

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

Location of Construction: 148 Dartmouth St		Owner: Steven & Priscilla deBree		Phone: 797-0834		Permit No: 961220
Owner Address: 67 Northwood Dr- Ptld ME		Leasee/Buyer's Name: 04103		Phone: BusinessName:		
Contractor Name: The Stone Scone		Address: 12 Houghton St- Scarborough Me		Phone: 04074 883-5031		<div style="border: 1px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED DEC 12 1996 CITY OF PORTLAND </div>
Past Use: 2-fam dwlg		Proposed Use: 2-fam dwlg w intr/extr renvtns w dormer		COST OF WORK: \$ 120,000 PERMIT FEE: \$ 620 INSPECTION: Use Group: Type:		
Proposed Project Description: make intr/extr renovations & dormer		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: <i>[Signature]</i> Signature: <i>[Signature]</i> Date:		Zone: CBL: 117-D-012 Zoning Approval: <i>2 units of open microfiche</i> 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"/>
Permit Taken By: L Chase		Date Applied For: 12/4/96				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

1. This permit application doesn't 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..

PERMIT ISSUED WITH REQUIREMENTS

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 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 provisions of the code(s) applicable to such permit

Constance H. Ball 12 Houghton 12/4/96
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED
DEC 12 1996
CITY OF PORTLAND

Zone: **CBL: 117-D-012**

Zoning Approval: *2 units of open microfiche*

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 12/5/96

J. Andrew B

CEO DISTRICT 6

M. Leary

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Owner Address: 57 Northwood Dr- Portland ME		Leasee/Buyer's Name: 04103		Phone:		Business Name:	
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Permit Taken By: L Chase		Date Applied For: 12/4/96		Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____		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	

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Emmanuel H Ball 12 Houghton 12/4/96
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 6

COMMENTS

1-2-97 Work is in progress. Some framing still left to be done. Third floor is being made over again.

2-28-97 Third floor is all completed. Second floor is being worked on. Rough electrical has been done. Temporary lights in place. New boiler in cellar.

3-19-97 Work is all completed

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 12/Dec/96 ADDRESS: 148 Dartmouth St.

REASON FOR PERMIT: To make interior/exterior renovations

BUILDING OWNER: DeBree


CONTRACTOR: The Stone Scare

PERMIT APPLICANT: _____ APPROVAL: X1, X2, X5, X13
~~_____~~

CONDITION OF APPROVAL ~~_____~~

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
5. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
6. Headroom in habitable space is a minimum of 7'6".
7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
10. Each apartment shall have access to two (20 separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
12. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)
14. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.

- 15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 16. The Sprinkler System shall maintained to NFPA #13 Standard.
- 17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 22. _____
- 23. _____
- 24. _____
- 25. _____


P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD

THE STONE SCONE

Interior/Exterior Design and Construction

132 Roaring Brook Road
Portland, Maine 04103

Prepared For: Priscilla and Steve deBree
Portland, Maine
Project: Major Renovation
148 Dartmouth St., Portland
Date: September 20, 1996, 1996

SCOPE:

Gut rehab on existing 2 family. First floor to remain rental property for a single family; second and third floors renovated/remodeled as private residence for the deBrees.

WORK TO BE PERFORMED:

- Replace the existing wiring with new service
- Build new roof
- Replace existing heating system with natural gas & forced hot water system
- Rebuild or replace all existing windows
- Add gas stove to second floor
- Replace existing storm doors on first & second floors
- Build new entrance to patio from the first floor
- Strip & refinish all wood floors; rebuild existing floors as necessary
- Remove existing second floor partition walls to open up the space
- Build new kitchen on second floor, with all new appliances
- Build new full bath on third floor; with steam shower included
- Remodel second floor full bath
- Build dormer on third floor
- Rebuild third floor completely for living quarters; now just a shell
- Build space for an in-house office on third floor
- Build new bedroom on second floor
- Add sky lights to third floor
- Install new closets, new built ins, new interior french doors throughout
- Replace & install new carpeting
- Build a roof deck off the third floor
- Exterior work to involve: enclosing porches for 3 season living; new siding; stabilize the garage; new driveway; new landscaping

All work to be supervised by The Stone Scone, acting as general contractor. Approximate time to complete the project is 3-4 months.

