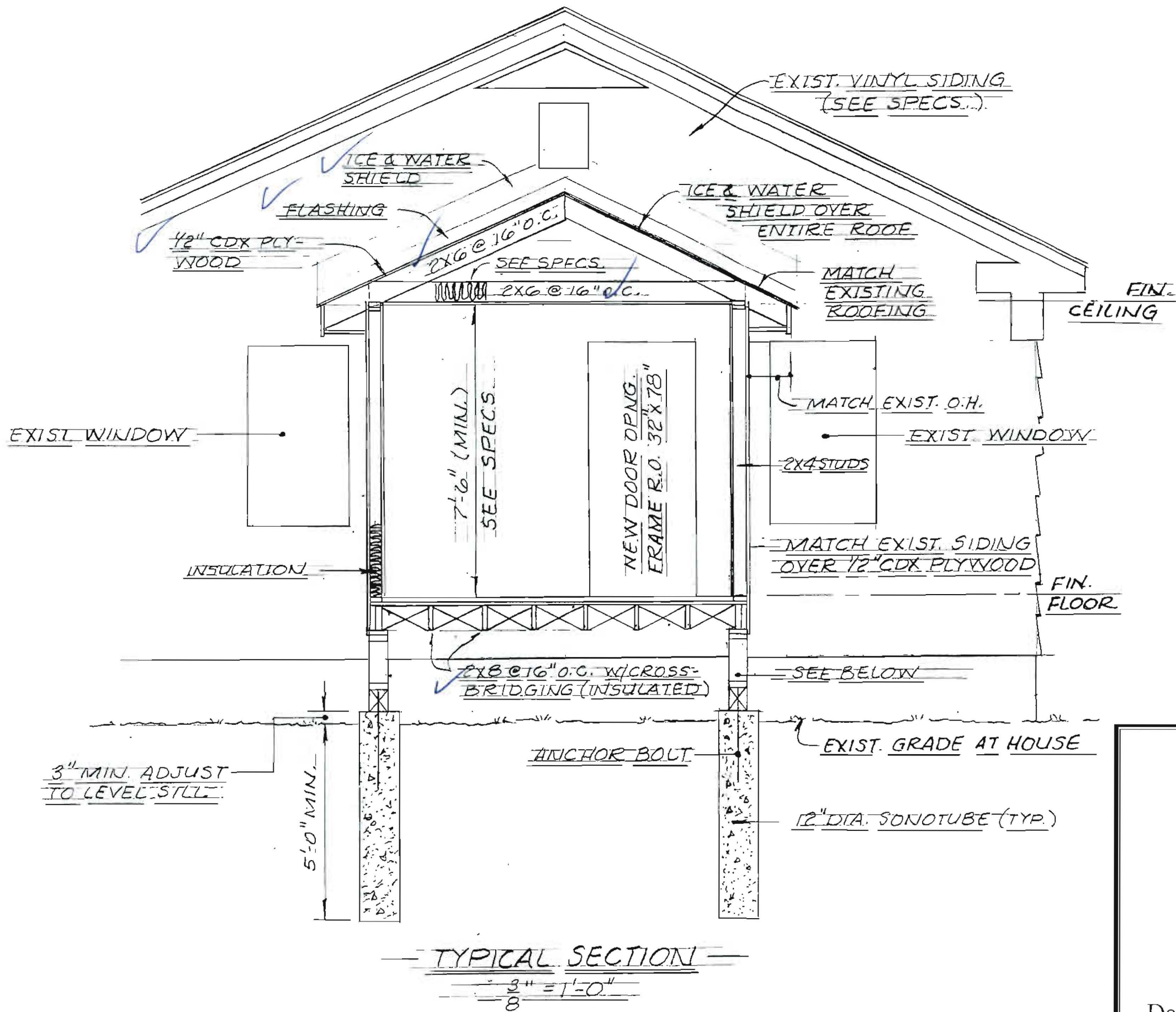
Date: April 2010 Scale: As Noted

Cold and hot water 1/2" supply lines shall be copper and tied into existing water lines in basement of existing house. Shut-offs to be provided and installed within existing house. Additional separate shut-offs for the toilet, lavatory and shower to be provided and installed per code at each fixture. **Water supply lines to the toilet, lavatory, shower and washing machine and all heating piping shall be provided and installed along each wall just above the finished floor to keep these lines within the heated space.** Owner to box-in these lines at a later date. The location of the toilet, therefore, may need to be adjusted accordingly to accommodate the