

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ICTION

Permit Number: 081312

This is to certify that COLTON JOHN M & JANNA VESEY, by Monsell &

has permission to adding on 733 sf addition to ho

AT 55 HERSEY ST

CP 129 F024001

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 lathed or otherwise finished-in. 24 HOURS NOTICE IS 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

Thomas M. Mally 10/15/08
 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: 08-1312 | Issue Date: | CBL: 129 F024001 |
|-----------------------|-------------|---------------------|

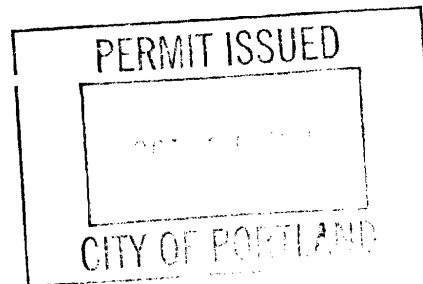
| | | | |
|---|--|--|----------------------|
| Location of Construction: 55 HERSEY ST | Owner Name: COLTON JOHN M & JANNA R V | Owner Address: 55 HERSEY ST | Phone: |
| Business Name: | Contractor Name: Carey Monsell & Co. | Contractor Address: 23 Glenwood Ave. Portland | Phone: 2077753984 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | Zone: R3 |

| | | | | |
|--|--|--|---|-------------------------------|
| Past Use: Single Family Home | Proposed Use: Single Family Home - adding on 733 sf addition to house | Permit Fee: \$720.00 | Cost of Work: \$70,000.00 | CEO District: 4 |
| Proposed Project Description: adding on 733 sf addition to house | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: SB IRC 2003 | |
| | | Signature: _____ | | Signature: <i>Jm 10/15/08</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: Idobson | Date Applied For: 10/15/2008 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

- 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 | Zoning Appeal | Historic Preservation |
|---|--|---|
| <input type="checkbox"/> Shoreland | <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Not in District or Landmark |
| <input type="checkbox"/> Wetland <i>OK</i> | <input type="checkbox"/> Miscellaneous | <input checked="" type="checkbox"/> Does Not Require Review |
| <input type="checkbox"/> Flood Zone | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Requires Review |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Interpretation | <input type="checkbox"/> Approved |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions |
| Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> | <input type="checkbox"/> Denied | <input type="checkbox"/> Denied |
| Date: <i>Jm 10/15/08</i> | Date: _____ | Date: <i>10/15/08 Jm</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 |

City of Portland, Maine - Building or Use Permit

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 08-1312 | Date Applied For: 10/15/2008 | CBL: 129 F024001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|--|---|---|---------------------------------|
| Location of Construction: 55 HERSEY ST | Owner Name: COLTON JOHN M & JANNA R V | Owner Address: 55 HERSEY ST | Phone: |
| Business Name: | Contractor Name: Carey Monsell & Co. | Contractor Address: 23 Glenwood Ave. Portland | Phone: (207) 775-3984 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | |

| | |
|---|--|
| Proposed Use: Single Family Home - adding on 733 sf addition to house | Proposed Project Description: adding on 733 sf addition to house |
|---|--|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 10/15/2008

Note:**Ok to Issue:**

- 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 a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 10/15/2008

Note:**Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 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.

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.

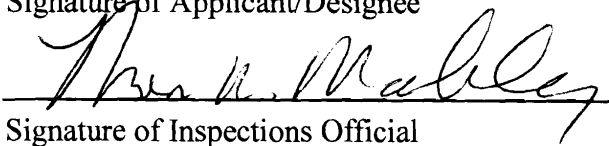
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

10/15/08

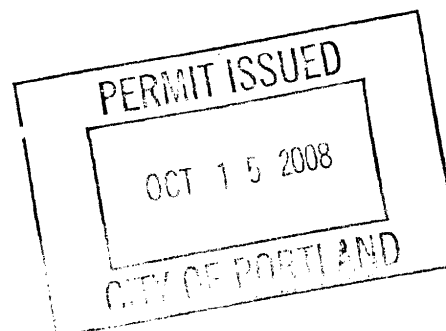
Date



Signature of Inspections Official

10/15/08

Date





General Building Permit Application


Persons who own property or who are in possession of the property owe real estate or personal property taxes or user charges on any property in the City. Payment arrangements must be made before permits of any kind are accepted.

| | | |
|--|---|---|
| Location/Address of Construction: <u>55 HERSEY ST., PORTLAND ME 04103</u> | | |
| Total Square Footage of Proposed Structure/Area <u>~1900</u> | | Square Footage of Lot <u>7459</u> |
| Per Assessor's Chart, Block & Lot Chart# <u>129</u> Block# <u>F</u> Lot# <u>24</u> | Applicant * must be owner, Lessee or Buyer * Name <u>JOHN COLTON</u> Address <u>55 HERSEY ST.</u> City, State & Zip <u>PORTLAND, ME 04103</u> | Telephone: <u>207-899-2867</u> |
| License/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>70,000</u> C of O Fee: \$ _____ Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>SINGLE FAMILY</u> | | |
| If vacant, what was the previous use? _____ | | |
| Proposed specific use: <u>SINGLE FAMILY</u> | | |
| Is property part of a subdivision? <u>NO</u> If yes, please name _____ | | |
| Project description: <u>ADDING ON ~733 SF TO SIDE OF HOUSE. 480 SF FIRST FLOOR, ADDITION 24' LONG (NOT 26')</u> <u>253 SF SECOND FLOOR</u> | | |
| Contractor's name: <u>CAREY MONSELL</u> | | |
| Address: <u>23 GLENWOOD AVE</u> | | |
| City, State & Zip: <u>PORTLAND, ME 04103</u> | | Telephone: <u>775-3984</u> |
| Who should we contact when the permit is ready: <u>JOHN COLTON</u> | | Telephone: <u>899-2867</u> |
| Mailing address: <u>55 HERSEY 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.

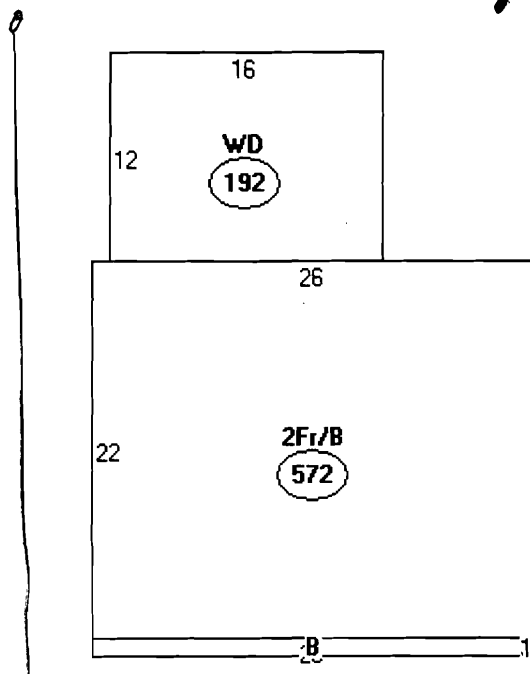
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of the jurisdiction. In addition, 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 code applicable to this permit.

Signature:  Date: 10/14/08

This is not a permit; you may not commence ANY work until the permit is issued.



55 Hersey ST - 3:00 PM APPT!



Descriptor/Area

A: 2Fr/B
572 sqft

B: FOH
26 sqft

C: WD
192 sqft

D: 336 garage

R3

1126 TOTAL

+ 800 addition (new)

1926 TOTAL w/addition

7459 SF LOT

35% max

coverage

26% Lot coverage

OK

SETBACKS FRONT - 25 required

Rear 25 required

Sides 14 FT (25 story)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

| | |
|----------------------|--|
| Card Number | 1 of 1 |
| Parcel ID | 129 F024001 |
| Location | 55 HERSEY ST |
| Land Use | SINGLE FAMILY |
| Owner Address | COLTON JOHN M & JANNA R VESEY JTS 55 HERSEY ST PORTLAND ME 04103 |
| Book/Page | 22823/248 |
| Legal | 129-F-24-26 HERSEY ST 53-55 |

7459 SF

Current Assessed Valuation

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$116,300 | \$117,200 | \$233,500 |

Property Information

| | | | | | |
|-------------------|-------------------|---------------------|--------------------|--------------------|-----------------|
| Year Built | Style | Story Height | Sq. Ft. | Total Acres | |
| 1956 | Garrison | 2 | 1170 | 0.171 | |
| Bedrooms | Full Baths | Half Baths | Total Rooms | Attic | Basement |
| 3 | 1 | | 6 | None | Full |

Outbuildings

| | | | | | |
|--------------|-----------------|-------------------|-----------------|--------------|------------------|
| Type | Quantity | Year Built | Size | Grade | Condition |
| GARAGE-WD/CB | 1 | 1956 | 14X24 336 sq ft | C | A |

