

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 071237

PERMIT ISSUED

This is to certify that BOURDEAU KELLY I & J DB A BOURDEAU LITS/HOR DW

has permission to Change of use to Single Family Interior renovation, repair chimney, add support to joists

OCT - 5 2007

AT 17 WATERVILLE ST

016 J022001

provided that the person or persons who perform or supervise the work in accepting this permit shall comply with all of the provisions of the Statutes of the 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.

CITY OF PORTLAND

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 loaded or service is closed-in. 24 HOUR NOTICE 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

Thomas M. Moulton 10/5/07
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: 07-1232	Issue Date:	CBL: 016 J022001
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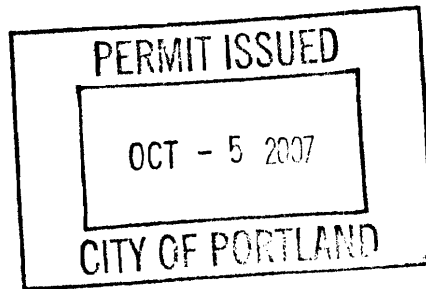
Location of Construction: 17 WATERVILLE ST	Owner Name: BOURDEAU KELLY J & JACOB	Owner Address: 17 WATERVILLE ST	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: S-L

Past Use: Two Family	Proposed Use: Change of use to Single Family - Interior renovations, repair chimney, add support to joists	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 1
Proposed Project Description: Change of use to Single Family - Interior renovations, repair chimney, add support to joists		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: _____		Signature: <i>Jm</i> 10/5/07
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: 10/01/2007	Zoning Approval
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
OK w/ conditions Date: 10/5/07 <i>APM</i>	Date: _____	Date: _____


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

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- Call Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Call Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

 If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

 CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature] Signature of Applicant/Designee Date 10/5/07

[Signature] Signature of Inspections Official Date 10/5/07

CBL 065022 Building Permit #: 071232

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1232	Date Applied For: 10/01/2007	CBL: 016 J022001
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Location of Construction: 17 WATERVILLE ST	Owner Name: BOURDEAU KELLY J & JACOB	Owner Address: 17 WATERVILLE ST	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Change of use to Single Family - Interior renovations, repair chimney, add support to joists	Proposed Project Description: Change of use to Single Family - Interior renovations, repair chimney, add support to joists
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/05/2007**Note:****Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) With the issuance of this permit and the certificate of occupancy, this property will be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being issued with the condition that all the work will take place within the existing footprint.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 10/05/2007**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) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



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>17 Waterville St Portland ME 04103</u>		
Total Square Footage of Proposed Structure <u>Same ~ 2200 sf</u>		Square Footage of Lot <u>2400 sf.</u>
Tax Assessor's Chart, Block & Lot Chart# <u>16</u> Block# <u>J</u> Lot# <u>22</u>	Owner: <u>Jacob Bourdeau</u> <u>Kelly Bourdeau</u>	Telephone: <u>207-232-9426</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>10,000</u> Fee: \$ <u>120</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family / 2 Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>See Attached scope & plans. Change of use 2 Family to 1 Family</u>		
Contractor's name, address & telephone: <u>HVAC / Electrical / Plumbing</u>		
Who should we contact when the permit is ready: <u>Owner</u> <u>to be pulled separately.</u>		
Mailing address: _____ Phone: <u>207 232-9422</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: <u>[Signature]</u>	Date: <u>10/1/07</u>
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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: 07-0975	Date Applied For: 08/10/2007	CBL: 016 J022001
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Location of Construction: 17 WATERVILLE ST	Owner Name: SMALL ROBERT A SR	Owner Address: 17 WATERVILLE ST	Phone:
Business Name:	Contractor Name: L & M Builders	Contractor Address: 151 Gray Rd. Falmouth	Phone (207) 797-7089
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Residential 2 unit Foundation repairs	Proposed Project Description: Foundation repairs
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/20/2007

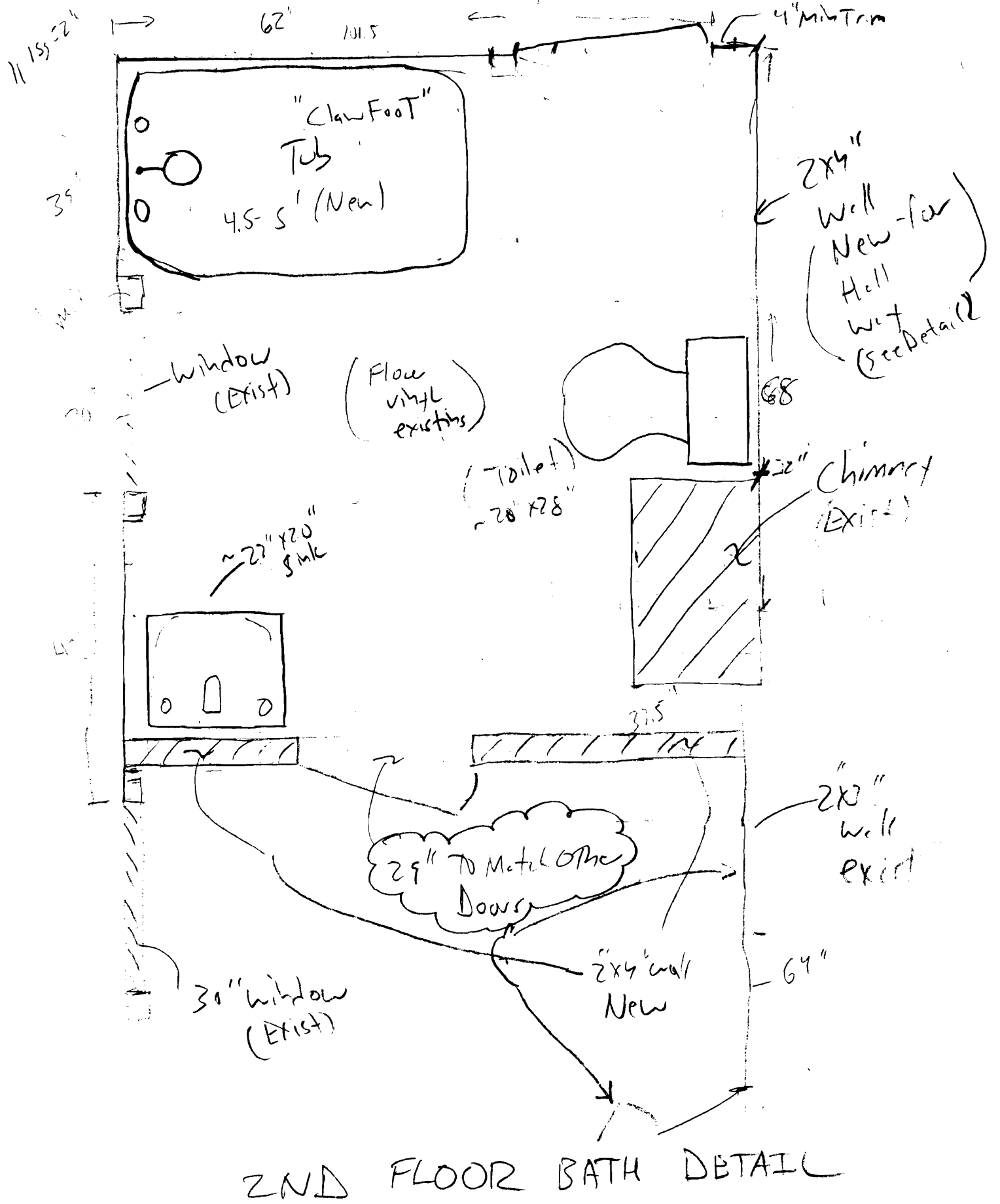
Note:**Ok to Issue:**

- 1) There shall be no increase in the size of the existing footprint of this structure. This permit is for repairs to the existing walls only.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) 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.
- 4) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.

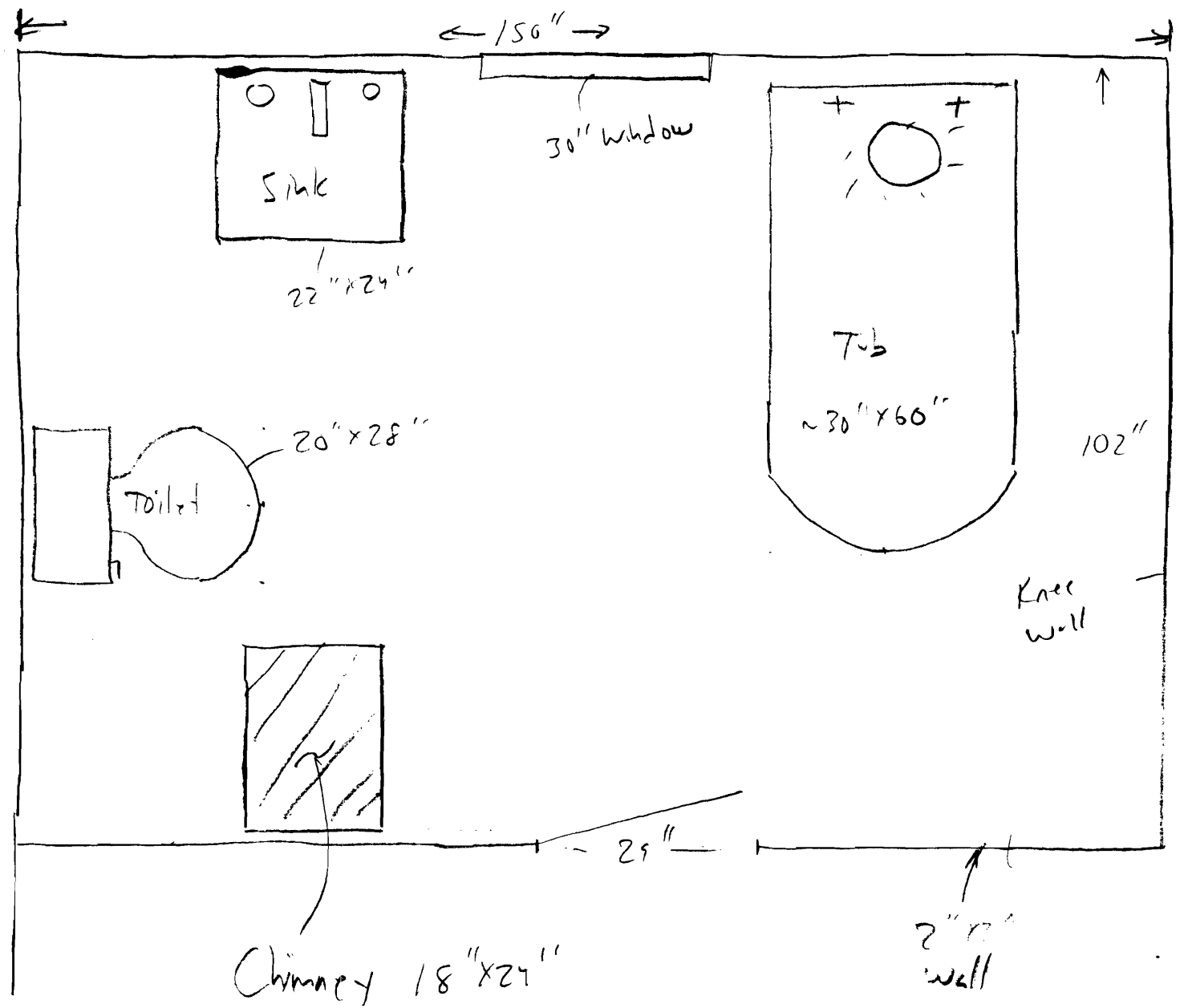
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/21/2007

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.



