

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 060840
AUG 25 2006

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
AT 218 WASHINGTON AVE L 010 A015001

CITY OF PORTLAND

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 leased or occupied. 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] 8/24/06
Director - Building Inspection Services

PENALTY FOR REMOVING THIS CARD

closed.

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	CEL: 010 A015001
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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: 708-03877
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: BLB

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		FIRE DEPT: <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 type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 06/07/2006	Zoning Approval	
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<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"/> <input type="checkbox"/> Denied 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: _____
	Signature: <i>ok with conditions</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	

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
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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
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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 make this building medical offices #06-1128 & #06-1140 still needed for the renovations being done. **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) 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:

8/24/06-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.

General Building Permit Application

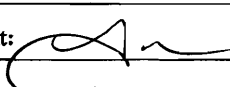
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>218 Washington Ave</u>		
Total Square Footage of Proposed Structure <u>2,400</u>	Square Footage of Lot <u>11,700</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>10</u> <u>A</u> <u>15</u>	Owner: <u>Glenn Morse</u>	Telephone: <u>590-3877</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Glenn Morse</u> <u>218 Washington Ave</u> <u>590-3877</u>	Cost Of Work: <u>\$48,000</u> Fee: \$ <u>453⁰⁰</u> C of O Fee: \$ _____
Current Specific use: <u>2 Fam. 1y</u> Proposed Specific use: <u>2 Family</u>	Project description: <u>renovate existing floors in basement and 1st floor new windows</u> <u>On Exterior demo of old plaster and upgrade to a new</u> <u>condition existing walls</u>	
Contractor's name, address & telephone: <u>Morse Construction</u> <u>PO Box 1466 Scarborough ME 590-3877</u>		
Who should we contact when the permit is ready: <u>Glenn Morse</u>		
Mailing address: _____ Phone: <u>590-3877</u>		

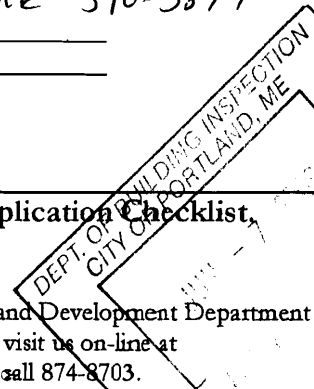
Please submit all of the information outlined in the Commercial Application Checklist, Failure to do so will result in the automatic denial of your permit.

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 874-8703.

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: <u>4/7/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Sep. Unit