Sales Information

| | | | |
|-------------|---------------|--------------|------------------|
| Date | Type | Price | Book/Page |
| 06/30/2005 | LAND + BLDING | \$310,000 | 22823-248 |
| 05/31/2000 | LAND + BLDING | \$175,000 | 15502-255 |
| 04/17/1998 | LAND + BLDING | | 13749-032 |

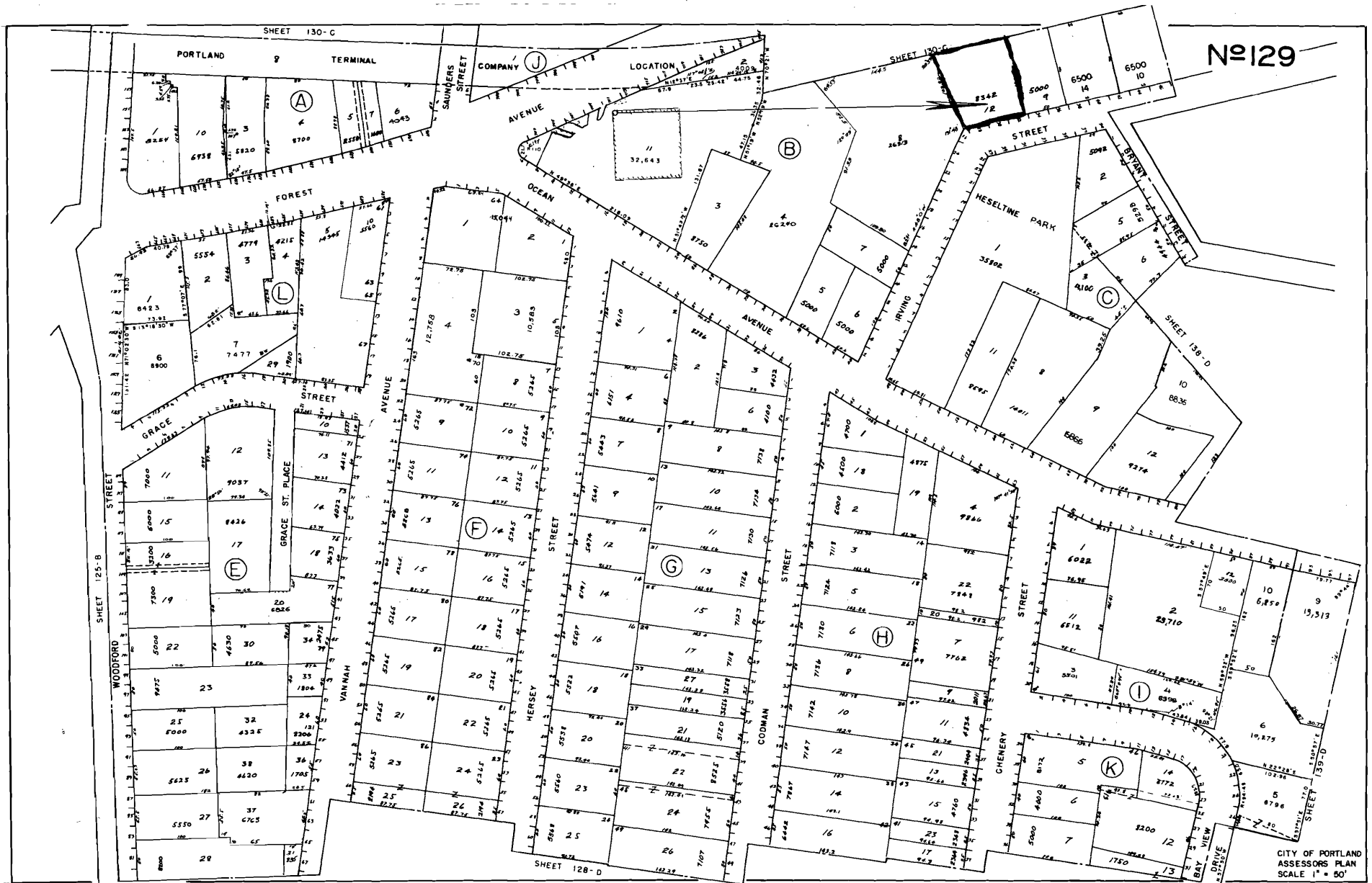
Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

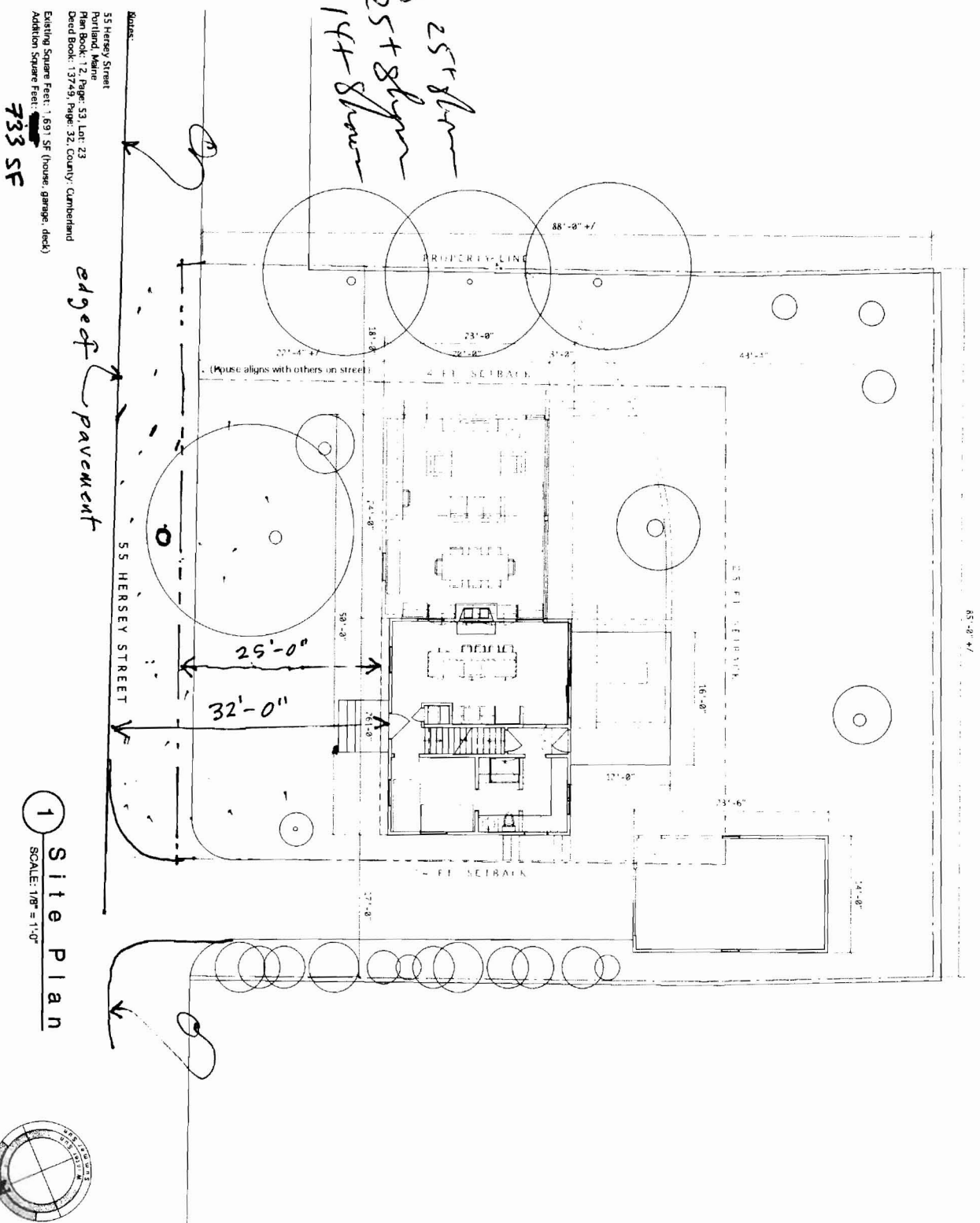
New Search!