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 3/13/97
 Permit # 07396

LOCATION: 148 Dartmouth Street

OWNER Debree, Stephen ADDRESS _____

							TOTAL EACH FEE	
OUTLETS		Telephone		Data		CATV		.20
		Receptacles		Switches		Smoke Detector		.20
FIBER OPTICS								15.00
FIXTURES		incandescent		fluorescent				.20
		fluorescent strip						.20
SERVICES	2	Overhead		100 ea	TTL AMPS TO	800	2	15.00
		Underground				800		15.00
Temporary Service		Overhead			AMPS OVER	800		25.00
		Underground				800		25.00
METERS		(number of)						1.00
MOTORS		(number of)						2.00
RESID/COM		Electric units						1.00
HEATING		oil/gas units		Interior		Exterior		5.00
APPLIANCES		Ranges		Cook Tops		Wall Ovens		2.00
Insta-Hot		Water heaters		Fans		Dryers		2.00
Disposals		Dishwasher		Compactors		Others (denote)		2.00
MISC. (number of)		Air Cond/win						3.00
		Air Cond/cent						10.00
		HVAC		EMS		Pools		5.00
		Signs				Thermostat		10.00
		Alarms/res						5.00
		Alarms/com						15.00
		Heavy Duty(CRKT)						2.00
		Circus/Carnv						25.00
		Alterations						5.00
		Fire Repairs						15.00
		E Lights						1.00
		E Generators						20.00
PANELS		Service		Remote		Main		4.00
TRANSFORMER		0-25 Kva						5.00
		25-200 Kva						8.00
		Over 200 Kva						10.00
							TOTAL AMOUNT DUE	
							30.00	
							MINIMUM FEE/COMMERCIAL 35.00	
							MINIMUM FEE 25.00	

INSPECTION: Will be ready 3/13/97 PM or will call _____

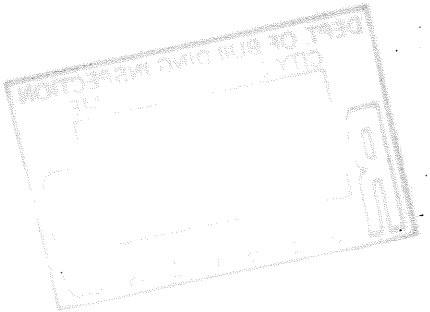
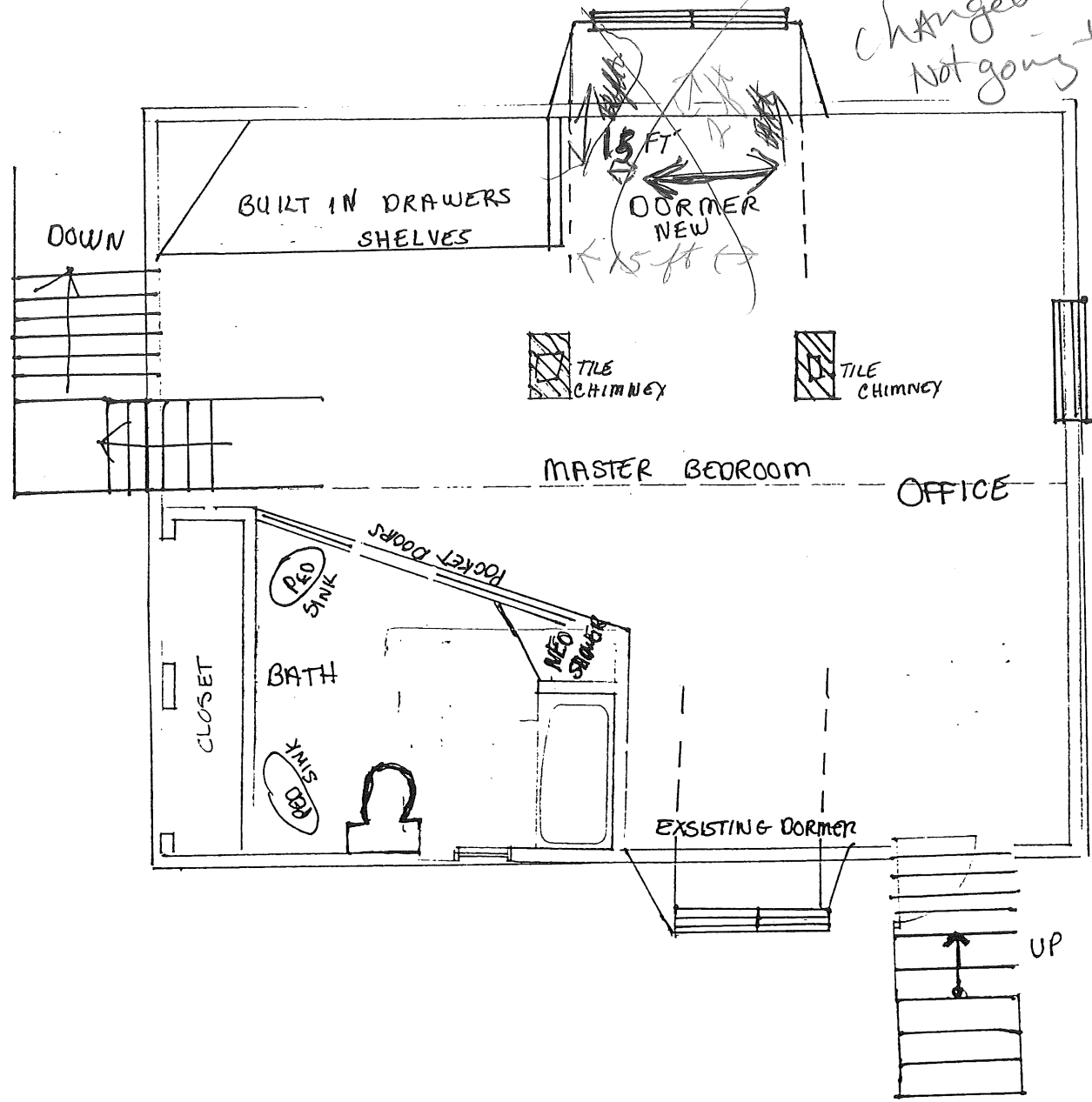
CONTRACTORS NAME Al Chapman Electric MASTER LIC. # 07396