* Locations pending Plumbing Permit (Plumber to pull permit)
 * Between R.H. & Piquill for all walls



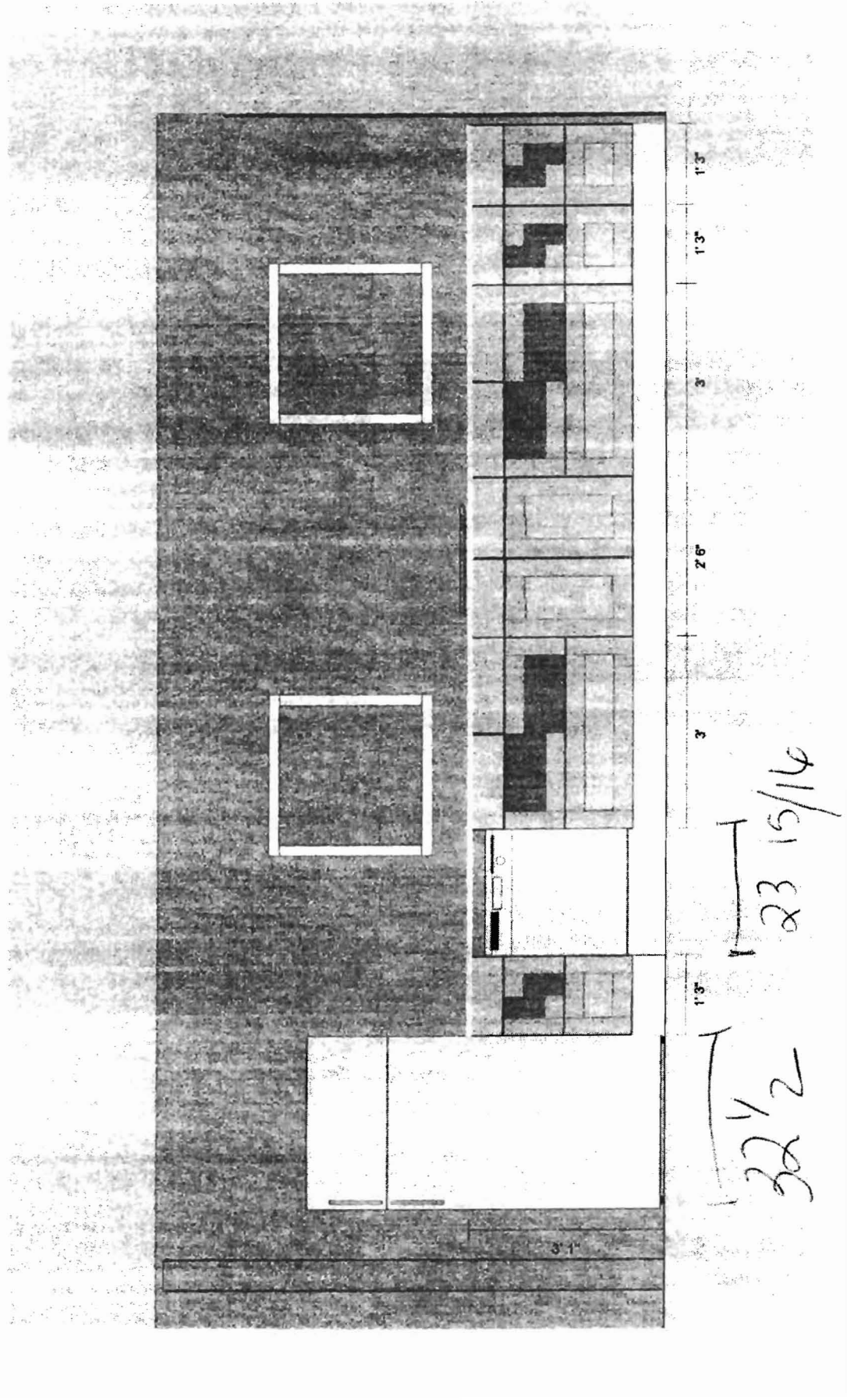
3rd Floor Bath Lay out

- * Locations pending Plumbing Permit (Plumber pull permit)
- * Bathroom Rigid Dry Wall install to replace after foundation work

IKEA®

File name: S MID
Date: 10/2/2007
Scale: Print to fit paper size
Dimension: 38" x 22"

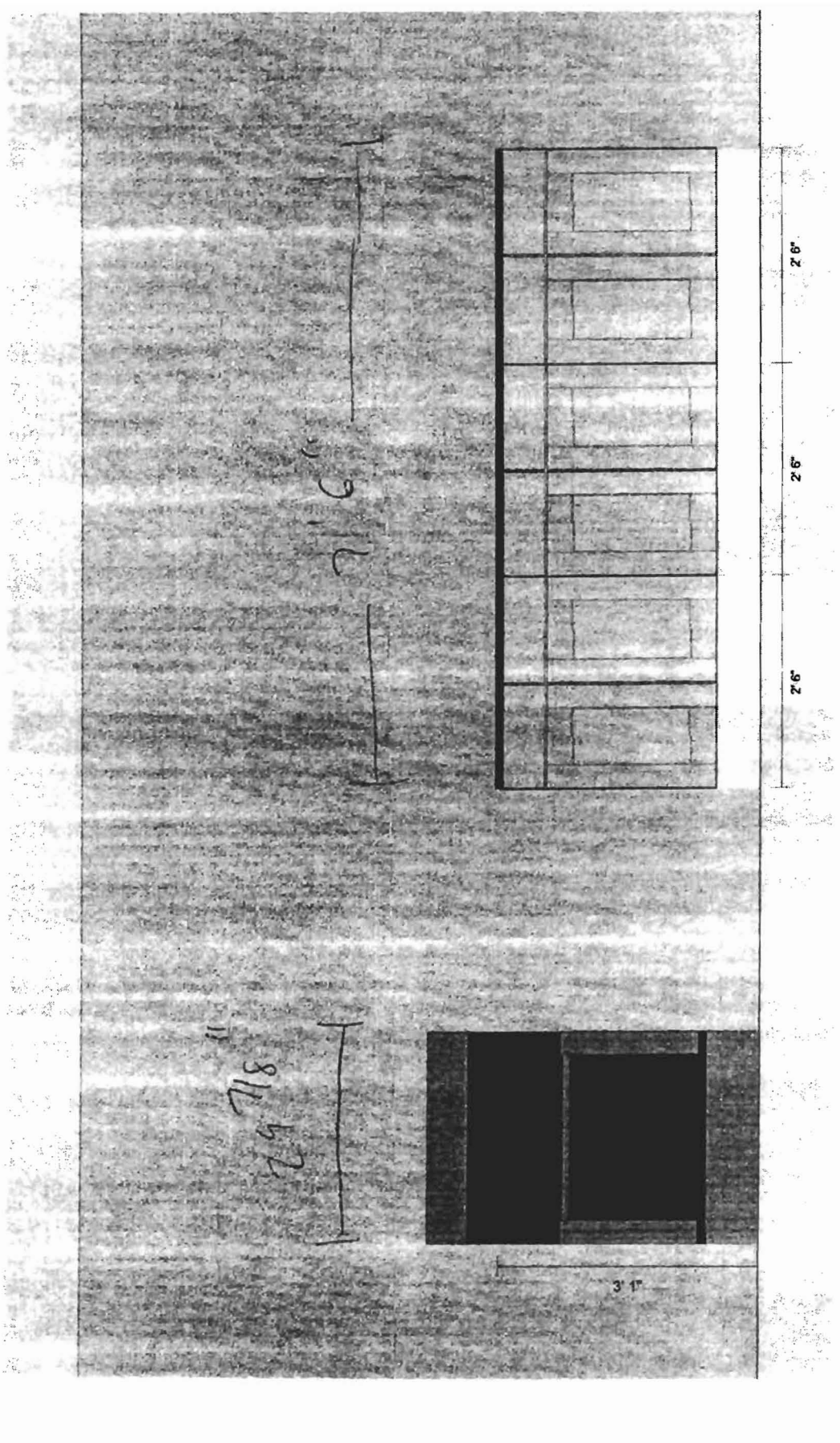
Your note:



IKEA®

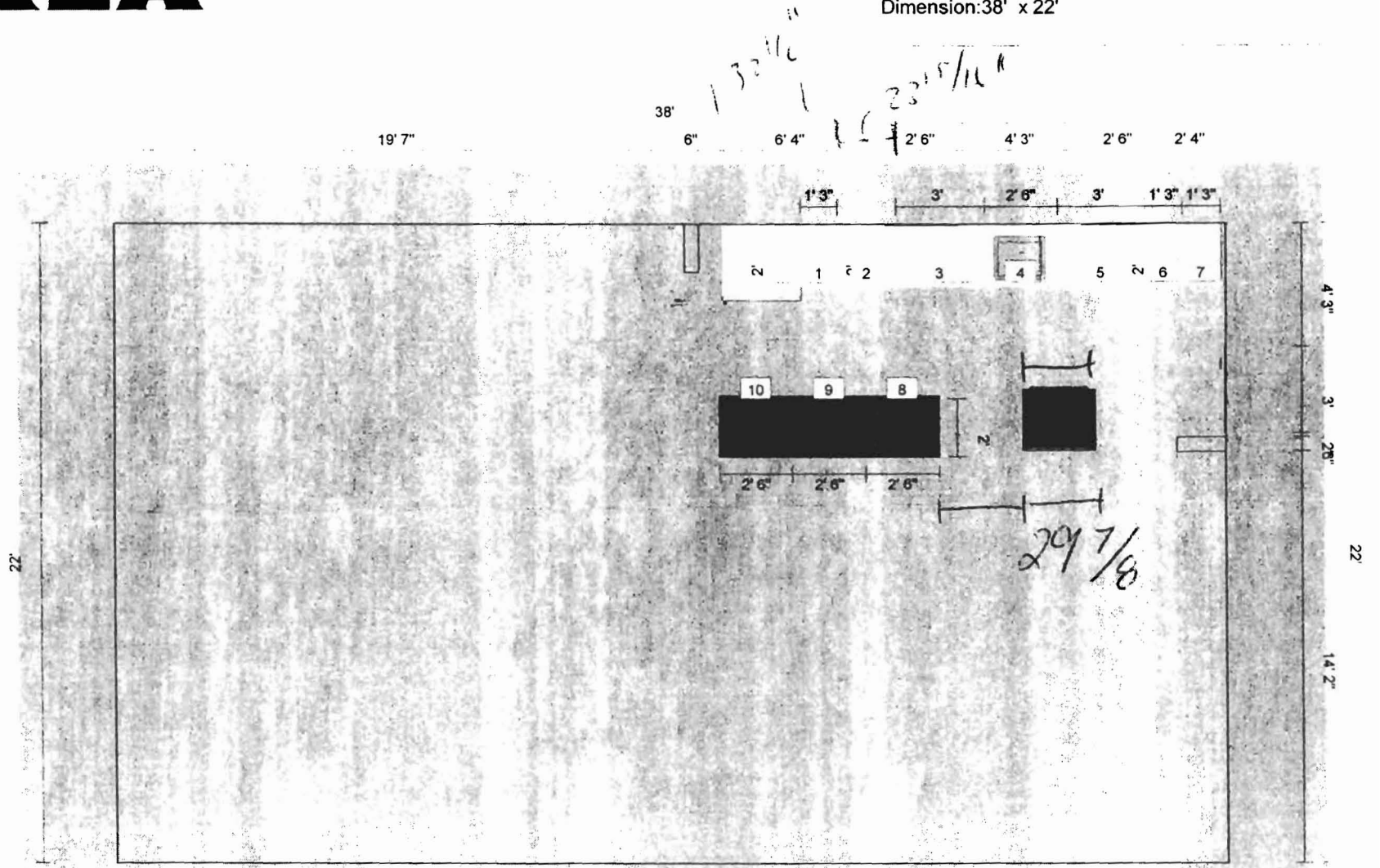
File name: S MID
Date: 10/2/2007
Scale: Print to fit paper size
Dimension: 38' x 22'

Your note:



IKEA®

File name: S MID
Date: 10/2/2007
Scale: Print to fit paper size
Dimension: 38' x 22'



**17 WATERVILLE STREET
PORTLAND, MAINE 04103**

**Built Circa 1870
New Englander
Balloon Frame
Owners: Jacob and Kelly Bourdeau**



SCOPE OF WORK FOR INTERIOR PERMIT – (See attached Plans)

First Floor (see details)

- After adding temporary support on nearby joists, repair several rotted 2x3s and sub-floor areas near former historic kitchen sink location
- Install plumbing chase for bathroom vent pipes
- Repair 2x3 wall board by chimney
- Install small ½ toilet and sink in small room front door (plumbing permit pulled by plumber)
- Update kitchen with new appliances and cabinets (HVAC and Electric Permit Separate)
- Modify wall between kitchen and dining room

Second Floor (see details)

- Install two doors after temporarily supporting framing
- Install new bath/sink toilet (HVAC plumbing and electric Permits separate)
- Remove unused framing from around the chimney to expose and re-point/repair holes

- Replace rotted or loose boards in wall near chimney.
- Frame in open hall way between back bedroom and bath. Closet and partition previously approved. Existing walls are 2x3. Frame in with 2x4 and double header

Third Floor (see details)

- Add tub/sink/toilet (Electric, plumbing and HVAC Permits to be pulled separately)
- Install new larger collar ties

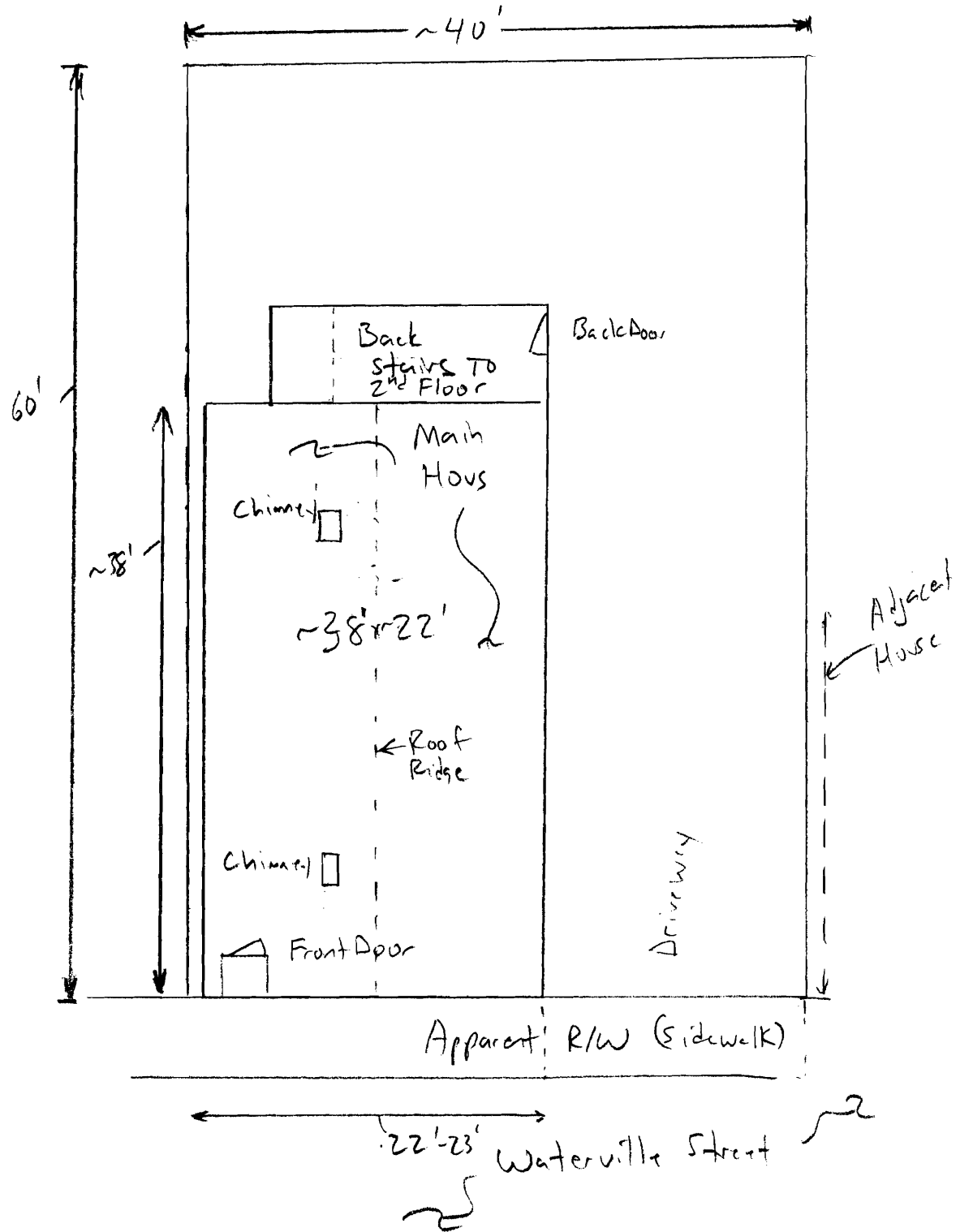
House

- Rewire existing circuit box where needed and update electrical wire (e.g., BX to Romex) and boxes (electrician to pull permit)
- Insulate walls and ceilings with fiberglass insulation where no insulation is existing using existing studs and joist depths, and reinstall baseboard heat. Place proper vents in the roof joists for ventilation and place vapor barrier on inside walls. (HVAC Permits separately)

*** Note - Future permit requests will include a minimum of separate HVAC, Electric and Plumbing permit applications. A Foundation Permit and a one day permit for interior framing was recently approved. These permits are currently being implemented.**

