

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: 001452

JAN 19 2010

This is to certify that WINCH CAROLINE W WID W III VEThas permission to change of use from single family 2 family home City of PortlandAT 50 ALDER ST CB 033 C016001

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 written permission procured before this building or part thereof is lathed or otherwise worked-in. 24 HOURS 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

Sam Fenech 1/15/10
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: 09-1452	Issue Date:	CBL: 033 C016001
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Location of Construction: 50 ALDER ST	Owner Name: WINCH CAROLINE W WID WWI	Owner Address: 50 ALDER ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: B-2b

Past Use: Single Family Home	Proposed Use: 2 Family Home - change of use from single family to 2 family home	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003	

Proposed Project Description: change of use from single family to 2 family home	Signature:	Signature: <i>[Signature]</i> 1/15/10
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: Ldobson	Date Applied For: 12/31/2009	Zoning Approval
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Exemption Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>De w i c u n d i h o v</i> Date: 12/31/09 <i>ABM</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <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 <i>ABM</i> Date:
	<p>PERMIT ISSUED</p> <p>JAN 19 2010</p> <p>City of Portland</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 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: 09-1452	Date Applied For: 12/31/2009	CBL: 033 C016001
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Location of Construction: 50 ALDER ST	Owner Name: WINCH CAROLINE W WID WWI	Owner Address: 50 ALDER ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: 2 Family Home - change of use from single family to 2 family home	Proposed Project Description: change of use from single family to 2 family home
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/31/2009

Note:**Ok to Issue:**

- 1) With the issuance of this permit and the certificate of occupancy, this property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** 01/15/2010

Note:**Ok to Issue:**

- 1) The existing solid wood front entry doors for each unit are allowed to remain.
- 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC and R317.3.1.2 of the IRC
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

1/11/2010-jmb: Pete Molloy called to inquire on the status and we discussed some code requirements prior to me actually reviewing the plans. This building was occupied by one family, even though there are 2 kitchens and at some point it was a duplex. He will get back to with information on hardwired smokes, CO detectors, fire doors, separation in basement/attic, # or electric meters.

1/12/2010-jmb: Pete M. Came in with some new drawings and details. After reviewing with him, he may change the layout due to ease of fire separation. This house originally was a side by side duplex and changes were made to the layout. He will submit plans after discussing with the owner and buyers broker.

1/14/2010-jmb: Received email and Pete M. Delivered revised plans

1/15/2010-jmb: Reviewed revisions, can issue, but called Pete to request a darker copy of the plans when he picks up the permit.

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.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

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 of Applicant/Designee



Date



Signature of Inspections Official



Date



General Building Permit Application

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>50 Alder -</u>		
Total Square Footage of Proposed Structure/Area <u>3600 + SF</u>	Square Footage of Lot <u>0.139</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>33C 16-17</u>	Applicant must be owner, Lessee or Buyer Name <u>Caroline Winch</u> Address <u>50 Alder St</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>222-2485</u> or <u>773-6998</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name: Address: City, State & Zip:	Cost Of Work: \$ _____ C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>Single family with 2 units</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Conversion to a 2 unit</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>currently listed as a single family and we propose that it be converted to a 2 family, it is not part of a subdivision</u>		
Contractor's name: _____ Address: _____ City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: <u>Peter Mollay</u> Telephone: <u>632-1084</u> Mailing address: <u>Renwick Heritage 765 S. 24 1 - Yarmouth</u> <u>846-4300 x111</u> <u>ME 04096</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.

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: Caroline Winch Date: 12-30-07

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

RECEIVED
DEC 31 2007
Dept. of Building Inspections
City of Portland Maine

Jeanie Bourke - 50 Alder Street

From: "Pete Molloy" <pmolloy@rheritage.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 1/14/2010 11:16:52 AM
Subject: 50 Alder Street

Jeanie

I dropped off the sketches this morning, I made the couple of revisions and noted them on the document. What we are proposing for work to satisfy the permit is the following

- W/
Plug in
or
HDWired
1. install 2nd electrical meter and separate electricity for #48 & #50 on separate panels.
 2. install hardwired smoke detectors (#50-one on level 1 & 2 hallway/LR, each bedroom for a total of 4. #48-one on 2nd level, each bedroom for a total of 3).
 3. install battery CO detectors (one on each level of the apartments #50-2, #48-2)
 4. close doorway on 1st level between kitchen and bedroom on the rear of the building, currently part of #50. Will include framing, insulation, 5/8 sheetrock, mud and tape
 5. close doorway in the basement level between the two sides of the building, separating #48-#50. Will include framing, 5/8 sheetrock, mud and tape.

