

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING PERMIT

Permit Number: 100082

This is to certify that HOOP KATRINA /Dobson, Dav
has permission to Create Multi-use living space in (3rd fl)
AT 54 ROBERTS ST CBI 066A F007054

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 lath or other work is set-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Soutter

Health Dept. _____

Appeal Board _____

Other _____

CITY OF PORTLAND

Department Name

Carrie Burke 2/9/10
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: 10-0082	Issue Date:	CBL: 066A F007054
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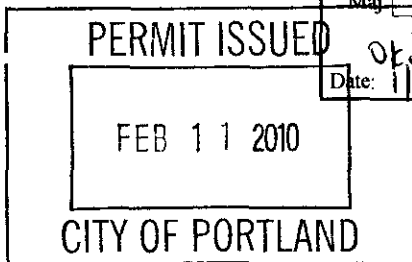
Location of Construction: 54 ROBERTS ST	Owner Name: HOOP KATRINA	Owner Address: 54 ROBERTS ST	Phone:
Business Name:	Contractor Name: Dobson, David	Contractor Address: 3 Welsh Road Windham	Phone 2077499747
Lessee/Buyer's Name	Phone:	Permit Type: <i>Alterations</i> Additions - Multi Family	Zone: R-5

Past Use: Single Family Condo in 4 unit condo building <i>legal use - 4</i>	Proposed Use: Single Family Condo in 4 unit condo building - Create Multi-use living space in attic (3rd floor) <i>residential condos.</i>	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>IBC-2003</i>	

Proposed Project Description: Create Multi-use living space in attic (3rd floor)	Signature: <i>(Signature)</i>	Signature: <i>JMB 2/9/10</i>
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: 01/28/2010	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"/>	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: _____
	Date: <i>1/28/10</i> <i>ARM</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0082	Date Applied For: 01/28/2010	CBL: 066A F007054
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Location of Construction: 54 ROBERTS ST	Owner Name: HOOP KATRINA	Owner Address: 54 ROBERTS ST	Phone:
Business Name:	Contractor Name: Dobson, David	Contractor Address: 3 Welsh Road Windham	Phone: (207) 749-9747
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Single Family Condo in 4 unit condo building - Create living space in attic (3rd floor)	Proposed Project Description: Create living space in attic (3rd floor)
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 01/28/2010
Note: Condo conversion permits #06-1587 & #06-1584 to create four residential condos in the building (50-56 Roberts).			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) 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. 2) This property shall remain as four residential condominiums. Any change of use shall require a separate permit application for review and approval. 3) 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: 02/09/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Minimum guardrail height at stair surround is 36" with less than 4" openings. 2) 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. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 01/29/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy. 2) All construction shall comply with NFPA 101 			

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

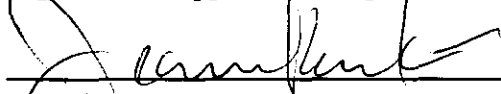
Final inspection required at completion of work.

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.

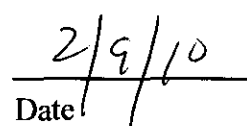
Signature of Applicant/Designee



Signature of Inspections Official



Date





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>54 Roberts St, Portland, Me.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>66</u> Block# <u>AF</u> Lot# <u>7</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>KATRINA HOOP</u> Address <u>54 ROBERTS ST</u> City, State & Zip <u>PORTLAND, ME.</u>	Telephone: <u>207-</u> <u>475-7470</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family condo (2nd floor) in 4 condo bldg</u> If vacant, what was the previous use? <u>attic</u> Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>To create a multiuse (office, spare bedroom TV room) living space in the attic (2nd floor)</u>		
Contractor's name: <u>various</u> <u>drylights: DAVID DOBSON</u> Address: _____ <u>3 WELSH Rd</u> City, State & Zip: _____ <u>WINDHAM 04062</u> Telephone: <u>749-9747</u> Who should we contact when the permit is ready: <u>DAVID DOBSON</u> Telephone: <u>749-9747</u> Mailing address: <u>3 WELSH Rd, Windham, Me 04062</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: <u>Katrina Hoop</u>	Date: <u>January 28, 2010</u>
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RECEIVED