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

RETRACTED FEB 23, 1967 Revised 8/21/06

5108g 25' x 8' plan
 108g 25' + 8' plan
 108g 14' + 8' plan



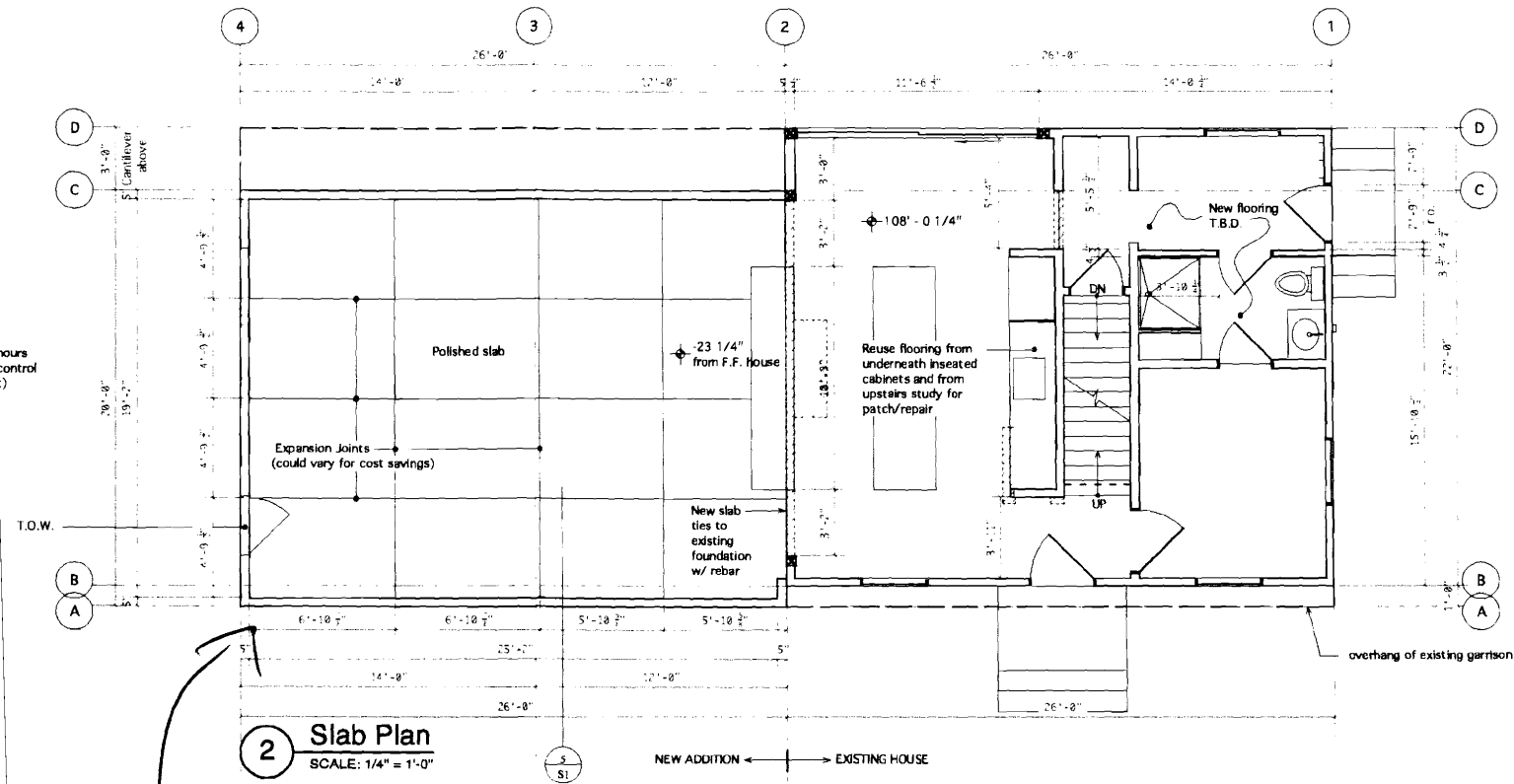
B1

Vesey Colton Addition

Janna Vesey and John Colton 55 Hersey Street Portland, Maine
 Carol A. Wilson Architect 14 Longwoods Road Falmouth, Maine 04105 Tel. 207-781-4684 Fax. 207-781-4784

TITLE: Existing Site Plan
 SCALE: 1/8" = 1'-0"
 DATE: 14 October 2008
 Revisions:





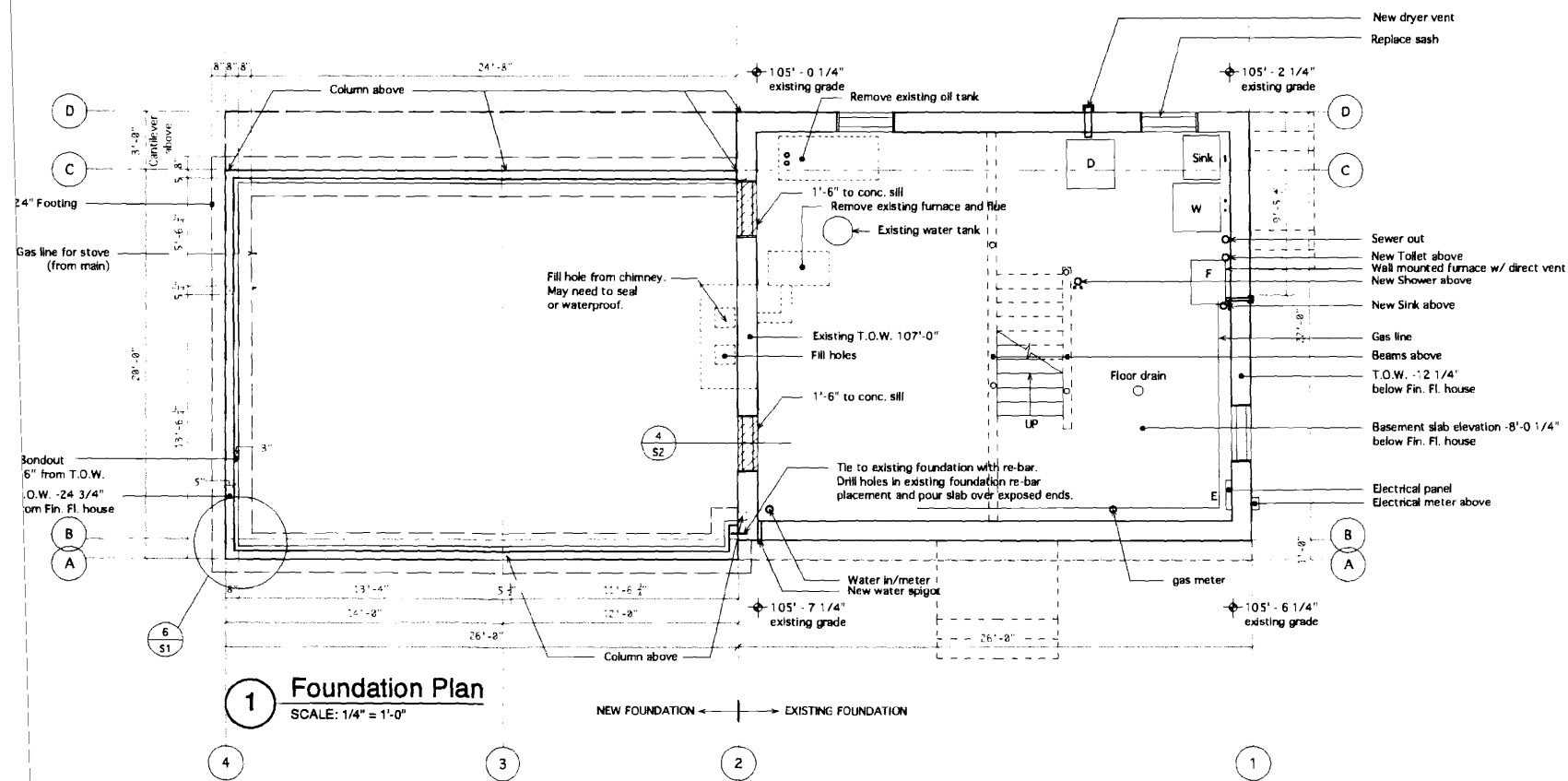
2 Slab Plan
SCALE: 1/4" = 1'-0"

NEW ADDITION ← → EXISTING HOUSE

Notes:

- Wood flooring to be patched and repaired in existing house
- Foundation windows to be removed and their voids filled with brick
- Slab Finish: Polished
- Finish Material: Scofield Select Seal-W (2 coats)

