

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

Permit Number: 060840
AUG 25 2006

PERMIT

This is to certify that MORSE GLENN A /Morse Construction/ Glenn Morse

has permission to renovate existing floors in basement and 1st floor upgrade windows connected w/ permit #060840

CITY OF PORTLAND

AT 218 WASHINGTON AVE

L 010 A015001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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 procured before this building or part thereof is altered or 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

[Handwritten Signature]
8/24/06
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:	06-0840	Issue Date:	PERMIT ISSUED: AUG 25 2006
			010 A015001

Location of Construction: 218 WASHINGTON AVE	Owner Name: MORSE GLENN A	Owner Address: 218 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: Morse Construction/ Glenn Morse	Contractor Address: P.O. Bos 1466 Scarborough	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: B1b

Past Use: 2 Family Home	Proposed Use: 2 Family Home/ renovate existing floors in basement and first floor/ upgrade windows connected w/ permit #060357	Permit Fee: \$453.00	Cost of Work: \$48,000.00	CEO District: 1
-----------------------------------	--	--------------------------------	-------------------------------------	---------------------------

Proposed Project Description: renovate existing floors in basement and first floor/ upgrade windows connected w/ permit #060357	FIREDEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>
<i>legal use: two (2) Dwelling units</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: Idobson	Date Applied For: 06/07/2006	Zoning Approval	
------------------------------------	--	------------------------	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <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>9/6/22/06</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>ok with conditions</i> Date: <i>9/6/22/06</i>		

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.

Total Square Footage of Proposed Structure 2,400		Square Footage of Lot 11,700	
Tax Assessor's Chart, Block & Lot Chart# 10 Block# A Lot# 15		OWNER: Glenn Morse	Telephone: 590-3877
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: Glenn Morse 218 Washington Ave 590-3877	cost Of Work \$48 Fee: \$ 453⁰⁰ C of O Fee: \$
Current Specific use: <u>2 Fam. 1 1/2</u> Proposed Specific use: <u>2 Family</u>			
Project description: renovate existing floors in basement and 1st floor new windows on Exterior demo of old plaster and upgrade to a new condition existing walls			
Contractor's name, address & telephone: Morse Construction P.O. Box 1466 Scarborough ME 590-3877			
Who should we contact when the permit is ready: Glenn Morse			
Mailing address:		Phone: 590-3877	

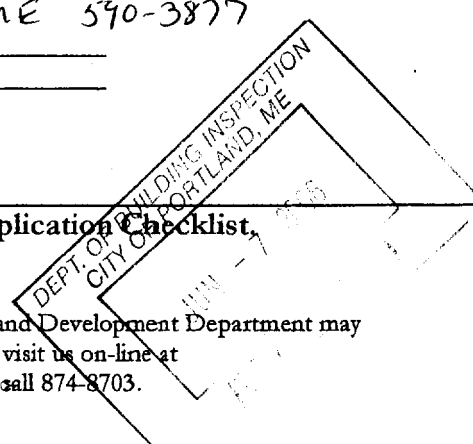
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 874-8703.

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 of applicant:	Date: 6/7/06
-------------------------	---------------------

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



City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0840	Date Applied For: 06/07/2006	CBL: 010 A015001
------------------------------	--	----------------------------

Location of Construction: 218 WASHINGTON AVE	Owner Name: MORSE GLENN A	Owner Address: 218 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: Morse Construction/ Glenn Morse	Contractor Address: P.O. Bos 1466 Scarborough	Phone (207) 590-3877
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: 2 Family Home/ renovate existing floors in basement and first floor/ upgrade windows connected w/ permit #060357	Proposed Project Description: renovate existing floors in basement and first floor/ upgrade windows connected w/ permit #060357
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/22/2006

Note: 8/7/06 this permit was taken out of the loop for a while - there are 2 subsequent permits that change the use to **Ok to Issue:**
make this building medical offices #06-1128 & #06-1140
still needed for the renovations being done.

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) 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.

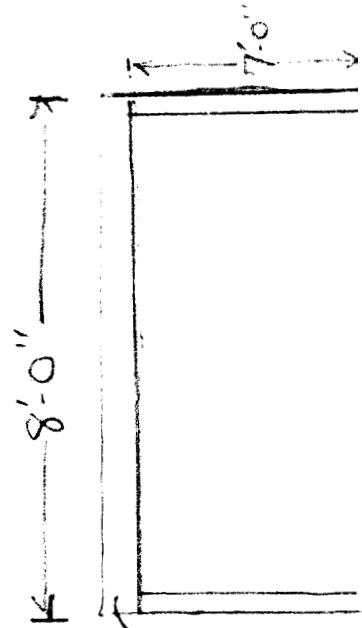
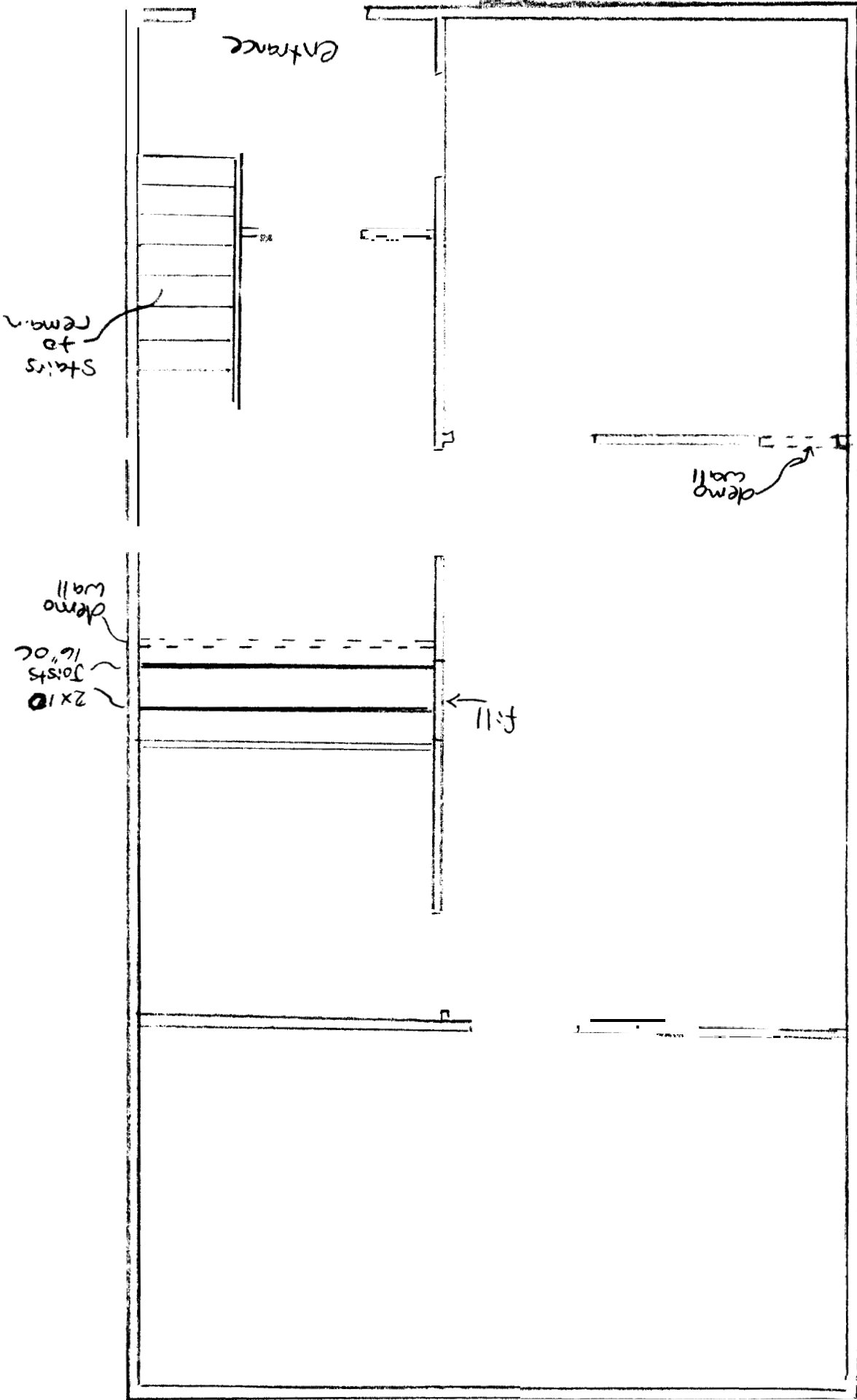
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/24/2006

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) There must be a one hour fire separation between units as discussed on site.
- 3) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) There must be an egress window in all bedrooms as discussed on site.

