

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Mathew Birchby & Emily Parker

Located At 51 WATERVILLE ST

Job ID: 2012-02-3392-ALTR

CBL: 016-1-007-001

has permission for interior and exterior renovations; adding a Dormer and expanding a covered Porch (Singe Family), provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

03/21/2012

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

5. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
6. Submit specifications for Engineered Beams to this Office prior to Construction.
7. Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
8. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
9. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
10. Fireblocking is required to provide a cut off of all concealed draft openings (both vertical and horizontal) in combustible construction, see Sec. R302.11.
11. Architect stated that a Code compliant emergency escape will be added to the Bedroom; when framing is exposed he will assess the existing window Header(s) below the Structural Ridge Bearing Points for Code compliance; Safety Glazing requirements will be met if new bathroom arrangement creates hazard areas.



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>51 WATERVILLE ST, PORTLAND</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot 48x70 <u>5360 #</u>	Number of Stories <u>2 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>16</u> Block# <u>1</u> Lot# <u>7</u> <u>016</u> <u>1007</u> <u>51</u>	Applicant: (must be owner, lessee or buyer) Name <u>MATHEW BIRNBY</u> Address <u>51 WATERVILLE ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207-228-6881 (W)</u> <u>207-272-7225 (C)</u>
Lessee/DBA <u>SAME</u> FBI - 30 + 199 x 10. = 30 + 1990 = \$ 2020.	Owner: (if different from applicant) Name <u>SAME</u> Address <u>FEB 27 2012</u> City, State & Zip <u>Dept of Building</u>	Cost of Work: \$ <u>200,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Admin: \$ _____ Total Fee: \$ <u>2,030.00</u>
Current legal use (i.e. single family) <u>R-6 SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>RENTAL SINGLE FAMILY</u> Proposed Specific use: <u>SINGLE FAMILY RESIDENTIAL</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>N.A.</u> Project description: <u>DEMOLITION OF EXT'G EW, CONSTRUCTION OF NEW FELL, ADD DOWNER</u> <u>INTERIOR RENOVATIONS, RE-SIDE, RE-ROOF</u>		
Contractor's name: <u>PENDING - WHITTEN ARCHITECTS LLC</u>		Email: <u>ROB@WHITTENARCHITECTS.COM</u>
Address: <u>37 SILVER STREET</u>		
City, State & Zip <u>PORTLAND, MAINE 04101</u>		Telephone: <u>207-774-0111</u> <u>EXT. 101</u>
Who should we contact when the permit is ready: <u>ROB WHITTEN</u>		Telephone: <u>SAME</u>
Mailing address: <u>37 SILVER ST. PORTLAND, ME 04101</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.

and 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 laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Enforcement Department has the authority to enter all areas covered by this permit at any reasonable hour to enforce

Whitten Architects

37 Silver Street
Portland, Me 04101

fax: 207.774.1668
207.774.0111 x101

www.whittenarchitects.com

G. Robinson Whitten, AIA
rob@whittenarchitects.com

Date: 02.27.2012

Do not commence ANY work until the permit is issued

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-02-3392-ALTR	Date Applied: 2/27/2012	CBL: 016-1-007-001	
Location of Construction: 51 WATERVILLE ST	Owner Name: MATHEW BIRCHBY & EMILY PARKER	Owner Address: 51 WATERVILLE ST PORTLAND, ME 04101	Phone: 207-272-7225
Business Name:	Contractor Name: Whitten Architects, LLC	Contractor Address: 37 Silver St., Portland, ME 04101	Phone: 207-774-0111
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Single family	Proposed Use: Same - single family - remove 11' x 12' ell - build 12' x 19.5' ell with 12' x 5.5' covered porch - add 20' gable - interior alterations	Cost of Work: 200000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SG MUBEC Signature: <i>[Signature]</i>
Proposed Project Description: add dormer, new ell, interior renovations		Pedestrian Activities District (P.A.D.)	
Permit Taken By: GG		Zoning Approval	

<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 informatin 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"/> Wetlands <i>USing section 14-436(b) adding 48' - 6.5' increase</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>DK w/ conditions 2/28/12 APB</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 Dist 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>Date: <i>APB</i></p>
	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 appication 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



