

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, if Any, Attached

Permit Number: 080982
PERMIT ISSUED
AUG 15 2008
CITY OF PORTLAND

This is to certify that KAHN BARRY & JEAN J. VICKILL SCHAFFER/RDS pair

has permission to renovate existing kitchen to & Kitchen

AT 61 PROSPECT ST 124 F003001

provided that the person or persons performing or accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procedure before this building or part thereof is started or otherwise closed-in. 4 HOUR NOT 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

[Signature]
8/15/08
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: 08-0982	Issue Date:	CBL: 124 F003001
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Location of Construction: 61 PROSPECT ST	Owner Name: KAHN BARRY & JEAN JTS & VI	Owner Address: 61 PROSPECT ST	Phone:
Business Name:	Contractor Name: RDS Repair & Renovations	Contractor Address: 16 Kenrich Crossing Freeport	Phone 2077256944
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-5

Past Use: Duplex	Proposed Use: Duplex - renovate existing kitchen to bath & Kitchen	Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO District: 3	96904
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legal use: 2 residential L.D.U. (no rooms)

FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>NA</i>	INSPECTION: Use Group: R-3 Type: SB <i>JLC 2003</i>
Signature:	Signature:

Proposed Project Description:
renovate existing kitchen to bath & Kitchen

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: 08/08/2008	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"/> <input type="checkbox"/> Denied Date: <i>8/12/08</i>	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>8/12/08</i>		

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

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.

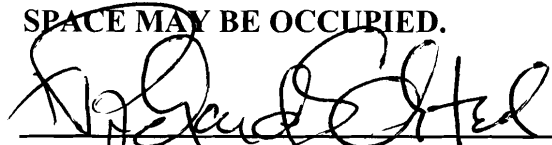
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- 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.

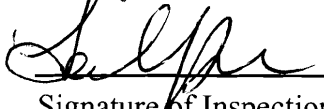
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.




Signature of Applicant/Designee



Date



Signature of Inspections Official



Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0982	Date Applied For: 08/08/2008	CBL: 124 F003001
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Location of Construction: 61 PROSPECT ST	Owner Name: KAHN BARRY & JEAN JTS & VI	Owner Address: 61 PROSPECT ST	Phone:
Business Name:	Contractor Name: RDS Repair & Renovations	Contractor Address: 16 Kenrich Crossing Freeport	Phone (207) 725-6944
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Duplex - renovate existing kitchen to bath & Kitchen	Proposed Project Description: renovate existing kitchen to bath & Kitchen
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/12/2008

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Tammy Munson **Approval Date:** 08/15/2008

Note: **Ok to Issue:**

- 1) As discussed, a continuous handrail must be installed on on side of the stairs.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

8/12/2008-mes: I spoke to Vicki Schaffer because a 1987 permit allowed an accessory use of renting out rooms. However, the current owners are NOT renting out rooms. This is just a two family dwelling.

AUG 18 2008



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>142 ASHMON ST. AKA 61 Prospect -</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>11790 #</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>D4</u> Block# <u>F</u> Lot# <u>3</u>	Applicant * must be owner, Lessee or Buyer* Name <u>VICKI SCHAFFER</u> Address <u>142 ASHMON ST.</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>239-4970</u>
Lessee/DBA (If Applicable) <u>2nd</u>	Owner (if different from Applicant) Name <u>BARRY & JEAN KUHN</u> Address <u>61 PROSPECT ST</u> City, State & Zip <u>PORTLAND ME</u>	Cost Of Work: \$ <u>40,000.-</u> C of O Fee: \$ _____ Total Fee: \$ <u>420</u>
Current legal use (i.e. single family) <u>TWO FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>RESIDENCE KITCHEN / BATH</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>RENOVATE EXISTING KITCHEN to new BATH & Kitchen.</u>		
Contractor's name: <u>RDS REPAIR & RENOVATION</u>		
Address: <u>16 KENRICK CROSSING</u>		
City, State & Zip <u>FREEMPORT ME 04032</u>		Telephone: <u>329-4571</u>
Who should we contact when the permit is ready: <u>RICH SCHWITZER</u>		Telephone: <u>SAME</u>
Mailing address: <u>SAME</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>[Handwritten Signature]</u>	Date: <u>8-5-08</u>
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This is not a permit; you may not commence ANY work until the permit is issue



