

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00213	Issue Date:	CBL: 117 C019001
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Location of Construction: 72 WILLIAM ST	Owner Name: CHEEVER WILBUR D JR	Owner Address: 45 AUSTIN ST PORTLAND, ME 04103	Phone: (207) 772-8695
Business Name:	Contractor Name: Yankee Restoration & Building / Will Cheever	Contractor Address: 45 Austin Street Portland ME 04103	Phone (207) 854-8400
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R5
Past Use: Legal use is two family w/one illegal unit for a total of 3 units	Proposed Use: legal three family - is applying for permit to legalize a nonconforming dwelling unit (2013 - 00346)	Permit Fee: \$370.00	Cost of Work: \$35,000.00
Proposed Project Description: build 30' dormer to extend stairway from 2nd to 3rd floor for second means of egress.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: R2 Type: 5B MUBEC 2009
		Signature:	Signature:
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: gg	Date Applied For: 02/01/2013	Zoning Approval		
<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"/> Date: 2/11/13	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: ABM	<i>Using section 14-436 (a) 15.2.20 increase in floor area</i>
	O/C w/ conditions Date: 2/11/13 ABM			

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

Will send electronic file



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>73 Warren St.</u>		
Total Square Footage of Proposed Structure/Area <u>RDSF</u>	Square Footage of Lot <u>600</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>117 C 19</u>	Applicant: (must be owner, lessee or buyer) Name <u>Will Cheever</u> Address <u>45 Austin St.</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>772-3695</u>
Lessee/DBA RECEIVED FEB 01 2013 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$5,000</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$
Current legal use (i.e. single family) <u>3 unit residential</u> Number of Residential Units <u>3</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Same</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>extending stairway from 2nd to 3rd floor to create 2nd means of egress to satisfy fire dept. adding 30' dormer</u>		
Contractor's name: <u>Van Lee Restoration & Blt</u>		Email: <u>will@vanleerestoration.com</u>
Address: <u>73 Warren Ave.</u>		
City, State & Zip: <u>Westbrook, ME 04092</u>		Telephone: <u>854-8900</u>
Who should we contact when the permit is ready: <u>Will Cheever</u>		Telephone: <u>331-0486</u>
Mailing address: <u>45 Austin St. Portland, ME 04103</u>		

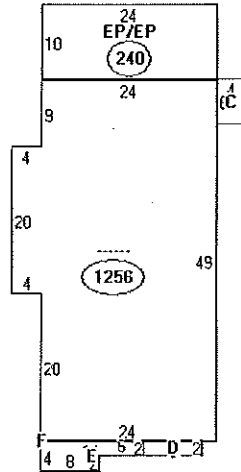
Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

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.

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Signature:	Date: <u>1-31-13</u>
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This is not a permit; you may not commence ANY work until the permit is issued



Descriptor/Area	Area
A:.....	1256 sqft
B: EP/EP	240 sqft
C: WD	24 sqft
D: 2FBAY/B	16 sqft
E: OFP	44 sqft
F: RG1	400 sqft