RENOVATION & ADDITION

FOR

MATT BIRCHBY • EMILY PARKER

AT

51 WATERVILLE, PORTLAND



SOUTHEAST



NORTH EAST

8



7





EAST



SOUTH



FIRST FLOOR—
EXISTING STAIR—
EXISTING ROOM



SECOND FLOOR
EXISTING BATH



FIRST FLOOR
EXISTING KITCHEN



SECOND FLOOR
HALL & STAIR
- LOOKING NORTHWEST -



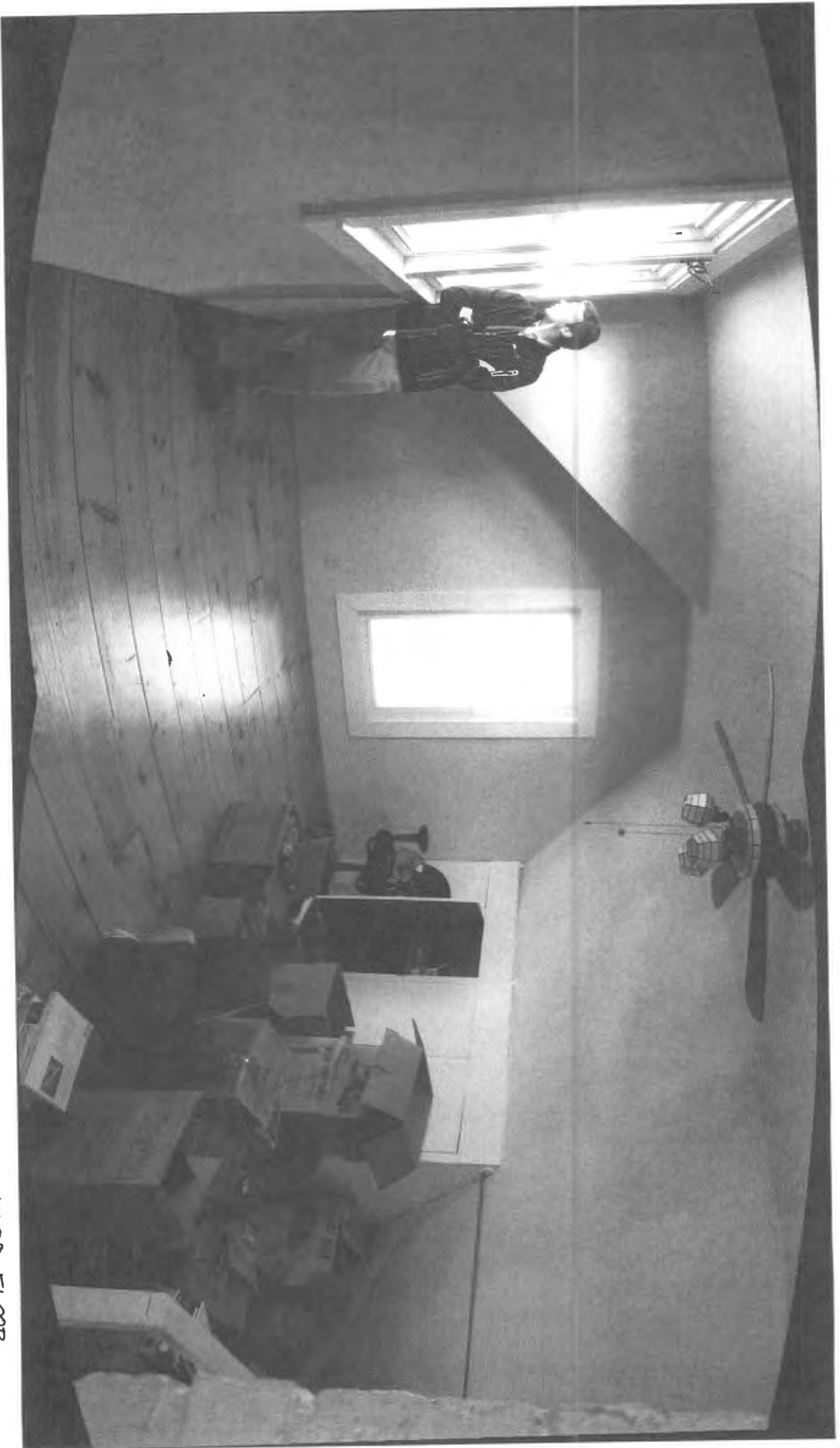
SECOND FLOOR
HALL & STAIR
- LOOKING SOUTHEAST -