box-in chase as the heating piping will need to run along the wall behind the toilet. Plumber to make this determination.



Proposed
3/4 Bath and Laundry
Addition
11 Helene Street
Portland, Maine

Date: April 2010 Scale: As Noted



Insulation:

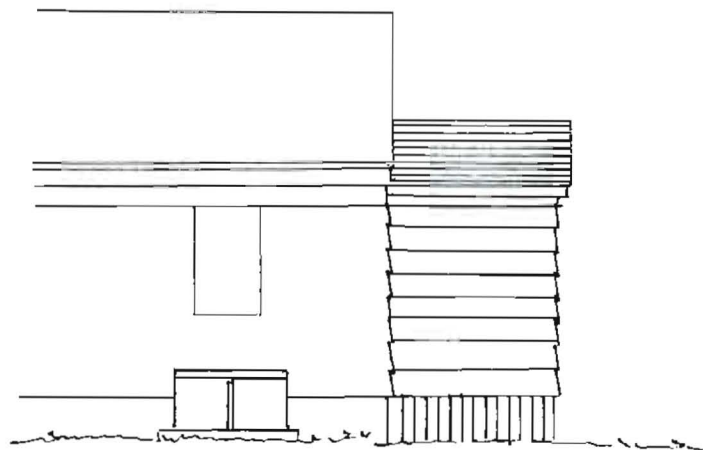
- Walls: Fiberglass R13
- Ceiling: Fiberglass R38
(2 layers of R19)
- Floor: Fiberglass R25

Floor to Ceiling Clearance:

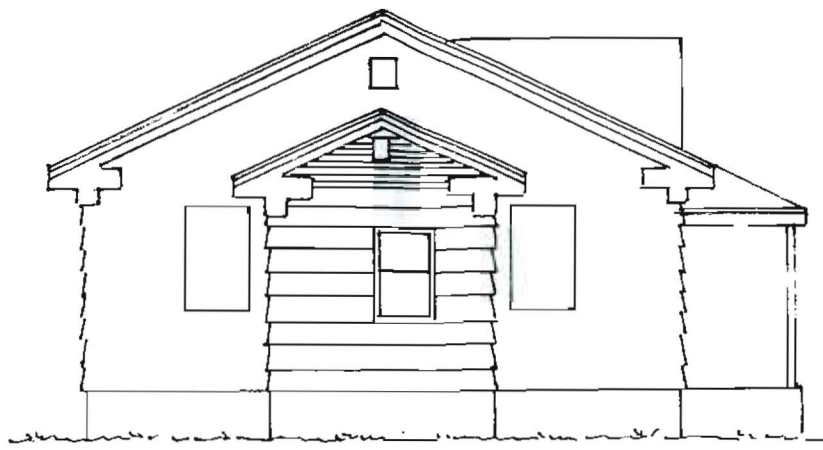
The distance from the finished floor to the finished ceiling shall be a min. of 7'-6" as shown on this sheet. This dimension could possible need to be increased to ensure that the roof fascias and soffets on either side of the addition do not interfere with the existing house windows.