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 6, 1987

Doug Malcolm
61 Prospect Street
Portland, ME 04103

Re: 61 Prospect Street

Dear Mr. Malcolm:

Your application to change the use from 2 family to 2 family with 2 roomers at 61 Prospect Street has been reviewed and a permit is herewith issued subject to the following requirement:

Please read and follow the attached requirements for Emergency Escape Windows for bedrooms and smoke detectors.

If you have any questions regarding these requirements, please call this office.

Sincerely,

Marge Schmuckal
Asst. Chief of Inspection Services

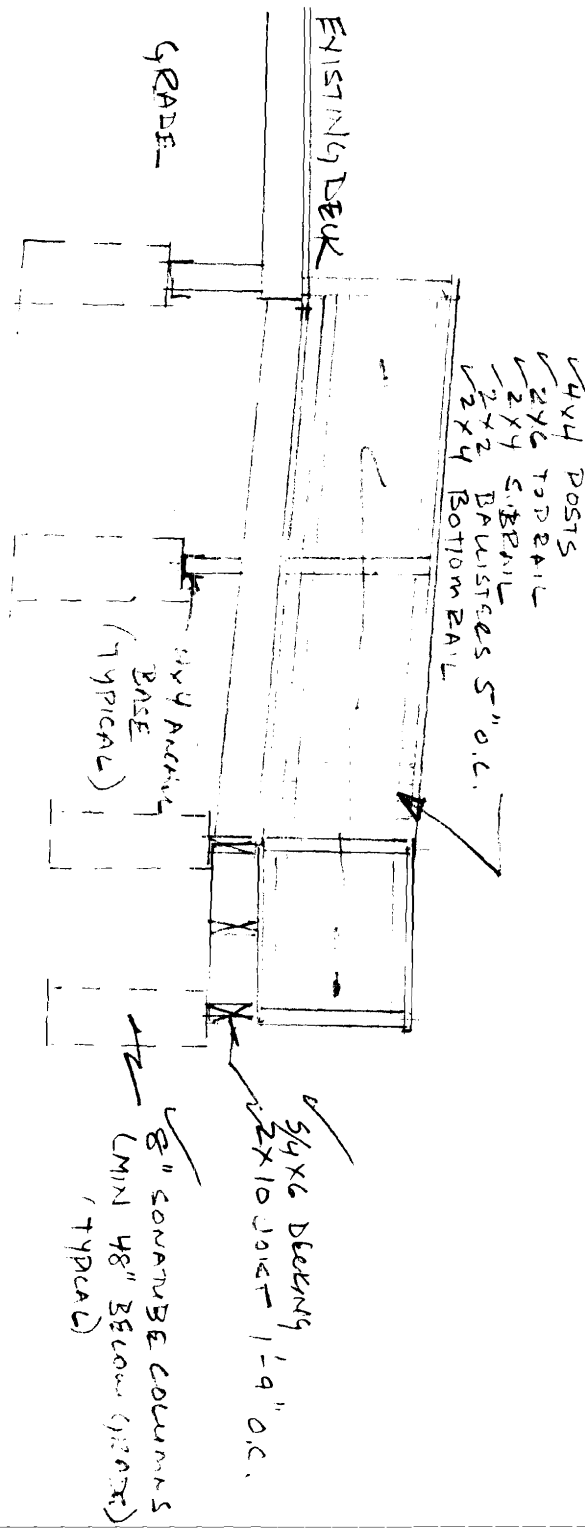
Attachment

/ksc

3/12/88
Per one of the current owners, Vicki Schaffer
They are no longer renting out rooms just a 2 family

RAMP - APPROX 1" DROP PER 12" RUN.