≈ 1580

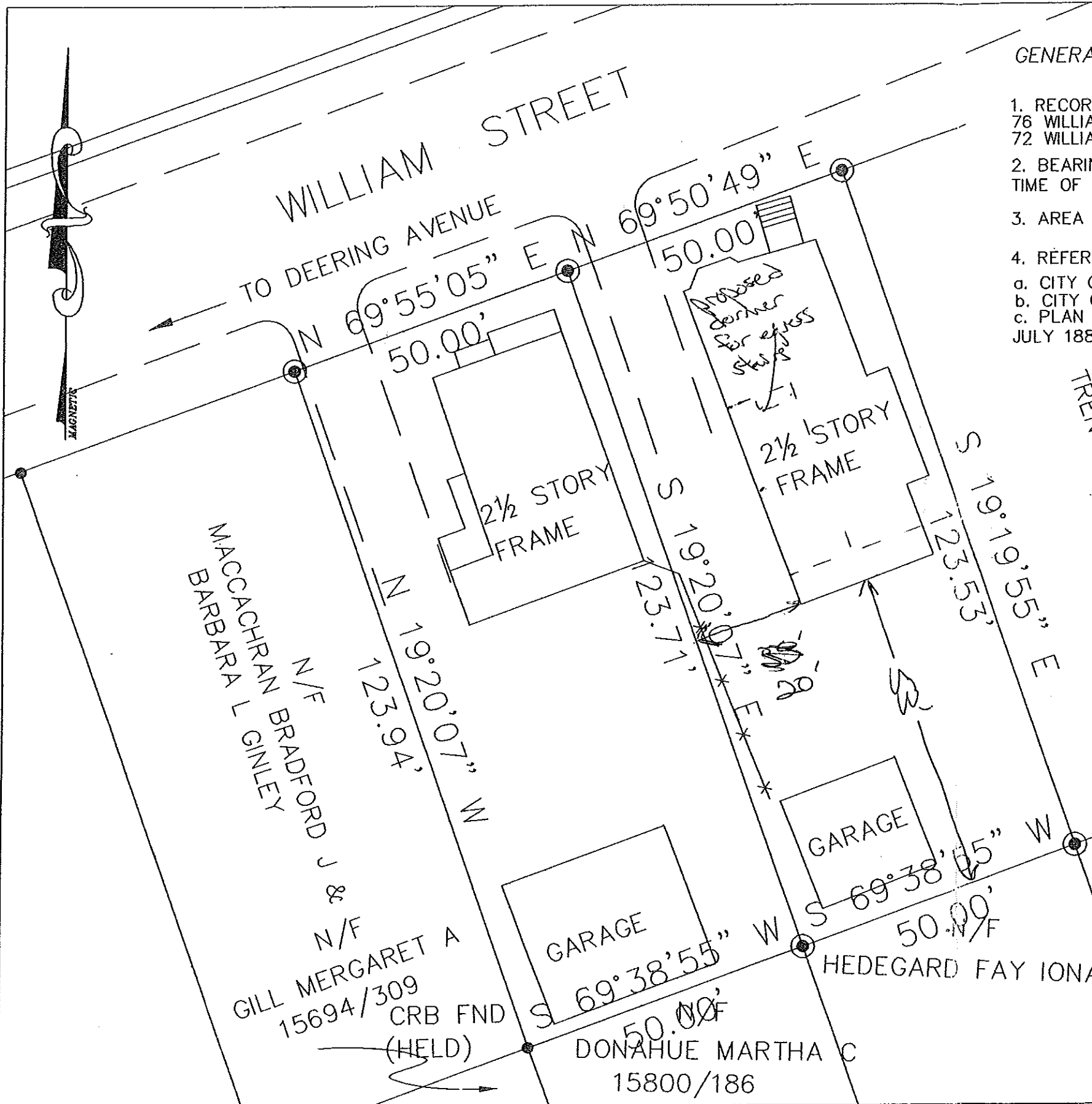
R-5
Section 14-436(a)

1st Floor Footprint 1580

$50\% = 790\text{ft}^2$

dormer = $4' \times 30' = 120\text{ft}^2$ (OK)

$\frac{120}{790} = 15.2\%$



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: MARY MARGARET CHRISTIE & WILBUR CHEEVER 76 WILLIAM STREET BOOK 1322 PAGE 304, WILBUR CHEEVER D. JR 72 WILLIAM STREET BOOK 30524 PAGE 100
2. BEARINGS ARE BASED UPON A MAGNETIC OBERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: EACH LOT 6179.4 SQ. FT. 0.14 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. CITY OF PORTLAND ASSESSORS PLAN NO. 117
 - b. CITY OF PORTLAND BLUE SHEET OF WILLIAMS STREET
 - c. PLAN OF A PORTION OF THE DEERING ESTATE E. C. JORDAN CIV. ENGS. JULY 1881.

LEGEND

- ⊙ Capped 5/8" Rebar Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- ⊕ Utility Pole
- Edge of traveled way

P-5 zone
not meet side setback 14'
using section 14-436(a)
50% of 1st floor footprint

SURVEYORS STATEMENT:

HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

DATE:

ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

BOUNDARY SURVEY PLAN
 AT 72/76 WILLIAM STREET PORTLAND, MAINE

FOR:
 WILBUR CHEEVER

DRAWN BY: DMD	CHECKED BY: GAS	SCALE: 1" = 40'	DATE: 4/02/2003	JOB NUMBER: 200323	SHEET: 1 OF 1
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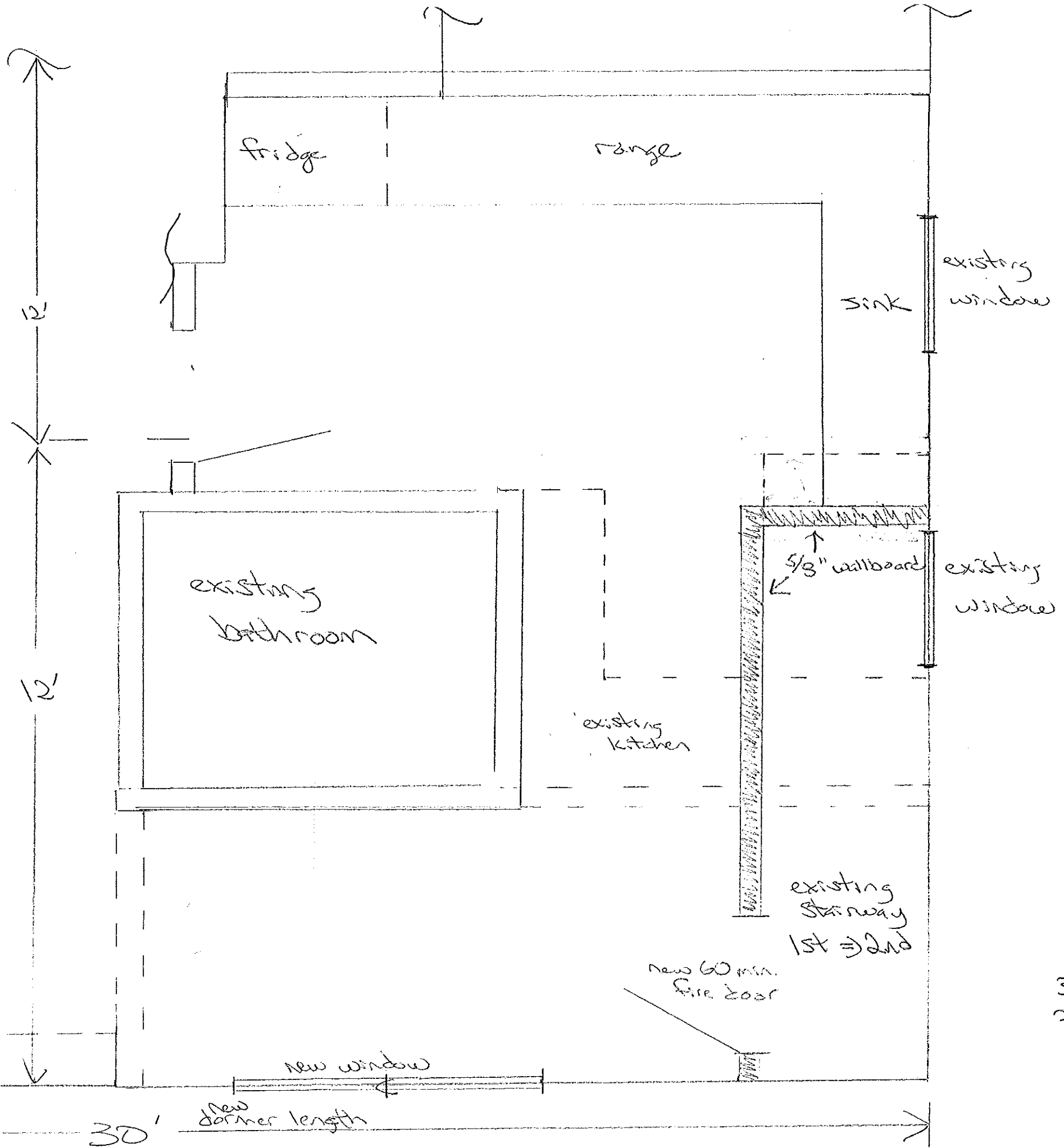
PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

DRAWER: NO:

