

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 041167

This is to certify that Podmaniczky Michael S & / Partner
has permission to make 2nd floor of carriage house part of floor adding room and bathroom
AT 73 Vesper St 003 D017001

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 when permission is procured before this building or part thereof is altered or closed-in.
HOURLY 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. Ad M m J
Health Dept. _____
Appeal Board _____
Other _____

Department Name

Dennis Bourke 10/25/04
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: 04-1167	Issue Date:	CBL: 003 D017001
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Location of Construction: 73 Vesper St	Owner Name: Podmaniczky Michael S &	Owner Address: 73 Vesper St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: residential 3 unit	Proposed Use: residential 3 unit	Permit Fee:	Cost of Work:	CEO District:
<p><i>Legal Use: Three (3) dwelling units only</i></p> <p>Proposed Project Description: make 2nd floor of carriage house part of 1st floor unit adding bedroom and bathroom <i>1st Attached to principal structure</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: <i>R3 BOCA 1999 50</i>	
		Signature: <i>[Signature]</i>	Signature: <i>JMB 10/25/04</i> A/D	
Permit Taken By: dmartin		Date Applied For: 08/13/2004	Zoning Approval	

<p>1.</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 type="checkbox"/> Shoreland</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><i>ok with conditions</i></p> <p>Date: <i>8/24/04</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 L</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>Date: <i>9</i></p>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1167	Date Applied For: 08/13/2004	CBL: 003 D017001
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Location of Construction: 73 Vesper St	Owner Name: Podmaniczky Michael S &	Owner Address: 73 Vesper St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

residential 3 unit

make 2nd floor of carriage house part of 1st floor unit adding bedroom and bathroom

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/24/2004**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 three (3) 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:** Jeanine Bourke **Approval Date:** 10/25/2004**Note:** 9/20/04 left vm w/Michael P. To call for clarification on plans. **Ok to Issue:**

9/21 Michael P. Called, discussed requirements, he will fax information.

9/27 Mike P. Came in to the office to review the changes and he will mail the final plans.

10/25/04 Mike came in and submitted changes, what about egress window in new bedroom. He agrees to make it a minimum 6 sf clear opening. Ok to issue.

- 1) As agreed on 10/25/04 the dormer window will meet the egress size requirement of 5.7 sf
- 2) Hardwired battery back-up smoke detector is required in the new bedroom and protecting the bedroom
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, or heating.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 09/01/2004**Note:** **Ok to Issue:**

- 1) vertical openings shall be fire rated with a minimum of one hour rating
- 2) smoke detectors shall be installed in accordance with NFPA 101
- 3) the residential unit shall be seperated from the garage with a minimum of one hour fire rating



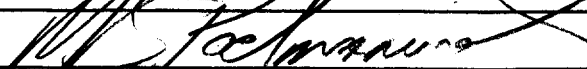
All Purpose Building Permit Application

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>73 VESPER (CARRIAGE HS. ON MOODY)</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>D</u> Lot# <u>017</u>	Owner: <u>MICHAEL + CHRISTINE PODMANICZKY</u>	Telephone: <u>CELL 302-654-7625</u> <u>302-584-3612</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SAME</u>	Cost Of Work: \$ <u>4,850</u> Fee: \$ <u>66.00</u>
Current use: Commercial <u>Residential Units</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Make 2nd floor of Carriage house part of 1st floor</u> Project description: <u>unit adding Bedroom; Bath</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>SELF</u>		
Mailing address:		
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>302-654-7625#</u> <u>302-888-4847W</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: 	Date: <u>8/10/04</u>
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**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**

AUG 10 2004

RECEIVED

CARPENTER'S COST (OWNER)

2 SKYLIGHTS	\$500/	\$1,000
1 TOILET	\$250	250
1 VANITY SINK & FIXTURES		500
1 JACUZZI FIXTURES		200
FORMER FIXED GLAZING		500
FORMER CASEMENTS		2,000
BATHROOM TILES		750
LIGHTING & VENT		200
INSULATION		300
DRY WALL		300
		<u>\$4,850</u>

MICHAEL + CHRISTINE PODMANICZEY
73 VESPER ST. PORTLAND.