Scaled back to 24 FT NOT 26 FT



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

NEW FOUNDATION ← → EXISTING FOUNDATION

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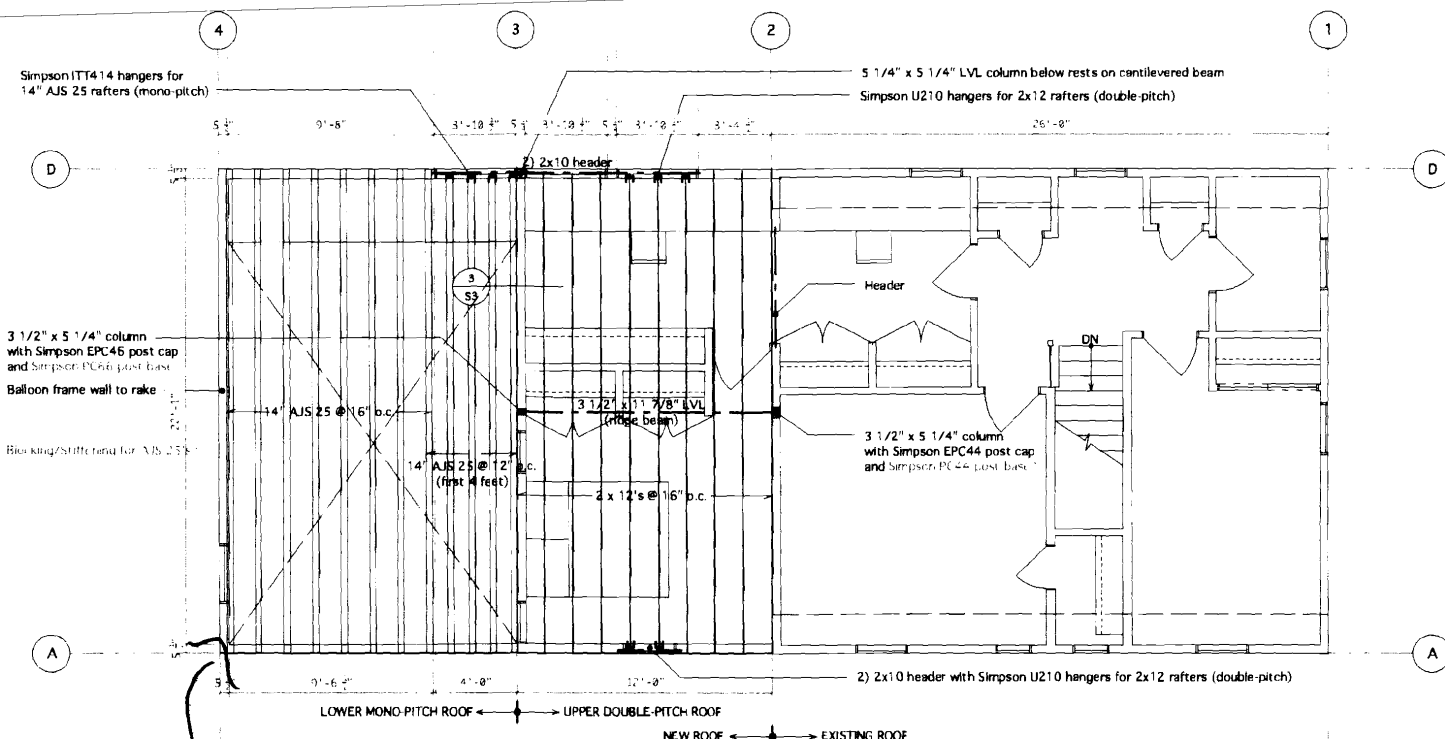
TITLE: Foundation Plan, Slab Plan, and Details

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

DATE: 14 October 2008

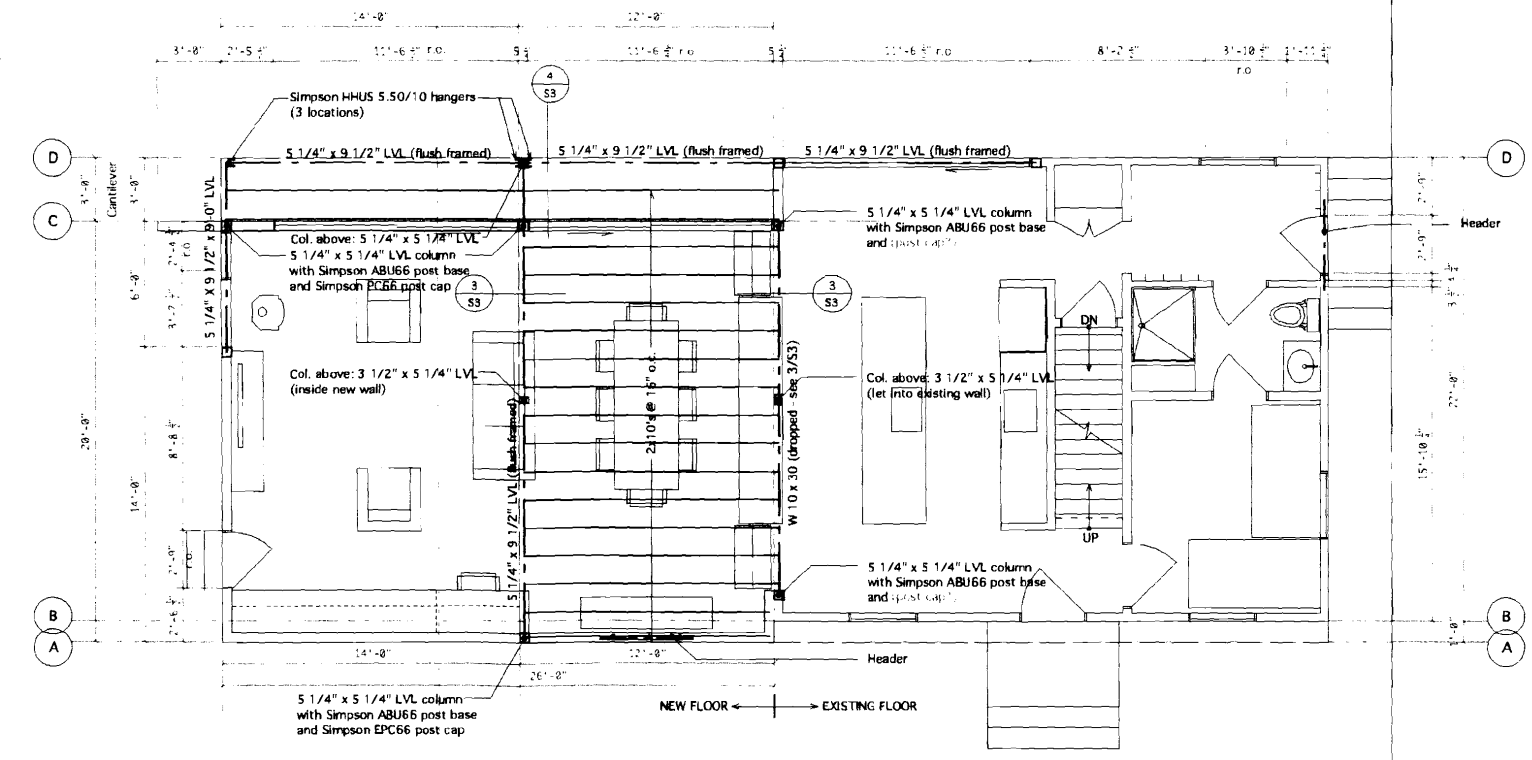
Revisions:

S1



2 Roof Framing Plan
SCALE: 1/4" = 1'-0"

Scaled back to 24 FT from 26 FT
Jm



1 Second Floor Framing Plan
SCALE: 1/4" = 1'-0"

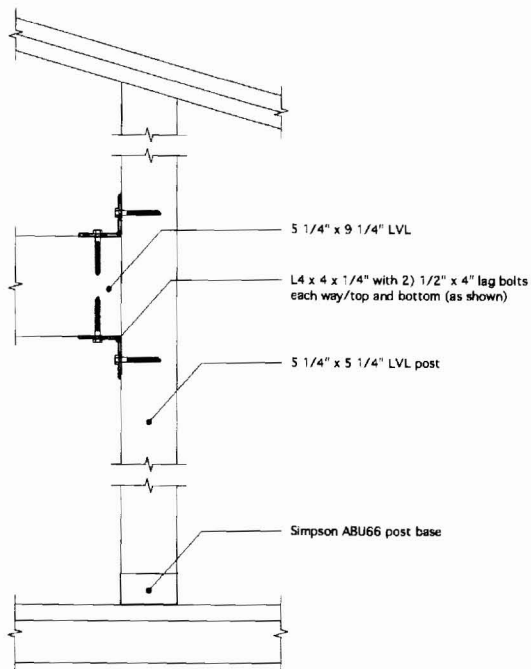
TITLE: Second Floor Framing Plan, Roof Framing Plan, and Details
SCALE: 1/4" = 1'-0", 3/4" = 1'-0", and 3" = 1'-0"
DATE: 14 October 2008
Revisions:

Vesey Colton Addition

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Carol A. Wilson Architect 14 Longwoods Road Falmouth, Maine 04105 Tel. 207-781-4684 Fax. 207-781-4784