ADDRESS 18 Depot Rd. Gray 04039 LIMITED LIC. # _____

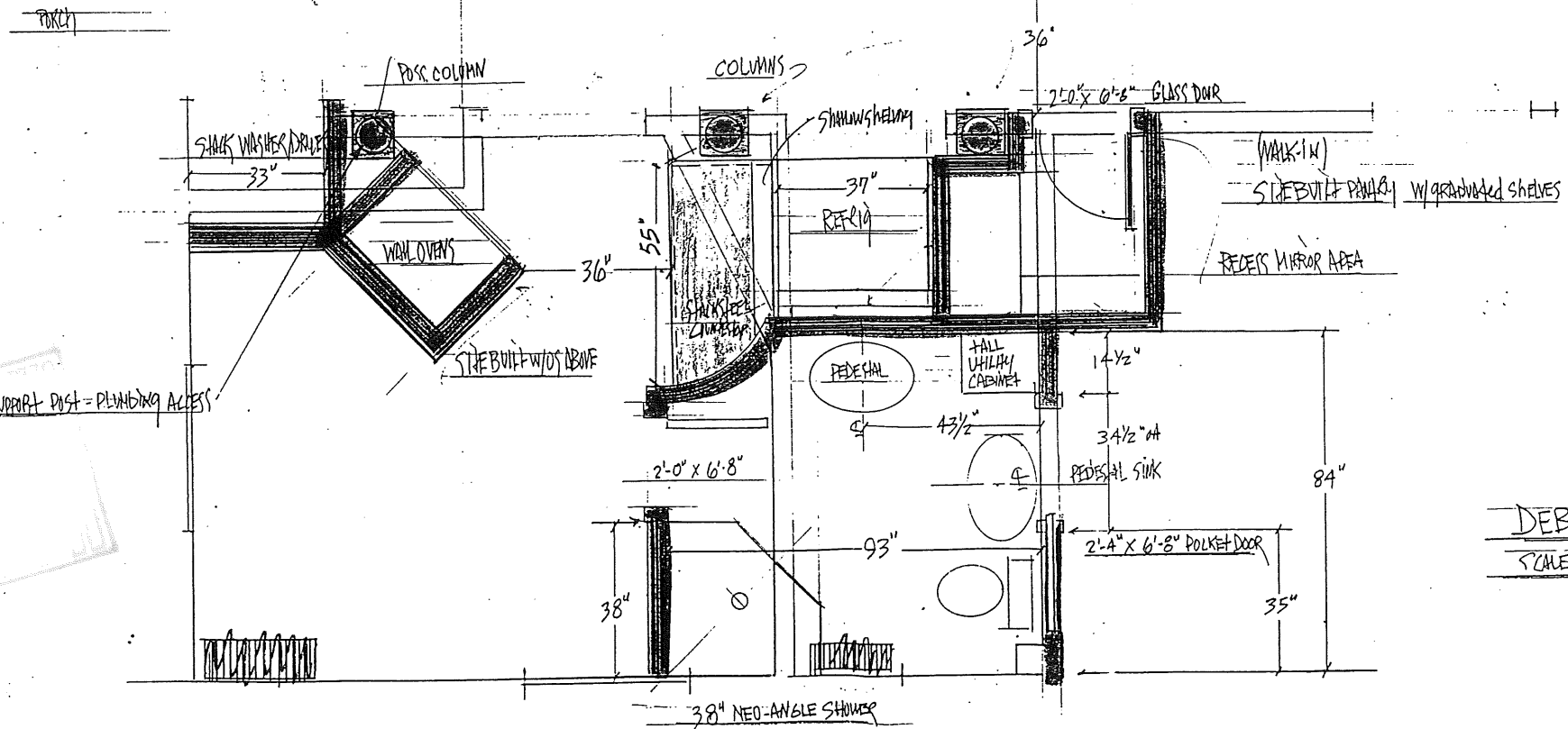