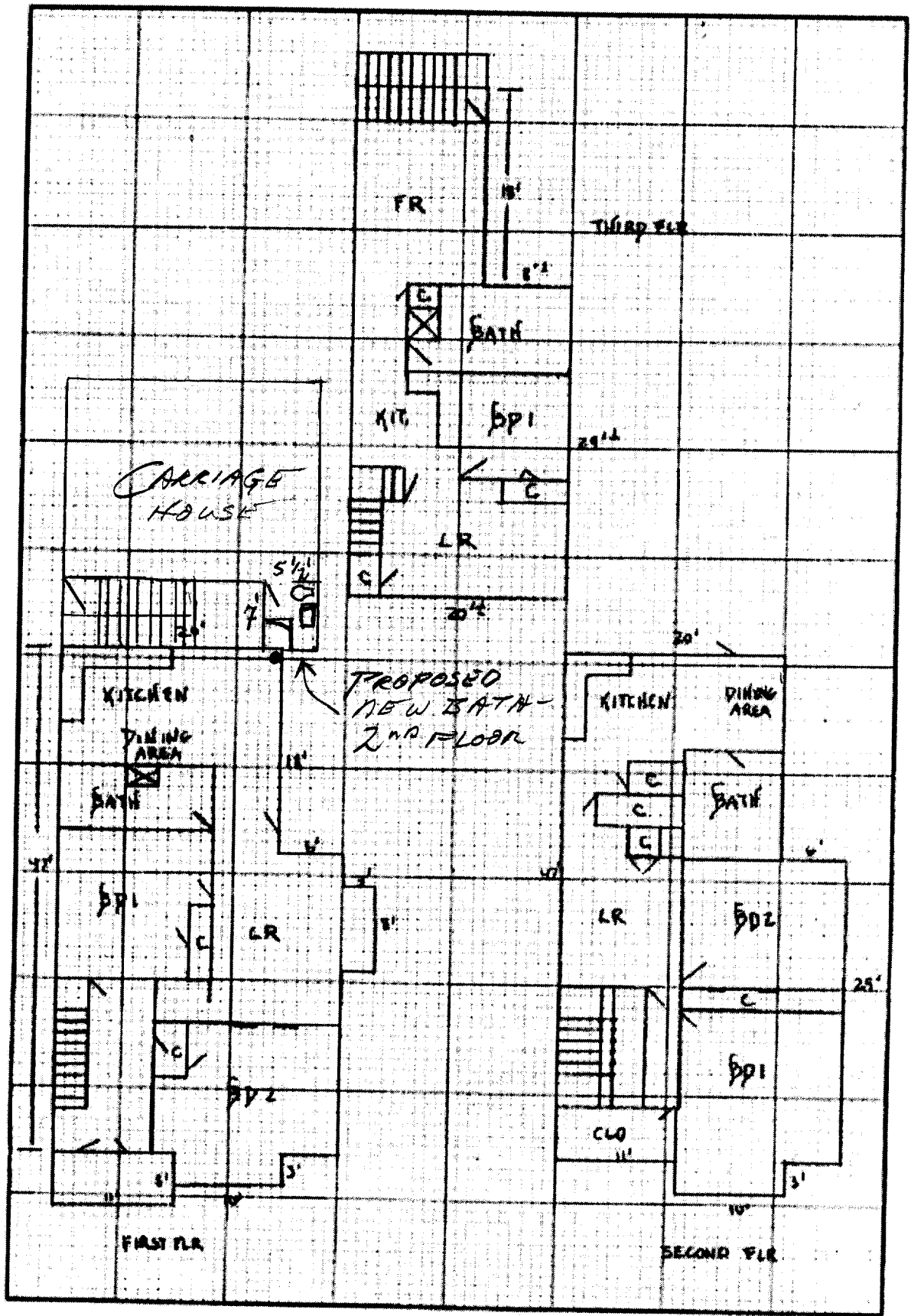
PROPOSE:

INTERIOR CONSTRUCTION + CHANGE OF USE.

↑ property to remain 3D.4

TO MAKE 2ND FLOOR, CARRIAGE HOUSE (ATTACHED)
A BEDROOM + BATH, ADDED TO
FIRST FLOOR UNIT.

- WORK WILL INCLUDE NEW BATH (SHOWER, TOILET, SINK) IN S. WEST CORNER, ADJACENT TO INTERIOR STAIR WELL.
- INSULATION AND INTERIOR FINISH -
DRY WALL ~~ON STAIR AND GUEST TRAVELING~~
ENTIRE 2ND FLOOR
- ~~EXPANDED WINDOWS) EAST END~~
- DORMER GLAZING + CASHEMENTS
- 2 SKY LIGHTS - ONE IN BATH, ~~IN BATH~~
1 IN BEDROOM - EITHER SIDE OF DORMER.
- UPGRADE STAIRS (RISERS + TREADS) 1 FLIGHT.



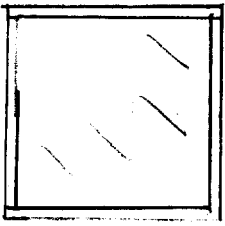
CRANKI-HOUSE
Dormer

RIDGE

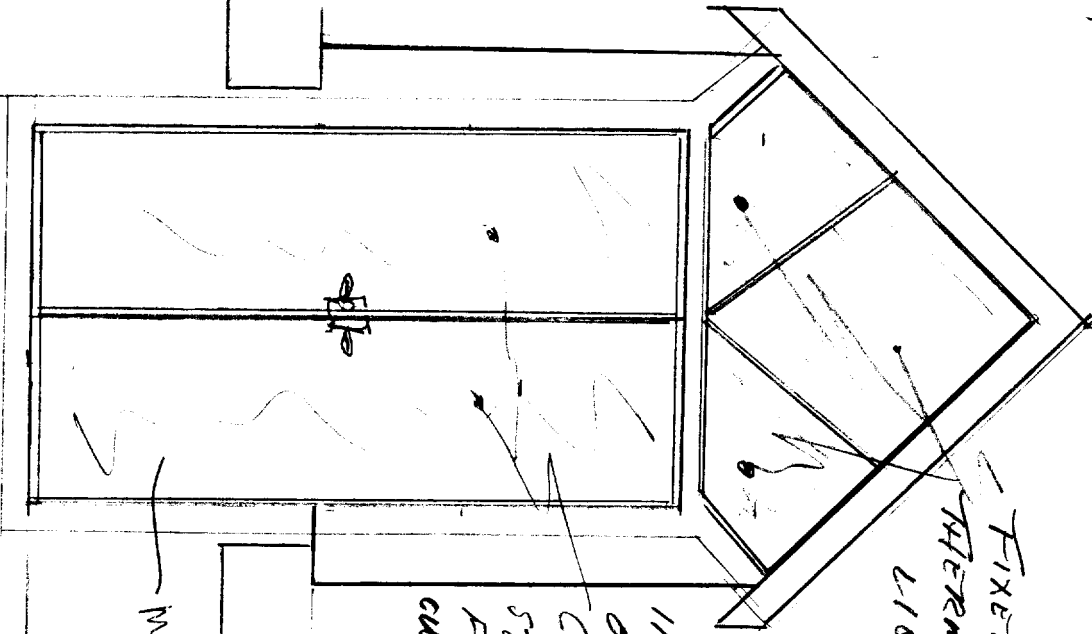
EXTERIOR ELEV,
(MOODY ST.)