Comments:

8124106-tmm: On site inspection performed by A. Rowe and Mike Nugent w/owner. All items needed to complete/fix code requirements reviewed on site. All structural work completed under separate permits.



Existing floor Plan

Demo Plan

New Floor Framing
 2x10 Joists
 setting on
 2x4 Studwall
 @ 16" OC

218 Washington Ave

Glenn Morse

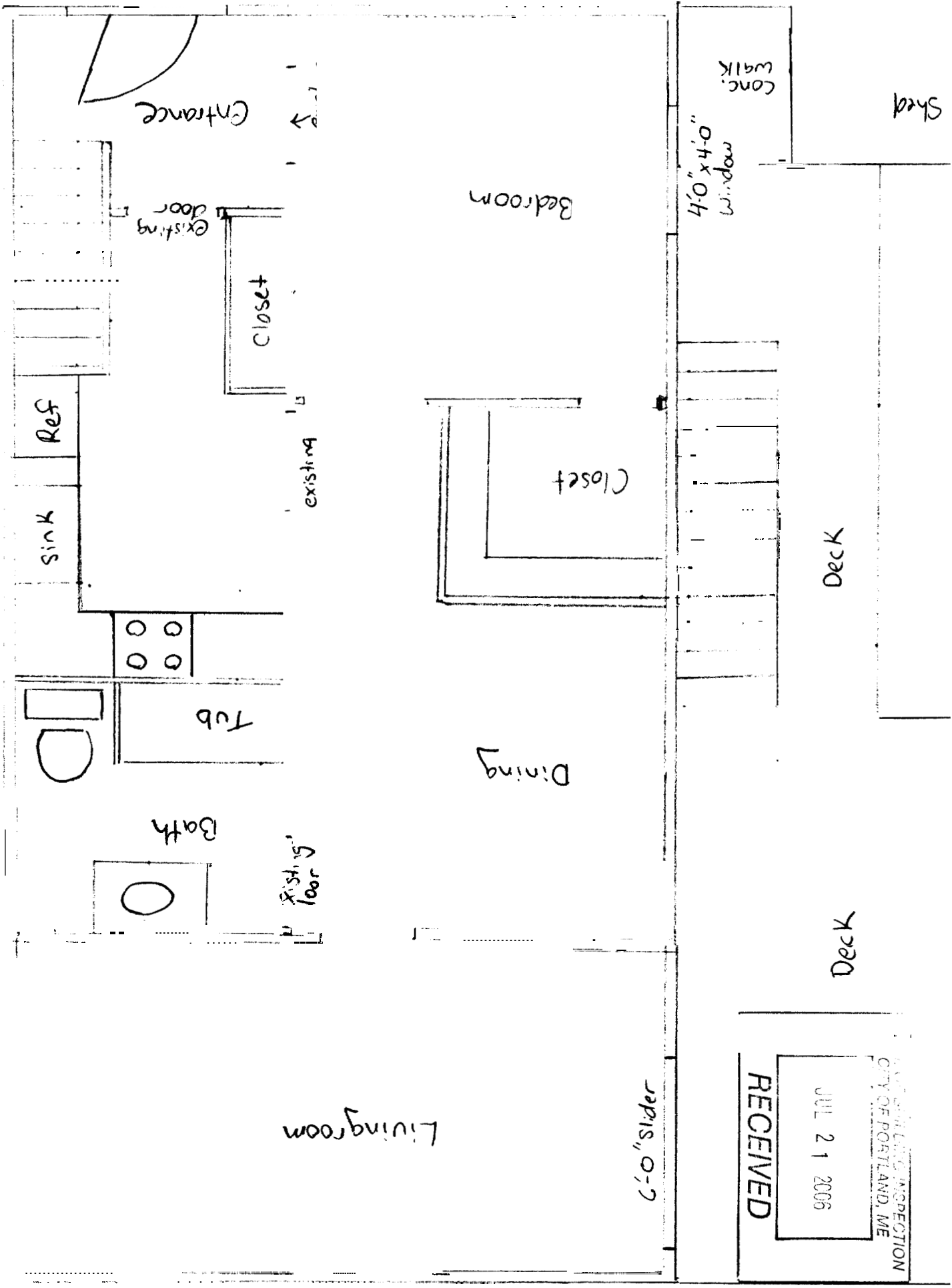
590-3877

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME

JUL 21 2006