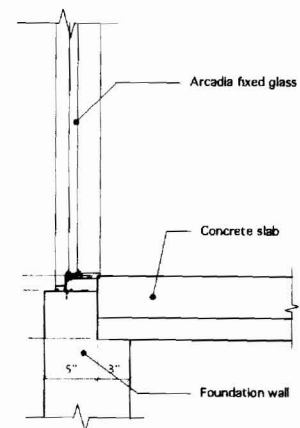
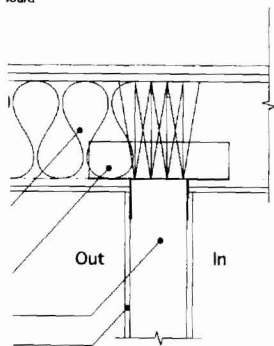
JS 25 (beyond)
s @ 16" o.c.
uds greater than 12'-0"

leader

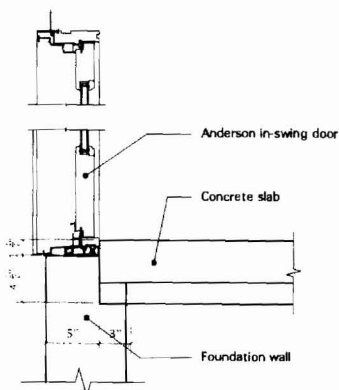


2 Cantilever Beam Connection
SCALE: 1 1/2" = 1'-0"

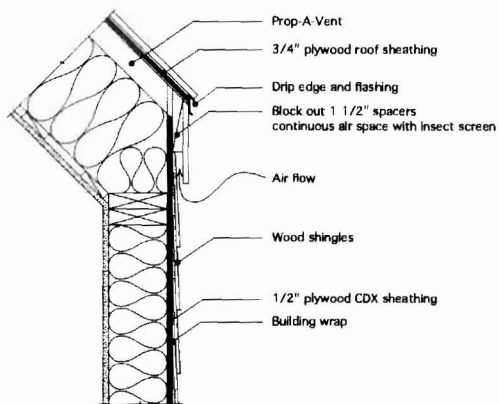
board



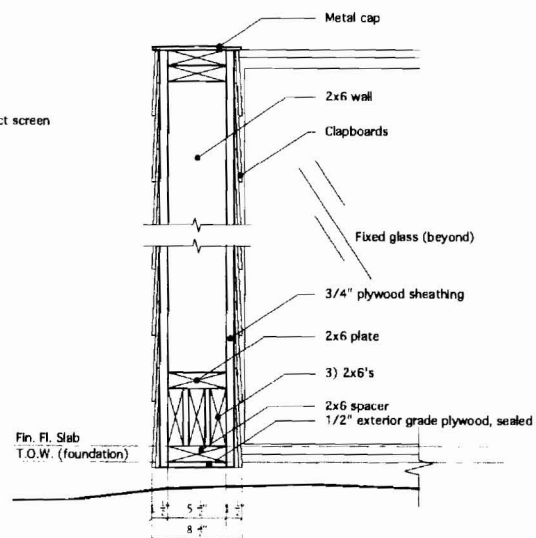
6 Bondout for Fixed Glass
SCALE: 1 1/2" = 1'-0"



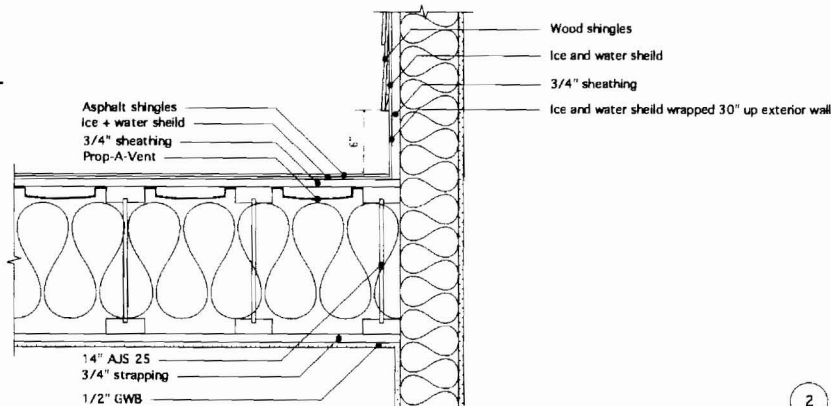
7 Bondout for In-swing Door
SCALE: 1 1/2" = 1'-0"



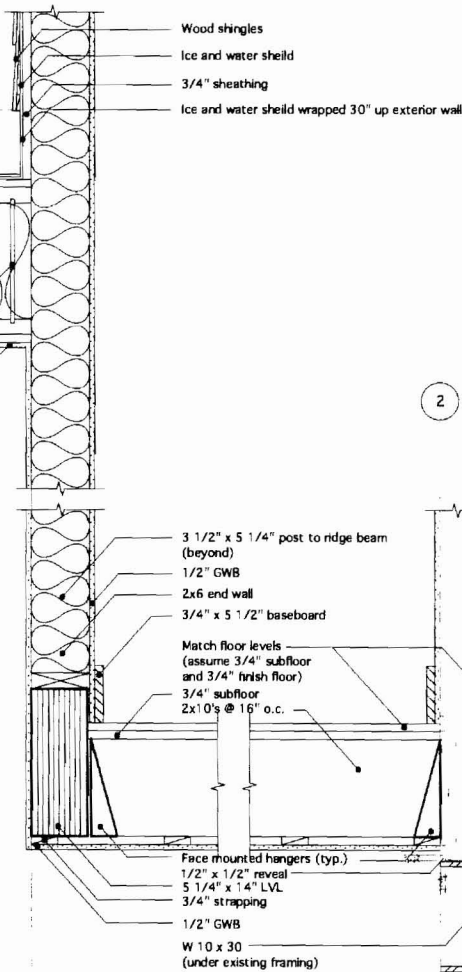
8 Vented Eave
SCALE: 1 1/2" = 1'-0"



9 Extended Wall (Outside)
SCALE: 1 1/2" = 1'-0"



3



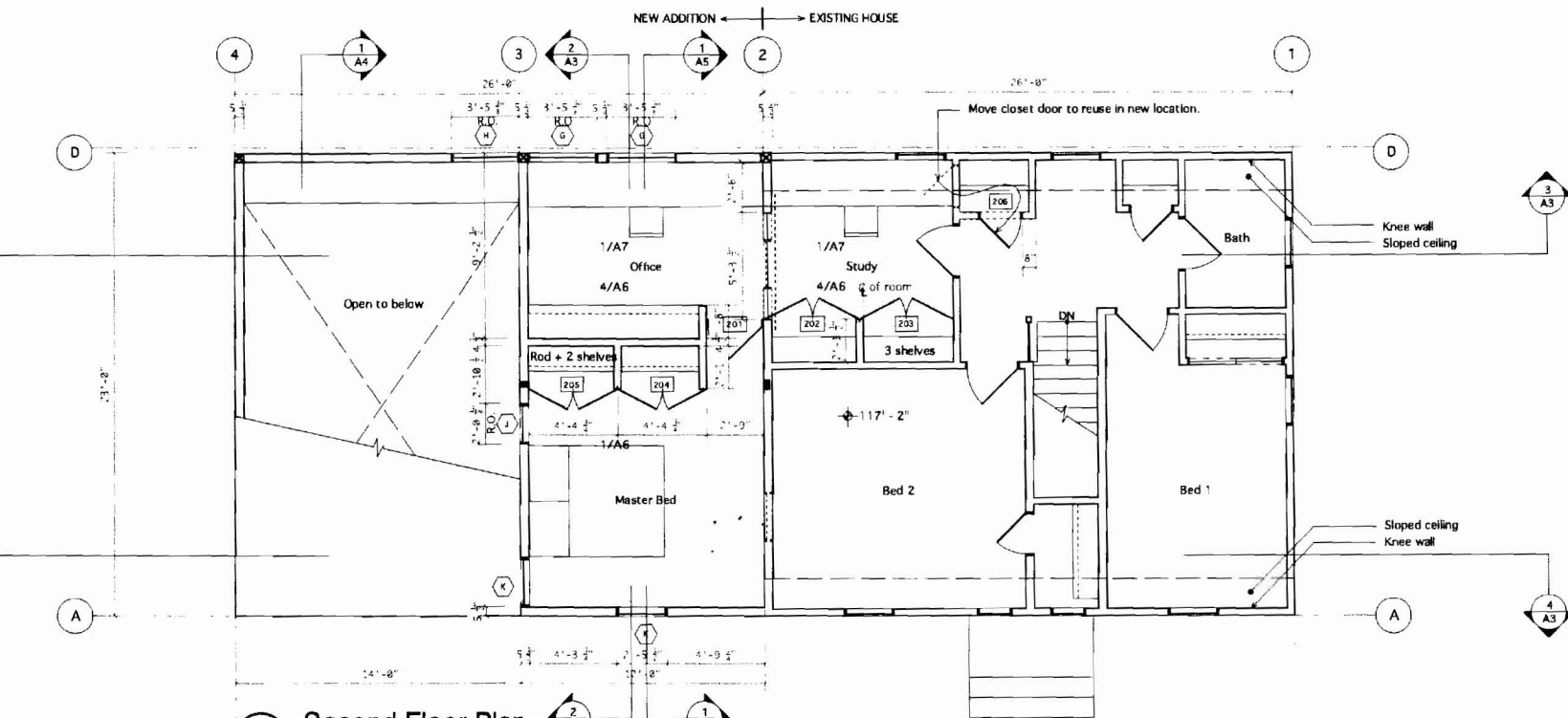
3 Floor and Roof Framing Details
SCALE: 1 1/2" = 1'-0"