① Double Studframe w/ "10C" Exterior and Interior bearing studs

② Add 2x10 headers for new windows

Basement Plan

36" or 2x4 studs with blocking
36" or 2x4 framing

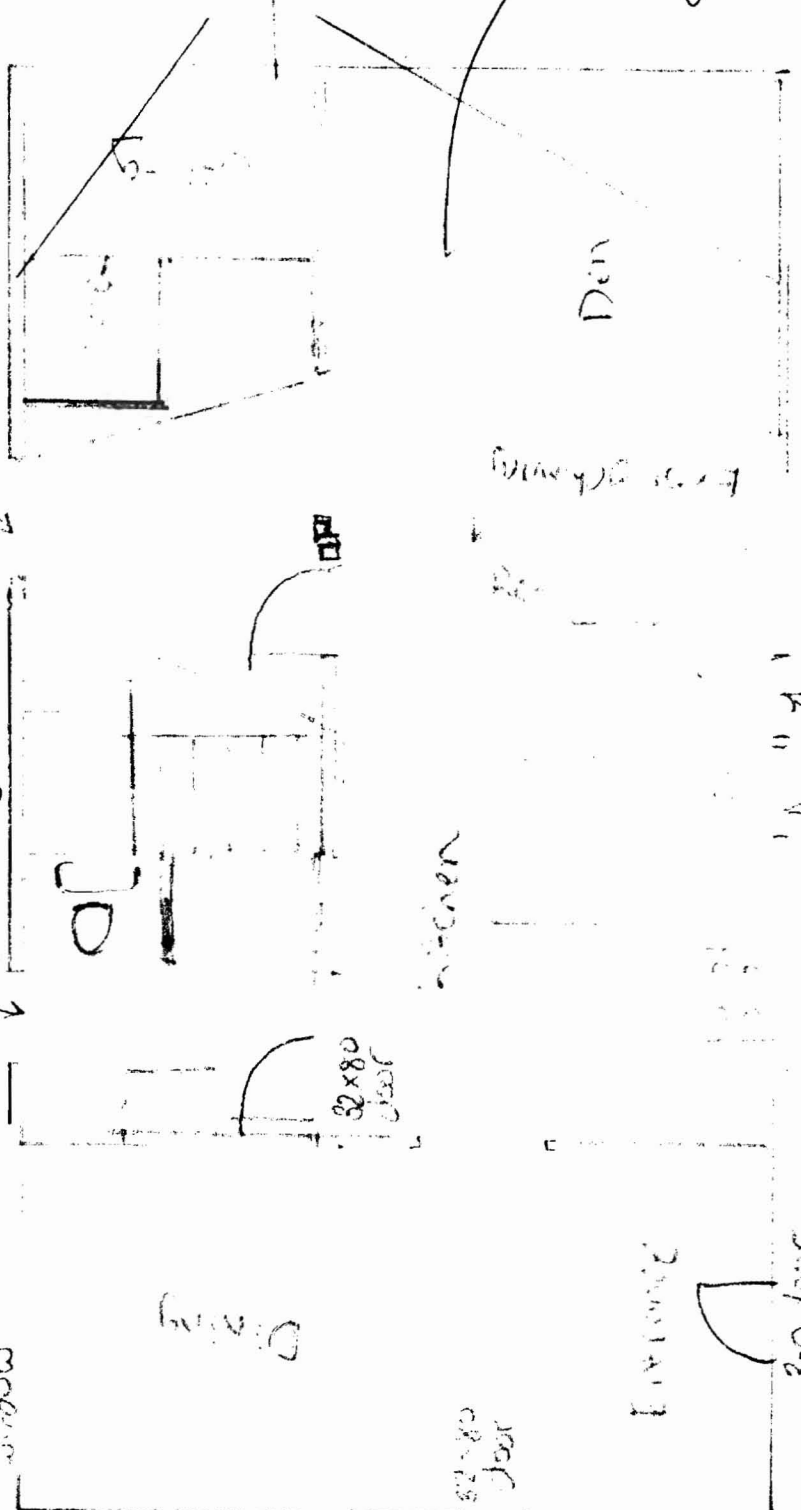
33x54 Double hung

36x60 window

32x80 door

32x80 door

3-0 door w/ sunlight



Existing brick foundation

5/8" Type X Ceiling