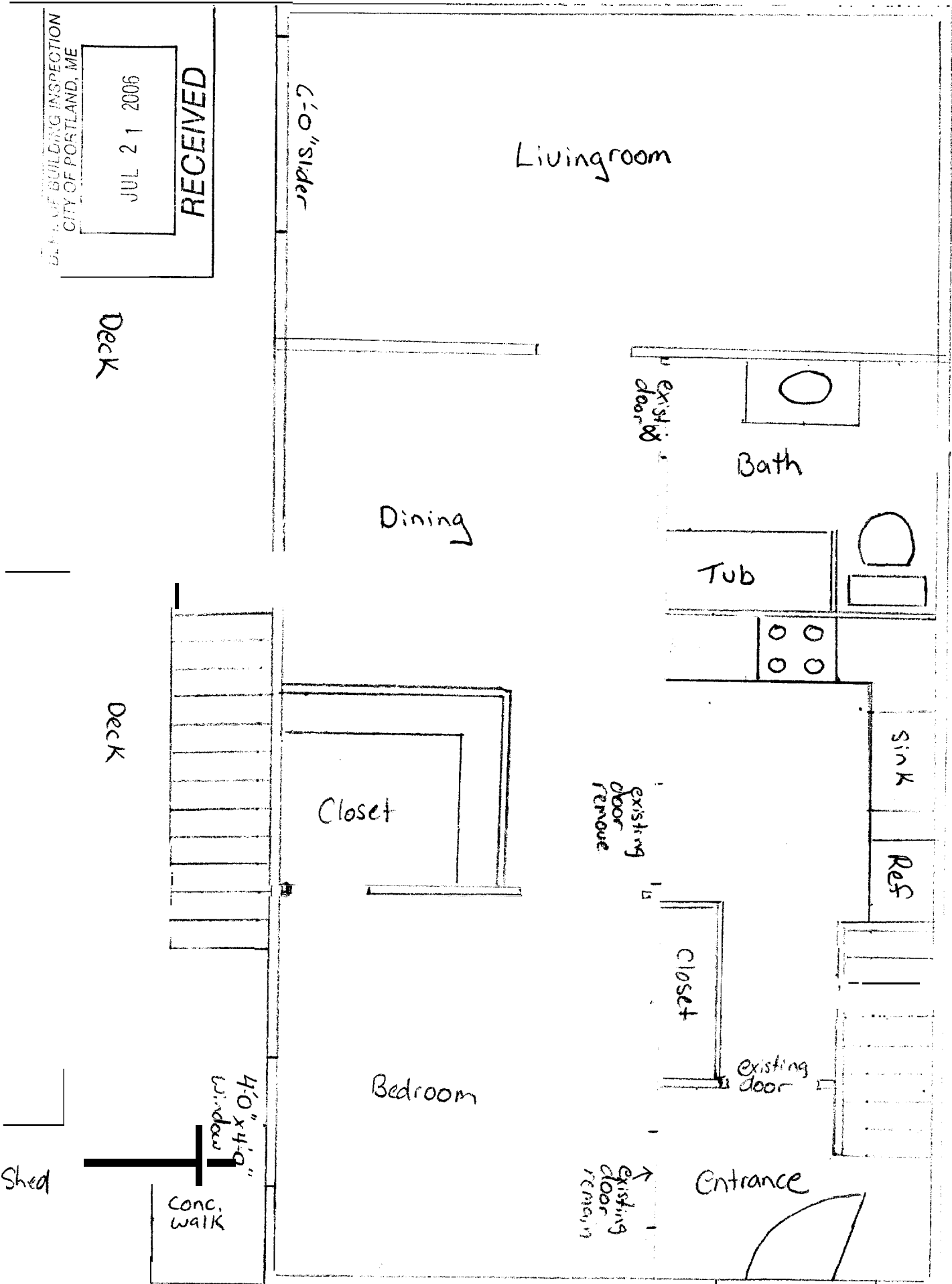
RECEIVED

218 Washington Ave
Glenn Morse 590-3877



RECEIVED
JUL 21 2006
BUILDING INSPECTION
CITY OF PORTLAND, ME

218 Washington Ave
Glenn Morse 590-3877



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL 21 2006
RECEIVED

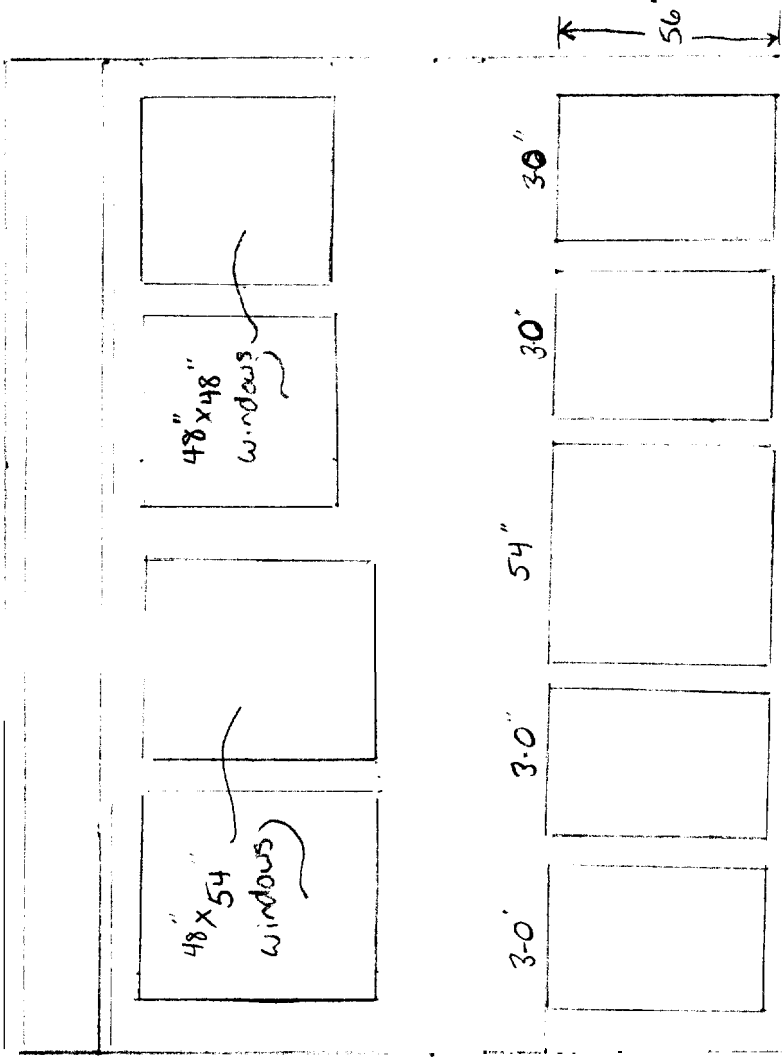
1st floor

2x6
Frame
@ 16 0w

2x10
Headers

Double
Jack
Studs

New
Windows

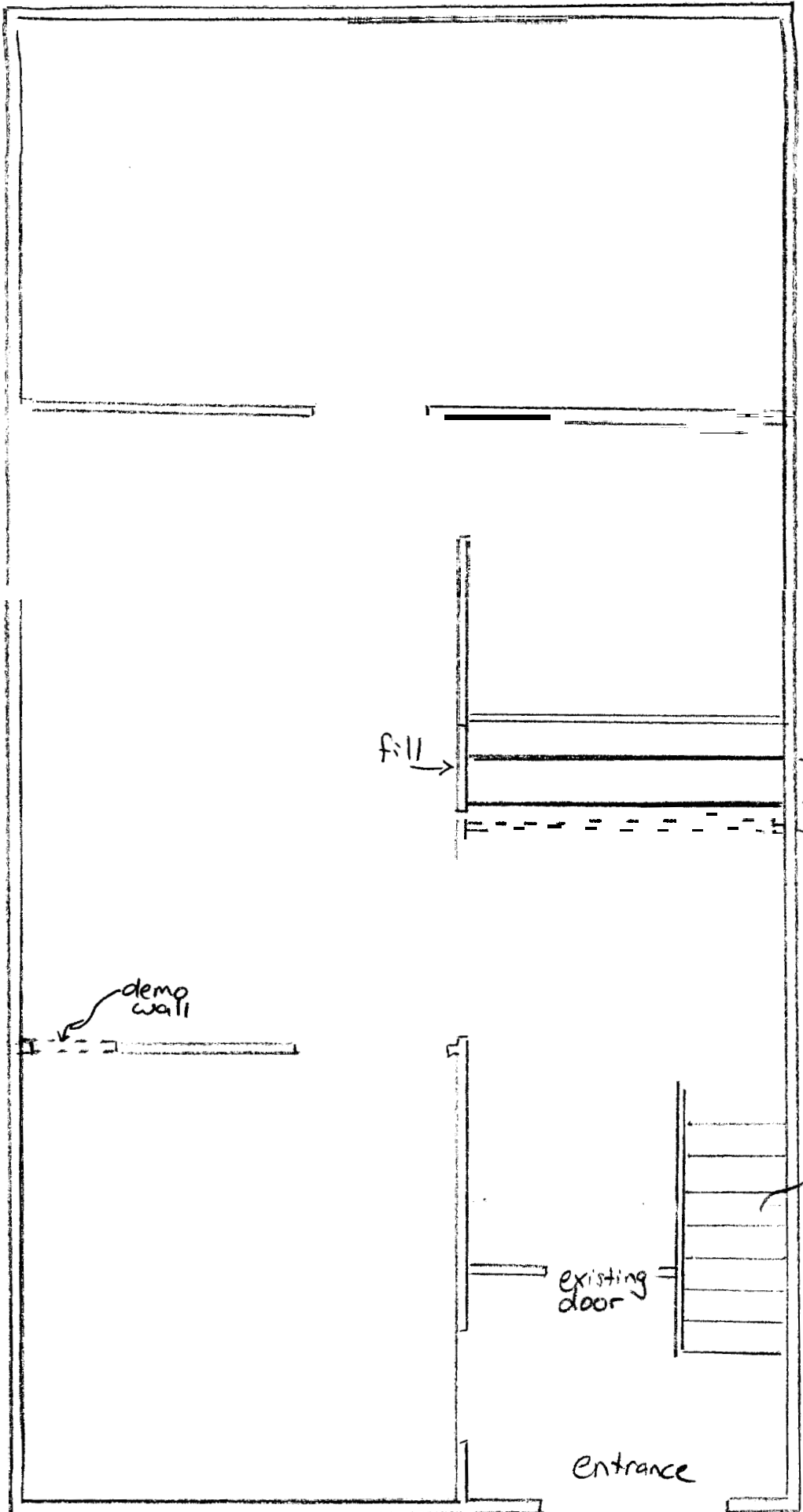
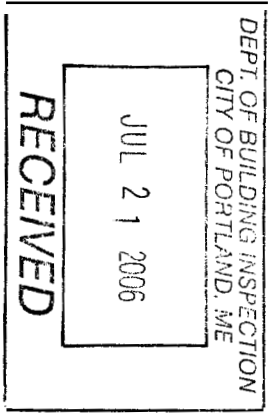


west side
Elevation

1/4" = 1'-0"