This should do it based on all the conversations we have had. I am working in getting contractors over the house to get things lined up. I assume we will need a permit for the electrical, when I have determined who the electrician will be, we will get working on it ASAP, ideally next week.

My question(s) to you is when can we expect conditional approval on the permit from you? When can we expect to have an appointment to meet you at the property to be sure this is nothing else needed to be completed? Time is of the essence and we simply want to get through this as quickly as possible.

I appreciate all your help up until this point, its allowed me to turn things around much quicker and all parties involved really appreciate it. Thanks Jeanie. Feel free to call me if you need to. Take care

Pete Molloy

REMAX Heritage
 765 US Rte. One
 Yarmouth, Maine 04096
 Office 207-846-4300 ext. 111
 Fax 207-846-0412
 email pmolloy@rheritage.com
www.greatmaineproperties.com

FLOORPLAN

Borrower: Damian Trask-Annie's

File No.: ck912198

Property Address: 50 Alder Street

Case No.: 231-1055760

City: Portland

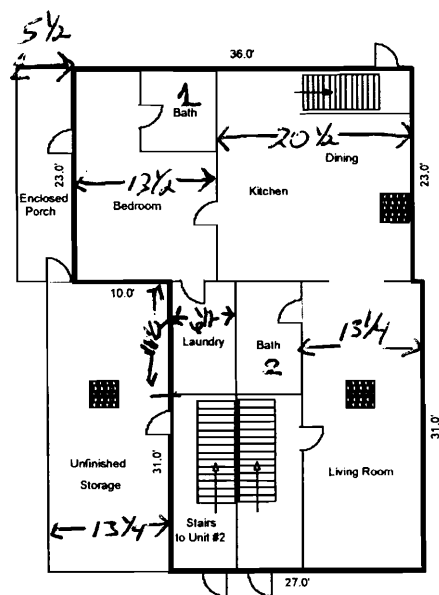
State: ME

Zip: 04101

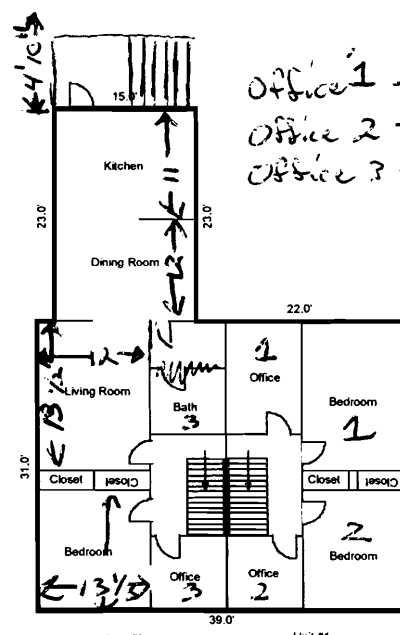
Lender: Mortgage Network, Inc.

Stairs/Hallway Unit #1 - $5\frac{1}{2}' \times 17'$
 Stairs/Hallway Unit #2 - $5\frac{1}{2}' \times 17'$

Bath 1 9×5
 Bath 2 $7 \times 8\frac{1}{2}$
 Bath 3 9×7



Unit #1
 First floor



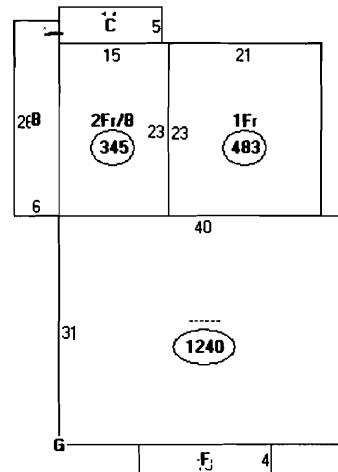
Unit #2
 Second floor

Office 1 - $9 \times 6\frac{1}{3}$
 Office 2 - $7 \times 5\frac{1}{2}$
 Office 3 - $7\frac{1}{2} \times 5\frac{1}{2}$

$13\frac{1}{2} \times 12\frac{1}{2}$
 Bedroom 1

$13\frac{1}{2} \times 12\frac{1}{2}$
 Bedroom 2

For Visual Aid Only
 Not to Exact Scale



Descriptor/Area

A: -----
1240 sqft
B: EP
156 sqft
C: EP/EP
70 sqft
D: 2Fr/B
345 sqft
E: 1Fr
483 sqft
F: EP
72 sqft
G: RG1
360 sqft

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 033 C016001
Land Use Type SINGLE FAMILY
Property Location 50 ALDER ST
Owner Information WINCH CAROLINE W WID WWII VET
 50 ALDER ST
 PORTLAND ME 04101
Book and Page
Legal Description 33-C-16-17
 ALDER ST 48-50
 6076 SF
Acres 0.139