Proposed
3/4 Bath and Laundry
Addition
11 Helene Street
Portland, Maine

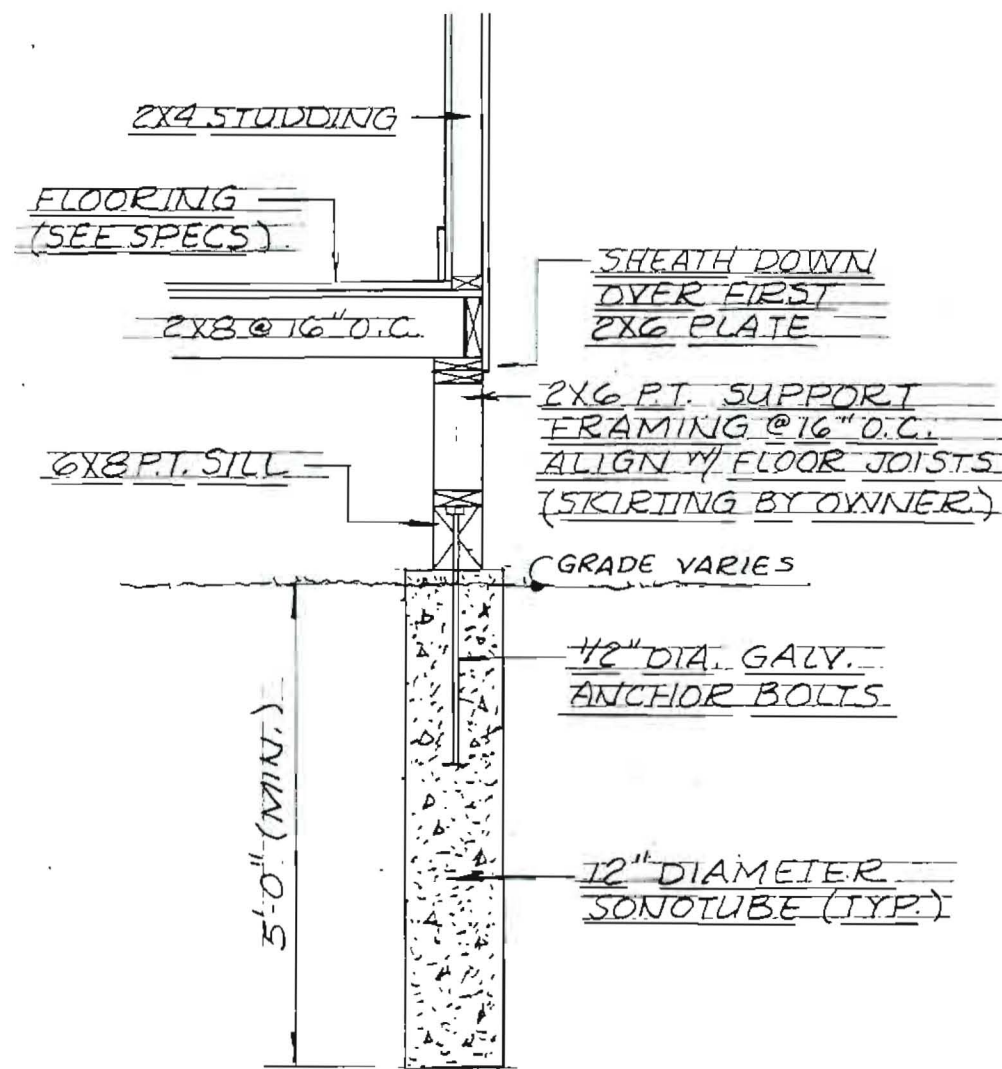
Date: April 2010 Scale: As Noted



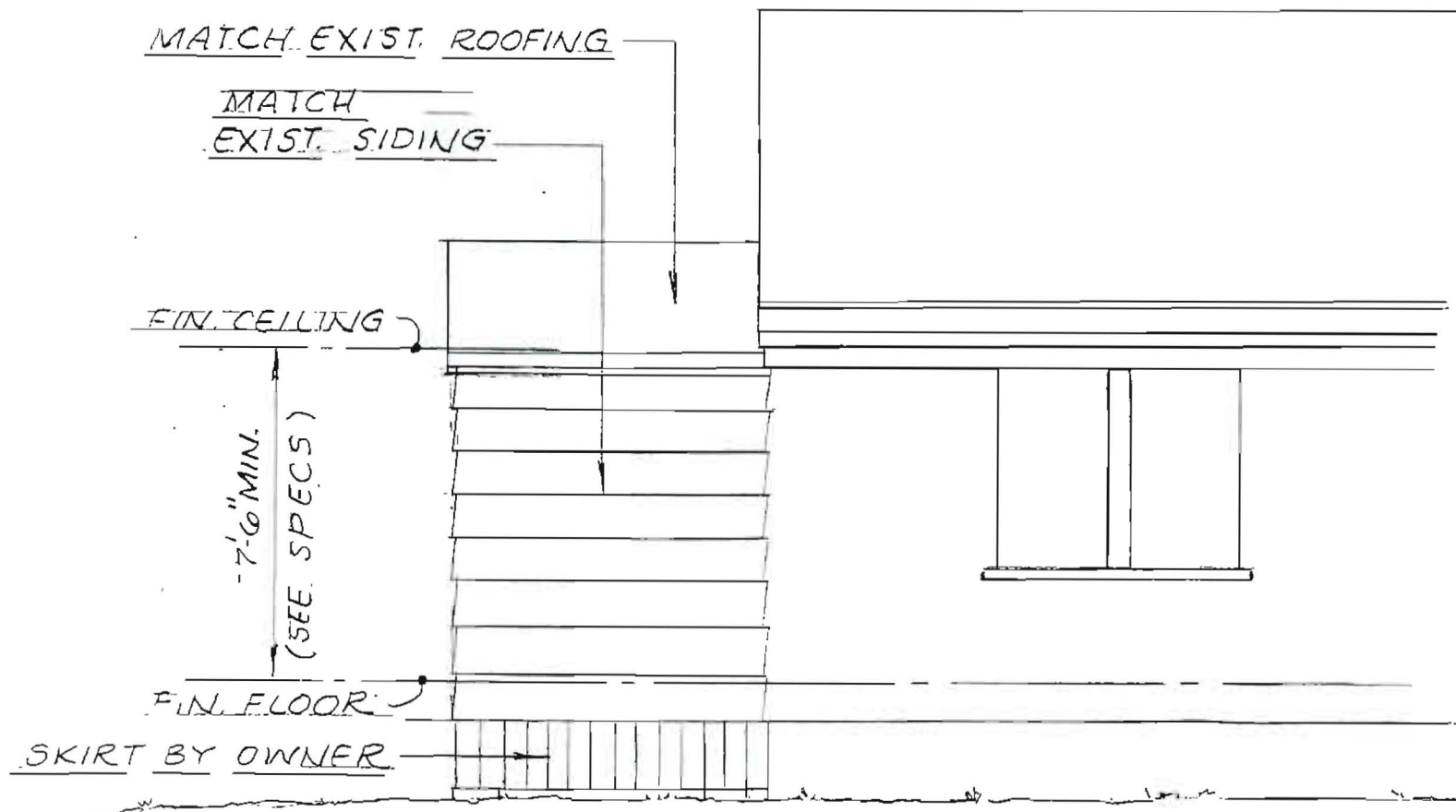
— REAR YARD ELEVATION —
 $\frac{1}{8}'' = 1'-0''$



— END ELEVATION —
 $\frac{1}{8}'' = 1'-0''$



— SECTION A-A —
 $\frac{1}{2}'' = 1'-0''$



— STREET SIDE ELEVATION —
 $\frac{1}{4}'' = 1'-0''$

Proposed
 3/4 Bath and Laundry
 Addition
 11 Helene Street
 Portland, Maine
 Date: April 2010 Scale: As Noted