Existing Storage
shed

218 Washington
Glenn Morse
590-3897

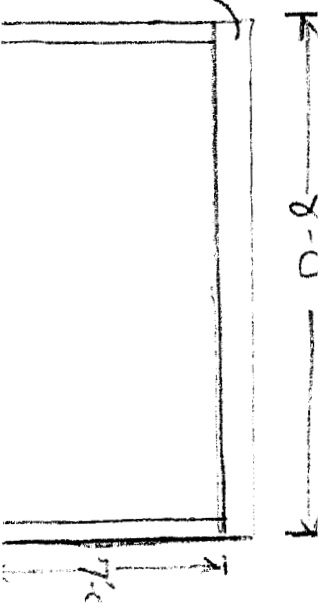


Existing floor plan

Demo Plan

New Floor Framing

2x10 Joists
Setting on
2x4 Studwalls
@ 16" OC



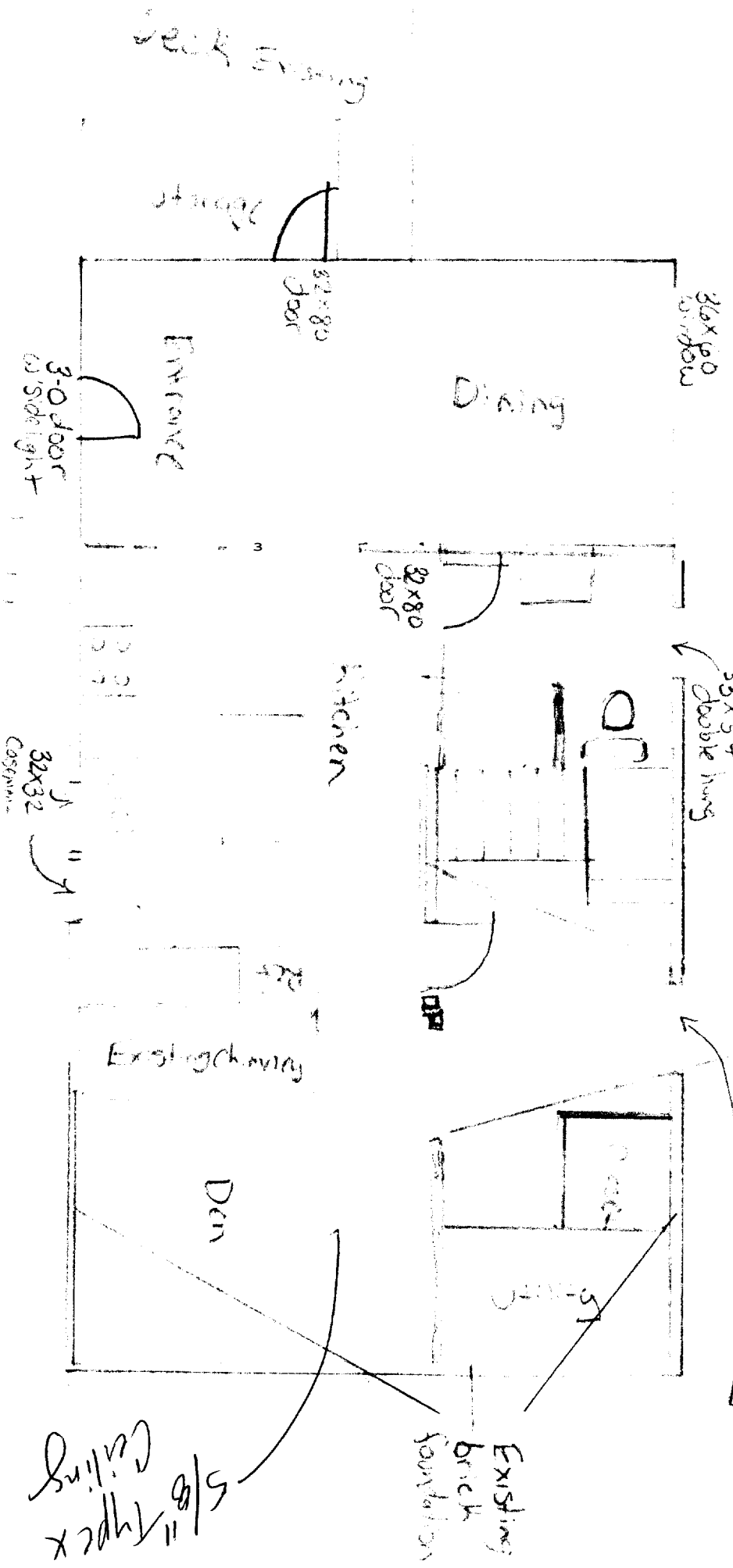
Sup. Unit

① Double Studframe all "11" OC Easement Plan

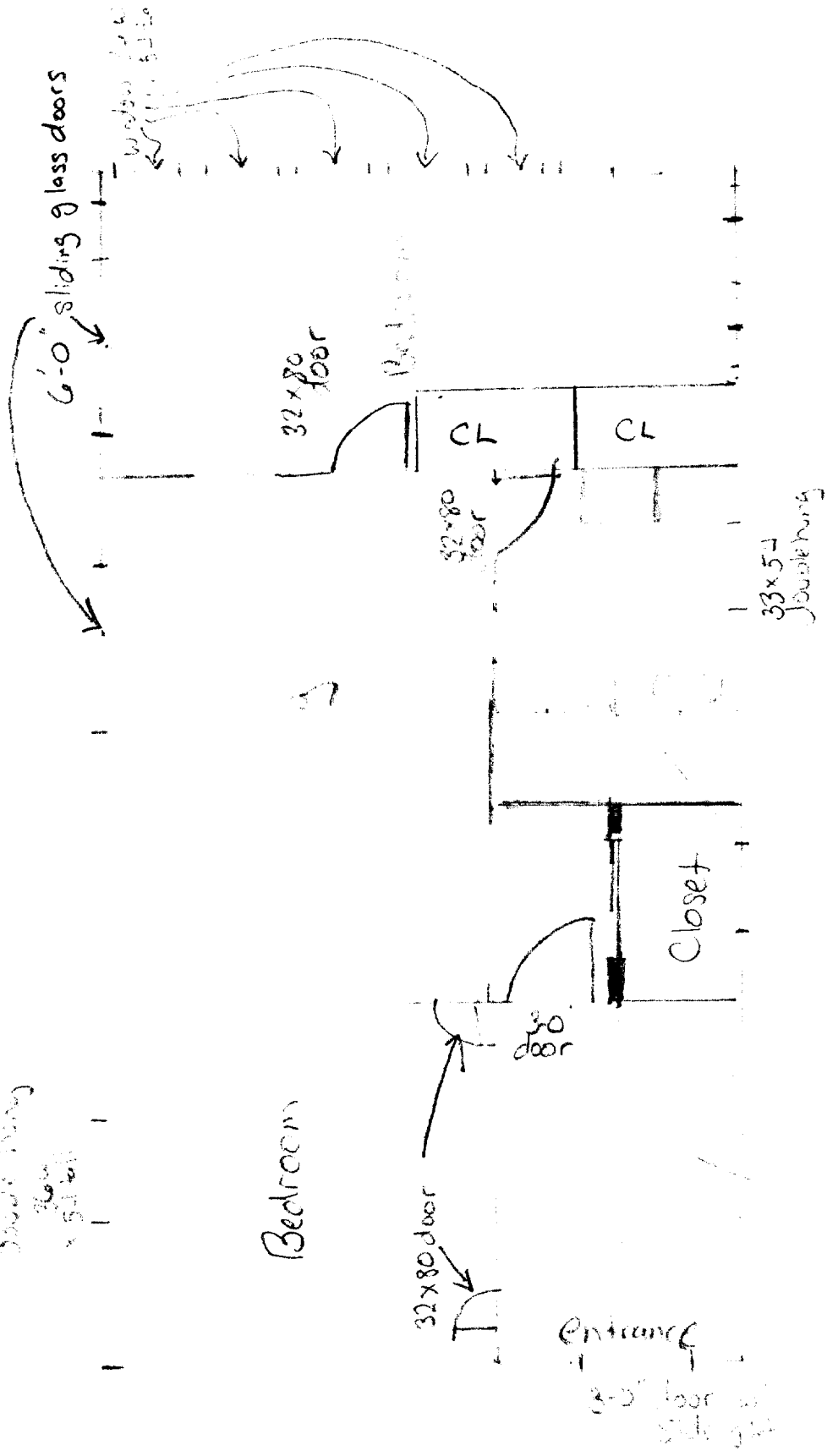