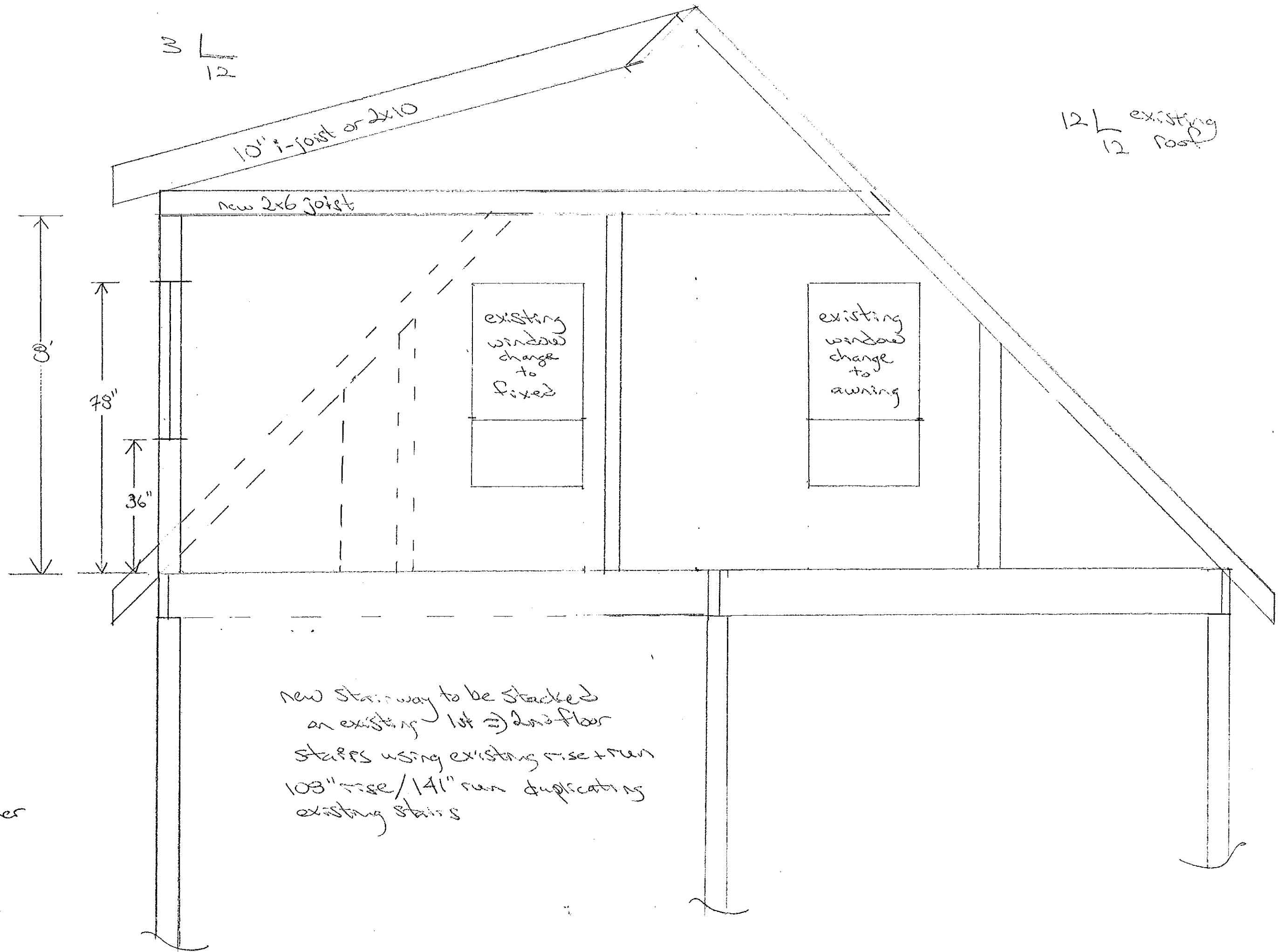
NEW WALL

existing wall to be removed

ridge location



3rd Floor
200 Williams St
1/2" = 10"
WJ
1/31/13



W
12

12 L existing
12 roof

10" i-joist or 2x10

new 2x6 joist

8'

78"

36"

existing window
change to
fixed

existing window
change to
awning

new stairway to be stacked
on existing lot ⇒ 2nd floor
stairs using existing rise + run
103" rise / 141" run duplicating
existing stairs

72 William St
3rd floor corner

1/8" = 1'0"