FRONTOF OF BUILDING
26' SET BACK FROM
CURB. LEADING (LOWER)
EDGE OF SKYLIGHTS
FIXED SETBACK ADDITIONAL 18"
THERMO-pane
LIGHTS - STEEL FRAME
CUSTOM

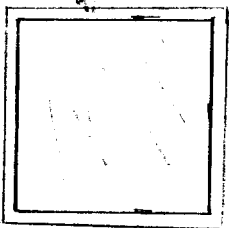
OPENING
BEDROOM SKYLIGHT
2' x 3' AUSTRIAN



ERADE



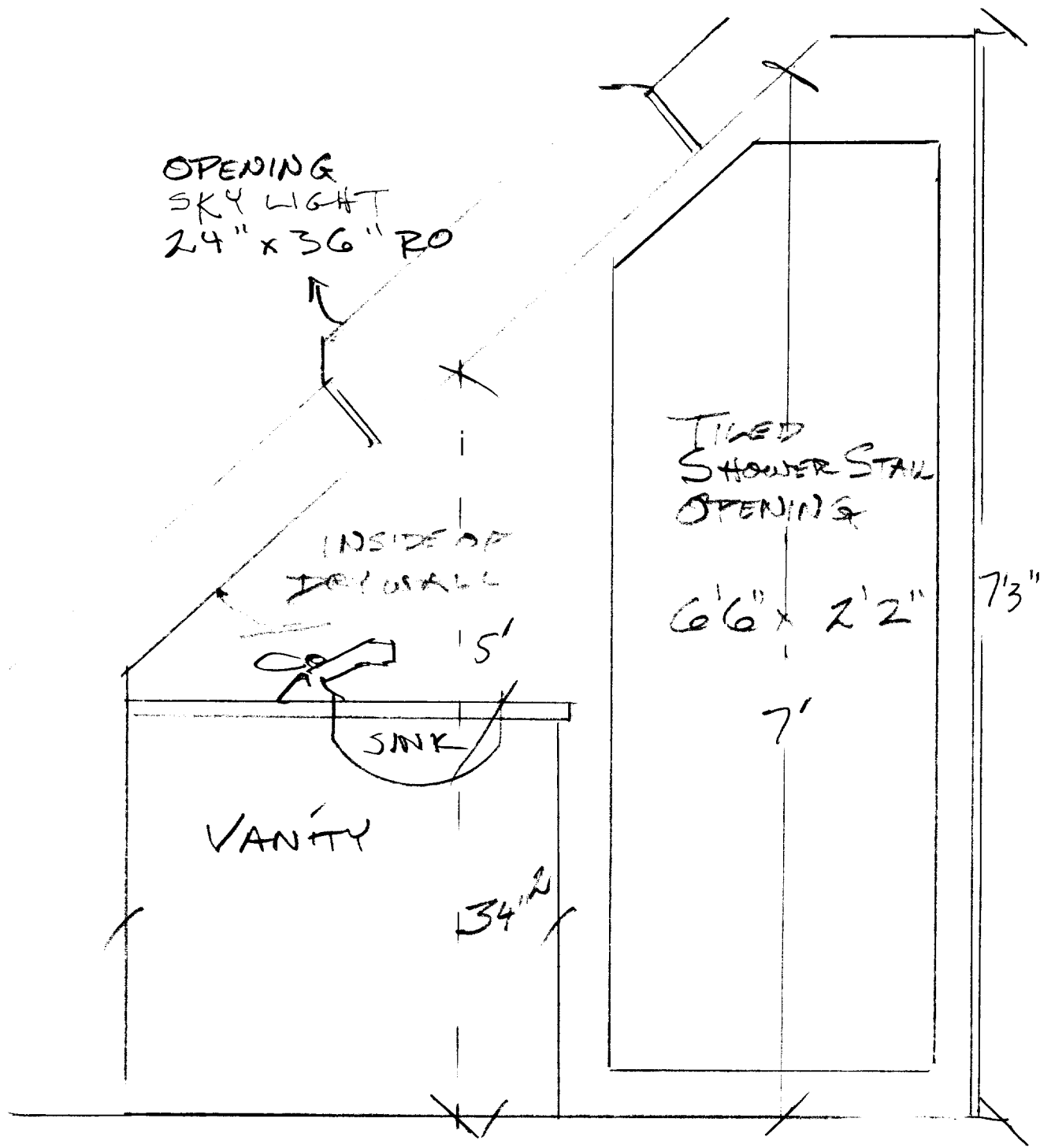
INSIDE
OPENING
CUSTOM
STEEL
FRAME
DITTO
CUSTOM
BEDROOM
LIGHT