Exterior and Interior Bearing walls

② Add 2x10 headers for new windows

1 x 2x 2x4 Studwall existing



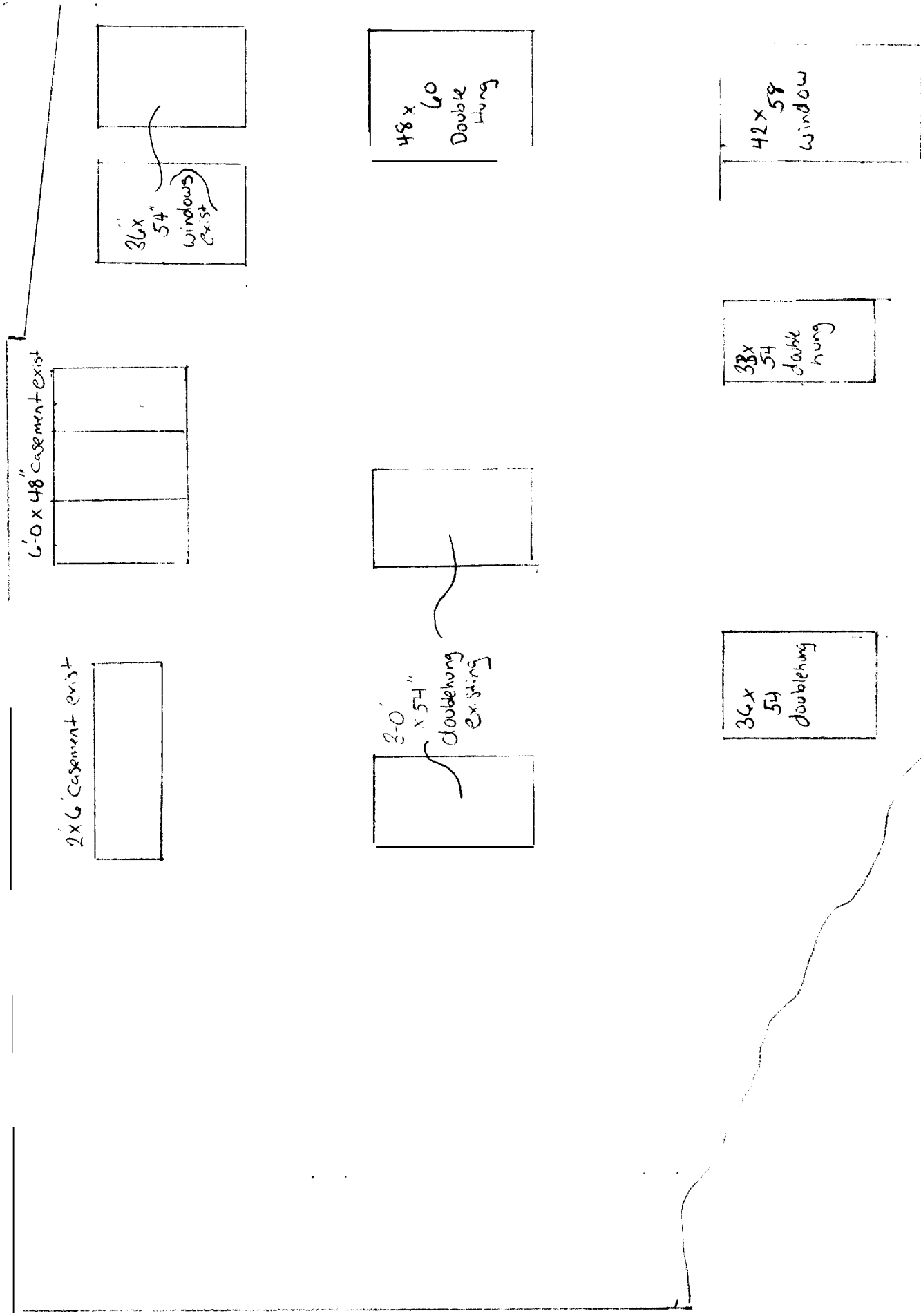
Double hung
36"
x 54"

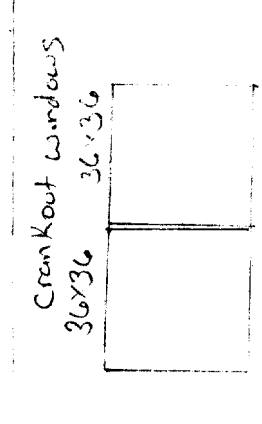
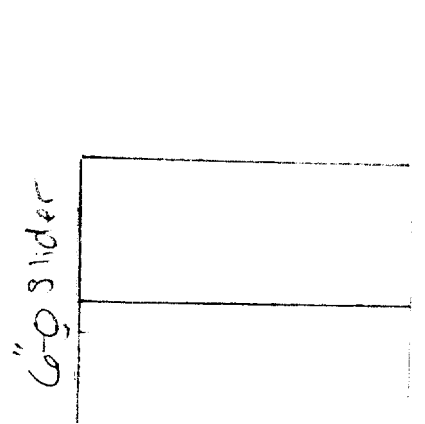
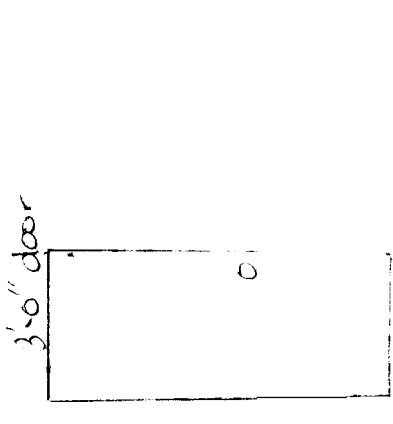
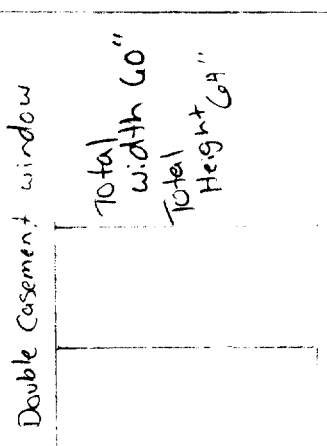
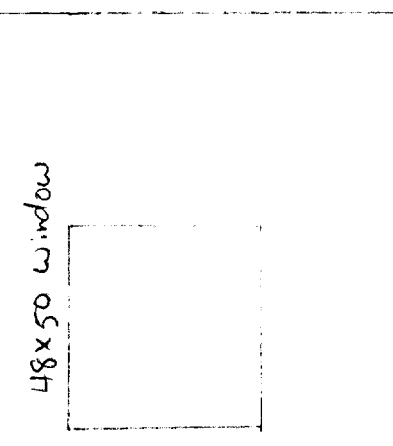