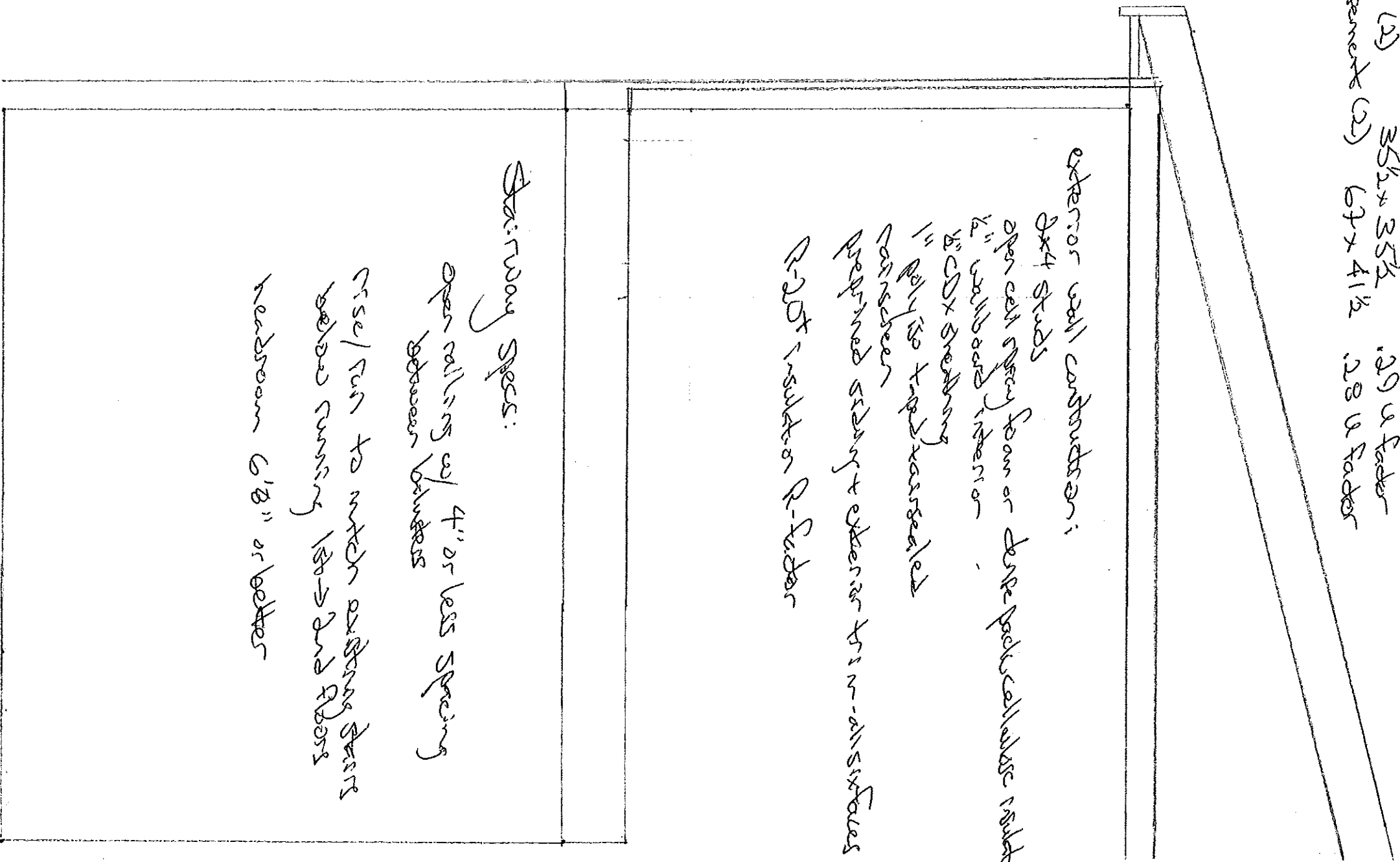
WJ

1/31/13

Roof construction:
 10" - joints or 2x10 SPF
 3/8" Plywood Sheathing
 Open cell spray foam in roof cavities R-40+
 1000 Slope roofing product

Drainage Par Schreduler:

2 1/2" LATH 60 min. Fire door
 1/2" Plywood Sheathing 35 1/2" x 35 1/2" .29 U Factor
 1/2" Plywood Sheathing 67" x 41 1/2" .28 U Factor



exterior wall construction:
 2x4 studs
 open cell spray foam or dense polyisocyanurate insulation
 1/2" wallboard interior
 1/2" CDX Sheathing
 1" polyiso spray-foam sealed
 caulk
 prepared siding + exterior trim - six feet
 R-20 insulation R-20 Factor

Stairway Specs:
 open cell spray foam 4" or less spacing
 between balusters
 riser run to match existing stairs
 balusters running 180 -> and floors
 nosing 6'8" or better

3rd Floor
 72 William St.

1/2" = 1'0" scale
 1/8" = 1'3"

Full Floor Plan ~~including stairs~~
% of Renovation
Stair details -

Section " " "
? why not 7/11 "
handrail/guard detail