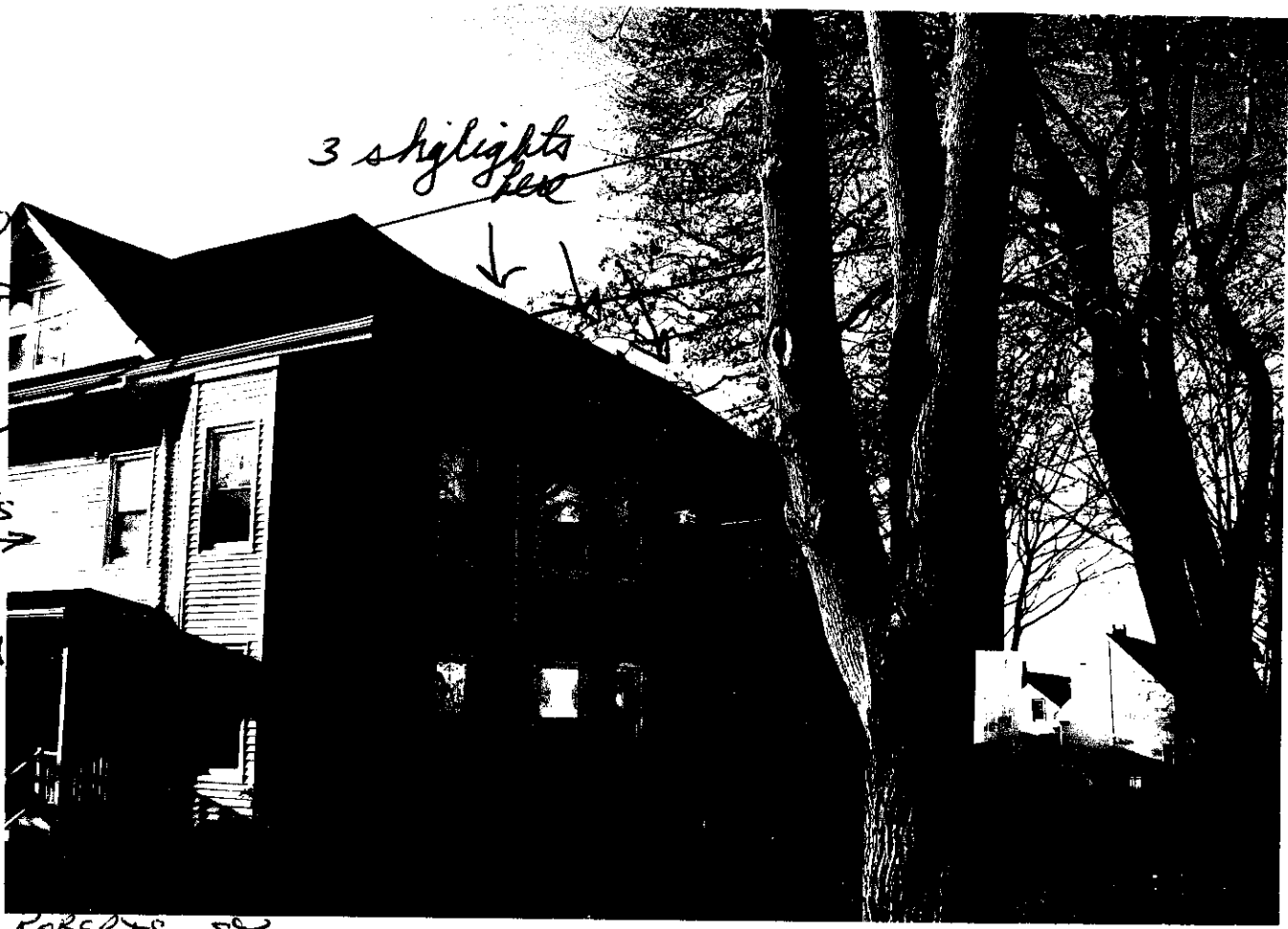
This is not a permit; you may not commence ANY work until the permit is issued
JAN 28 2010