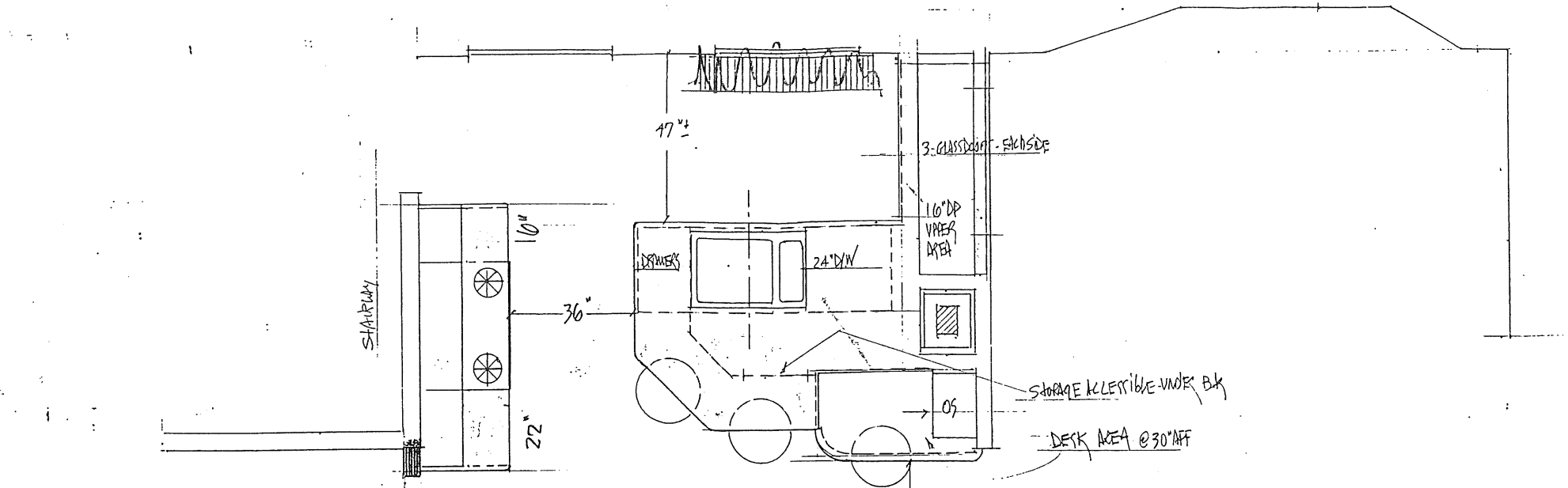
TELEPHONE 657-3870