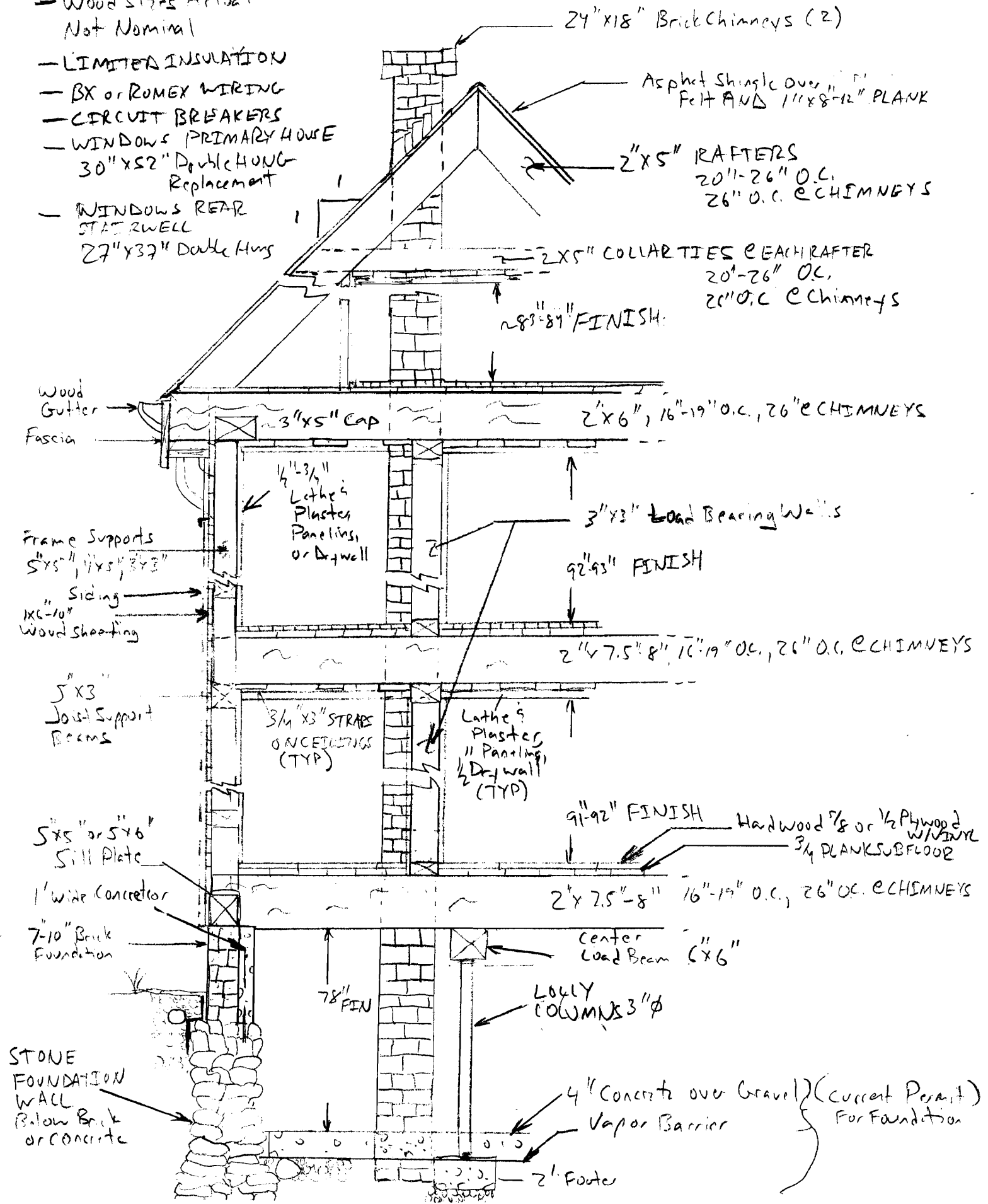
PLOT PLAN

Property - 60' x 40'
Main House - 38' x 22'



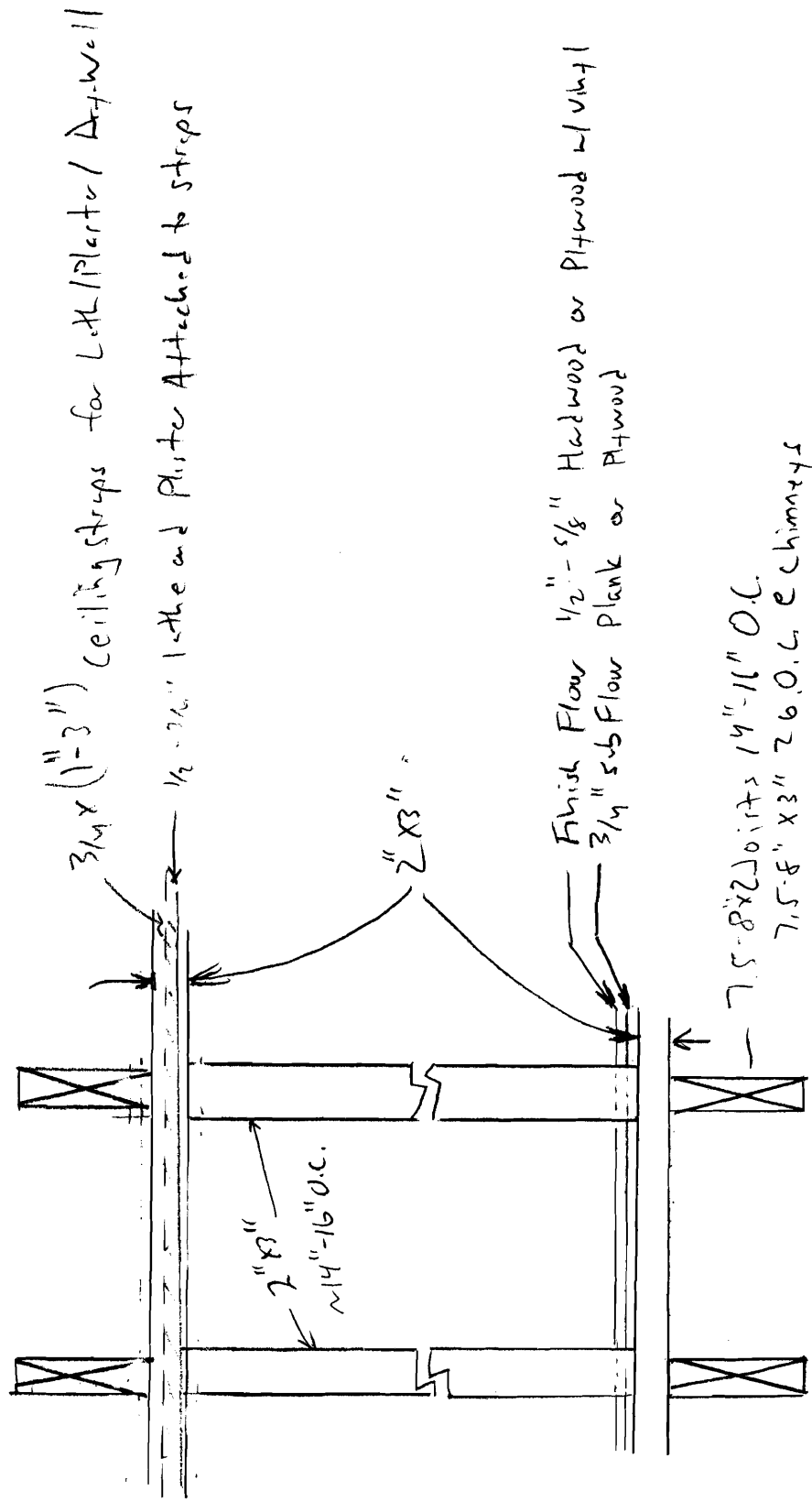
Specifications

- Ballon Frame (CIRCA 1870)
- Wood Sizes Actual Not Nominal
- LIMITED INSULATION
- BX or ROMEX WIRING
- CIRCUIT BREAKERS
- WINDOWS PRIMARY HOUSE 30" X 52" Double HUNG Replacement
- WINDOWS REAR STAIRWELL 27" X 37" Double Hung



Load Bearing Wall Detail (Existing Typical)

N.T.S.



Existing
Partition Wall Details

N.T.S.

Finish Floor (Hardwood or Plywood w/ vinyl)

Sub Floor 3/4" Plank 6-10" wide

3/4" x 2"-3" Strapping for Lath or Plaster or Drywall

Lath
Plaster

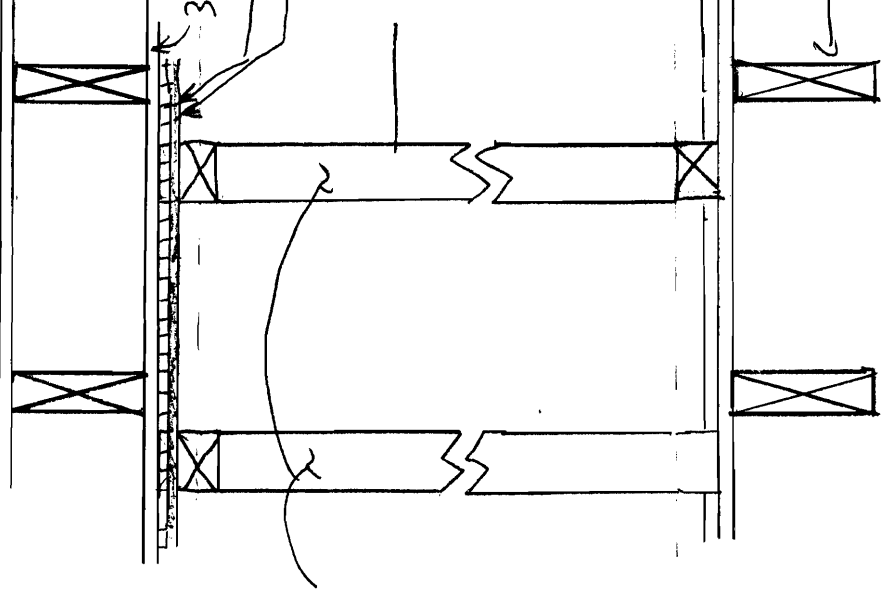
Will end at Plaster versus structural wall
which supports base of Joist
Typically Parallel to Joist Direction