CONTINUOUS RAILING



VICKI SCHIFFER

61 PROSPERITY ST.

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

90'

VICKI SCHAEFFER
142 ACHMUTH
SOUTHVIEW ME

27.5'

21'

6.5'

BARRY & JESSI KAHN
61 PROSPECT ST.

YES per
Vicki
Schaeffer
13

VICKI SCHAEFFER

PROPOSED RAMP

DECK
IS THIS
New too

NO-ICENTISTS
per V.S.
8/12/18

YES per
Vicki
Schaeffer

37'

131'

13'

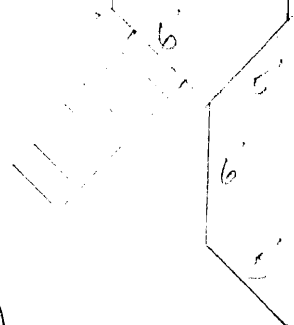
7'

7.5'

5'

3'

11'



R-5

Front 20' average -
40' shown

Side: 8' min 37'
shown

REAR: ~~20'~~ 20' req
over 20' shown

24'

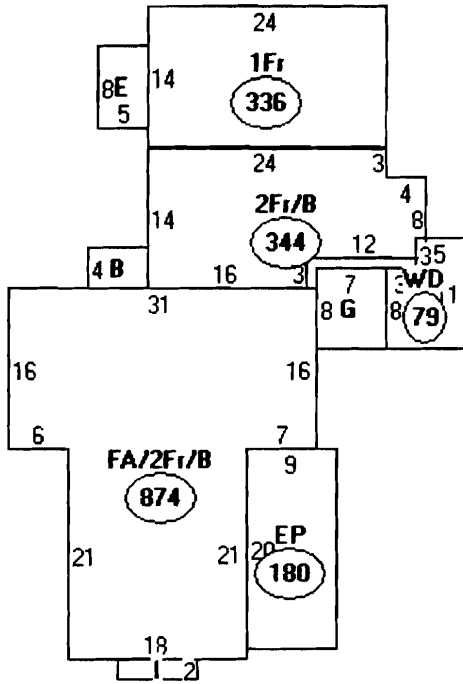
7'

16'

40'

PAVED DRIVE





Descriptor/Area

- A: FA/2Fr/B
874 sqft
- B: FDH
24 sqft
- C: 2Fr/B
344 sqft
- D: 1Fr
336 sqft
- E: WD
40 sqft
- F: WD
79 sqft
- G: 1Fr/B
56 sqft
- H: EP
180 sqft
- I: FBAY/B
16 sqft