SIGNATURE OF CONTRACTOR *Alan Chapman*

changed per Connie Barr
Not going to exceed original
roof line



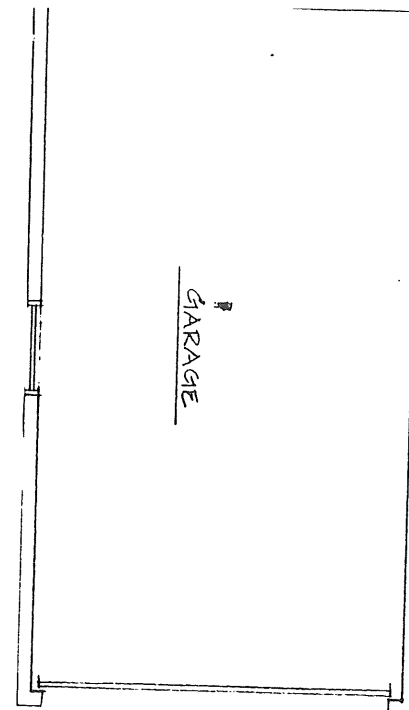
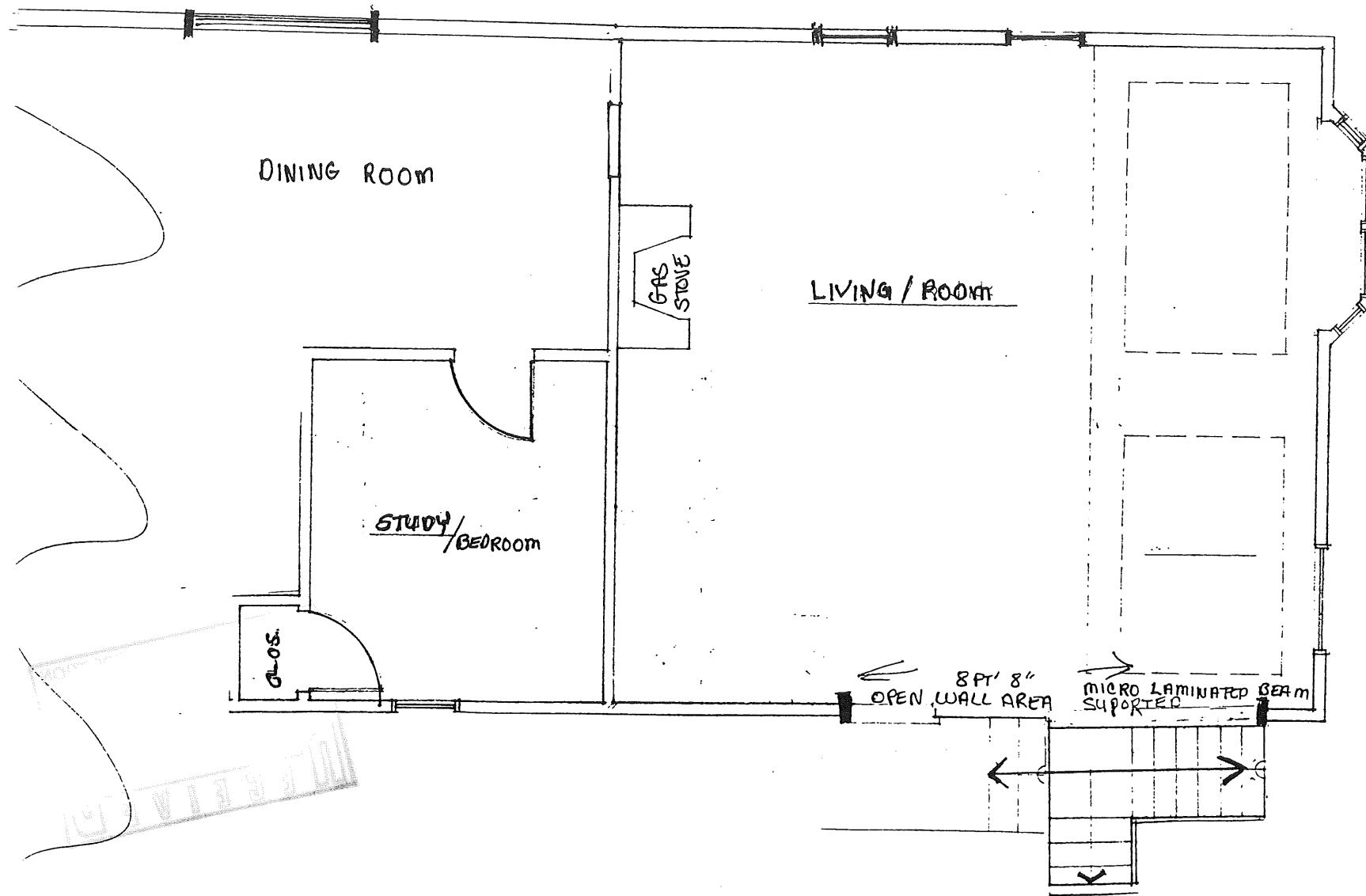
~~NA
New Dormer on
left side to be added.
15 ft in width - 2 ft
extension in building
from~~
DEBREE RESIDENCE
3rd FLOOR