Finish Floor

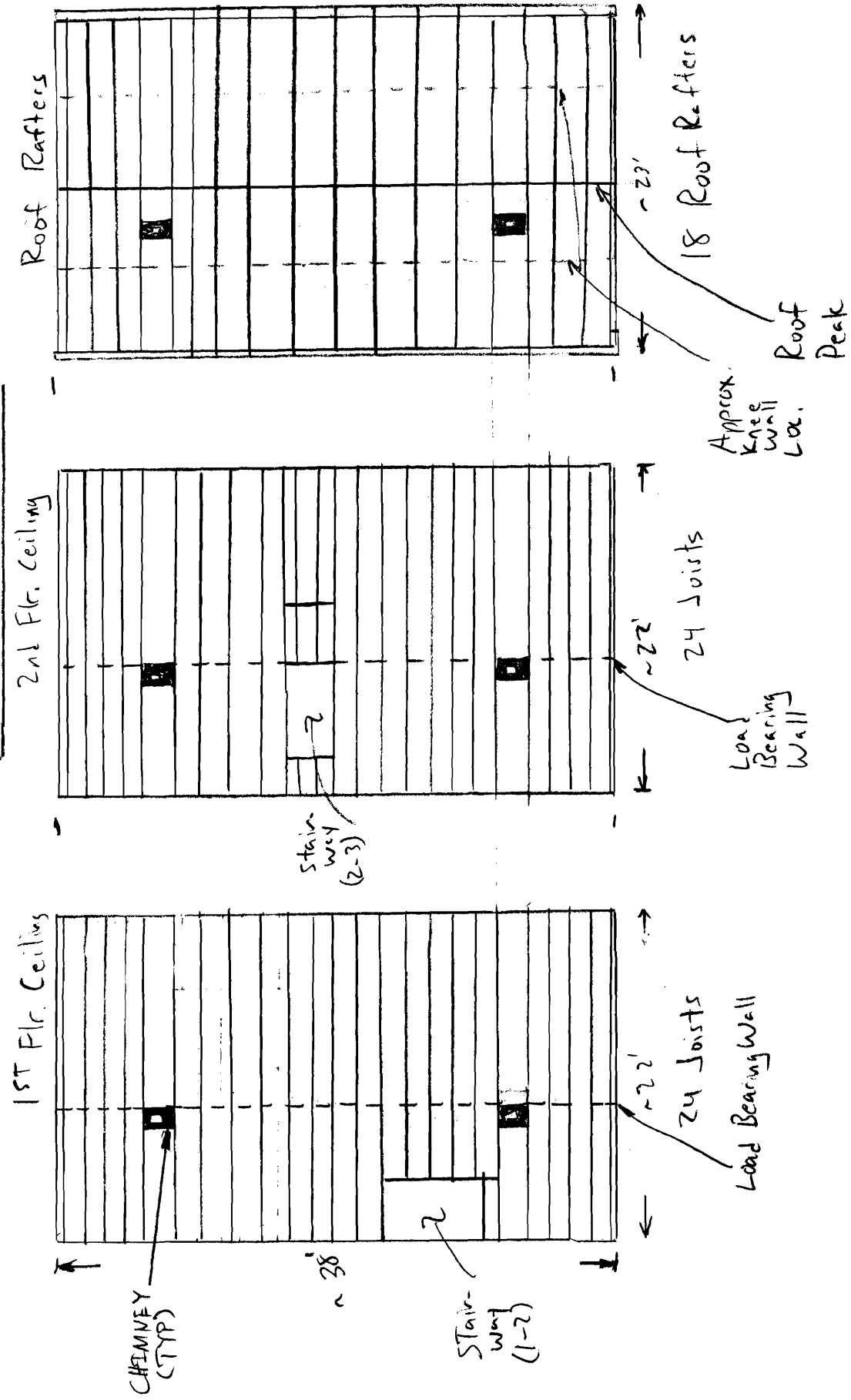
3/4" Sub Floor 6-10" wide

Floor Joist 14-16" O.C. TYP.
~26" O.C. E. chimneys

Typical
2"x3"
Interior
Partitions
Stop @ strips
and not
typically in
line w/
Ceiling / Floor
Joists



Roof Joist Details/Layout



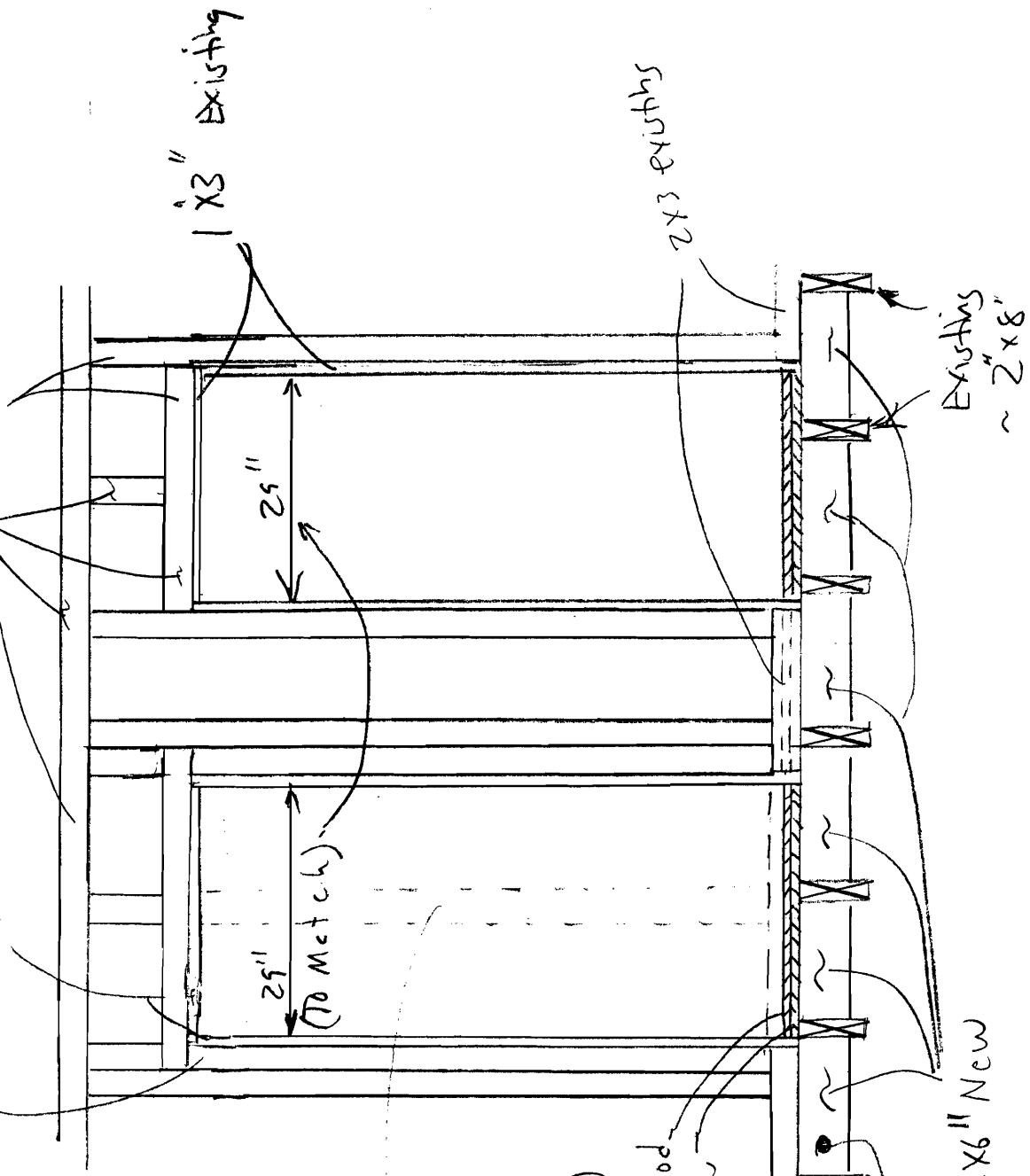
* Basement Ceiling 24 Joists

New Door Jam
To Match Existing

- * Add Joist Support
- * Add Jacks in
New Frame

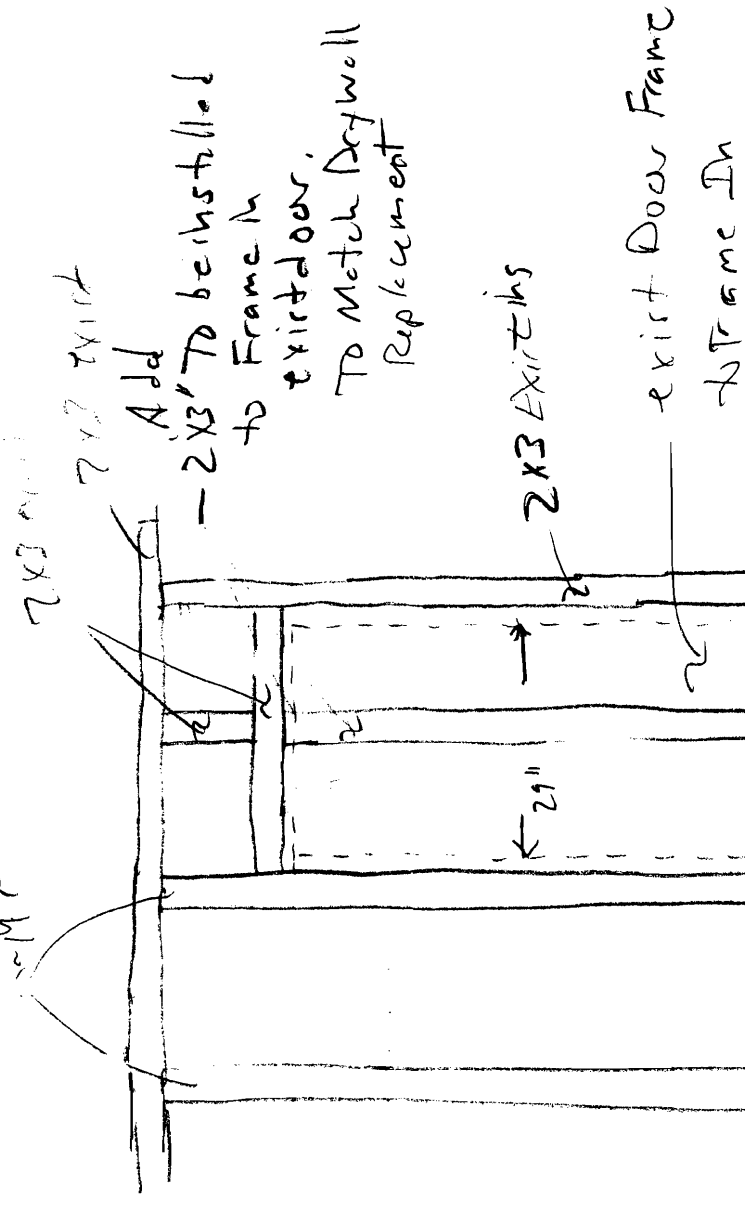
New 2x3 Jacks (To Match)
1/4" to 1/2" Existing
Tub Trim
Doors