Dept. of Building Inspections
City of Portland Maine

express
windows

3 skylights
here

54
Roberts
and
floor
condo
includes
attic



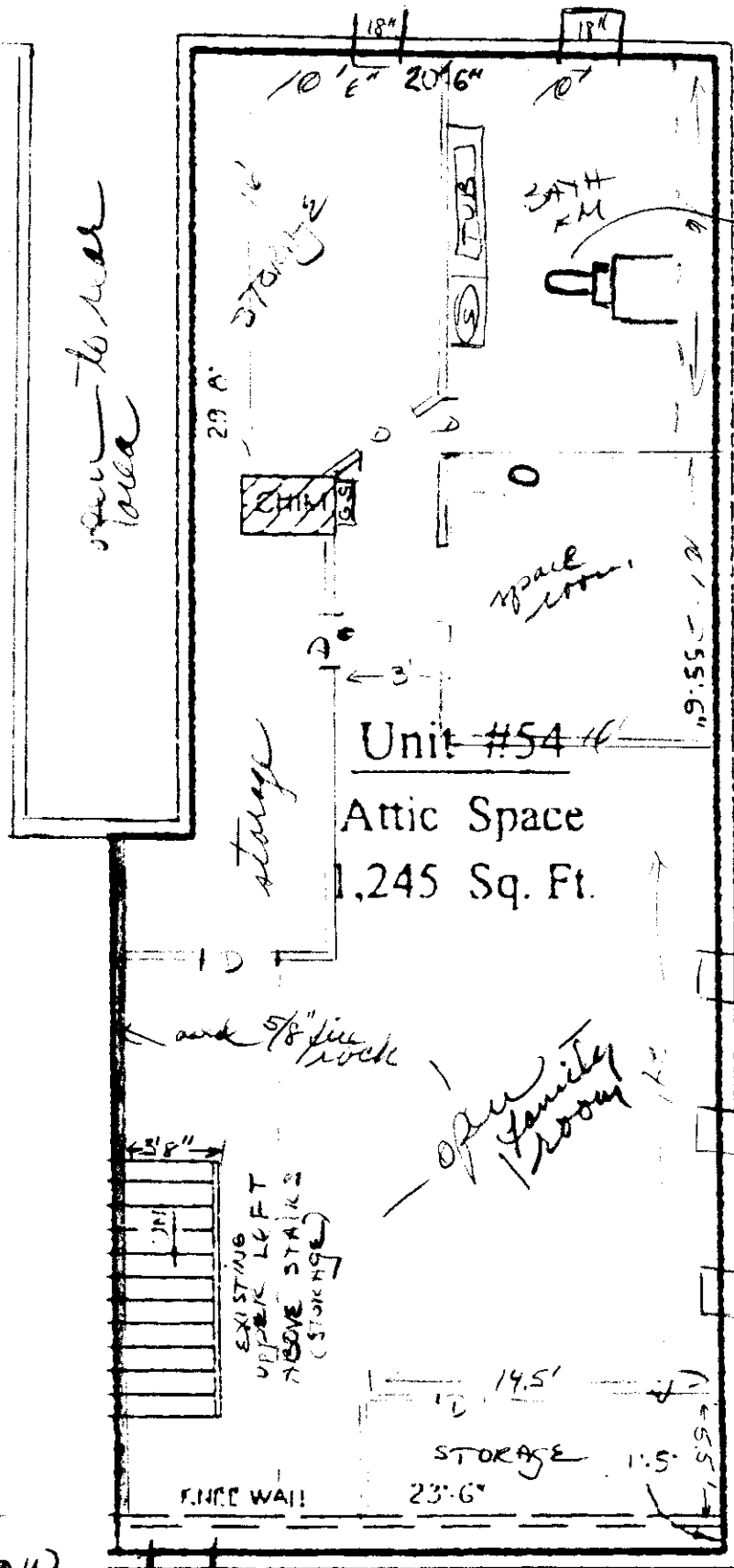
54 ROBERTS 54

2 skylights



@ lar

2 skylights (18" x 24.5" operable)



open to main level

Existing 74" height

Headroom 10'-11" main Area

Unit #54
Attic Space
1,245 Sq. Ft.

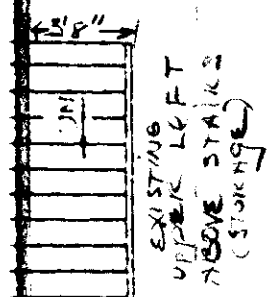
adjacent attic

and 5/8" fire rock

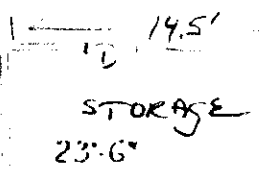
open Family Room

18" x 24.5" operable skylights

18" x 24.5" operable skylight



EXISTING LEFT UPPER STAIRS (STORAGE) 35.5"



STORAGE 14.5' x 11.5'

FIRE WALL

2' x 4' Casement access window

ROBERTS ST

8/12 pitch side/rear

54 Roberts Street attic project
A 3rd floor attic over a 2nd floor condo

Proposed renovations:

Add 5 skylights: 3 @ side (2 @ 18" x 48" n/o, 1 @ 18" x 30" operable)
and 2 @ rear (both 18"x 30" operable).