2

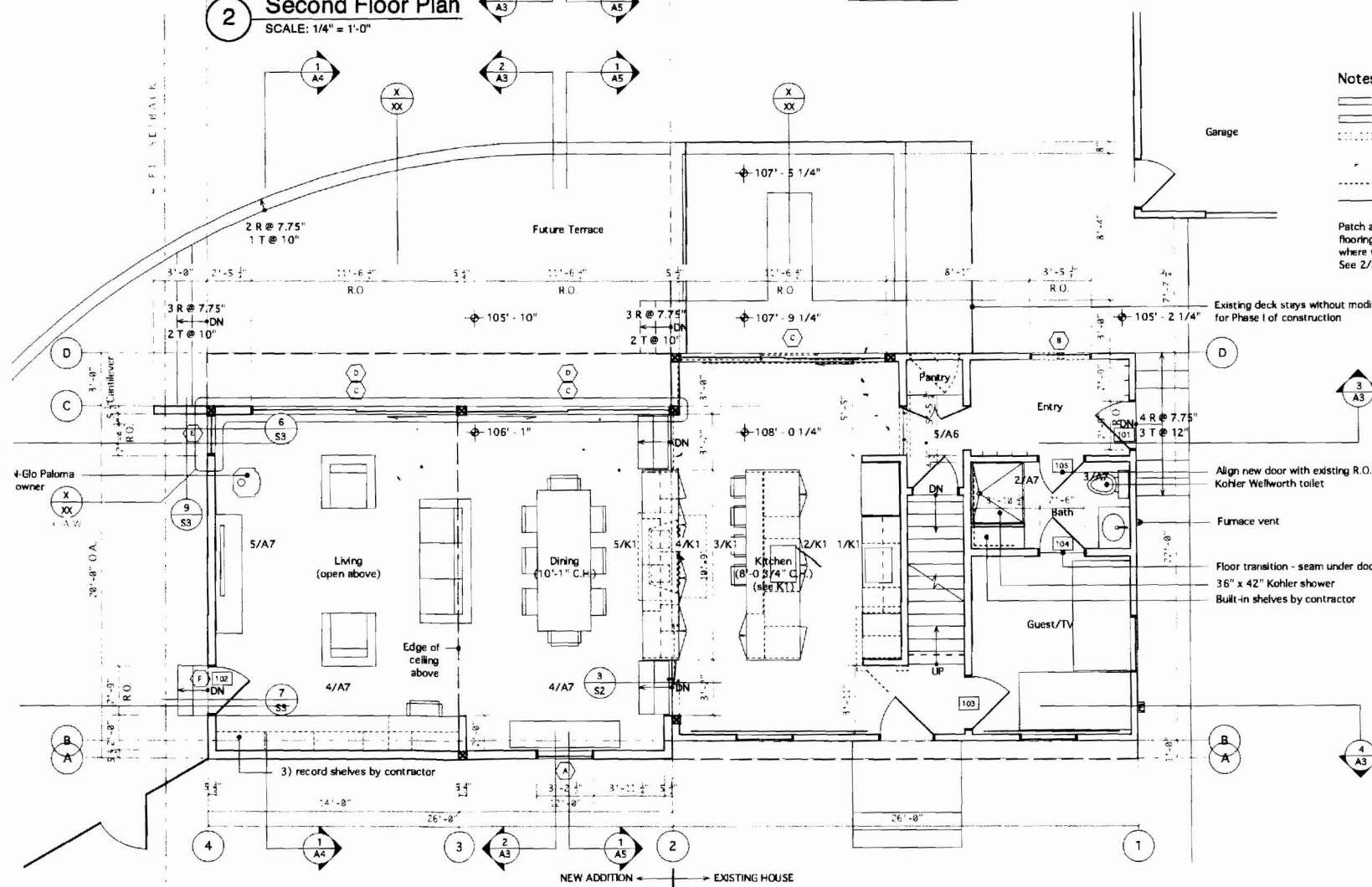
TITLE: Structural Details
SCALE: 1/4" = 1'-0" and 1 1/2" = 1'-0"
DATE: 14 October 2008
Revisions:

Vesey Colton Addition

Janna Vesey and John Colton 55 Hersey Street Portland, Maine
Carol A. Wilson Architect 14 Longwoods Road Falmouth, Maine 04105 Tel. 207-781-4684 Fax. 207-781-4784



2 Second Floor Plan
SCALE: 1/4" = 1'-0"



1 First Floor Plan
SCALE: 1/4" = 1'-0"

Notes:

- Existing
- New
- Existing to be demolished.
- Save flooring for patch/repair.
- Replace existing window
- Baseboard to be moved
- Baseboard to remain

Patch and repair wood flooring in existing house where walls are removed. See 2/51

Existing deck stays without modification for Phase I of construction

Align new door with existing R.O. Kohler Wellworth toilet

Furnace vent

Floor transition - seam under door

36" x 42" Kohler shower

Built-in shelves by contractor

TITLE: Plans
SCALE: 1/4" = 1'-0"
DATE: 14 October 2008
Revisions:

Vesey Colton Addition

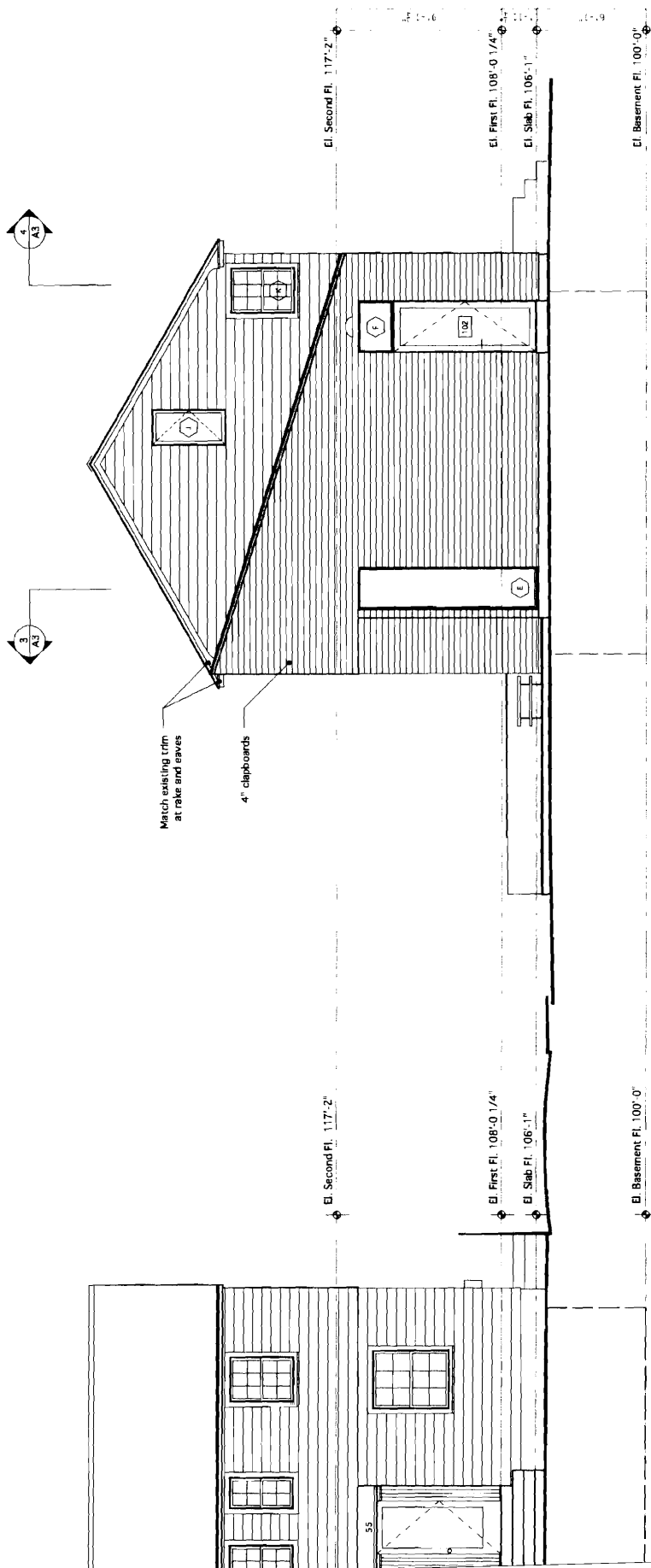
Janna Vesey and John Colton 55 Hersey Street Portland, Maine
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A1