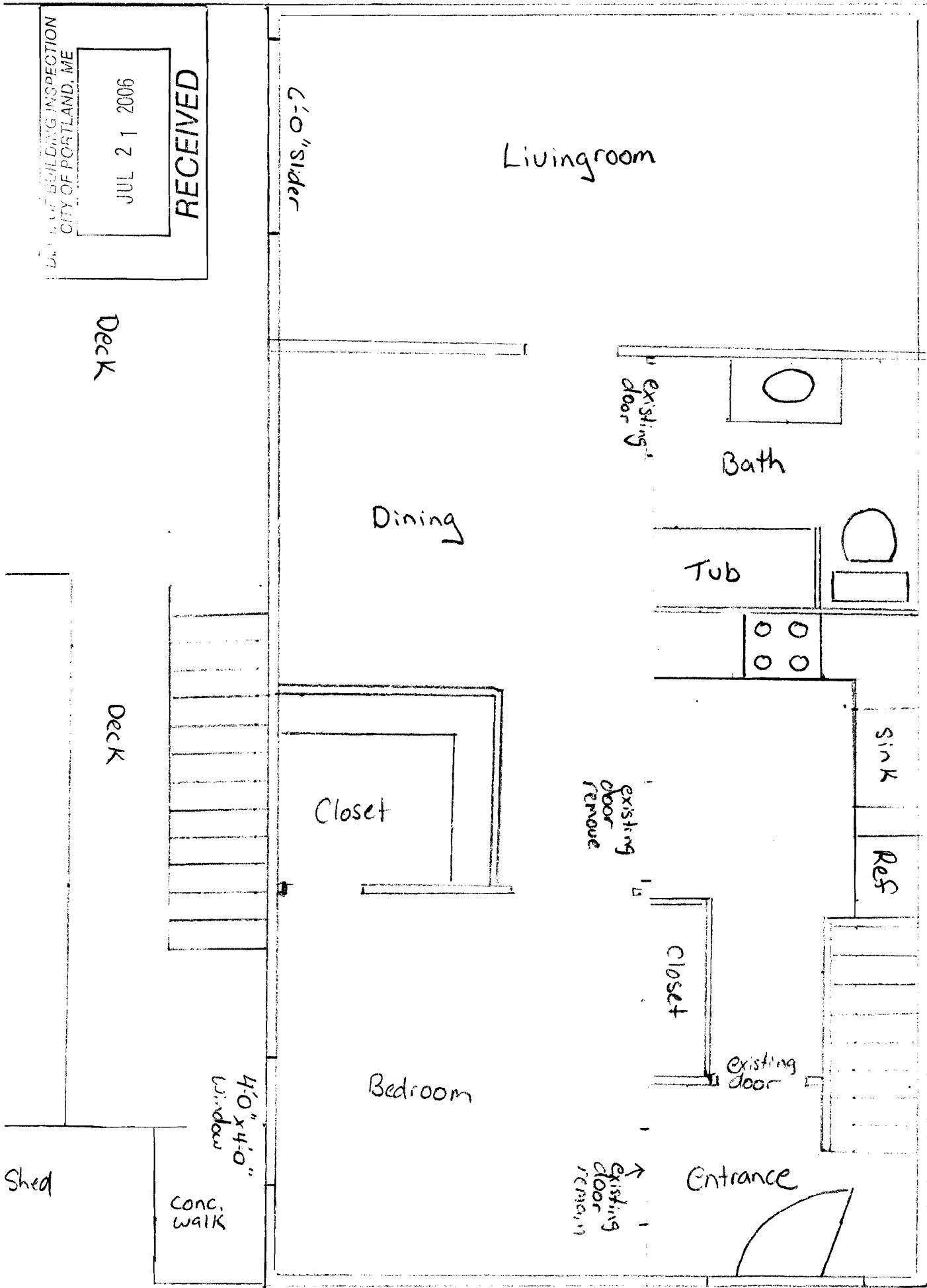
Den

kitchen

Dining Room

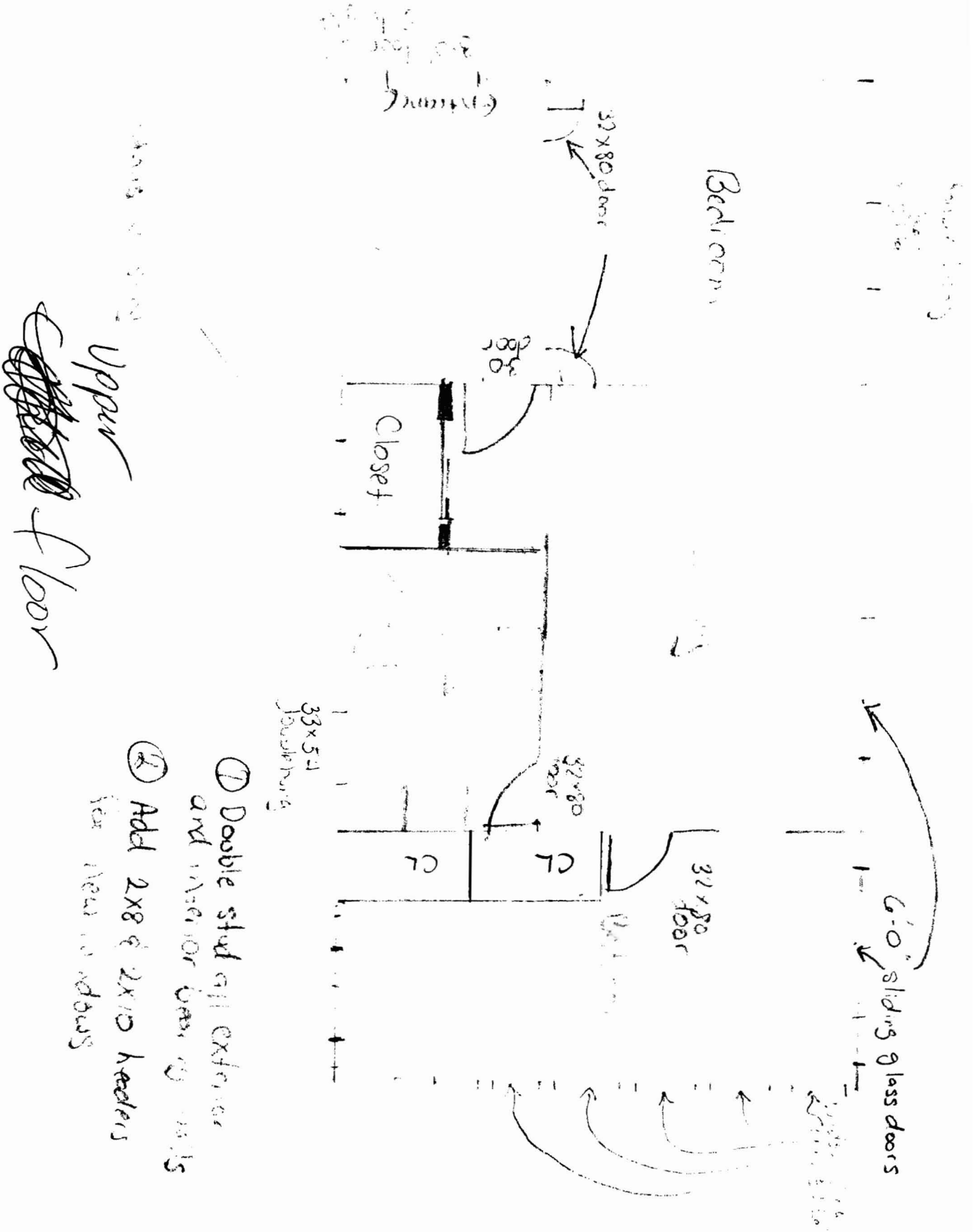
32x32 Casings

218 Washington Ave
Glen Morse 590-3877