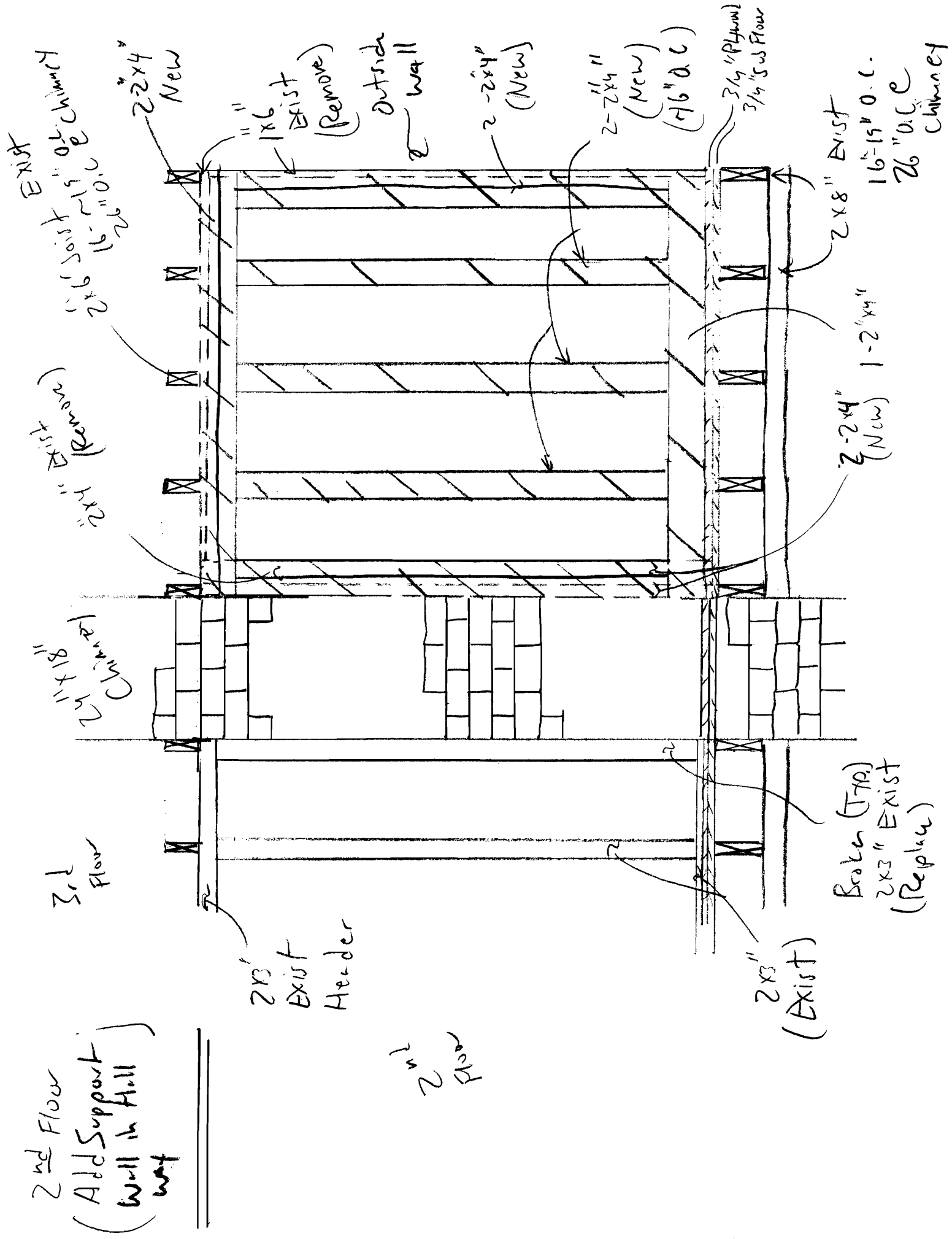
Existing 2x3's Wall



Detail Frame in Exist Door

2x3's existing
16" O.C.





CROSS-SECTION

Kitchen / Dining Room Wall

Proposed

* > 2" Solid Beams Surface
for Each Header (8" each)
2-2x12 (New)

1 1/2" Plywood
SP. over

2-2x12's (New)

1-2x3 (EXIST)
1-2x8 (EXIST)

2-2x8's
w/SPACE
EXIST

New 2x8" (EXIST)

Chimney
(EXIST)
18"x24"

2-2x12 w/SPACE

EXIST'S w/SPACE

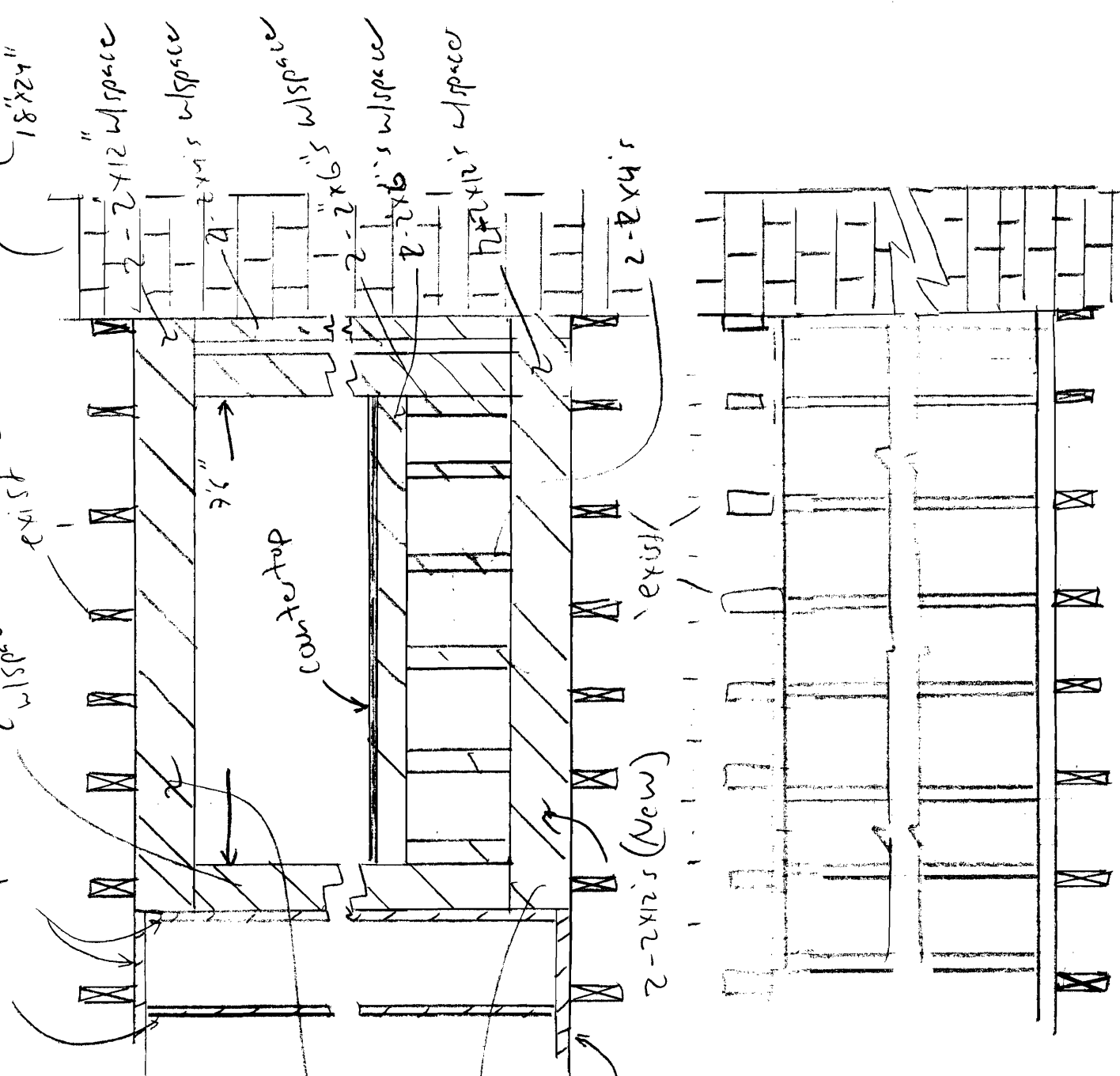
2-2x6's w/SPACE

2-2x6's w/SPACE

2-2x12's w/SPACE

1-2x3" (EXIST)
2-2x12's (New)