SUPPORT POST = PLUMBING ACCESS

DEBBIE RESIDENCE
SCALE 3/8" = 1'-0" REEL

*No options change
to building
but cosmetic*



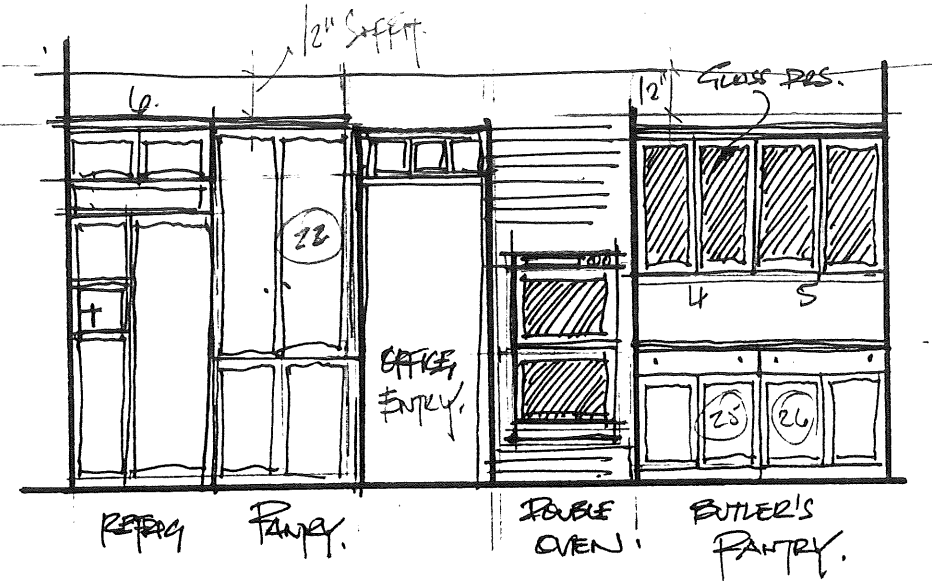
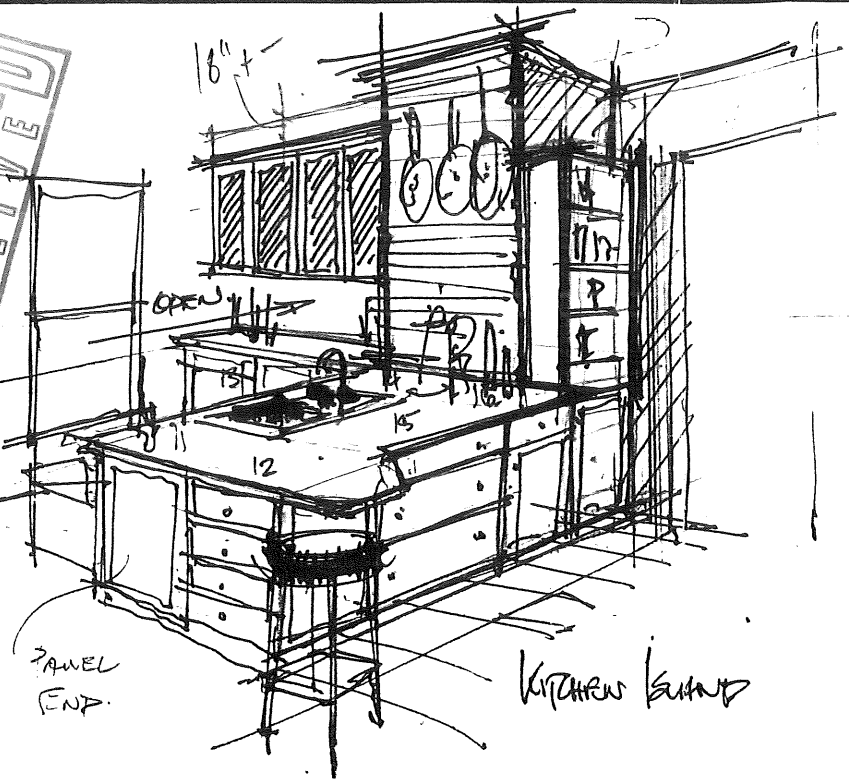
*No exterior changes to Building
 on 2nd floor
 just cosmetic
 ex: new siding
 windows
 new roof*