Current Assessed Valuation:

TAX ACCT NO. 4928 **OWNER OF RECORD AS OF APRIL 2009**
 WINCH CAROLINE W
 WID WWII VET
 50 ALDER ST
 PORTLAND ME 04101
LAND VALUE \$68,800.00
BUILDING VALUE \$231,900.00
WORLD WAR II WIDOWS (\$5,700.00)
HOMESTEAD EXEMPTION (\$12,350.00)
NET TAXABLE - REAL ESTATE \$282,650.00
TAX AMOUNT \$5,014.22

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

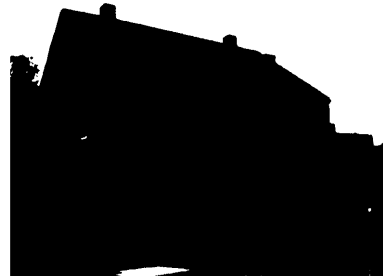


Building Information:

Card 1 of 1

Year Built 1850
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 4
Full Baths 3
Total Rooms 11
Attic UNFIN
Basement FULL
Square Feet 3653

[View Sketch](#) [View Map](#) [View Picture](#)



Best viewed at 800x600, with Internet Explorer

Outbuildings/Yard Improvements:

Card 1

Year Built 1987
Structure GARAGE - FRAME
Size 1X360
Units 1
Grade C
Condition A

[New Search](#)

CITY OF PORTLAND

Concrete Retaining Wall

Drill Hole in Wall

Drill Hole in Wall

B-2b - use R-6 (residential use)
lot size - 6076 sq ft
2 parking spaces required - 016
1,000 sq. ft. of land area per dw 016

64'

65'

0.63 TO I.P. SET

BENEDICT J. & GWENDOLYN E. RICCI

JOHN L. WINCH Jr.

Deck 15' 18 1/2' 12'

CITY OF PORTLAND

D-3096
827

D3606
299

D3606
299

96.4'

96.50'

97.80'

GARAGE

12'

11'

64±

65'

90° L.P. FOUND

31.7'

31'

90° I.P. SET

96.5'

STREET

ALDER STREET

LANCASTER STREET

PLAN OF PROPERTY IN		
PORTLAND, MAINE		
MADE FOR		
JOHN L. WINCH Jr. 50 ALDER STREET, PORTLAND, MAINE		
LAWRENCE P. ROLFE		
REGISTERED LAND SURVEYOR		
SCALE 1" = 20'	PORTLAND, MAINE	DATE 5-24-76

Lawrence P. Rolfe



City of Portland
GIS



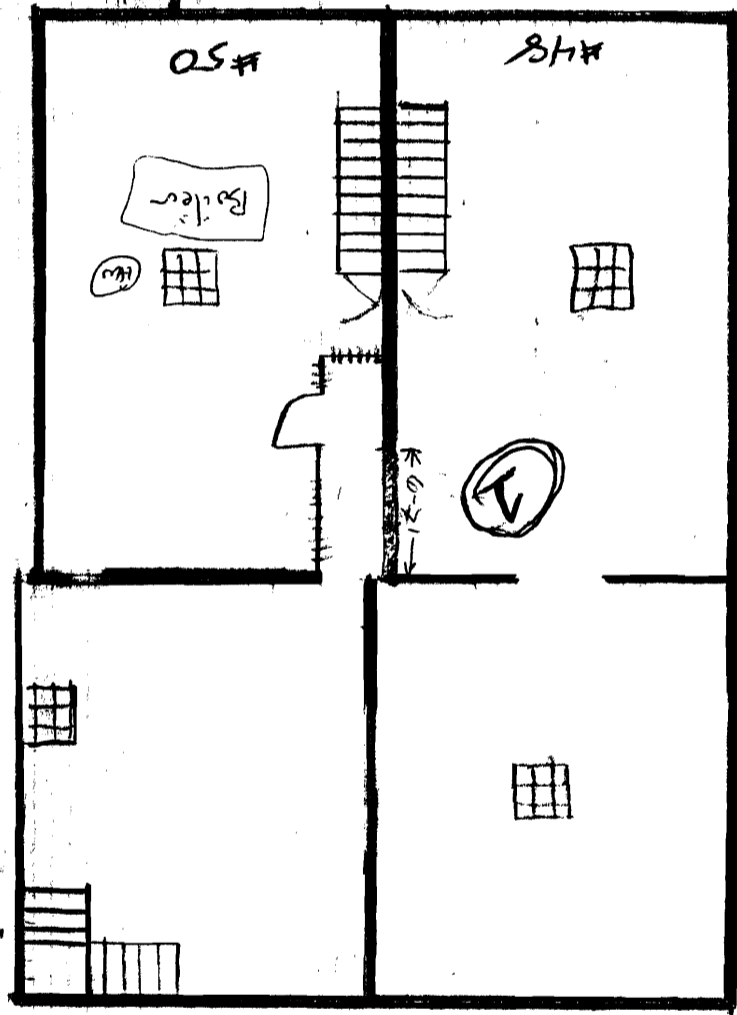
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389 Congress St.
Portland, Maine
04101

