

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 02-134	Issue Date: OCT - 3 2002	CBL: 116 C019001
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Location of Construction: 44 Pitt St	Owner Name: Hart Peter T &	Owner Address: 44 Pitt St	Phone: 42-9010
Business Name:	Contractor Name: Keith, Raymond	Contractor Address: 1 Bowdoin Street Portland	Phone: 2078719348
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: single family	Proposed Use: single family - rebuilding existing 2 story ell	Permit Fee: \$ 205	Cost of Work: \$26,000.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: R-3 Type: SB BOCA 99 Signature: <i>[Signature]</i>
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Proposed Project Description:
rebuilding existing 2 story ell

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 10/03/2002	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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"/> Date: 10/03/02	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: 10/03/02
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 021134

This is to certify that Hart Peter T &/Keith, Raymond

has permission to rebuilding existing 2 story ell

AT 44 Pitt St 116 C019001

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 altered or closed-in. HOUR NOTICE IS REQUIRED.

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

OTHER REQUIREMENTS APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

PERMIT ISSUED

OCT - 3 2002

CITY OF PORTLAND

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

All Purpose 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>44 Pitt St.</u>		
Total Square Footage of Proposed Structure <u>308</u>	Square Footage of Lot <u>6081</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>116</u> <u>C</u> <u>19</u>	Owner: <u>Peter + Heather Hart</u>	Telephone: <u>842-9010</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Raymond T. Keith</u> <u>871-9348</u> <u>pr. 870-7015</u>	Cost Of Work: \$ <u>26,000</u> Fee: \$
Current use: <u>single family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Rebuild existing Stairtower (2 story w/roof)</u>		
Project description: <u>+ enclose w/ 2x6 walls + insulation on new footings for mud room 1st floor + sunroom 2nd floor.</u>		
Contractor's name, address & telephone: <u>Raymond T. Keith</u>		
Who should we contact when the permit is ready: <u>Raymond Keith</u>		
Mailing address: <u>1 Bowdoin St.</u> <u>Portland Me. 04102</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>pr. 870-7015</u> <u>Home. 871-9348</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Raymond T. Keith</u>	Date: _____
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

2.5

SINGLE FAMILY ADDITIONS AND ALTERATIONS

Your submissions must include the following to be accepted as a complete application:

- 1 copy of the deed if you have owned the property less than 365 days
- 1 copy of a legible site/plot plan
- 1 copy of the building/construction plan
- If your plans are larger than 11" x 17" we will need one copy on paper no larger than 11" x 17" of all submissions. We cannot accept applications without the reduced submission. Electronic plans may be submitted in place of the 11" x 17" copies.

If you are doing an exact replacement of a deck, stairs or shed it will still require a plot plan, showing all setbacks from property lines to finished construction.

PLOT PLAN INCLUDES THE FOLLOWING:

- A neat legible scaled plot plan must be submitted. This plan must show all setbacks from all property lines from finished construction. This will include all existing buildings with dimensions. The plan must show all proposed additions/alterations/accessory structures with dimensions. If the property has any easements, please scale them into your plot plan, along with parking areas and driveways with dimensions.
- The proposed construction measurements must be staked out for a site plan visit to confirm measurements on the plot plan. This includes all property pins in relation to proposed construction.

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Stair and handrail details (interior & exterior)
- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) Installation must comply with the 1993 BOCA Mechanical Code.