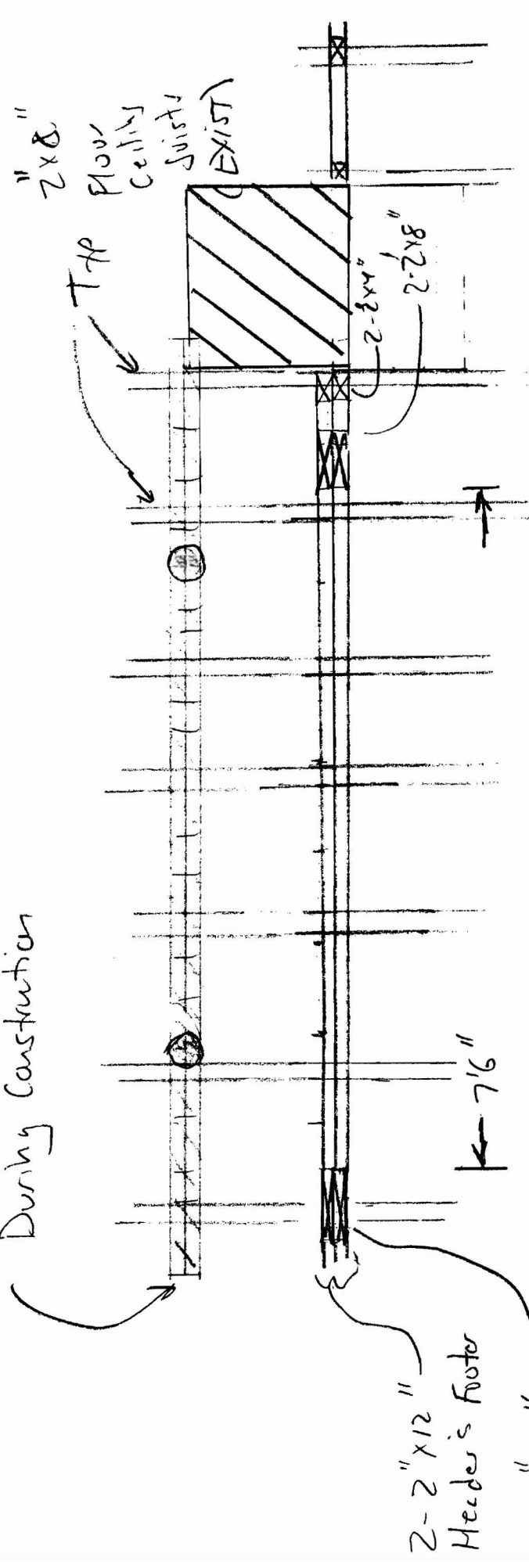
Exits



PLAN VIEW Kitchen / Dining Room Wall

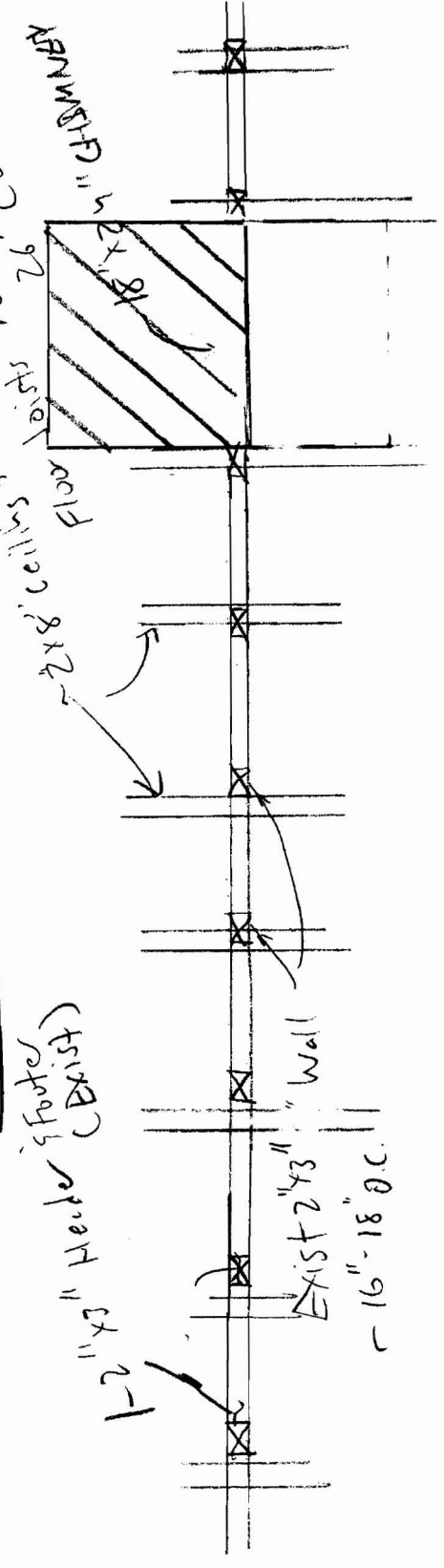
PROPOSED FRAMING

Temporary Support (Lolly columns w/ 2-2"x8" Header & Footer)
During Construction



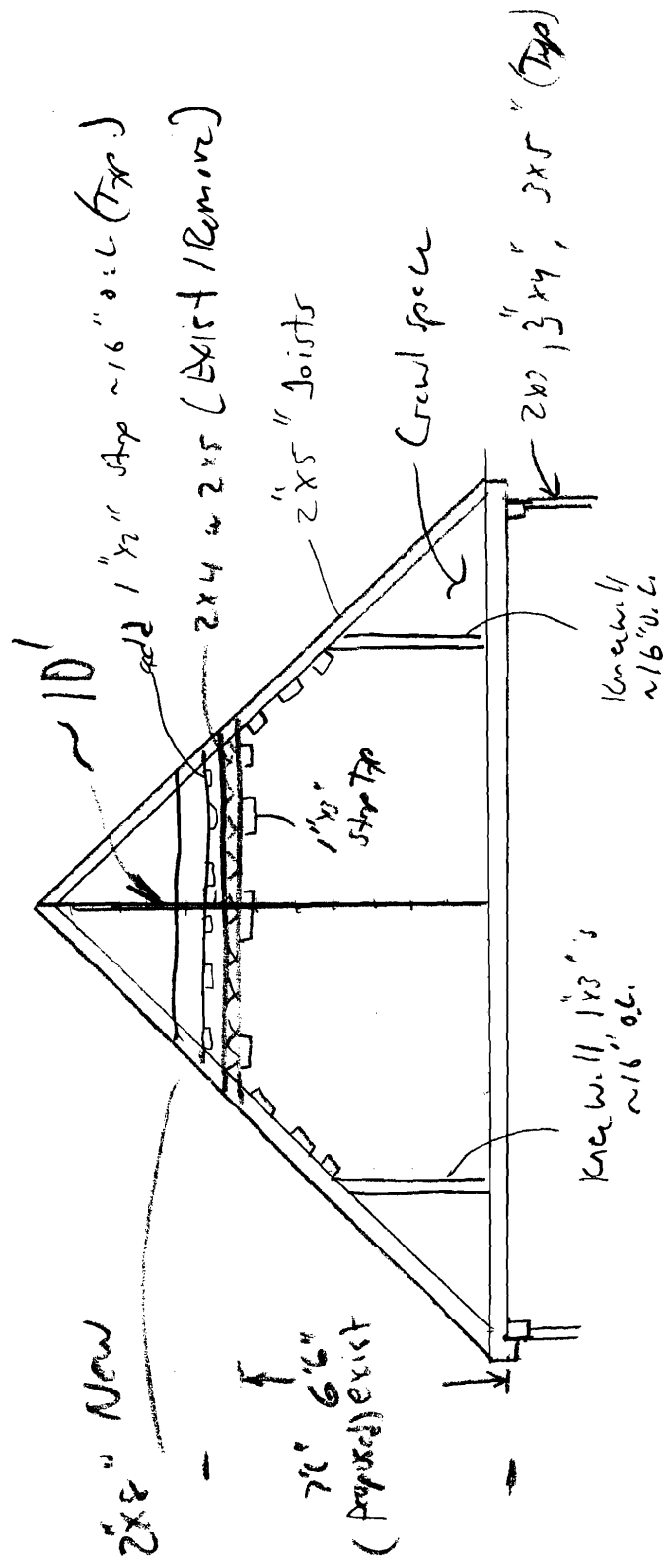
2-2" x 12" Header's Footer
2-2" x 10" w/ Plywood space

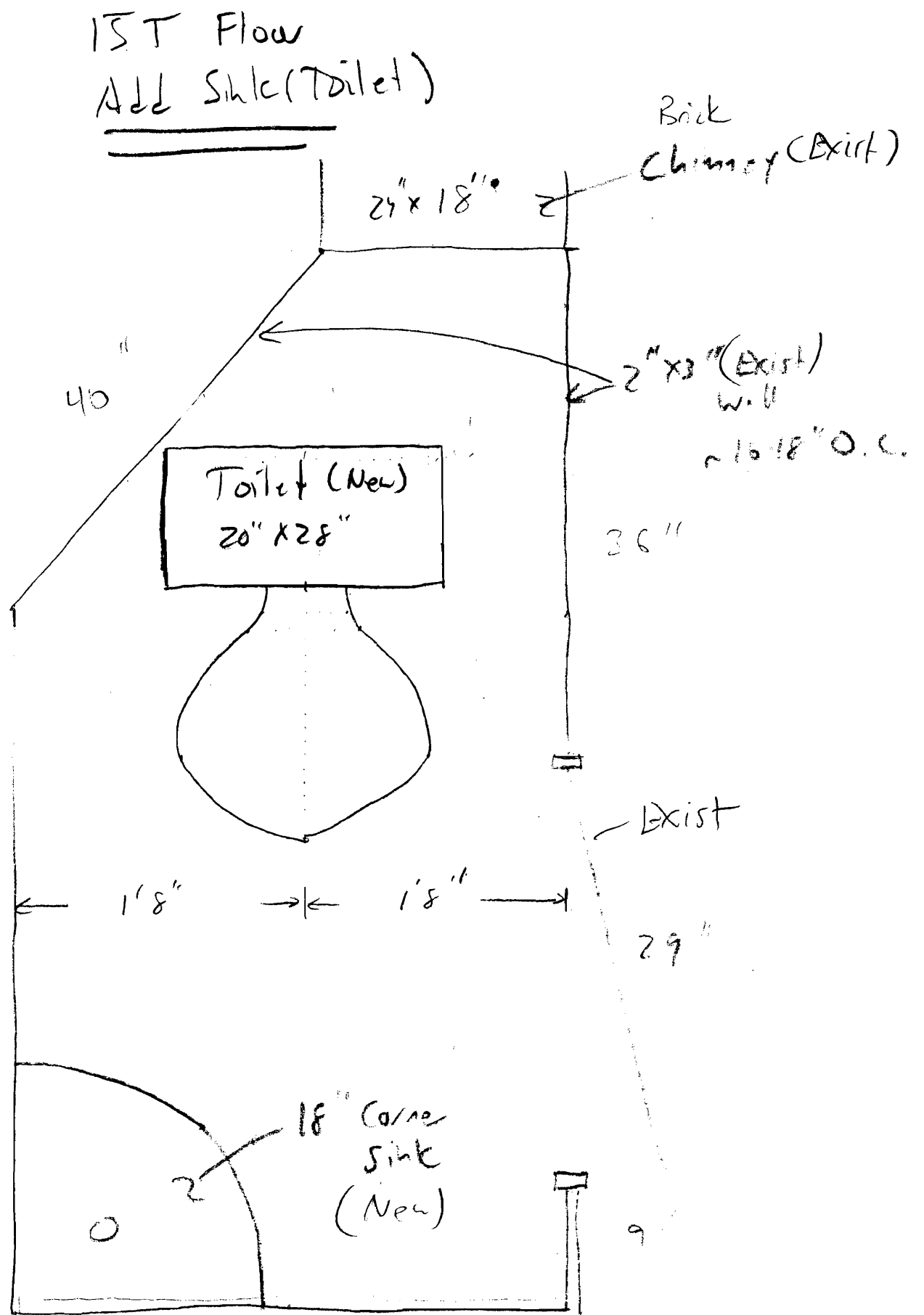
EXISTING



1-2" x 3" Header (Footer) (EXIST)
EXIST 2" x 3" Wall
- 16" - 18" O.C.

Collar-Tie Detail



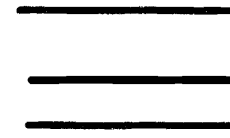
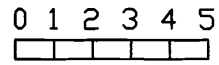


* Locations pending Plumbing Permit (Plumber to Pull Permit)