much more to be templated - 5/25

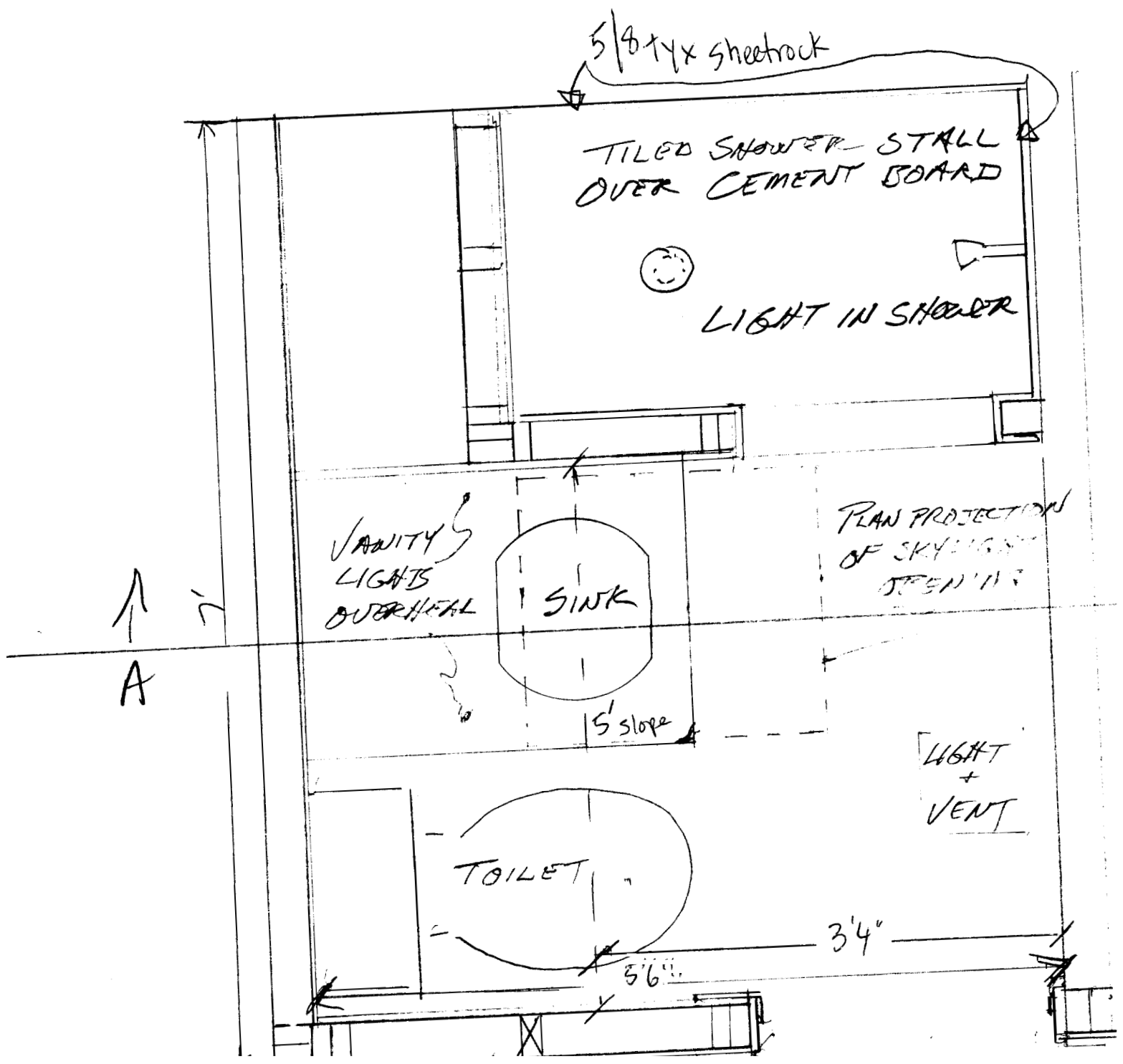
INSIDE

TOP OF BRICK DOOR OPENINGS



1" = 1'