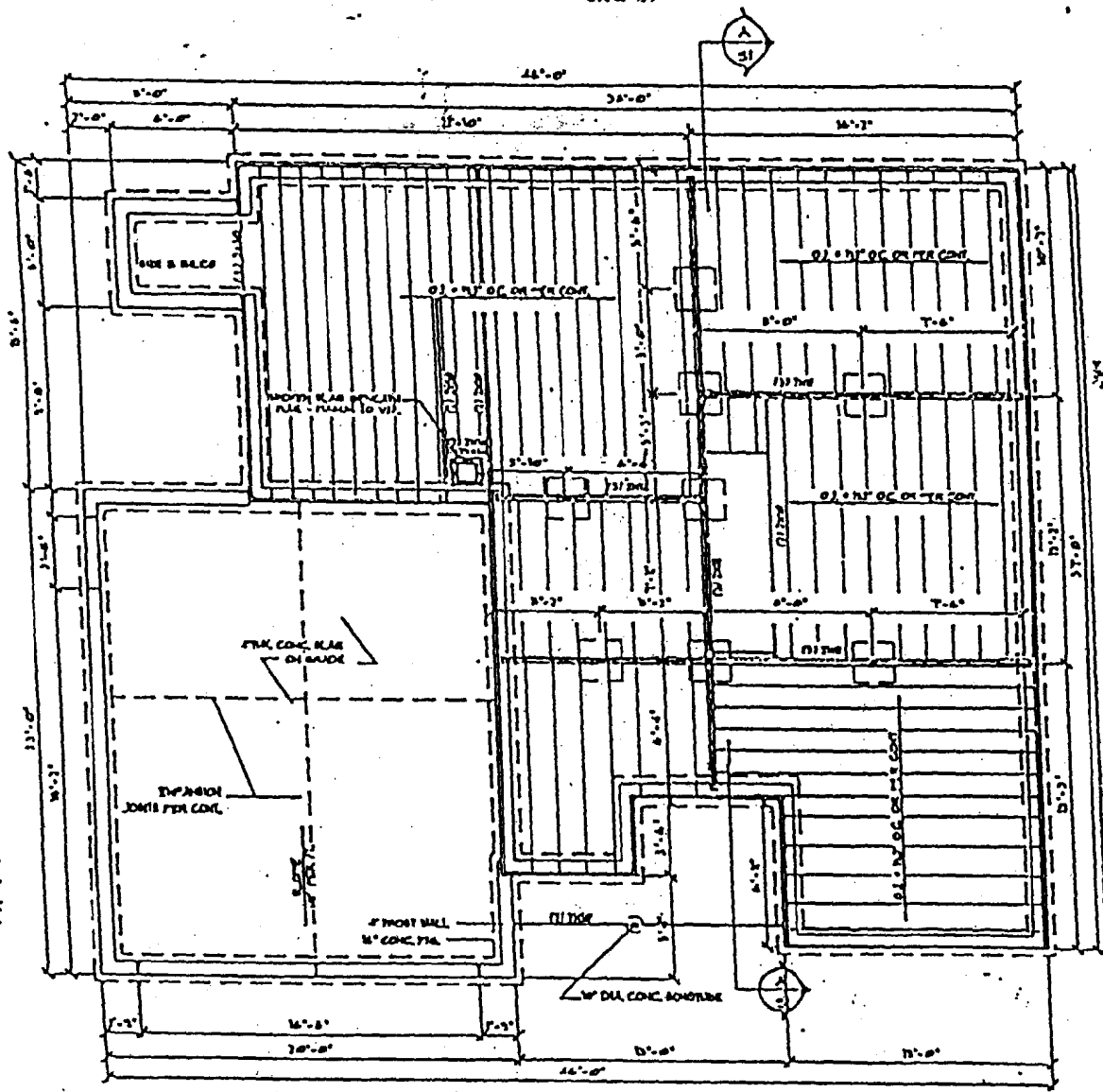
The cost of construction is as follows:

Basic permit fee: \$30.00

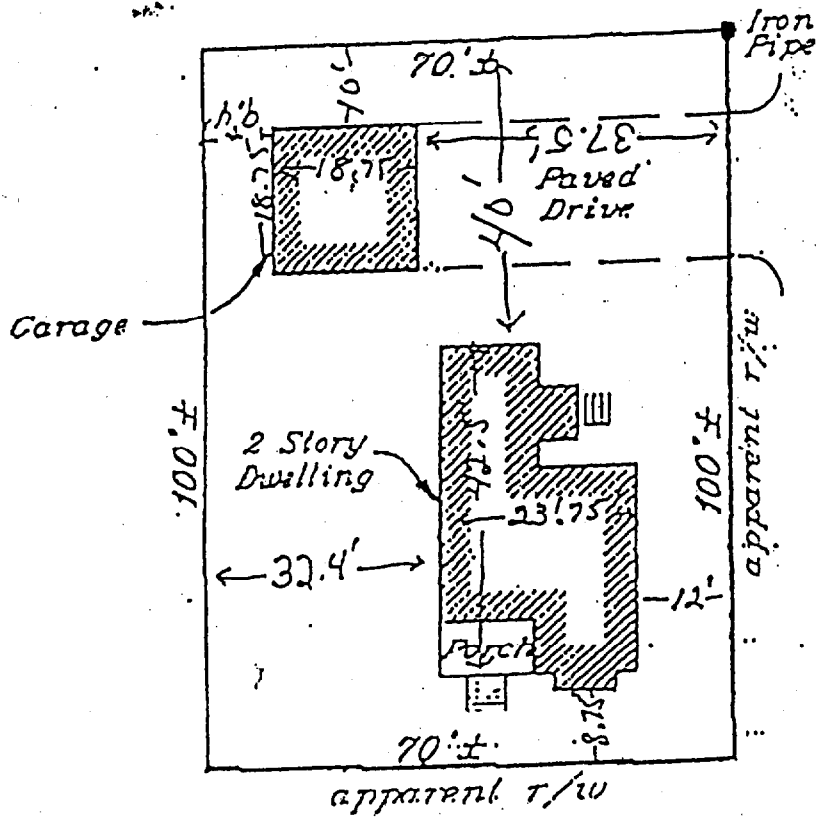
The first \$1,000.00 worth of construction is covered in the \$30.00 base fee