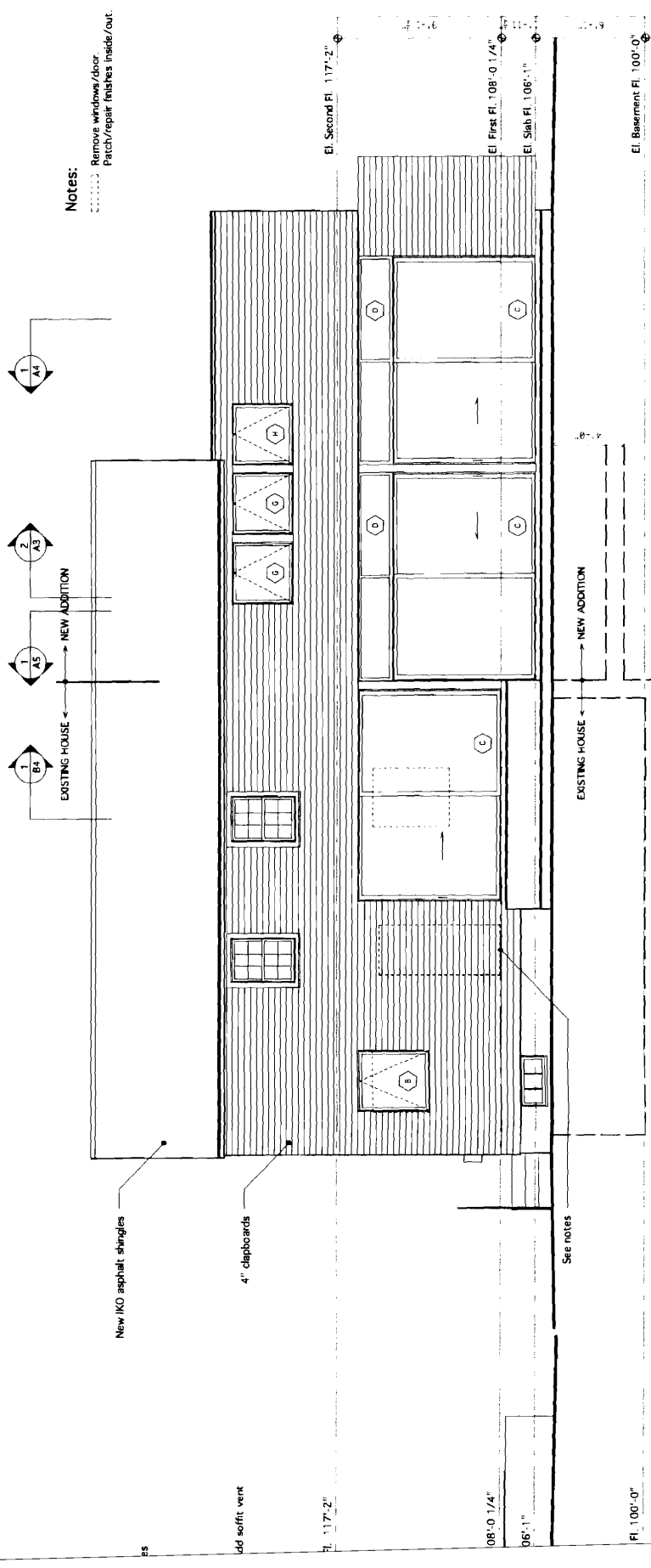
Vesey Colton Addition

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 Carol A Wilson Architect 14 Longwoods Road Falmouth, Maine 04105 Tel 207-781-4684 Fax 207-781-4784

TITLE: Elevations
 SCALE: 1/4" = 1'-0"
 DATE: 14 October 2008
 Revisions:



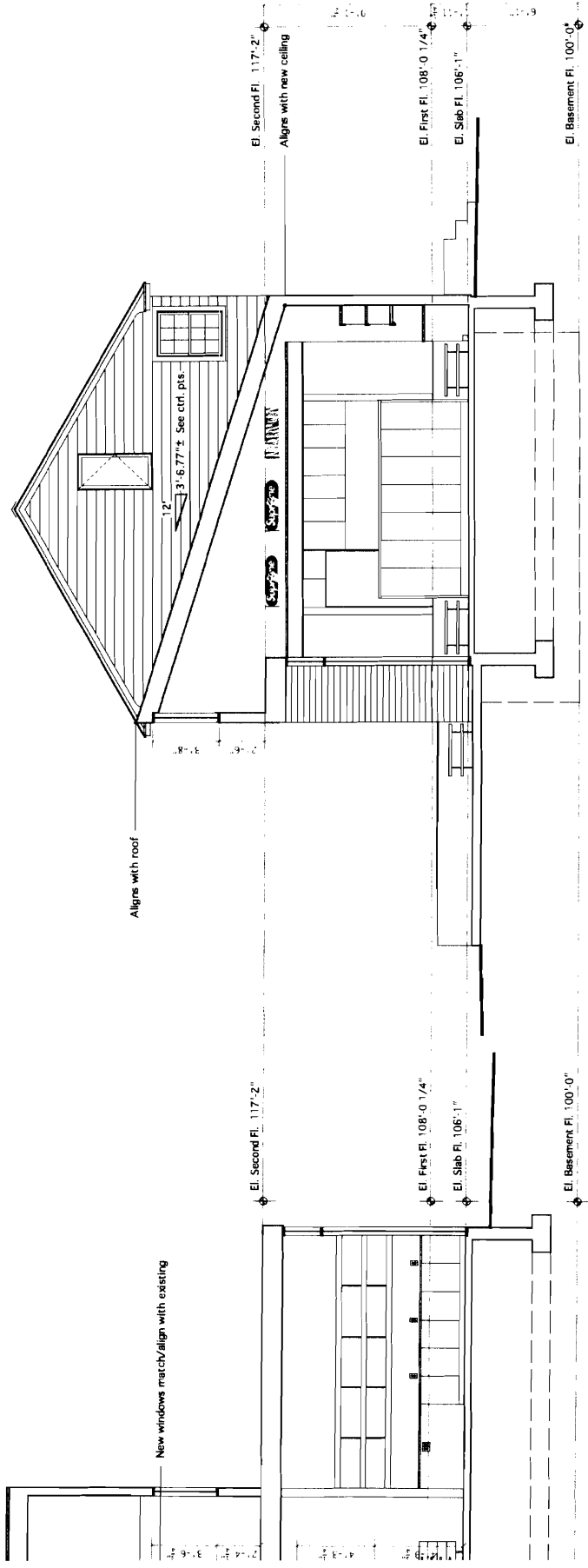
2 East Elevation
 SCALE: 1/4" = 1'-0"



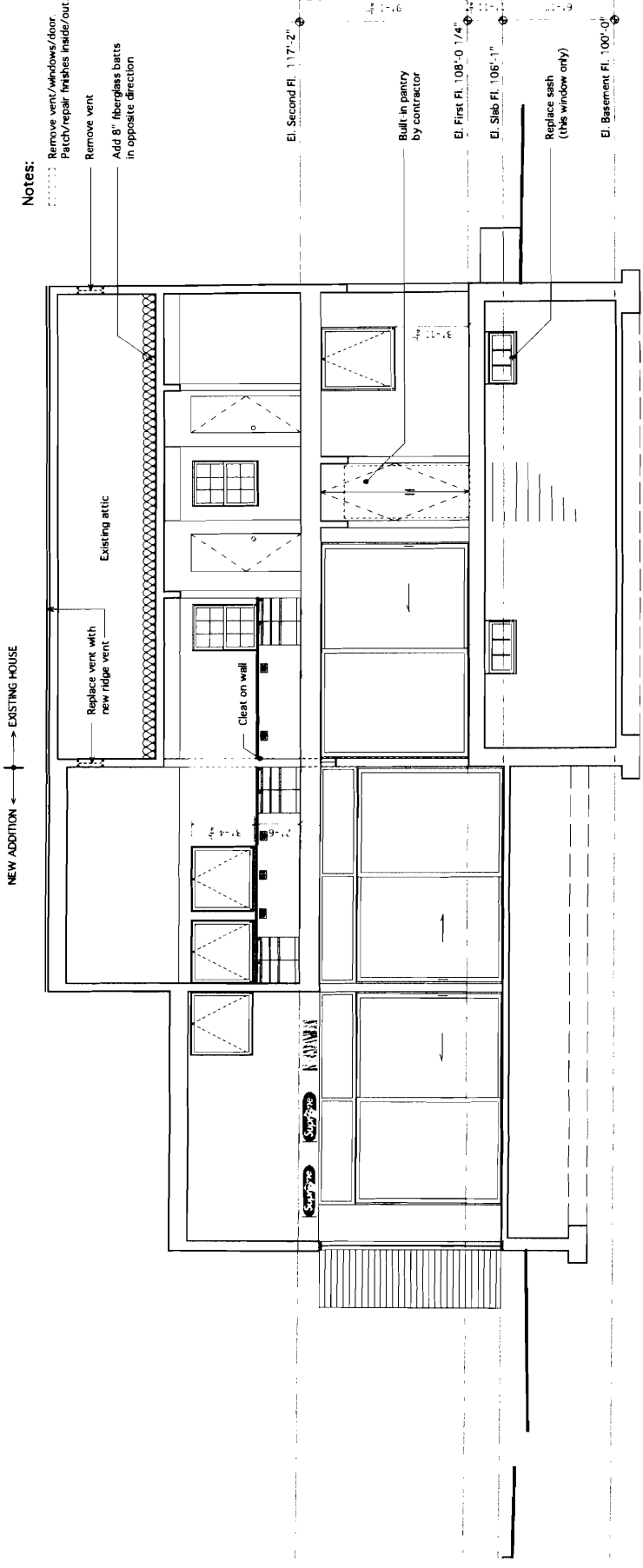
3 South Elevation
 SCALE: 1/4" = 1'-0"

Notes:

..... Remove window/door
 Patch/repair finishes inside/out.