- ① Double stud all exterior and interior bearing walls
- ② Add 2x8 & 2x10 headers for new windows

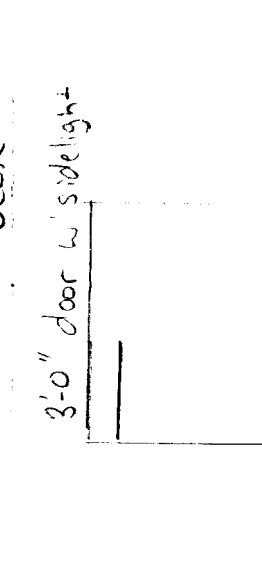
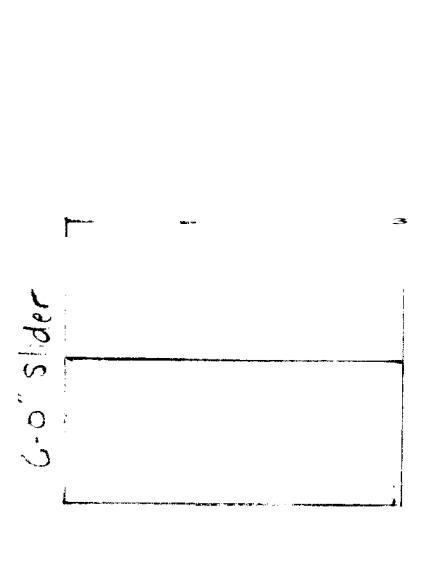
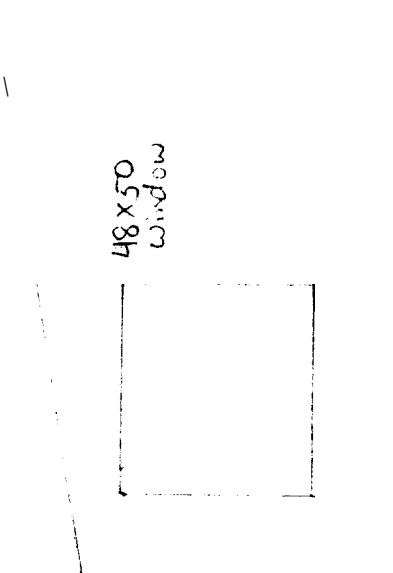
[Handwritten signature]

North Elevation





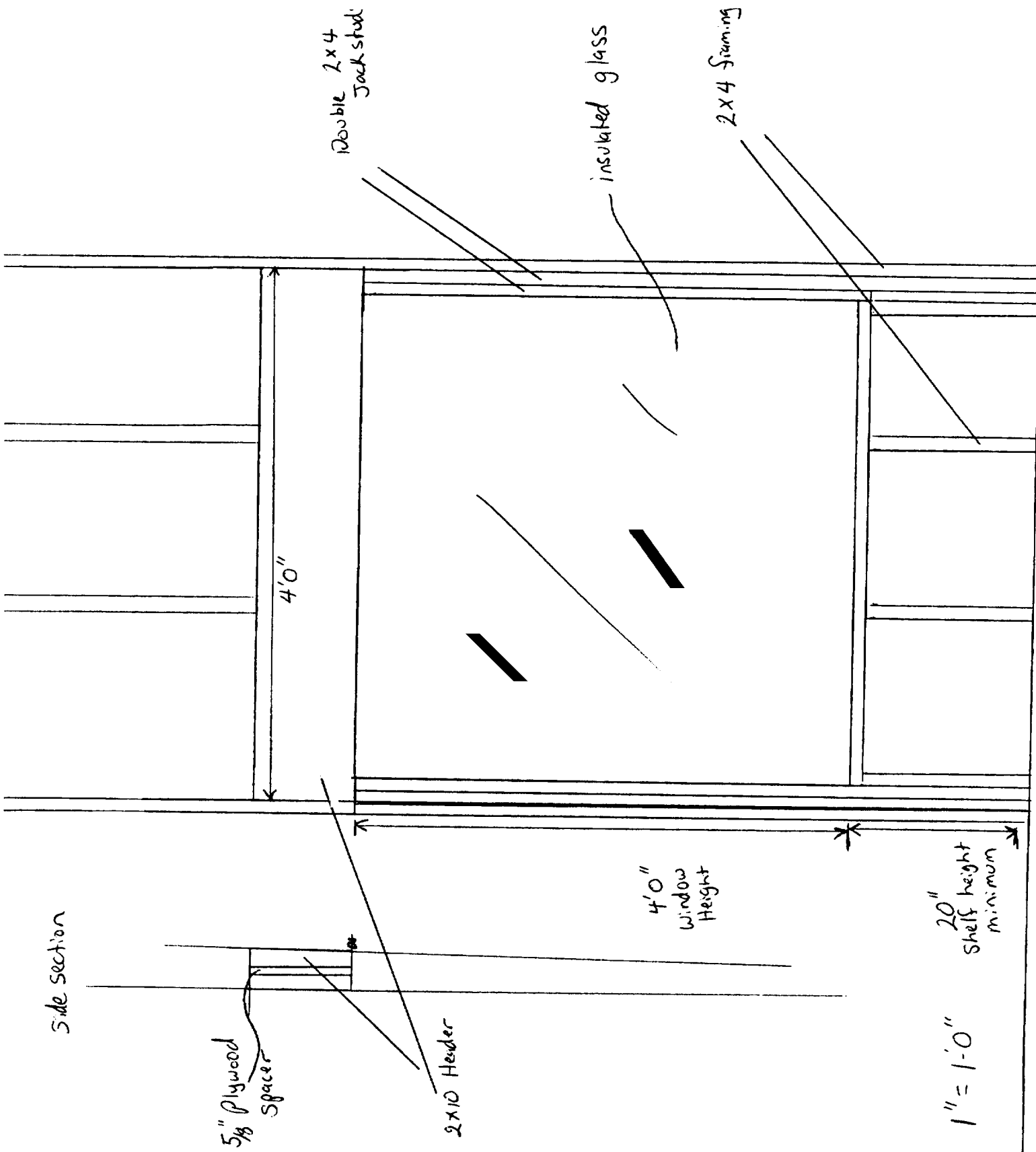
Window and door Plan
South side
1/4" = 1'-0"