Every additional \$1,000.00 will cost \$7.00

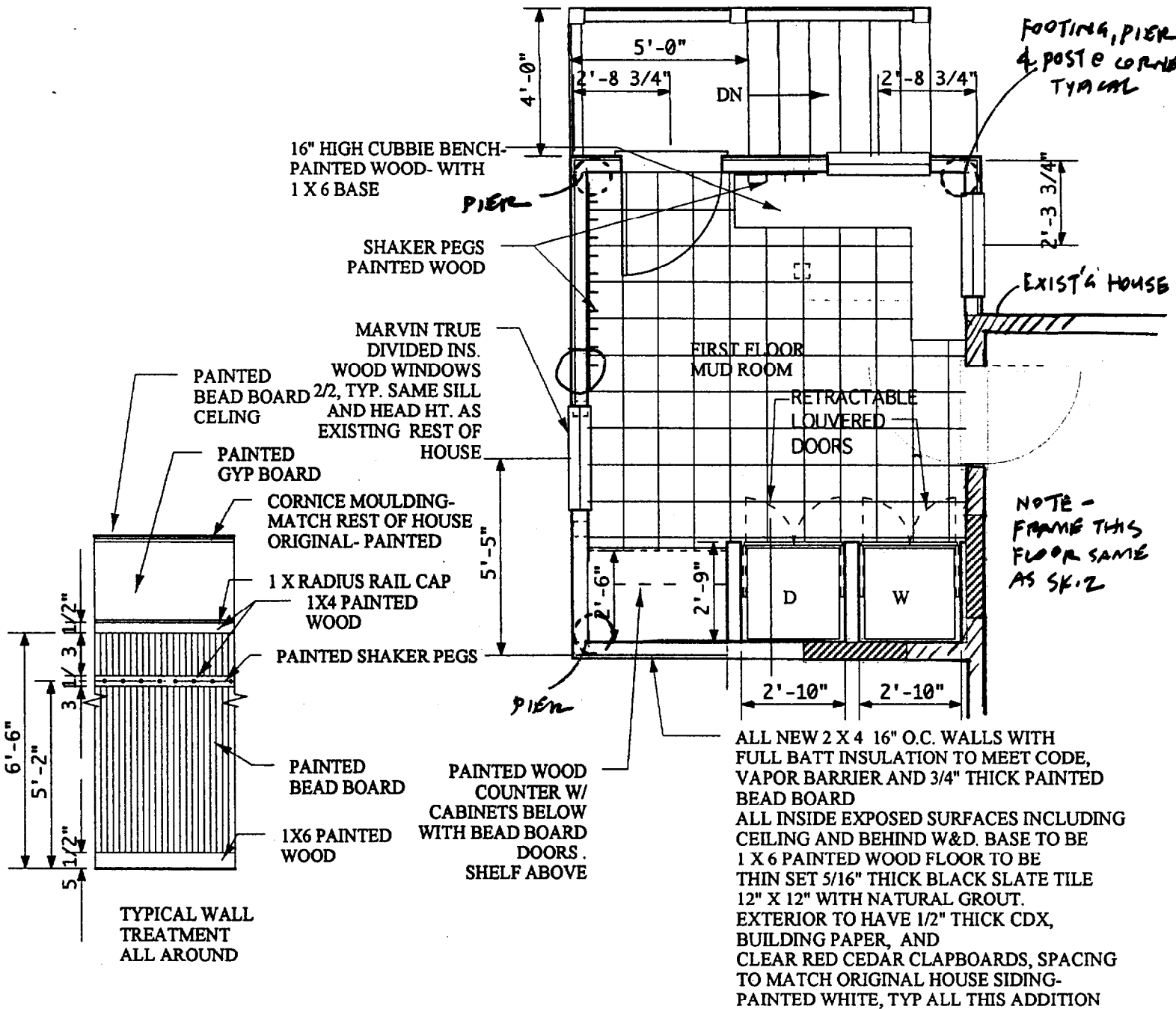
If a Certificate of Occupancy is needed, it must be issued and paid for before the structure may be occupied. The fee is \$75.00



FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



Lot-Front



TITLE: FIRST FL. MUD ROOM PLAN
 SCALE: 1/4" = 1'-0" DATE:9/08/02

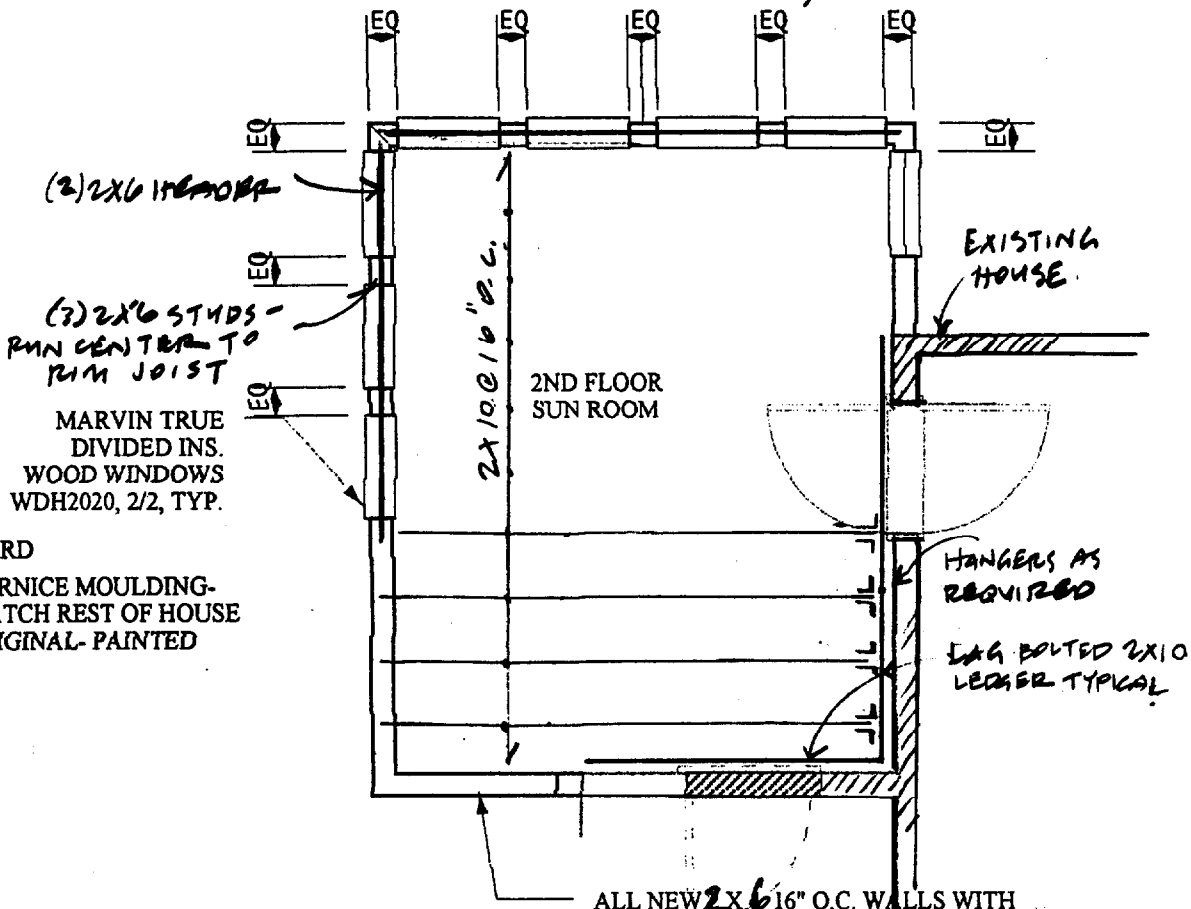
PROJECT: HART HOUSE
 44 PITT ST. PORTLAND ME

MICHAEL BELLEAU ARCHITECT
 PHONE (207) 874-7668

P.O. BOX 517, PORTLAND ME 04112
 FAX (207) 773-8511

SK-1

← 11'-0" Span →



(2) 2X6 HEADERS

(3) 2X6 STUDS -
RAN CENTER TO
RIM JOIST

MARVIN TRUE
DIVIDED INS.
WOOD WINDOWS
WDH2020, 2/2, TYP.