RECEIVED

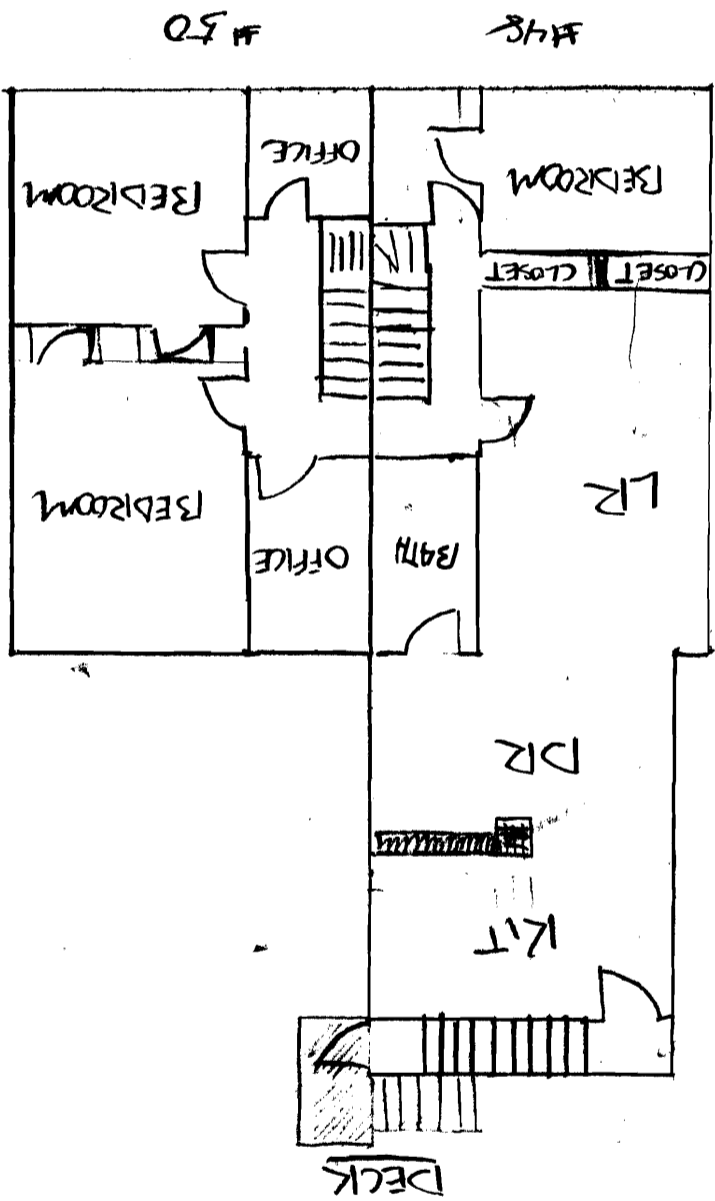
JAN 19 2010

Dept. of Building Inspections
City of Portland Maine



BASEMENT

CENTER WALL BRICK
 FRONT HALF = BRICK (w/PLASTER)
 EXTERIOR = STONE, BLOCK, CONCRETE + BRICK



2ND FLOOR

CENTER WALL
 5/8 PLASTER / SHEETROCK

#50 - INCLUDES IN ADDITION

1/2" PANELING ON 2ND FL

IMPROVEMENTS / WORK

① SHEET ROCK BODILY + WOODEN WALL IN BASEMENT TO CREATE FIRE SEPARATION

- 2x4 FRAMING
- 5/8 SHEET ROCK, MUD + TAPE

② SHEET ROCK BODILY ON 1ST FLOOR BETWEEN KITCHEN + BEDROOM

- 2x4 FRAMING
- INSULATE

- 5/8 SHEET ROCK, MUD + TAPE

③ INSTALL HARDWARE SMOKE DETECTORS + CO DETECTORS

→ follow / open areas each floor, bedrooms (4-#50, 3/4-#48, SMOKE)
 2-#50, 2-#48 CO

④ INSTALL 2ND METER + PANEL FUR #48