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

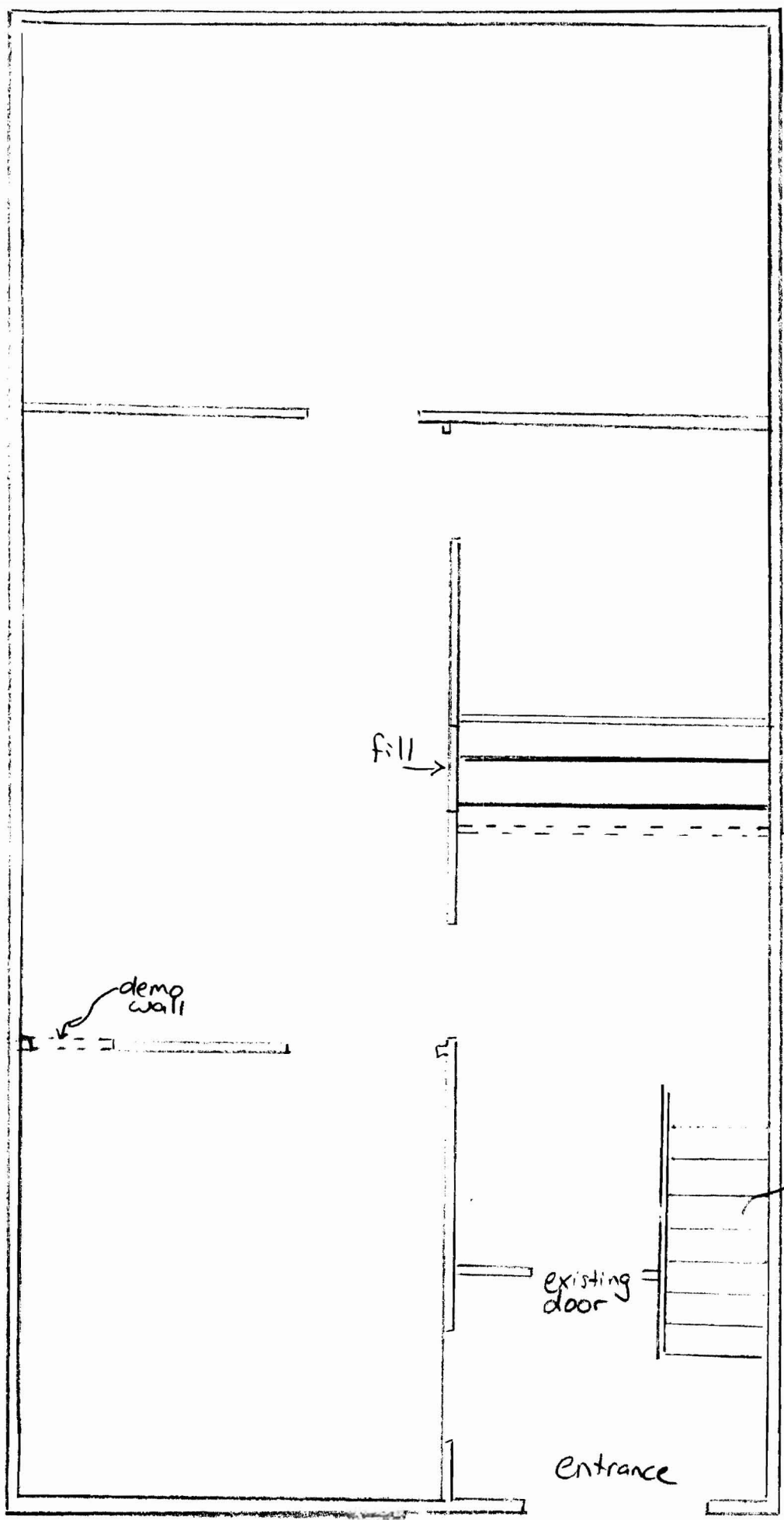
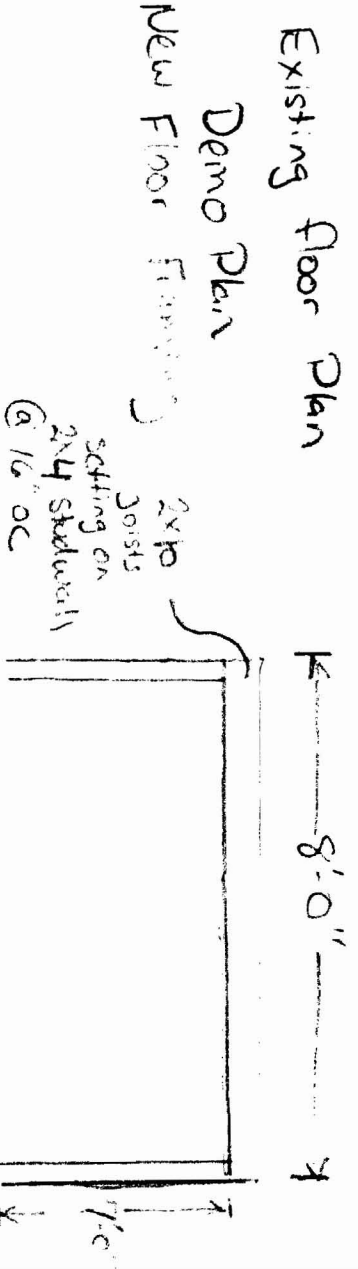
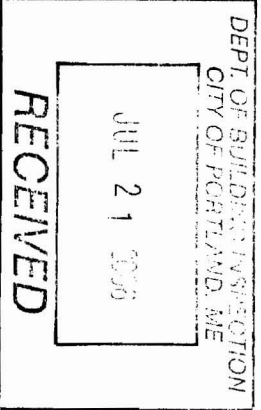
1st floor