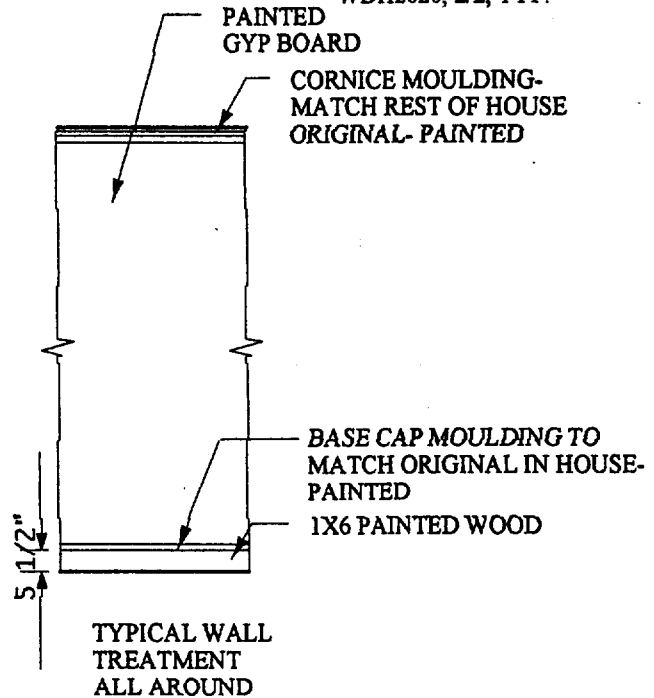
EXISTING
HOUSE

2ND FLOOR
SUN ROOM

2X10 @ 16" O.C.

HANGERS AS
REQUIRED

LAG BOLTED 2X10
LEADER TYPICAL



PAINTED
GYP BOARD

CORNICE MOULDING-
MATCH REST OF HOUSE
ORIGINAL- PAINTED

BASE CAP MOULDING TO
MATCH ORIGINAL IN HOUSE-
PAINTED

1X6 PAINTED WOOD

TYPICAL WALL
TREATMENT
ALL AROUND

ALL NEW 2X6 @ 16" O.C. WALLS WITH
FULL BATT INSULATION TO CODE, VAPOR
BARRIER AND 1/2" GYP BOARD PAINTED
WALLS AND CEILING.
BASE TO BE 1 X 6 PAINTED WOOD W/
MOULDING TO MATCH EXISTING ORIGINAL
BASE IN HOUSE. FLOOR TO BE WOOD TO
MATCH EXISTING ORIGINAL
HOUSE FLOORS.
EXTERIOR TO HAVE 1/2" THICK CDX,
BUILDING PAPER, AND
CLEAR RED CEDAR CLAPBOARDS, SPACING
TO MATCH ORIGINAL HOUSE SIDING-
PAINTED WHITE, TYP ALL THIS ADDITION

NOTE: THESE DRAWINGS
ARE A SUGGESTED
LAYOUT FOR ASSISTING
OWNER AND
CONTRACTOR. ARCHITECT
NOT RESPONSIBLE FOR
ANY BUILDING INTEGRITY,
STRUCTURAL INTEGRITY,
WEATHERPROOFING, CODE
ISSUES, ETC. CONTRACTOR
CAN CHANGE ANYTHING
TO COMPLY WITH ALL
REGULATIONS AND CODES.

NOTE: NEW 2 X 10 FRAMING @ 16" O.C. FLOORS
WITH FULL BATT INSUL. IN JOISTS.