All skylights will be 18" wide to fit between existing rafters (24"oc), and will be framed in using 2x8s and blocking as necessary. The outside window flange will be sealed with a waterproof membrane.

Interior walls shown are existing 2"x 4" framing.

The stairway is existing.

The bathroom with fixtures (tub/shower, sink, toilet) are existing.

The gas stove at the chimney is existing and will be the primary heat source for the space.

Remove old insulation and reinsulated throughout with 6" fiberglass batts in ceiling and kneewalls, and 3 ½" fiberglass in the walls.

The ceiling will be left open. *to cathedral*

Strap rafters and add ½" sheetrock throughout.

Add 5/8" fire code sheetrock over the existing ½" sheetrock at the shared wall to the adjoining attic space.

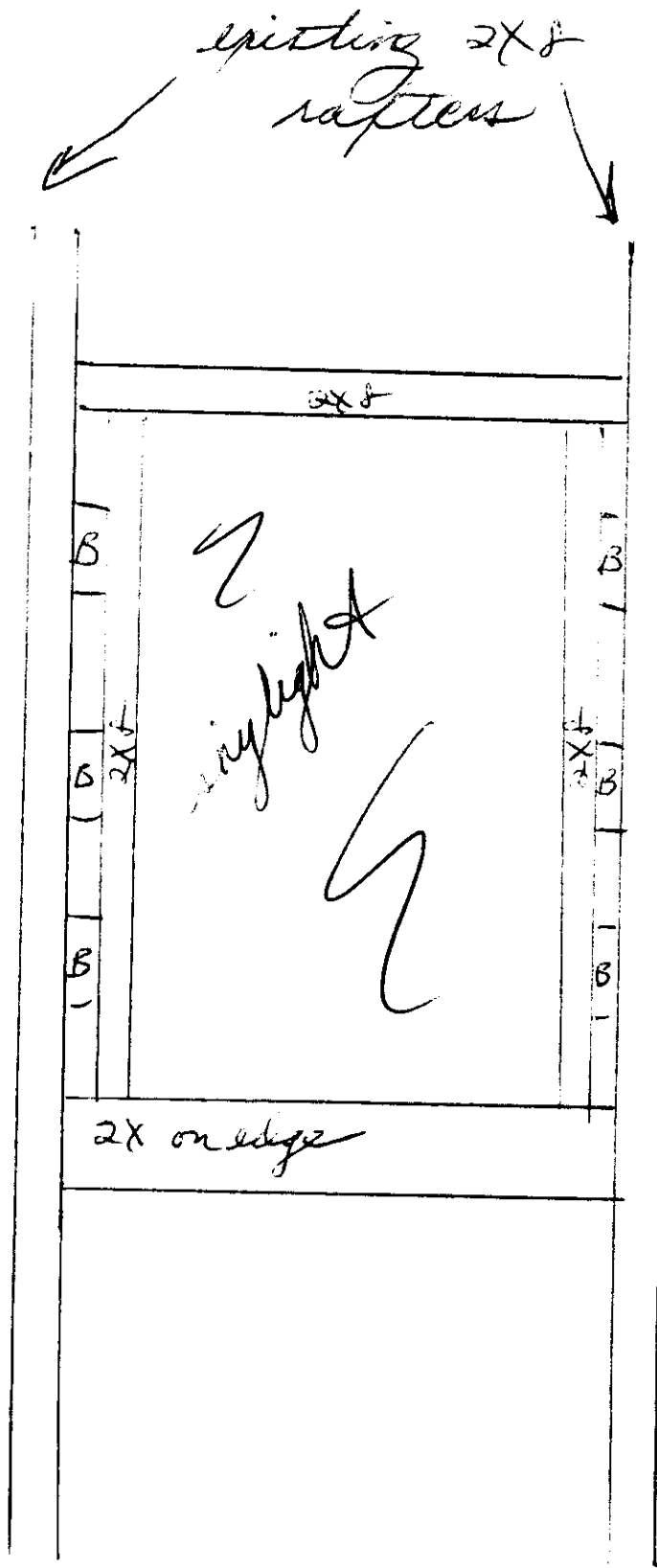
Install (5) 30"x 80" interior doors at 3 storage areas (4) and bathroom (1).