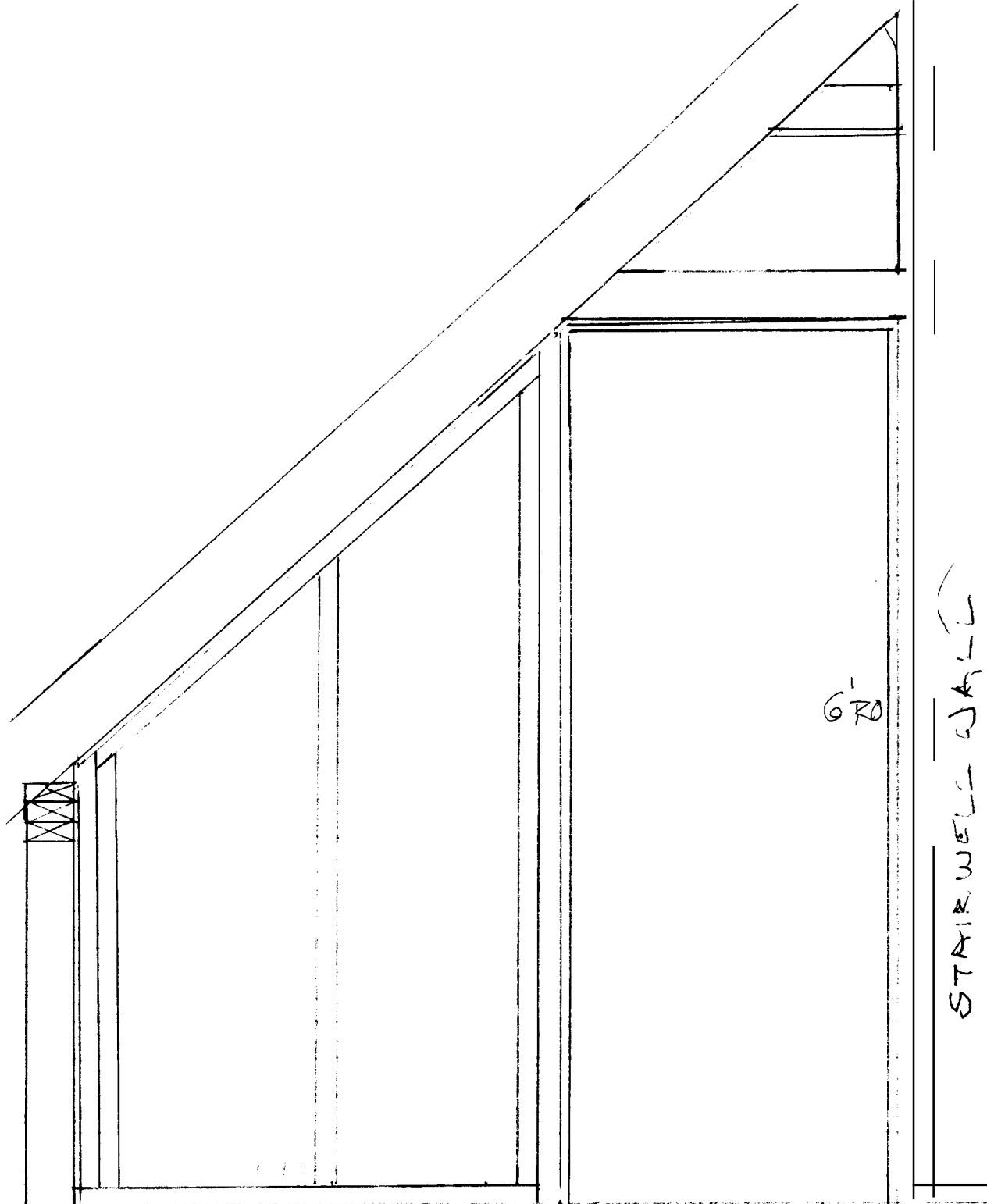
SECTION A



FRAMING 2x4 STUDS
 FIBERGLASS INSULATION
 1/2" DRY WALL

FLOOR + INSIDE TILE OUTR APPROPRIATE
 OVERLAP

SKYLIGHT REPEATED ON OPPOSIT
 SIDE OF DORMER
 1" =



2x4 FRAMING

28" RO

6'-0"

STAIRWELL WALL

BATHROOM WALL FROM
MAIN ROOM



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 73 Vesper Street

Issued to Rita Walsh

Date of Issue 8-6-90

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 1673/86, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Three family

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate is issued for the use of building for purposes, and weight to be transferred from
occupancy to another within the same building. It shall be furnished to owner or lessee for one year.

Common stair
built in carriage house
to accommodate 3rd unit

UPPER HEADER
 RUNS FROM SHOWER WALL
 RAFTER TO DOOR
 RAFTER

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 OCT 25 2004
 SUPERSEDES ALL
 PRIOR DATED PLANS