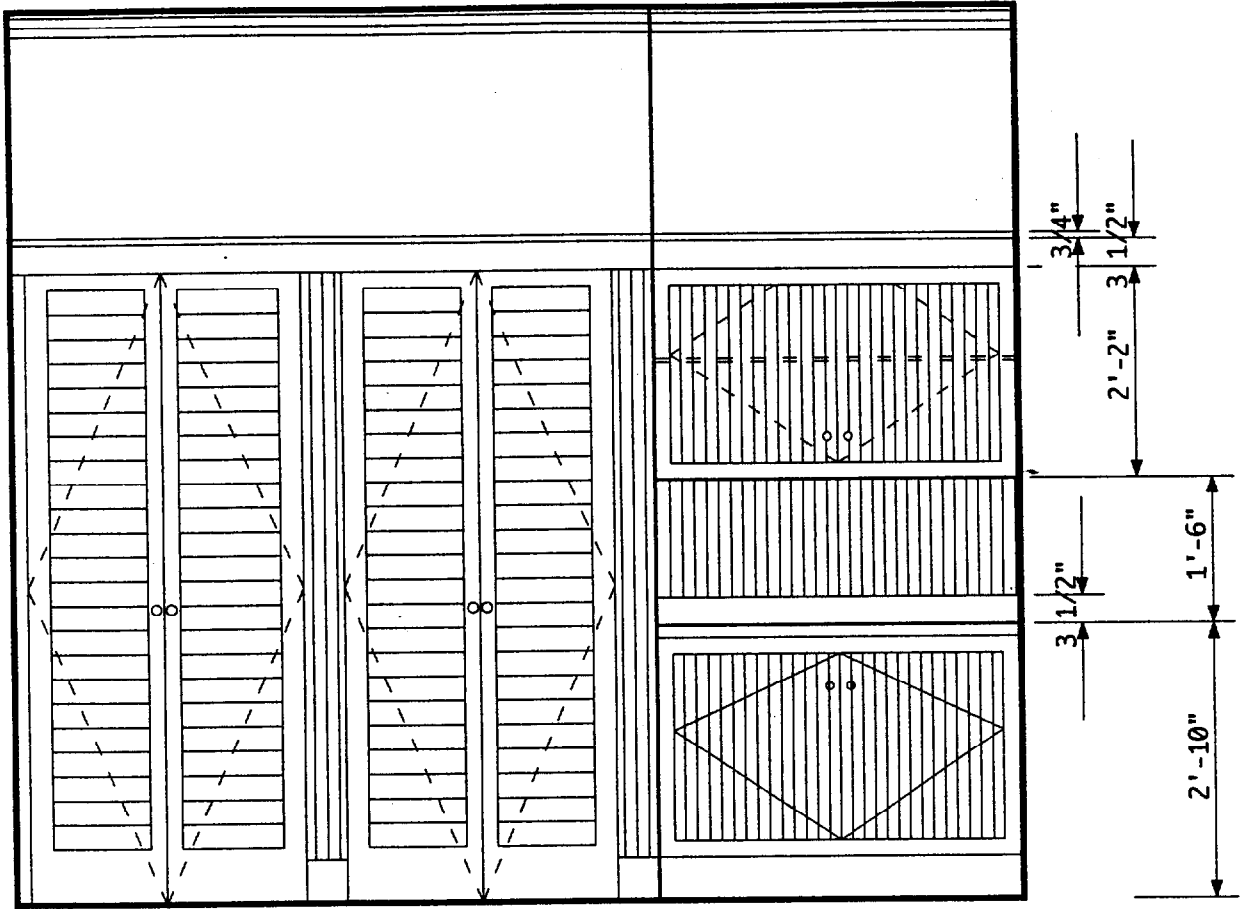
TITLE: 2ND FL. SUN ROOM PLAN
SCALE: 1/4" = 1'-0" DATE: 9/08/02

PROJECT: HART HOUSE
44 PITT ST. PORTLAND ME

MICHAEL BELLEAU ARCHITECT
PHONE (207) 874-7668

P.O. BOX 517, PORTLAND ME 04112
FAX (207) 773-8511

SK-2



LAUNDRY AREA IN MUD ROOM ELEVATION

NOTE: THESE DRAWINGS
 ARE A SUGGESTED
 LAYOUT FOR ASSISTING
 OWNER AND
 CONTRACTOR. ARCHITECT
 NOT RESPONSIBLE FOR
 ANY BUILDING INTEGRITY,
 STRUCTURAL INTEGRITY,
 WEATHERPROOFING, CODE
 ISSUES, ETC. CONTRACTOR
 CAN CHANGE ANYTHING
 TO COMPLY WITH ALL
 REGULATIONS AND CODES.