Replace existing double hung window, at Robert St. side, with a 2' x 4' casement window to provide necessary egress.

Install a guardrail around the stairway.

Install smoke and CO detectors. Add electrical outlets at 6' intervals as necessary.

Add small bar sink in spare room (possible office space).

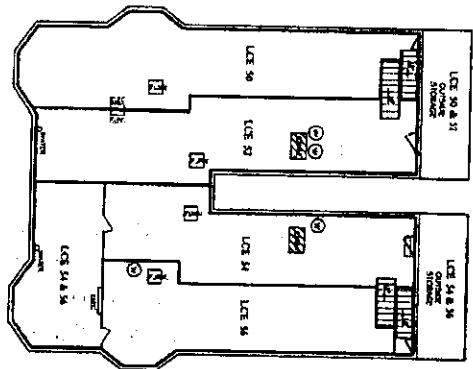


existing 2x8
rafters

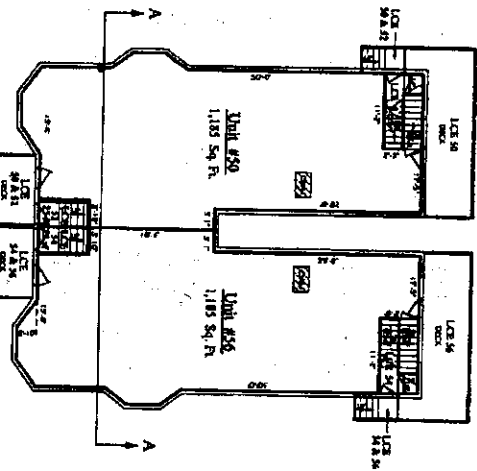
18" wide

skylights to be
framed in between
existing rafters using
2x8s + blocking (B)
as necessary

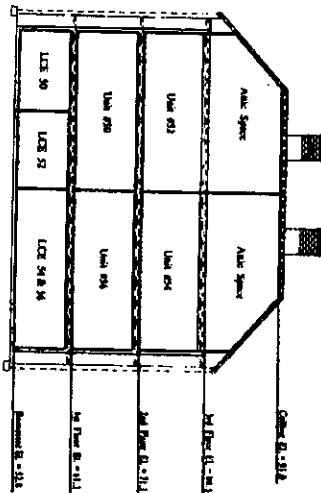
Outside flashing will
be set on top of an
adhesive waterproof
membrane.



BASEMENT

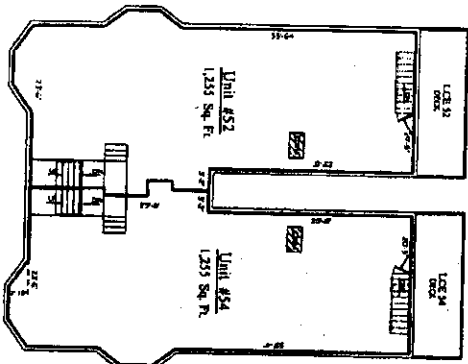


FIRST FLOOR

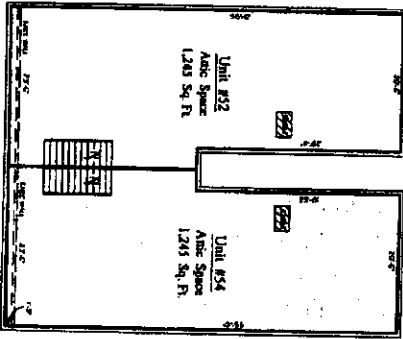


HORIZONTAL BOUNDARY SECTION A

NOTE: ELEVATIONS BASED ON CITY DATUM



SECOND FLOOR



ATTIC SPACE

ROBERTS STREET

VERTICAL BOUNDARY

LEGEND
LCS LIMITED COMMON ELEMENTS
UNIT INDICATIVELY

VERTICAL BOUNDARY

Handwritten:
#50 & #52 = 66A-F-008 (main)
#56 & #54 = 66A-F-007 (main)

AMENDED HORIZONTAL & VERTICAL BOUNDARIES "ROBERTS STREET CONDOMINIUM" FOR PLS. #50 & #52 AND #54 & #56

DATE: 11/11/11

BY: [Signature]

FOR RECORD

OPEN HARVEY, INC.

11111 11111 11111 11111 11111 11111 11111 11111 11111 11111