SKYLIGHT

SKYLIGHT HEADER
 HEADING / RAFTER
 Hangers / Bolted

Room Dimension

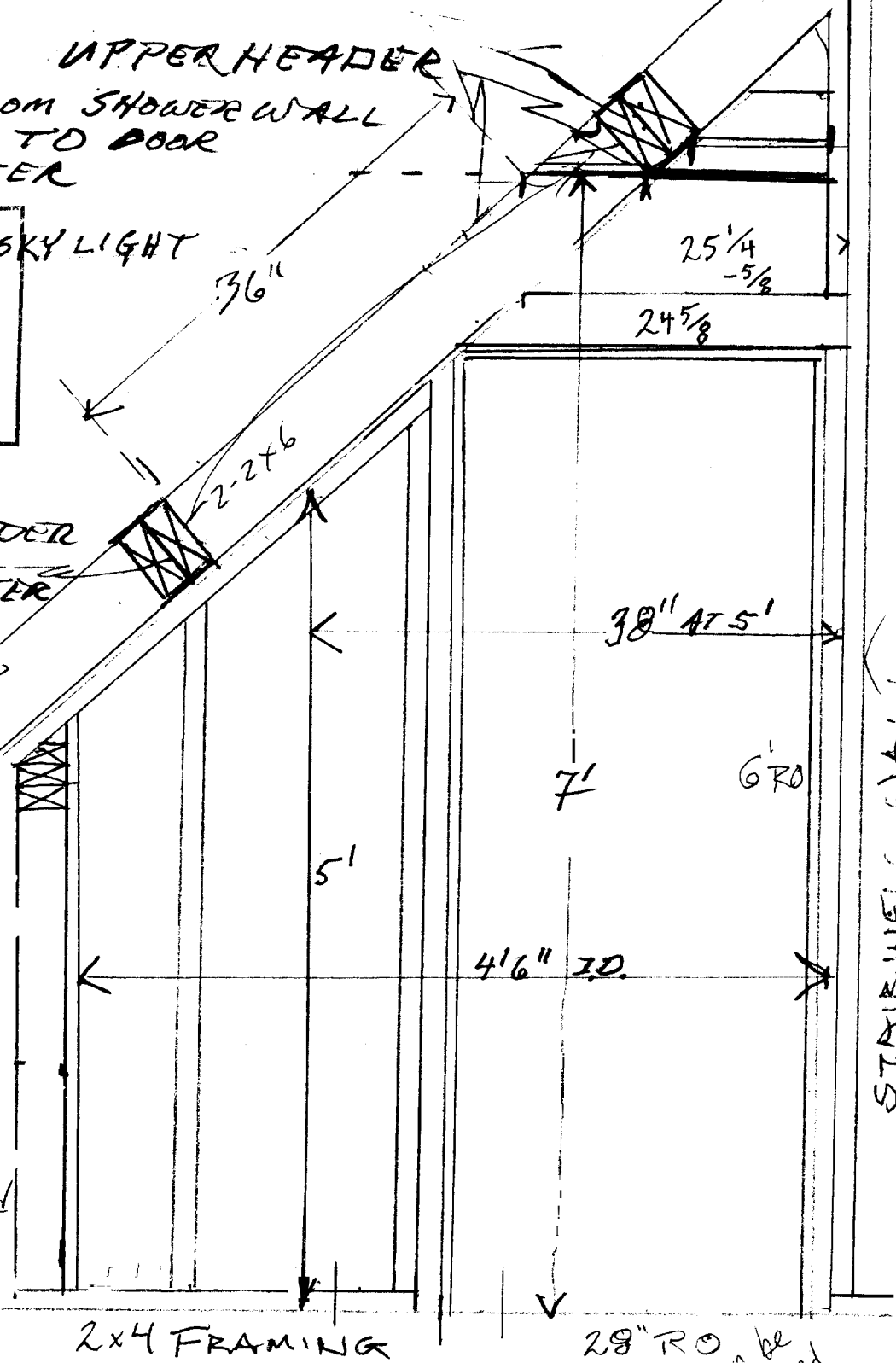
At 5' slope

$$6.66 \times 3.25 = 21.64$$

At 7' slope

$$6.66 \times 2.166 = 14.42$$

66% at required
 height
 OK



2x4 FRAMING

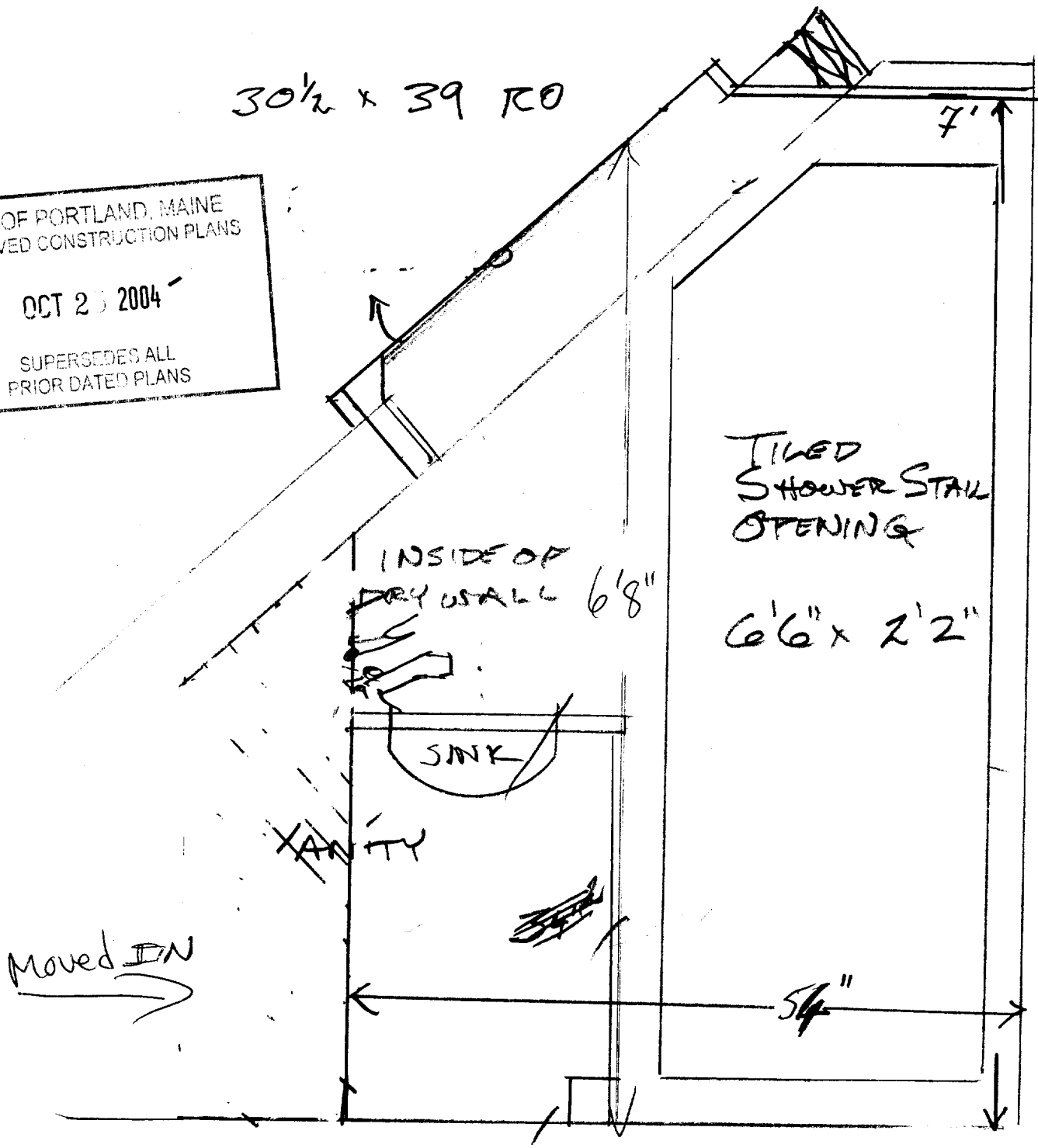
28" RO
 Can be
 reduced

BATHROOM WALL FROM
 MAIN ROOM

OCT 25 2004

30 1/2 x 39 RO

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
OCT 23 2004
SUPERSEDES ALL
PRIOR DATED PLANS



Scale 1" = 1'