① Double stud all exterior and interior bearing walls

② Add 2x8 & 2x10 headers for new windows

218 Washington Ave
Glenn Morse
590-3877



2x10 Joists 16" OC
demo wall

stairs to remain

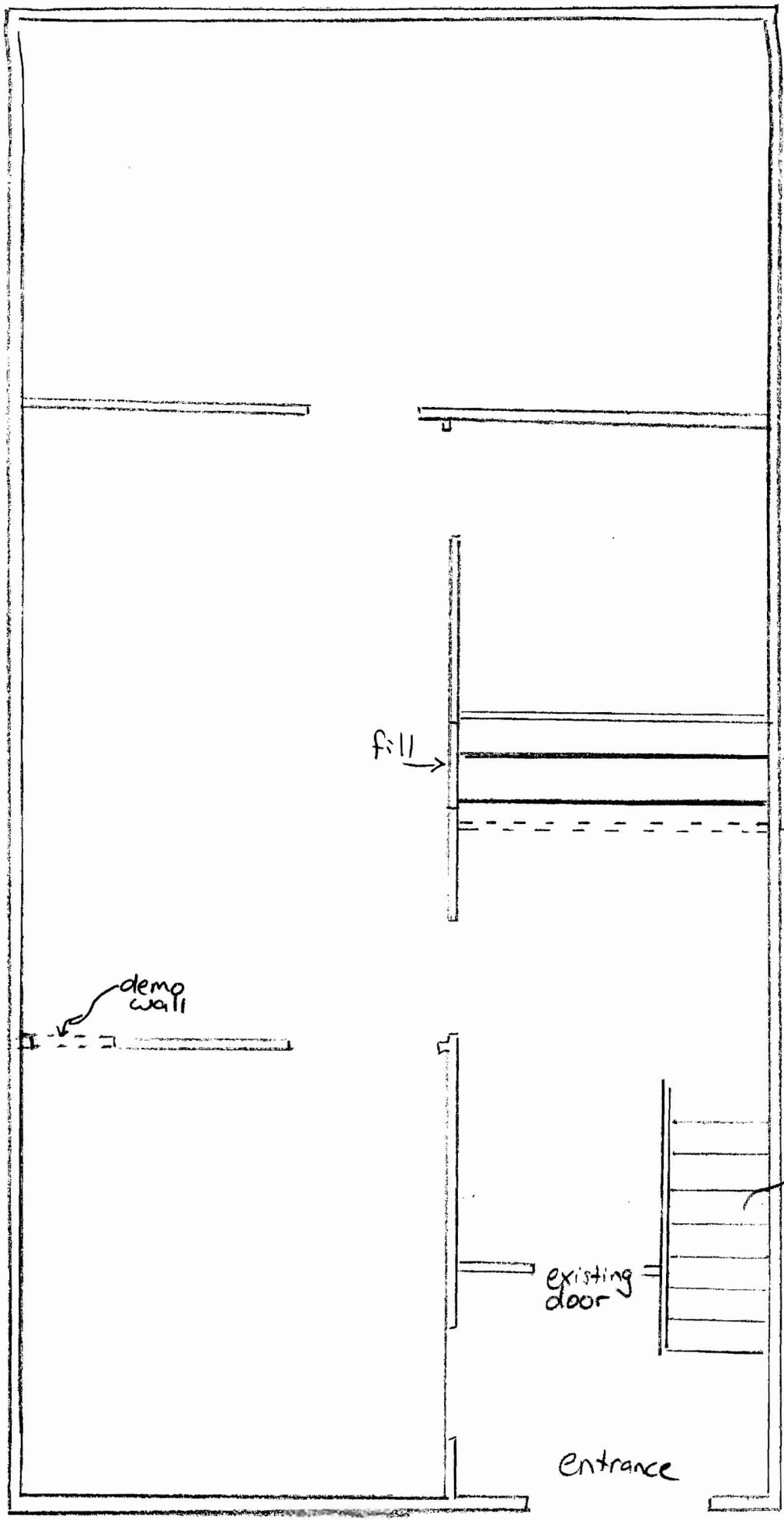
existing door

entrance

demo wall

fill

218 Washington Ave
Glenn Morse
590-3897



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CITY OF PORTLAND, ME
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Existing floor Plan
Demo Plan

New Floor Framing



Side section

5/8" Plywood
Spacer

2x10 Header

4'0"
Window
Height

1" = 1'-0"