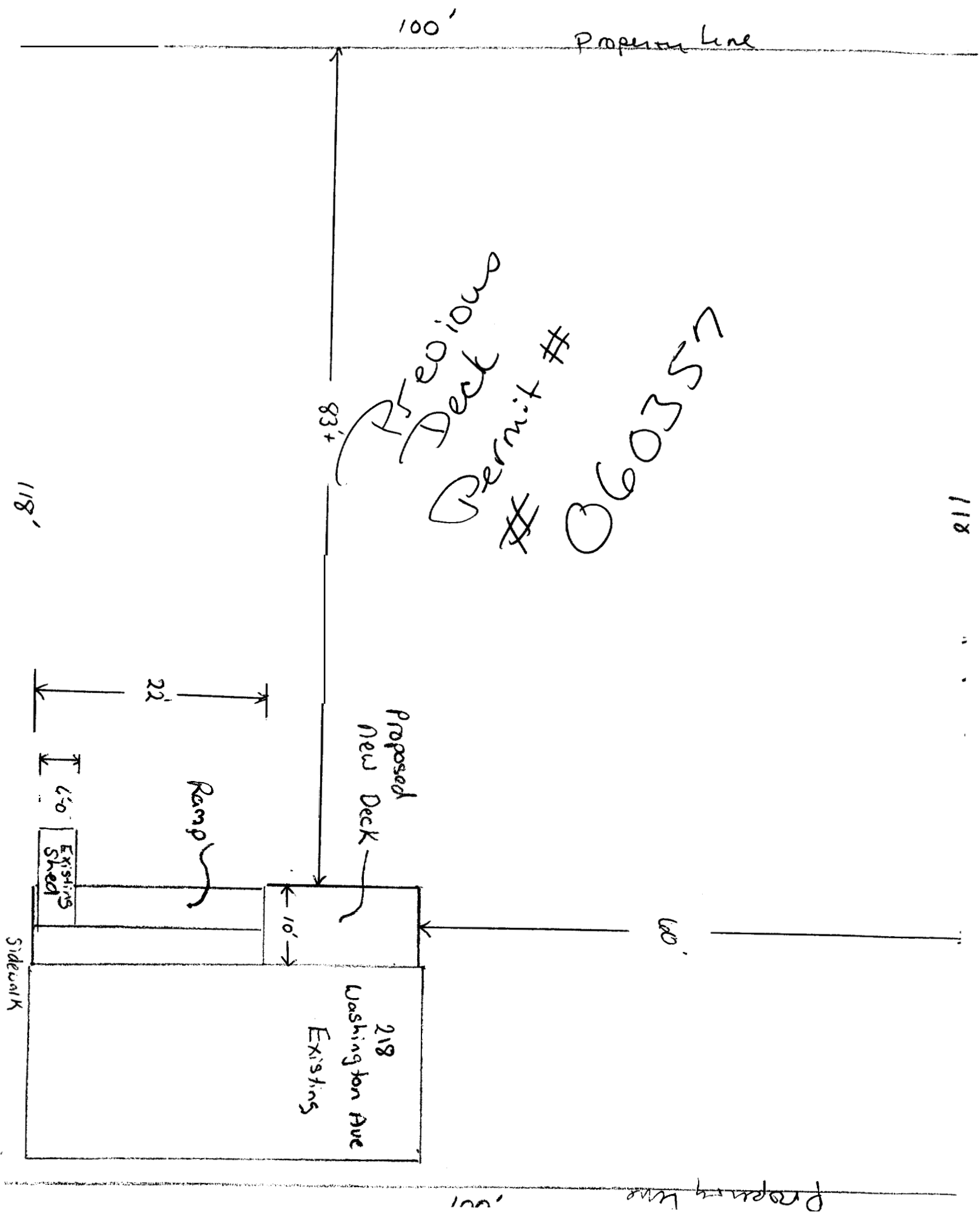
Deck

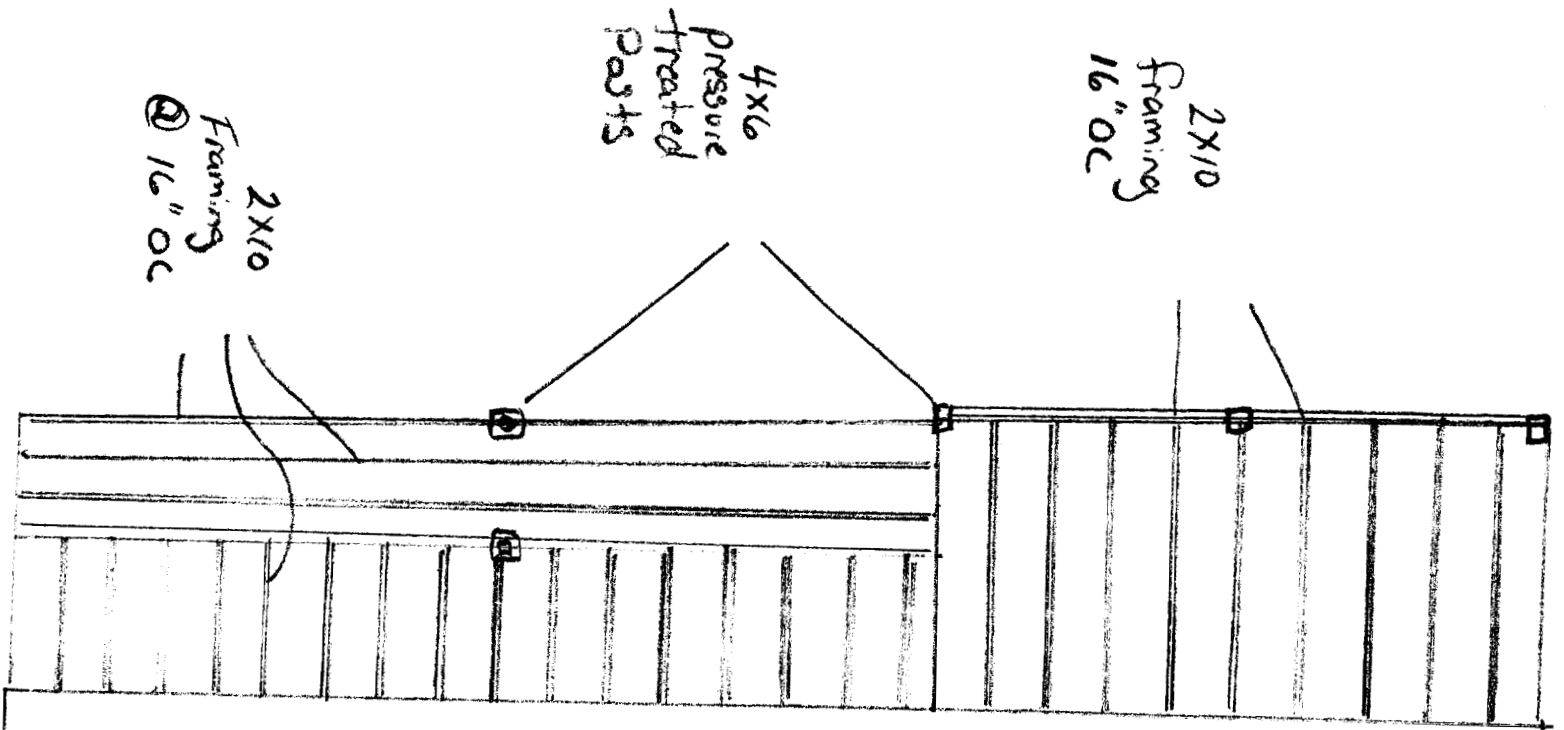
Deck

Concrete



Side Section





Existing House

Double 2x10 ledgers
bolted to 14x6 columns
w/ 5/8" diameter galv.
bolts

1-3'-0"+1

Existing Building

2x10 floor joists at 16" oc

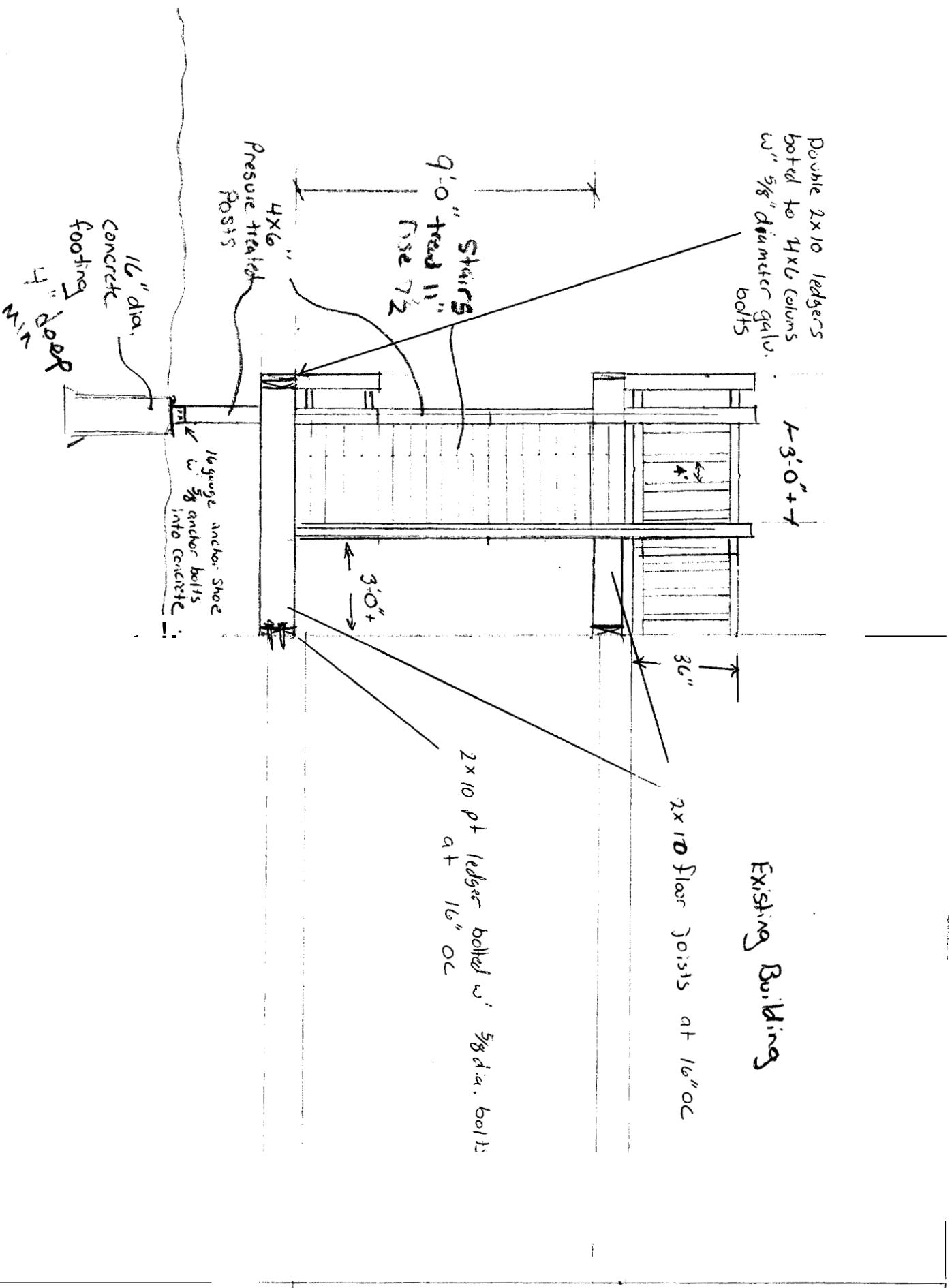
2x10 pt ledger bolted w/ 5/8 dia. bolts
at 16" oc

9'-0" stairs
tread 11"
rise 7 1/2"

4x6"
Pressure treated
Posts

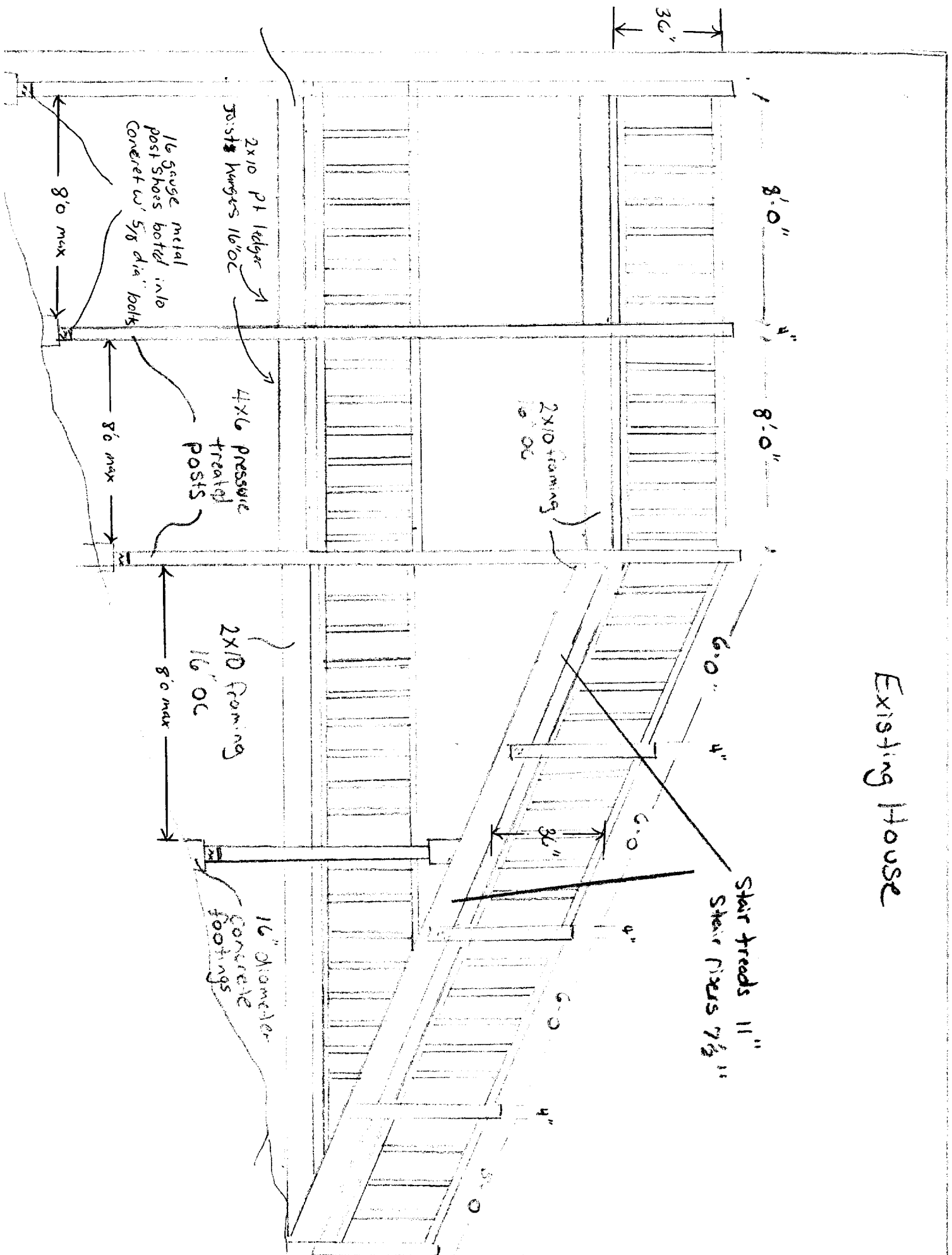
16 gauge anchor shoe
w/ 5/8 anchor bolts
into concrete

16" dia.
concrete
footing
4" deep
w/ 4" dia.



218 Washington Ave

Existing House



218 Washington Ave
Glen Morse - 7590-3877

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled. *5120*

2. Type of foundation system

- Diameter of concrete filled tube or pre cast concrete pier size *16" diameter*
- depth below grade (minimum 4'-0" below grade) *41 ft min*
- anchorage of column to footing *1/2" gauge anchor shoes w/*
- spacing and location of tubes/piers *all tubes/piers max span of 8'0"*

3. Framing Members

- Columns – wood size and location (members supporting framing of floor system) *4x4 @ 1'*
- Ledger size attached to building *2x10 pt*
- Fastener size and spacing attaching ledger *5/8" lag bolts at 16" OC*
- Girder Size and spans carrying floor system *double 2x10' pt 8'0' max span*
- Joist size, span, and spacing *2x12 joists 16" OC*
- Joist hangers or ledger *both joist hangers and ledgers of pt 2x4*

4. Guardrails & Handrail Details

- Guardrail height *36" minimum*
- Baluster spacing *4" minimum*
- Handrail height *36" handrail height*

5. Stair Details

- Tread depth (measured nosing to nosing) *11"*
- Riser height *7 1/2"*
- Nosing on tread *square nose on 2x12 pressure treated tread*
- Width of stairs *3 FT*

O = circled items missing info