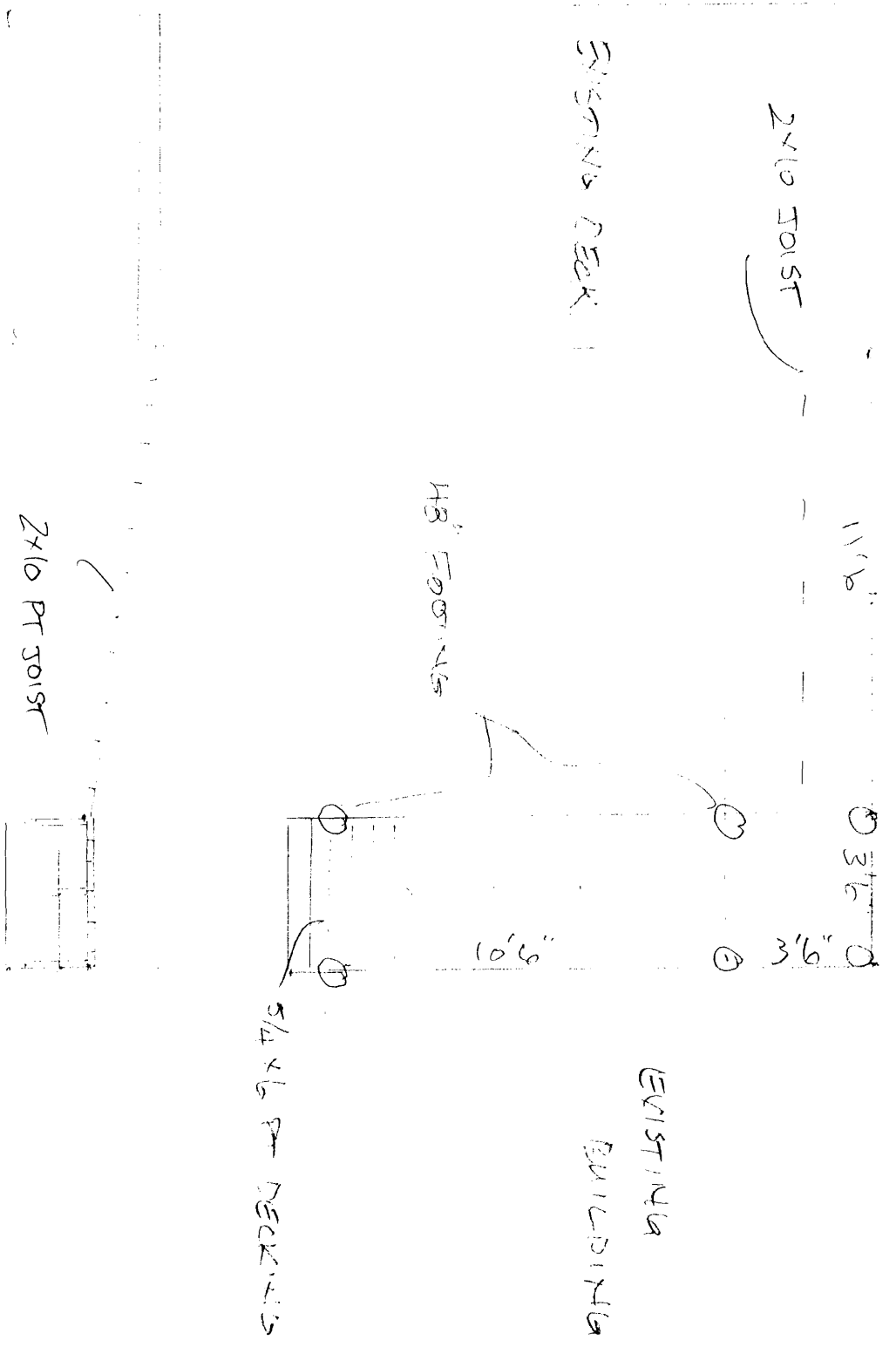
874
24
344
336
40
79
56
180
16

of 1949 existing
161.25 new
~~2110~~ MAX

$9690 \times 40\% = 3876$

- $7.5 \times 8 = 60$
- $3 \times 4 = 12$
- $3.5 \times 3.5 = 12.25$
- $3.5 \times 11.5 = 40.25$
- $3.5 \times 10.5 = 36.75$
- 161.25





NICKI SCOTT
 42 ASPHORN ST.
 PORTLAND ME.

RDS Repair and Renovation

16 KenRich Crossing Freeport, Maine 04032

Phone 207-725-6944 Fax 207-725-0477

Schaffer residence
142 Ashmont St
Portland , Maine

Renovation specs:

Outdoor ramp:

- Six footing of concrete sonna tube
- 2x10 pressure treated joist
- Galvanized hangers and nails
- 1x6 pressure treated decking
- Pressure treated handrails

Bath:

- Remove one existing wall
- Reframe new 2x6 wet wall
- Install pocket door in non bearing wall
- Plumb in fixtures to existing system

Entry:

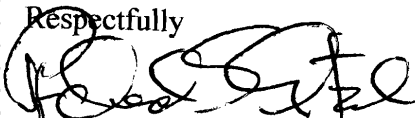
- Remove wall and header with 2x10
- Frame in closet

Kitchen:

- Repair ceiling
- Remove old flooring and level
- Remove old cabinets
- Install cabinets and appliances according to plans

These specs are provided in good faith and work will be conducted in a professional manner. Any variation is due to the need to meet code requirements.

Respectfully



Richard Schnitzel