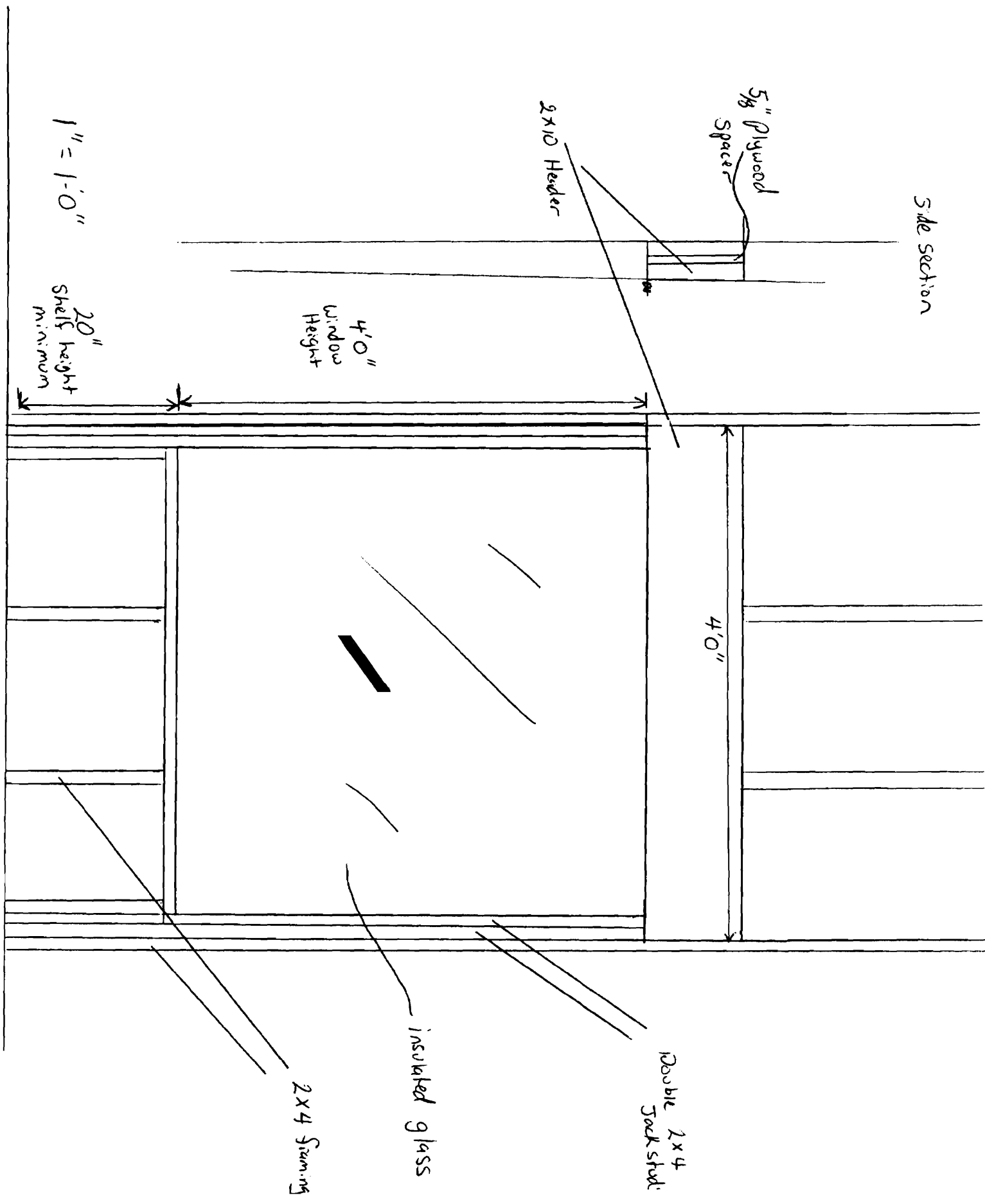
20"
Shelf height
minimum

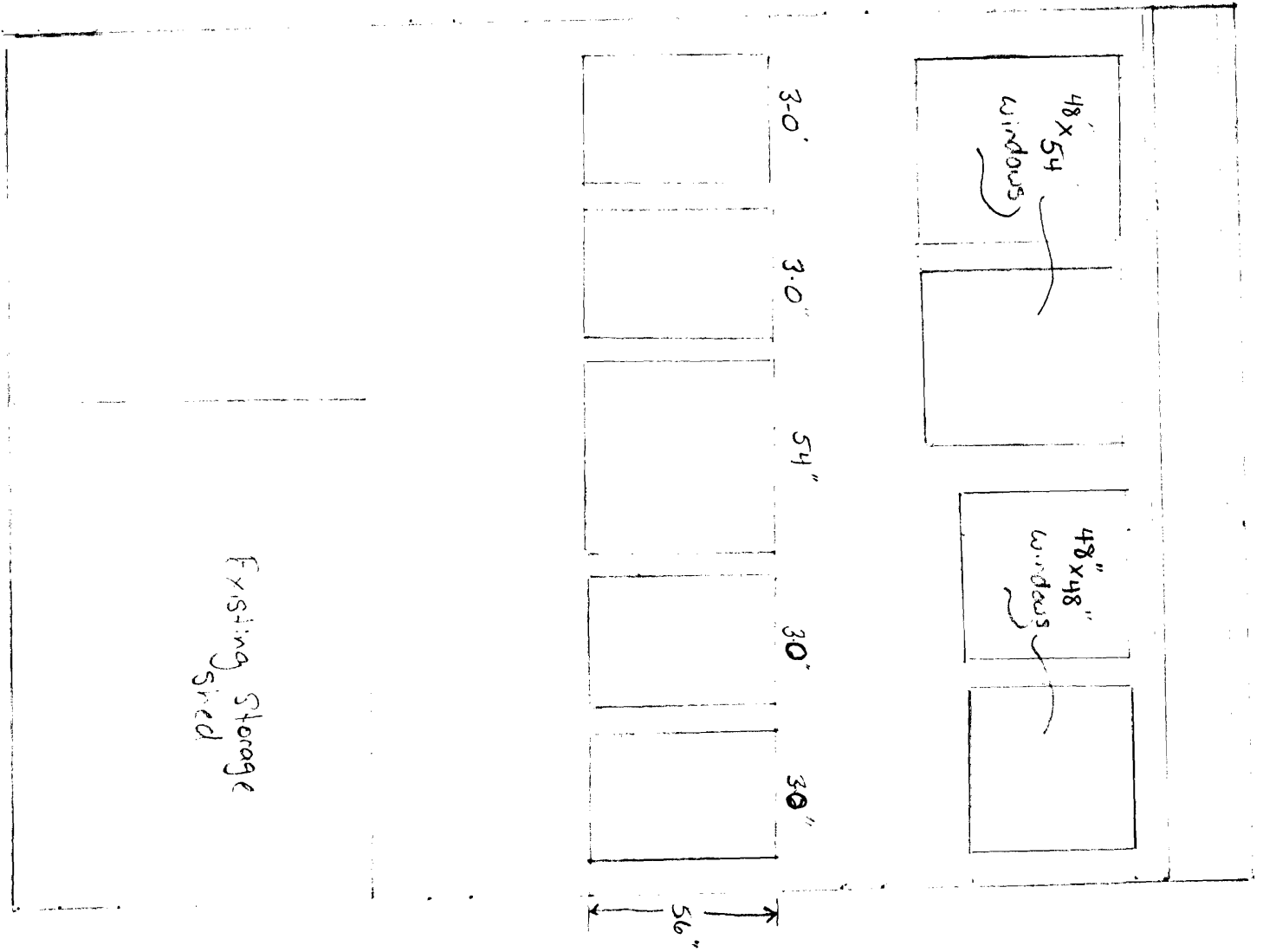
4'0"