**DEBREE RESIDENCE
 2ND FLOOR**

Terma Home Systems
 508 Riverside Street
 Portland, ME 04103
 797-6300

Terma Home Systems
 508 Riverside Street
 Portland, ME 04103
 797-6300

D. OF BUILDING INSPECTION
 CITY OF PORTLAND ME
 DEC - 4 1996
 RECEIVED

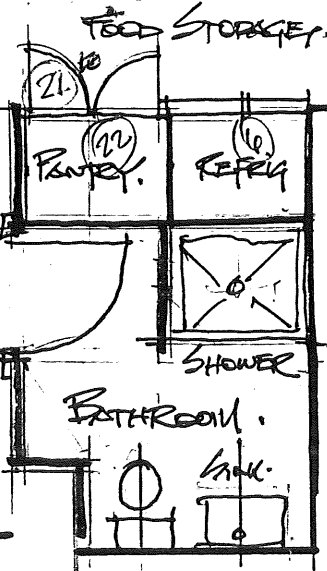
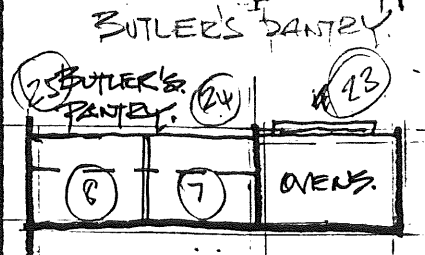
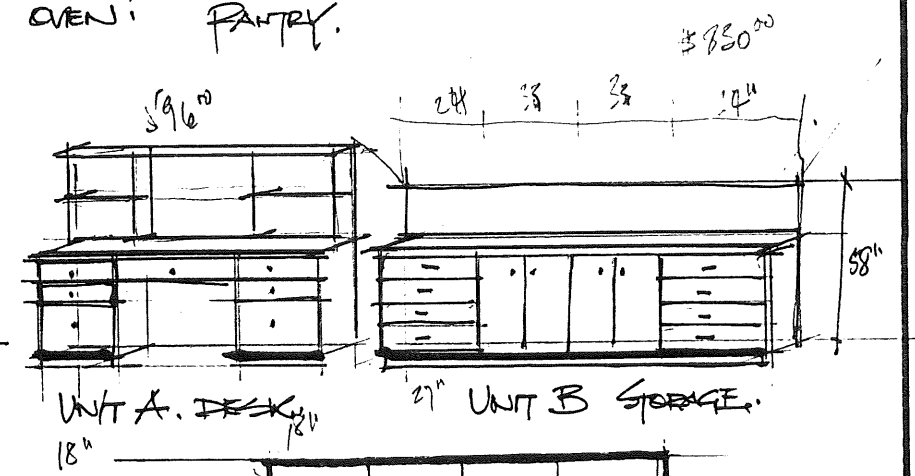
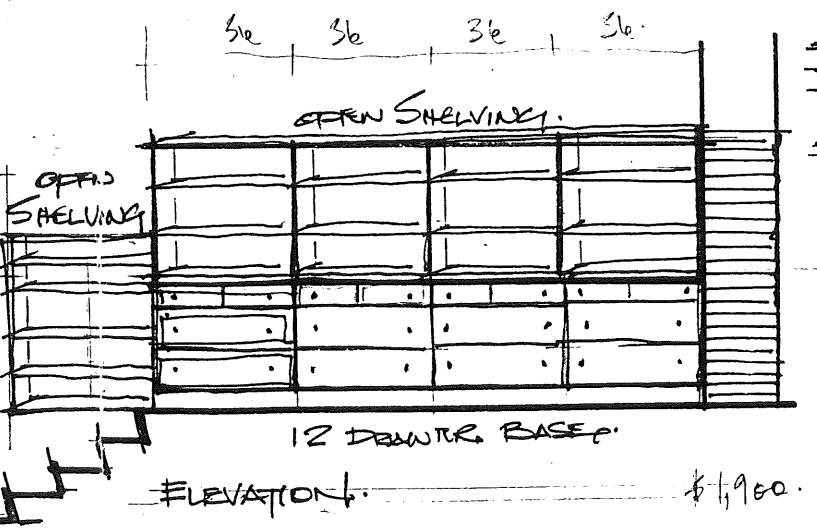
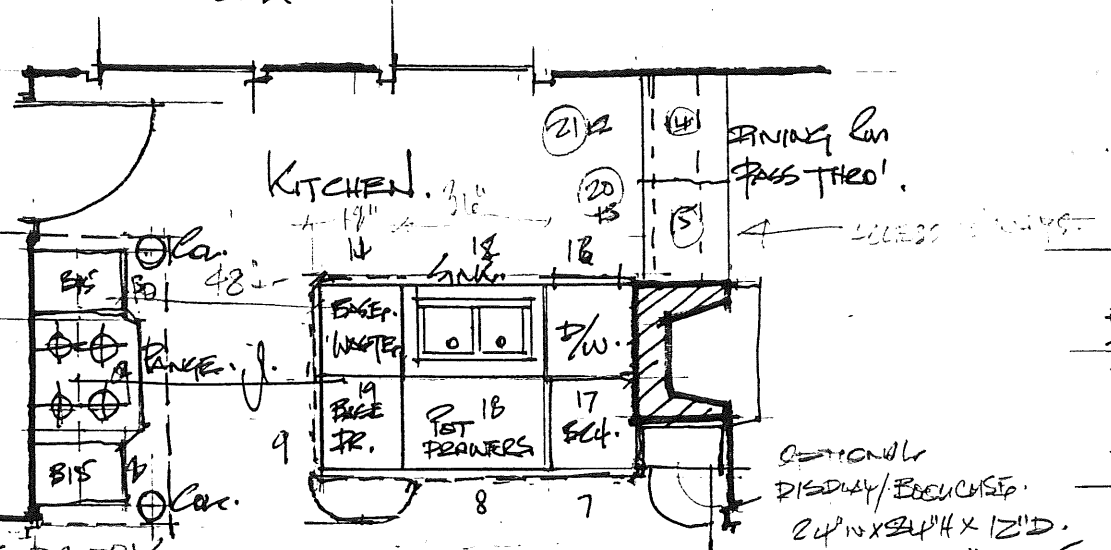