17 WATERVILLE STREET
PORTLAND, ME 04101

15

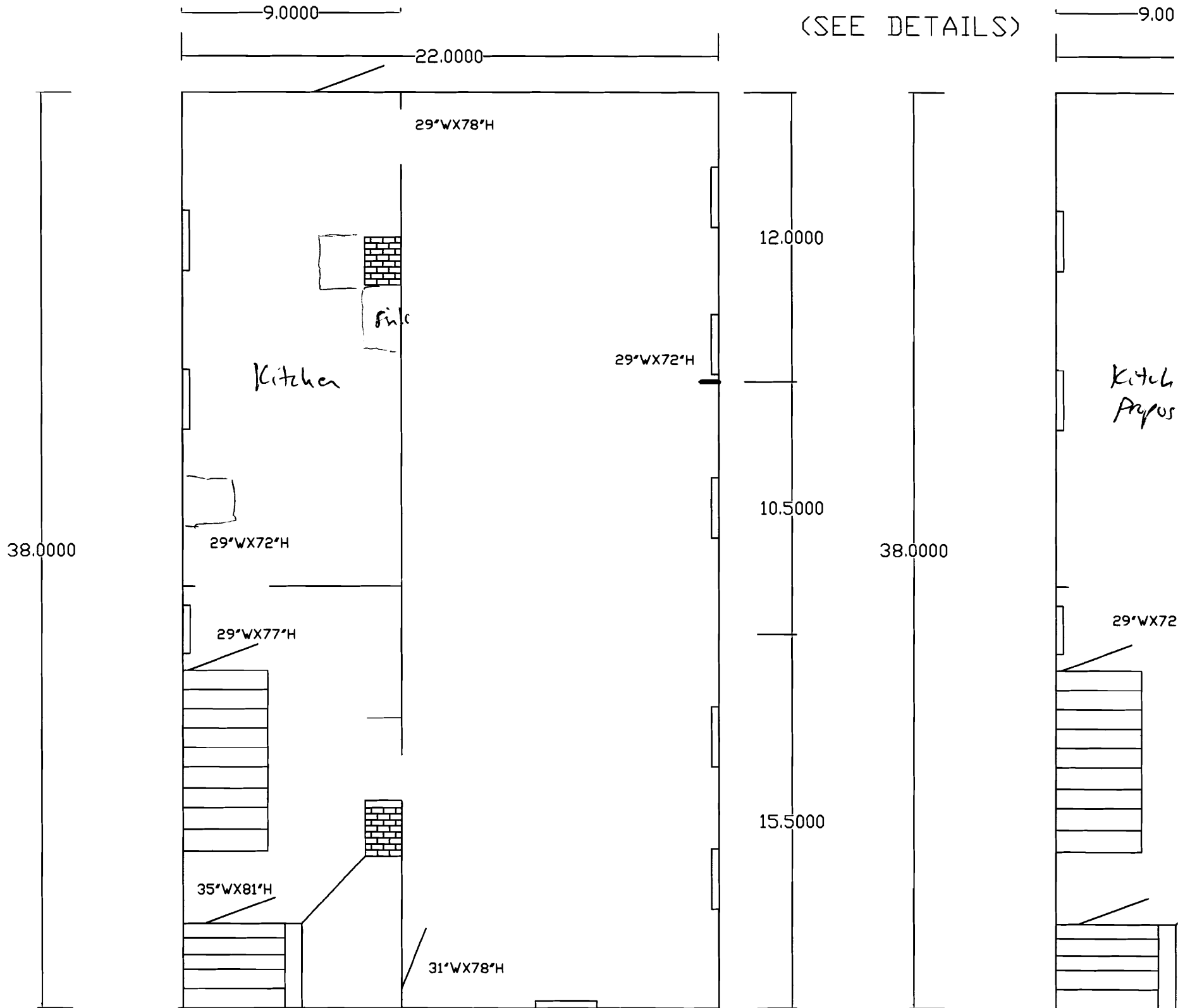
EXISTING FLOOR PLAN



ADD FRAME
REMOVE
REPAIR

PROP

(SEE DETAILS)

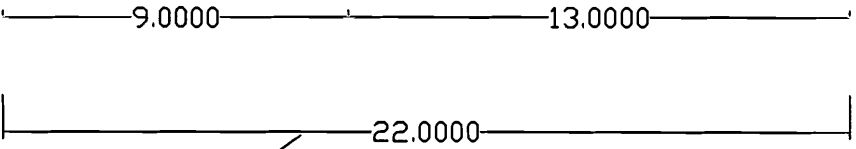
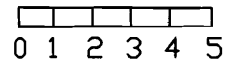


17 WATERVILLE STREET
PORTLAND, ME 04101

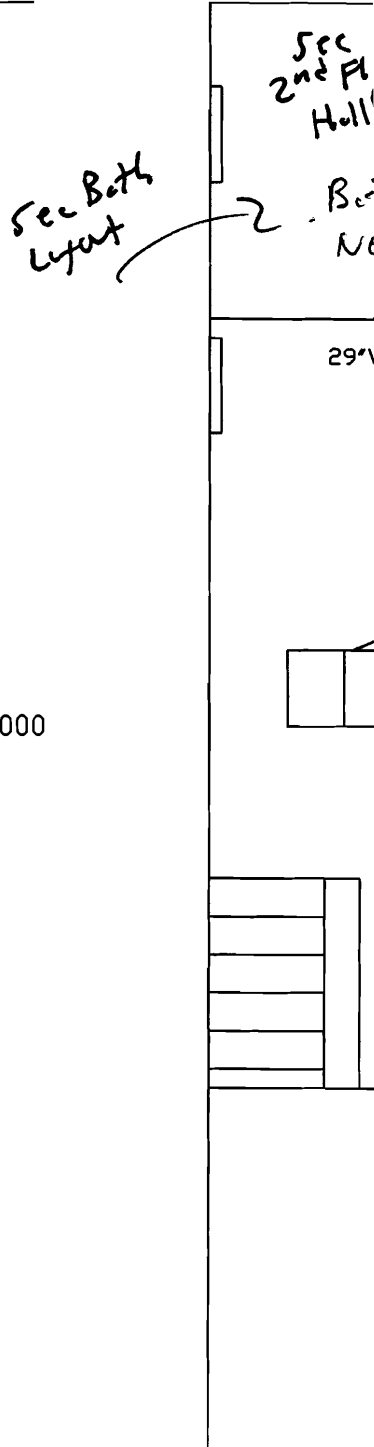
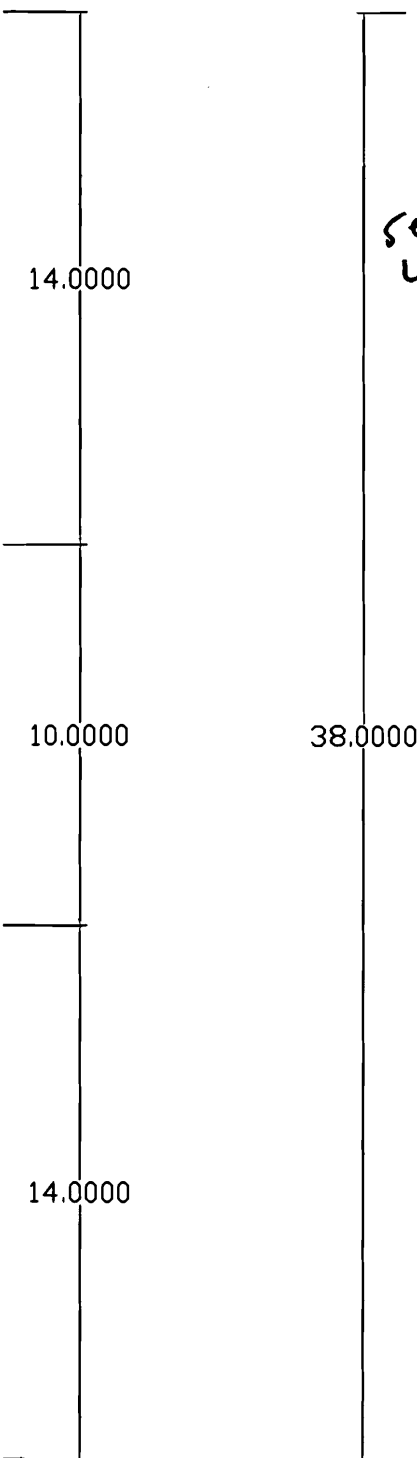
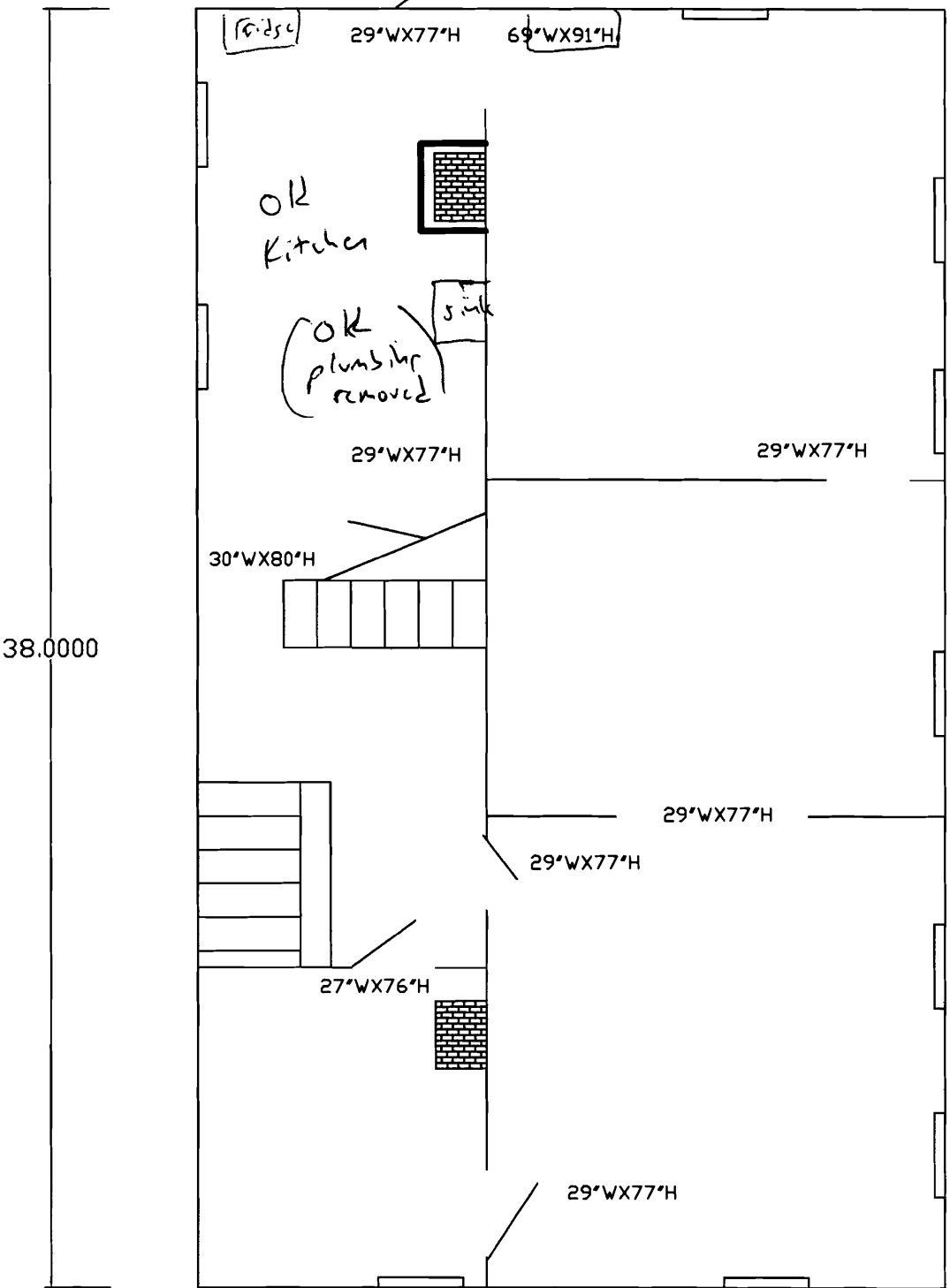
2nd

PRO

EXISTING FLOOR PLAN



— ADD FRAME
— REMOVE
(SEE DETAILS)

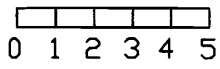


17 WATERVILLE STREET

312

PORTLAND, ME 04101

EXISTING FLOOR PLAN



- ADD FRAME
- REMOVE

PROP