Double
2x4
Sack stud

insulated glass

2x4 Sill



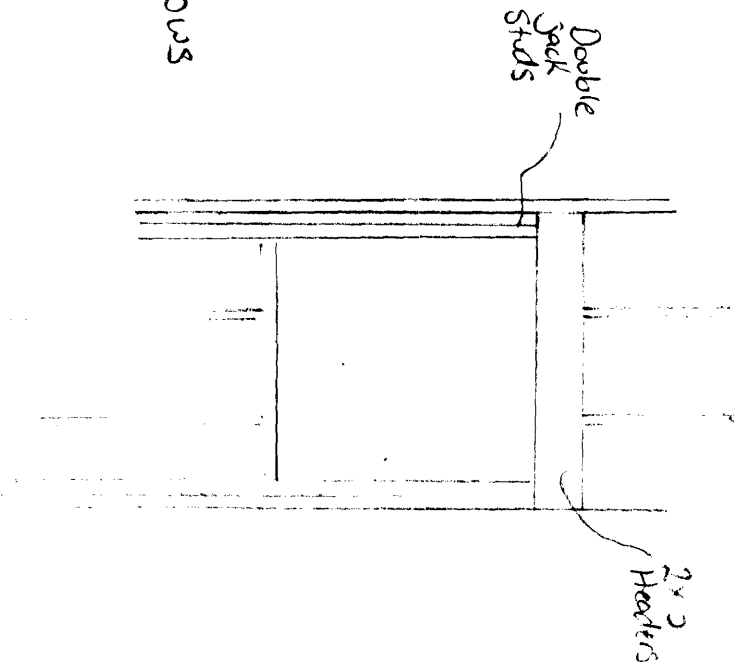


Existing Storage shed

56"
New windows

West side
Elevation

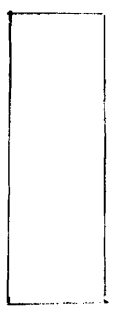
1/4" = 1'-0"



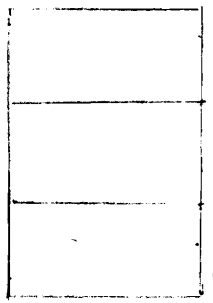
2x6
Frame @ 16" OC

North Elevation

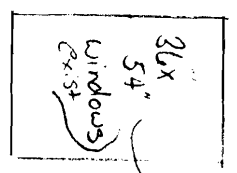
2x6 Casement exist



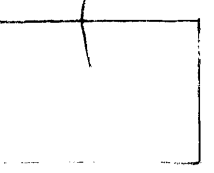
6'-0" x 48" Casement exist



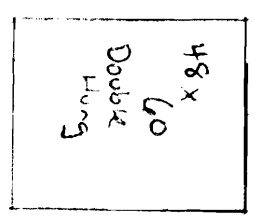
36" x 54" Windows exist



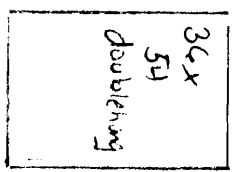
2'-0" x 54" Double hung exist



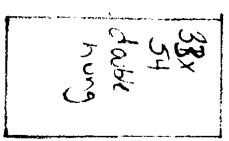
48" x 60" Double Hung



36" x 54" Double hung



38" x 54" Double hung



42" x 58" Window