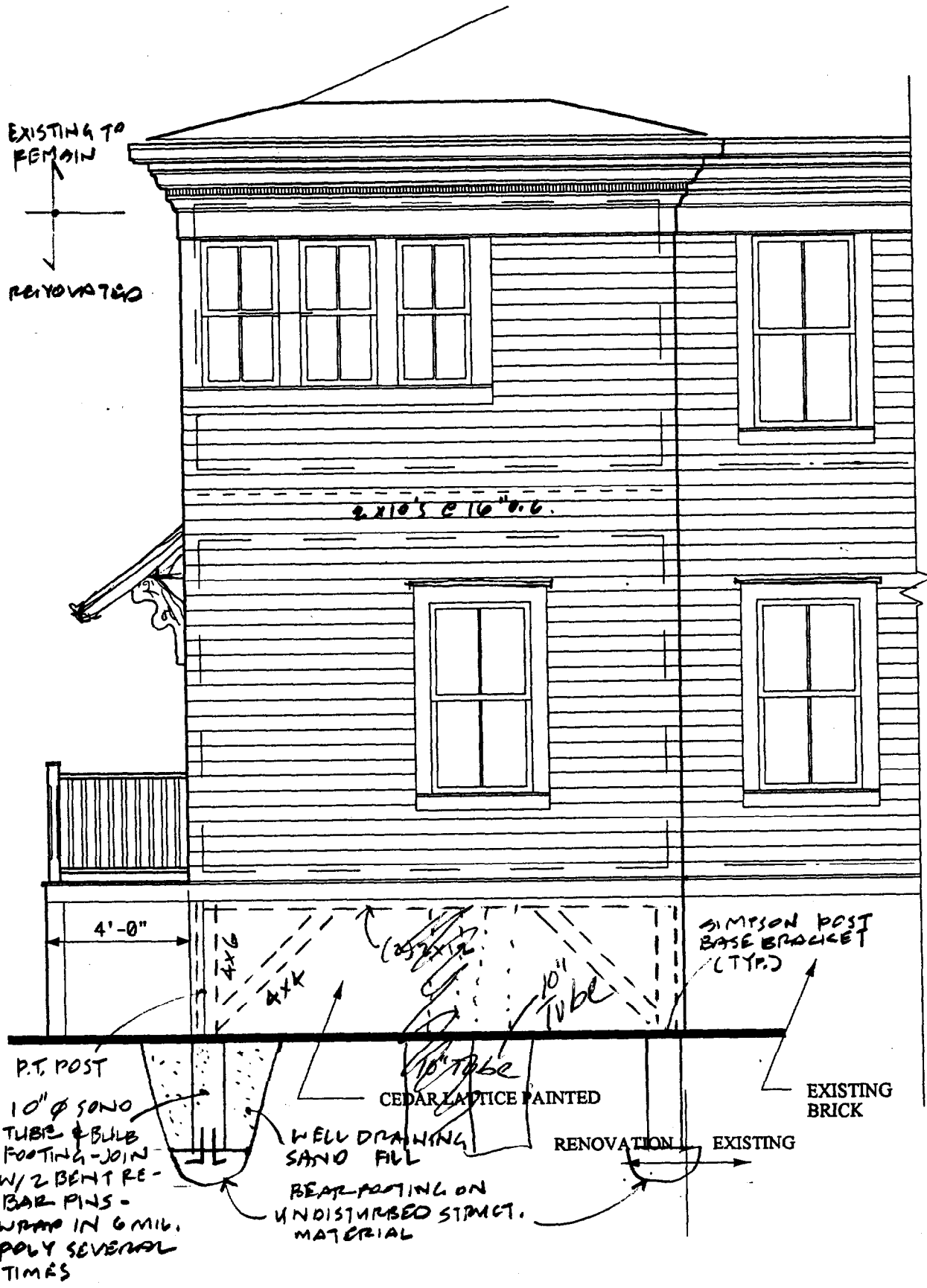
TITLE: 1ST FL. MUD RM LAUNDRY ELEV.
 SCALE: 1/2" = 1'-0" DATE:9/08/02

PROJECT: HART HOUSE
 44 PITT ST. PORTLAND ME

MICHAEL BELLEAU ARCHITECT
 PHONE (207) 874-7668

P.O. BOX 517, PORTLAND ME 04112
 FAX (207) 773-8511

SK-3



TITLE: ELEVATIONS
 SCALE: 1/4" = 1'-0" DATE: 9/08/02

PROJECT: HART HOUSE
 44 PITT ST. PORTLAND ME

MICHAEL BELLEAU ARCHITECT
 PHONE (207) 874-7668

P.O. BOX 517, PORTLAND ME 04112
 FAX (207) 773-8511

SK-4

ALL TRIM AT CORNICE, ROOF, ETC. TO REMAIN

TO REMAIN

RENOVATED STRUCTURE

NOT FOR CONSTRUCTION

COPY ONE NEXT DOOR W/ SCROLLED BRACKETS

2X PNT WWD. RAIL WITH EASED EDGES

4X4 WOOD POSTS CAPPED & CUT OR LATHED TO HAVE VARIED PROFILE

2X2 PNT WD W/ 3" BETWEEN

2X BOTTOM RAIL PNT WD.

✓ PNT WOOD STAIR, 7 3/4" MAXIMUM RISER, 10" TREAD

EXISTING BRICK

CEDAR LATTICE PAINTED

1X8 PAINTED

EXISTING RENOVATION OF EXISTING

SEE SK-4 FOR STRUCT. NOTES

TITLE: REAR ELEVATION
SCALE: 1/4" = 1'-0" DATE: 9/08/02

PROJECT: HART HOUSE
44 PITT ST. PORTLAND ME

SK-5

MICHAEL BELLEAU ARCHITECT
PHONE (207) 874-7668

P.O. BOX 517, PORTLAND ME 04112
FAX (207) 773-8511

FESSENDEN ST.