KITCHEN PANTRY

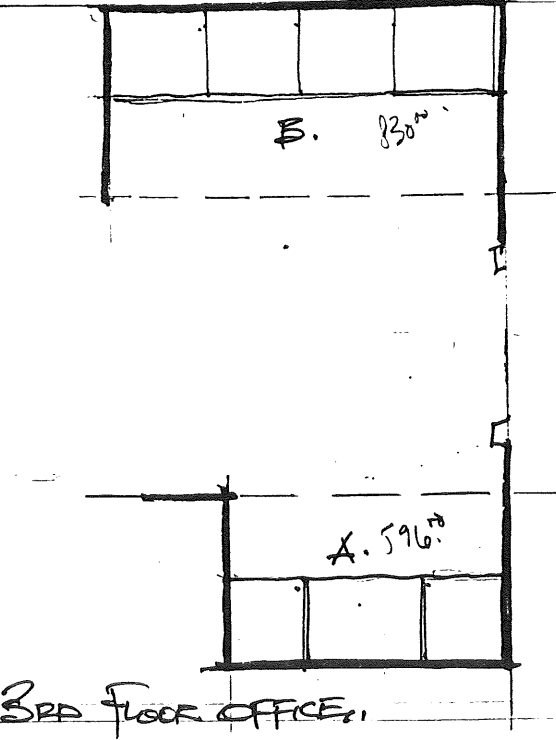
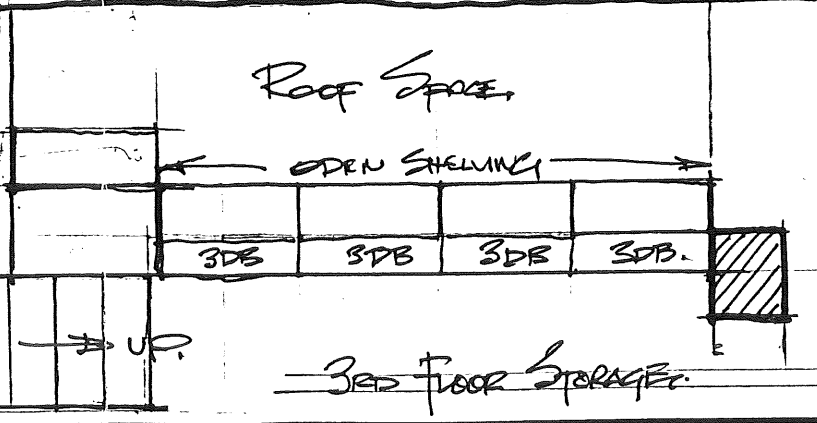
REFRIG PANTRY

REFRIG OVEN BUTLER'S PANTRY

Col. Col.



LEGACY.
 KITCHEN CAB. (20). 7,500.
 BUTLER'S PANTRY 1,500
 TALL KITCHEN PANTRY 1,640
 CUSTOM SQ EDGE TOP WITH WOOD NOSING 1,200



KITCHEN - OFFICE.

ROOF SPACE

OPEN SHELVING

3DB 3DB 3DB 3DB

3RD FLOOR STORAGE

3RD FLOOR OFFICE