SECTION A

25 20

OCT 25

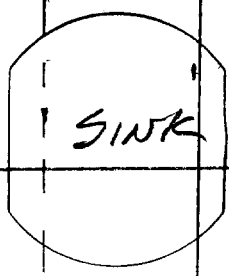
TILED SHOWER STALL
OVER CEMENT BOARD

will maximize
ceiling Ht.
to slope
LIGHT IN SHOWER

1. RAFTER

A

Vanity
LIGHTS
OVERHEAD



PLAN PROJECTION
OF SKYLIGHT
OPENING

UPPER
HEADER

2. RAFTER

5' vertical
to slope

LIGHT
+
VENT

TOILET

28"

move
toilet

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
OCT 25 2004
SUPERSEDES ALL
PRIOR DATED PLANS

3. RAFTER

can reduce
door size

FRAMING 2x4 STUDS
FIBERGLASS INSULATION
COVERING 1/2" DRYWALL

FLOOR + INSIDE TILE OVER APPROPRIATE
SUBSTRATE

SKYLIGHT REPEATED ON OPPOSITE
SIDE OF DORMER

**TREAD & RISER DIMENSIONS
ONE & TWO FAMILY
1999 BOCA NATIONAL BUILDING CODE
SECTION 1014.6 TREADS & RISERS**

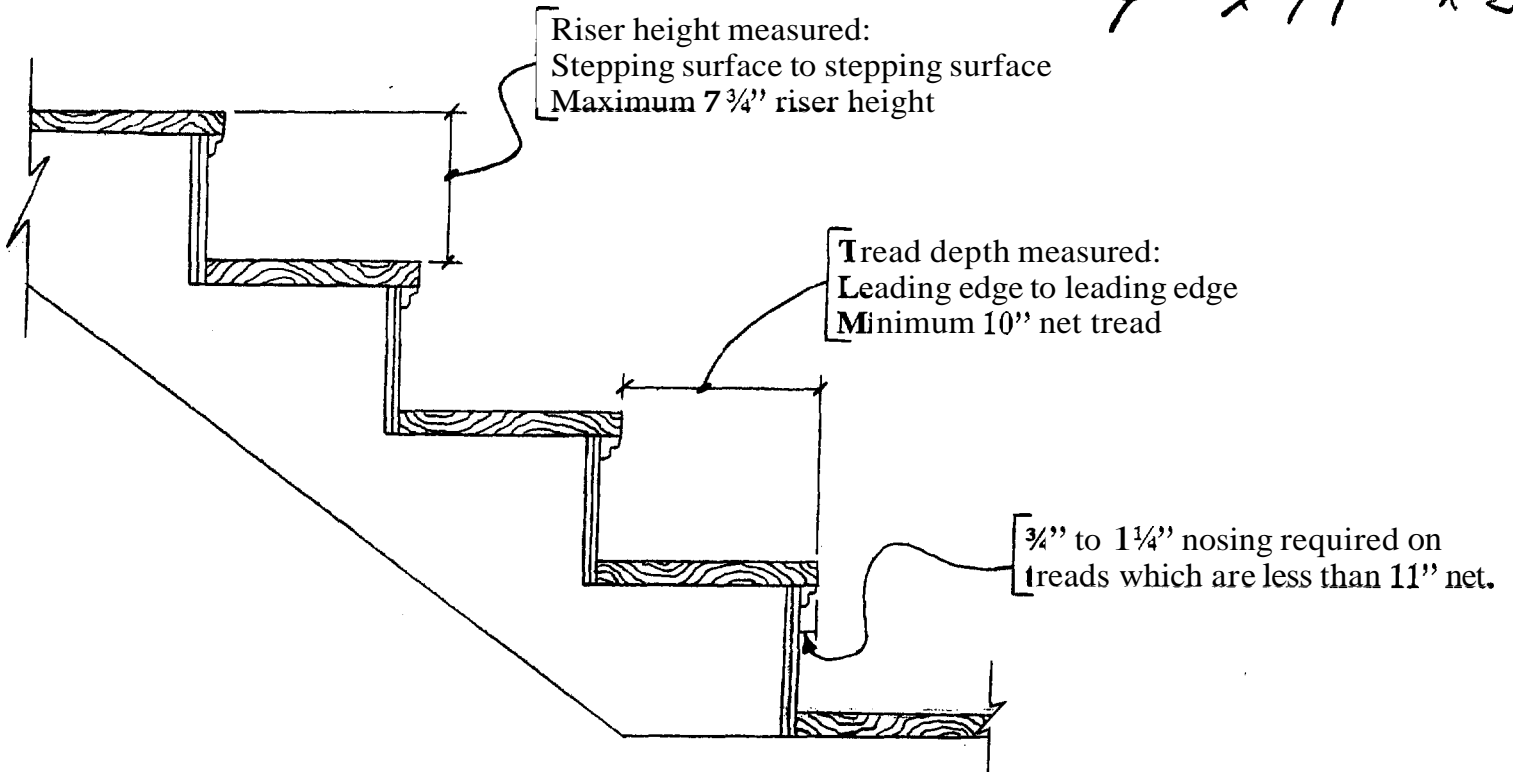
In occupancies in 1 and 2 family dwellings (Use Group R-3) and in accessory occupancies (shed, garages, etc.) to 1 and 2 family dwellings the following are the tread and riser requirements:

The **MAXIMUM** riser height shall be $7\frac{3}{4}$ " and the minimum riser height shall be 4". The **MINIMUM** tread depth shall be 10" (measured from leading edge of tread to leading edge of tread). A nosing not less than $\frac{3}{4}$ " but not more than $1\frac{1}{4}$ " SHALL be required on treads where the depth is less than 11". Openings in risers shall not exceed 4".