9'6" ↓

SIDEWALK
50'

12'6" ↓

18'3" ←

Front Entry

DRIVEWAY

9'7" →

PROPERTY LINE

PROPERTY LINE

BACK ENTRY

3'6" ↓
15'6" ↓

17'4" ↓

STAIR
TOWER

4'4" ↓
12'9" ↓

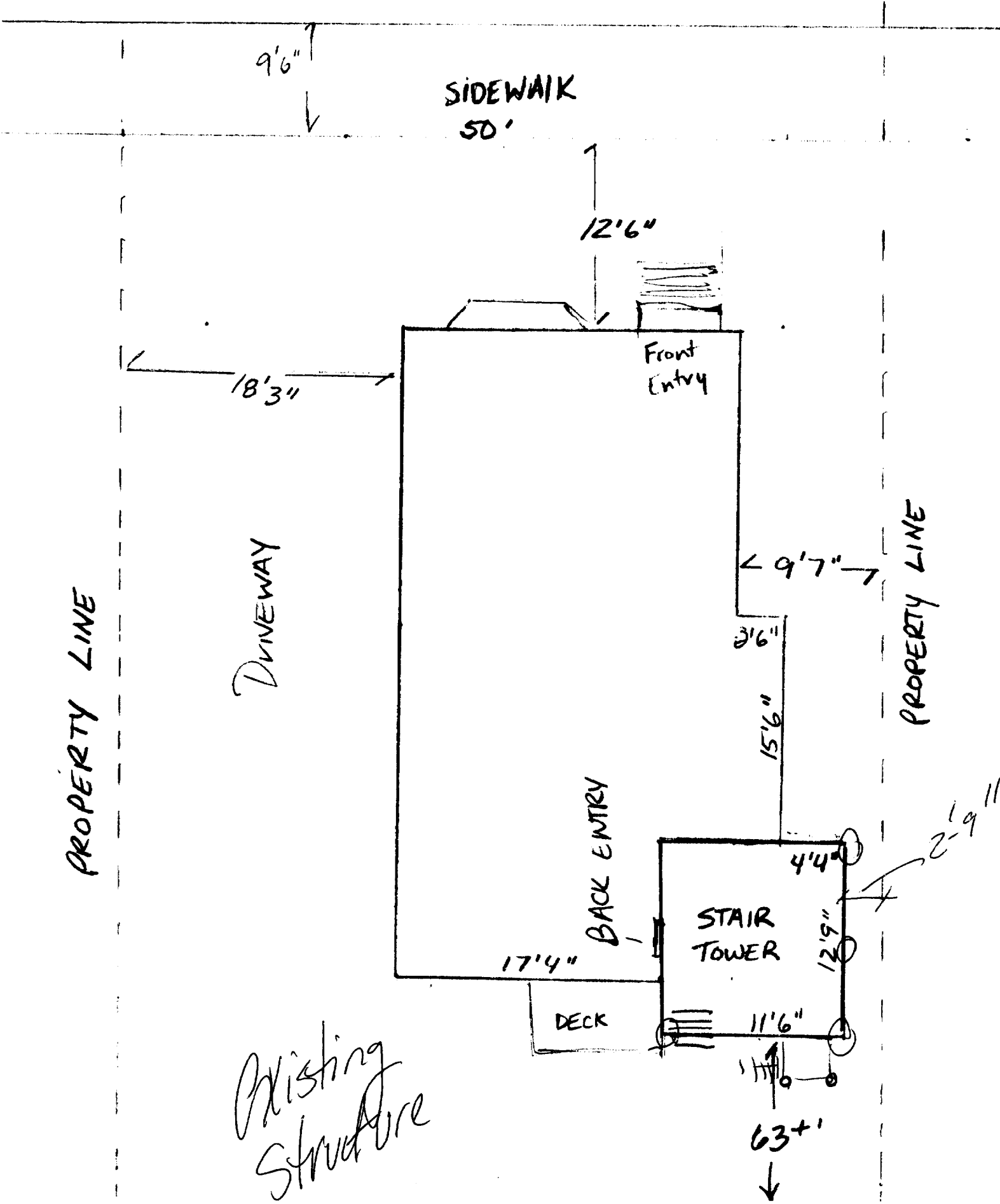
2'9" ↓

DECK

11'6" ↓

Existing Structure

63' ↓



BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** 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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

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]
Signature of applicant/designee

10/3/02
Date

[Signature]
Signature of Inspections Official

10/3/02
Date

CBL: 116-C-19 Building Permit #: 02-1134