THIRD FLOOR
LOOKING EAST.
EXISTING BOARD



THIRD FLOOR
- LOOKING EAST -
CAMERA W/ EXIST'G DOWNER



THIRD FLOOR
LOOKING WEST
GAVE w/ EARL'S DRAFT



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: Whitten Architects, Check Number: 11595
Tender Amount: 2020.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 2/27/2012
Receipt Number: 41263

Receipt Details:

Referance ID:	5387	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	2020.00	Charge Amount:	2020.00
Job ID: Job ID: 2012-02-3392-ALTR - add dormer, new ell, interior renovations			
Additional Comments: 51 Waterville St.			

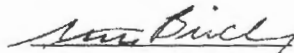
Thank You for your Payment!

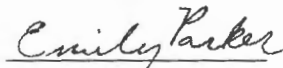
Matthew Birchby
51 Waterville St
Portland, ME 04101

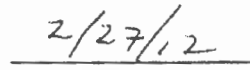
February 27, 2012

To whom it may concern:

Matthew Birchby and Emily Parker authorize Whitten Architects LLC to act as an owner's agent at 51 Waterville Street, Portland, ME 04101.


Matthew Birchby


Emily Parker


Dated

Chris Pirone - Fwd: 51 Waterville Street: Birchby Residence

From: Rob Whitten <rob@whittenarchitects.com>
To: <CPP@portlandmaine.gov>
Date: 3/15/2012 9:27 AM
Subject: Fwd: 51 Waterville Street: Birchby Residence
CC: Mathew Birchby <MBirchby@firstwind.com>

Good morning Captain Pirone,

Thanks for your call. I'm resending with the correct address.

Do not hesitate to call if you have any questions.

Sincerely, Rob.

Rob Whitten
 Whitten Architects
 37 Silver Street
 Portland, Maine 04101
 ph. 207.774.0111
 fax 207.774.1668
rob@whittenarchitects.com

Begin forwarded message:

From: Rob Whitten <rob@whittenarchitects.com>
Date: March 14, 2012 12:28:01 PM EDT
To: CPT@portlandmaine.gov
Cc: Mathew Birchby <MBirchby@firstwind.com>
Subject: 51 Waterville Street: Birchby Residence

Dear Captain Pirone,

Thank you for your call on Tuesday, March 13 with regards to the Building Permit application for the Birchby Residence at 51 Waterville Street, Portland.

The Plans submitted and prepared by Whitten Architects show a kitchen addition and added a dormer on the upper level.

The existing, 2 1/2 story, wood frame structure was built around 1870. The footprint of the existing home is 20'-3" x 28'-10" with a 12' x 12' one story ell that will be replaced by an expanded addition.

Existing Structure:

First Floor area: 583.875 square feet + 144 square feet = 727.875 square feet
 Second Floor area: 583.875 square feet
 Third floor area with height greater than 4': 14' x 28'-10 = 403.667 square feet

1715.417 square feet existing

Added living space:

First Floor additional area: 104. square feet

Second Floor area: no change

Third Floor additional area with height greater than 4': 38. square feet

142. square feet

Added percentage of square foot area: $142/1715.417 = 8.27\%$ increase to floor area

The third floor ceiling will be removed to add structure and insulation; all the other interior finishes will remain in place.

The area of the new additions is less than 40% of the area existing structure and less than 40% of the interior finishes will be removed for the renovations. Based on our conversation, I do not think a sprinkler system would be required for this project.

Do not hesitate to call if you have any questions or need additional information.

Sincerely, Rob.

Rob Whitten
Whitten Architects
37 Silver Street
Portland, Maine 04101
ph. 207.774.0111
fax 207.774.1668
rob@whittenarchitects.com