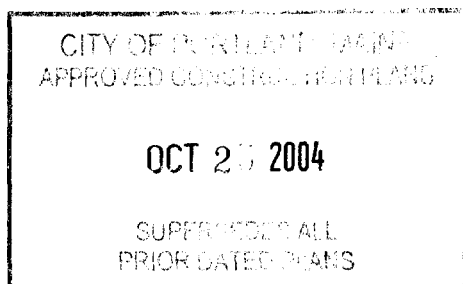
Existing Egress = 73 Vertical Stairwell in Carriage House

Correct method of measuring treads and risers:

7" x 11" x 36



Please note: **To** achieve a minimum 10" net tread the stringer must be cut to 10".



OCT 25 2004

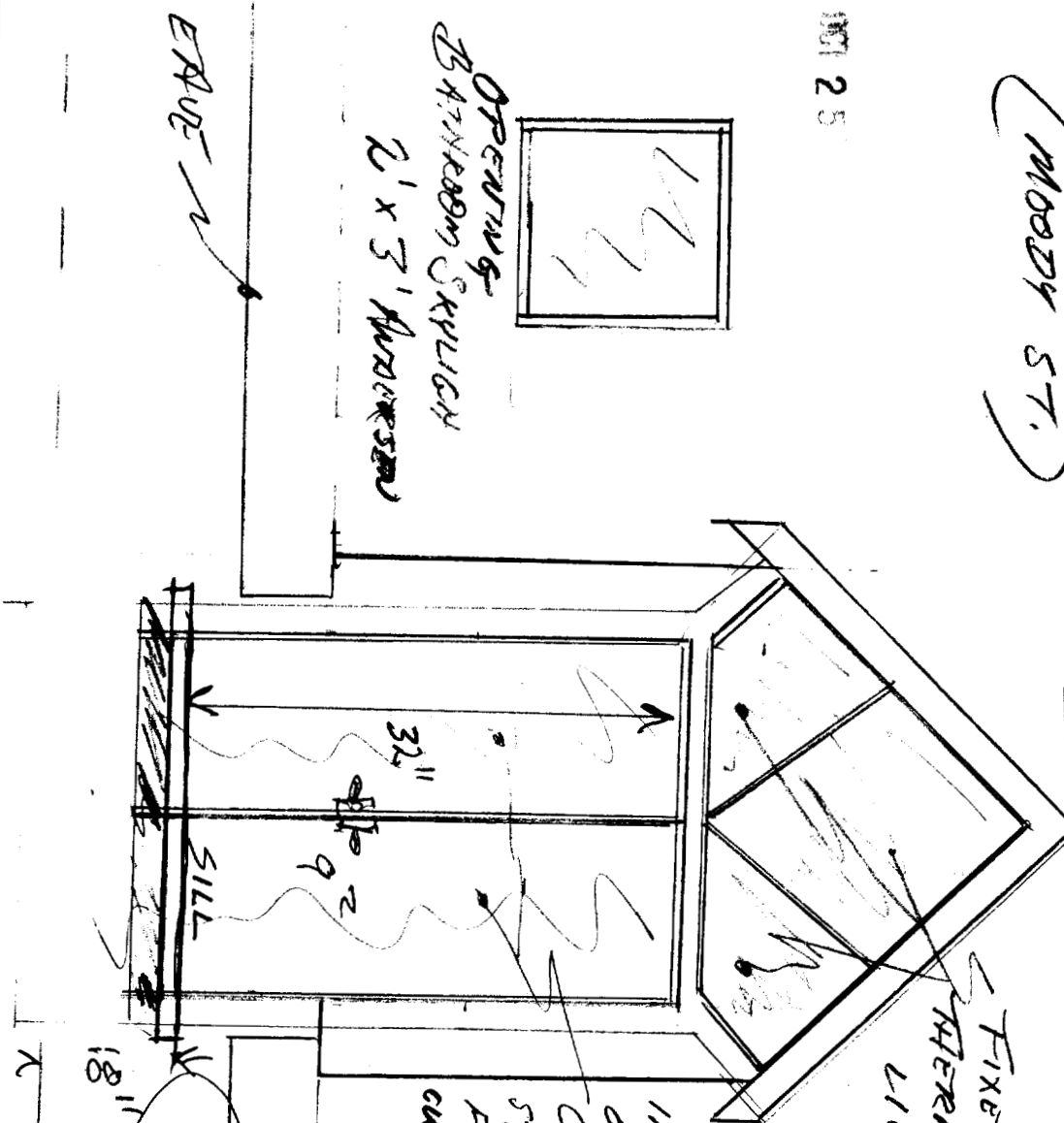
CRAMING HOUSE -
FRONT EYE

EXTERIOR ELEV,
(MOODY ST.)

CITY OF PORTLAND - PERMITS
APPROVED CONSTRUCTION PLANS
OCT 27 2004
SUPERSEDES ALL
PRIOR DATED PLANS

RIDGE - N

FIG 2 B



FRACADE OF BUILDING
26' SET BACK FROM
CURB. LEADING (LOWER)
EDGE OF SKYLIGHTS
FIXED SETBACK ADDITIONAL 18"
TEMPERATURE -
LIBRATS - STEEL FRAME
CUSTOM

INSIDE
OPENING
CASEMENTS
STEEL
FRAME
DITTO
CUSTOM BEDROOM LIGHTS

18"
TEMPERED
INSIDE REBAR

Per Mike opening
will be clear 5'6"
for guests
10/25/04

TOP OF TRAIL BOARD OPENINGS