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

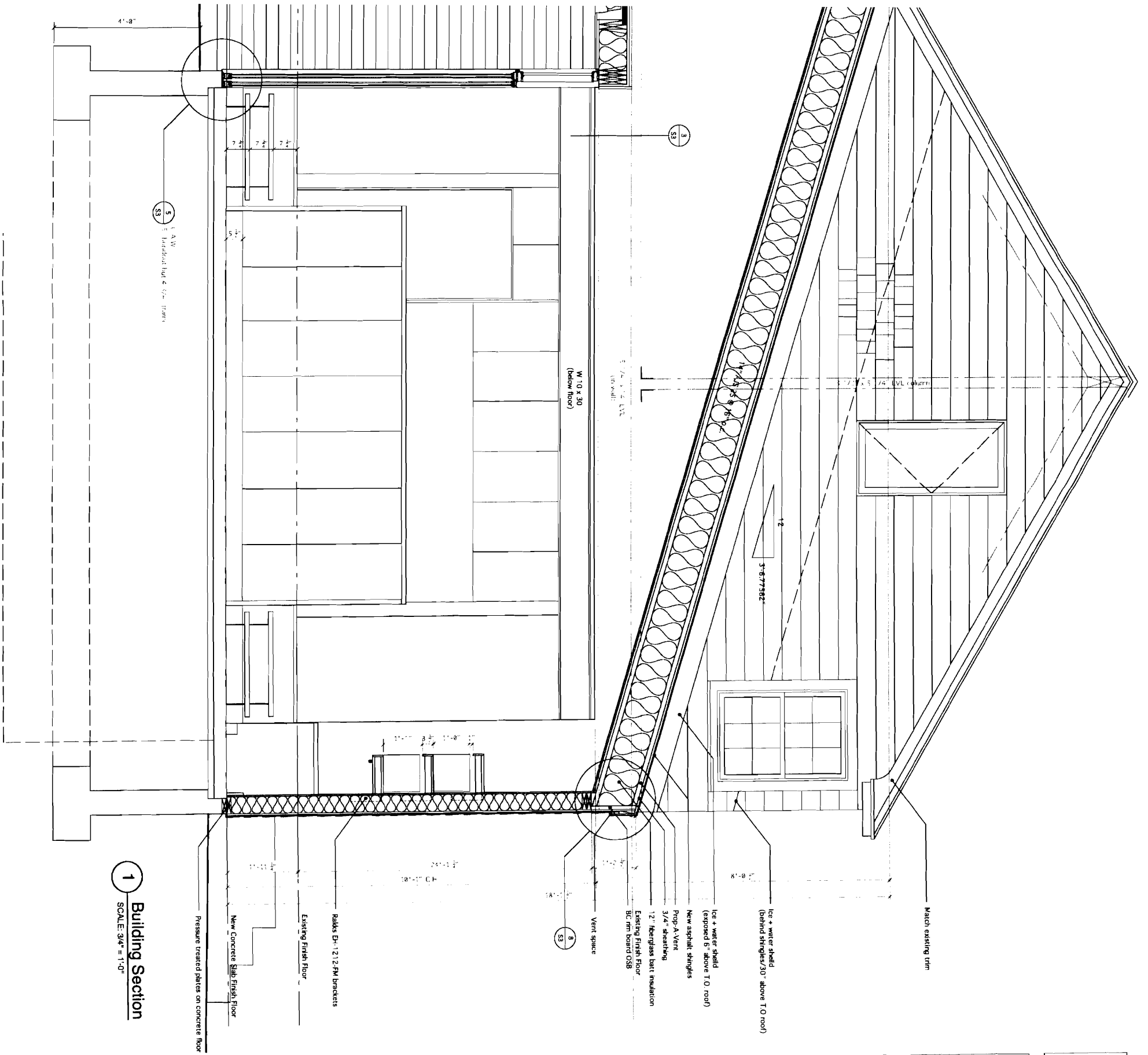


3 Section 3
SCALE: 1/4" = 1'-0"

Vesey Colton Addition
 Janna Vesey and John Colton 55 Hersey Street Portland, Maine
 Carol A. Wilson Architect 14 Longwoods Road Falmouth, Maine 04105 Tel. 207-781-4684 Fax. 207-781-4784

TITLE: Sections
 SCALE: 1/4" = 1'-0"
 DATE: 14 October 2008
 Revisions:

A3



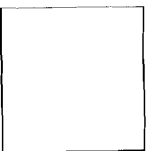
1 Building Section
SCALE: 3/4" = 1'-0"

Vesey Colton Addition

Janna Vesey and John Colton 55 Hersey Street Portland, Maine
 Carol A. Wilson Architect 14 Longwoods Road Falmouth, Maine 04105 Tel. 207-781-4684 Fax. 207-781-4784

TITLE: Building Section
 SCALE: 3/4" = 1'-0"
 DATE: 14 October 2008
 Revisions:

A4

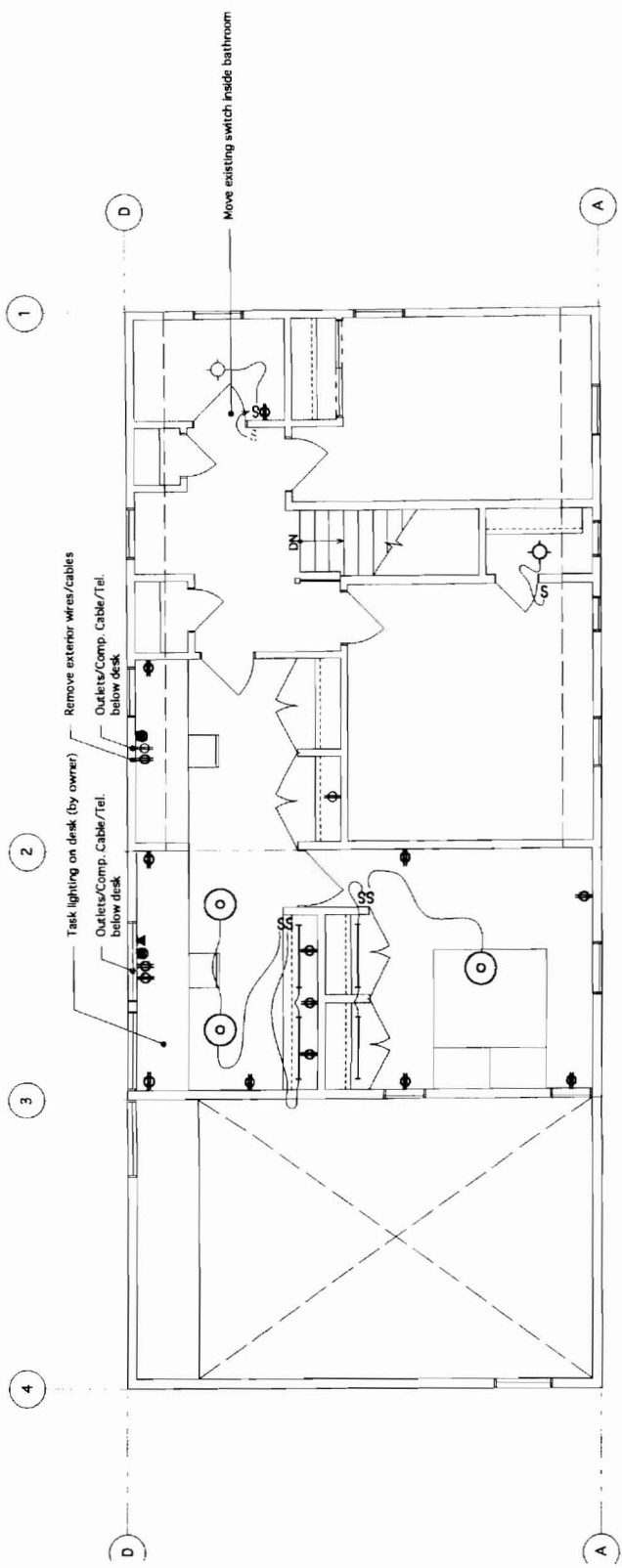


Vesey Colton Addition

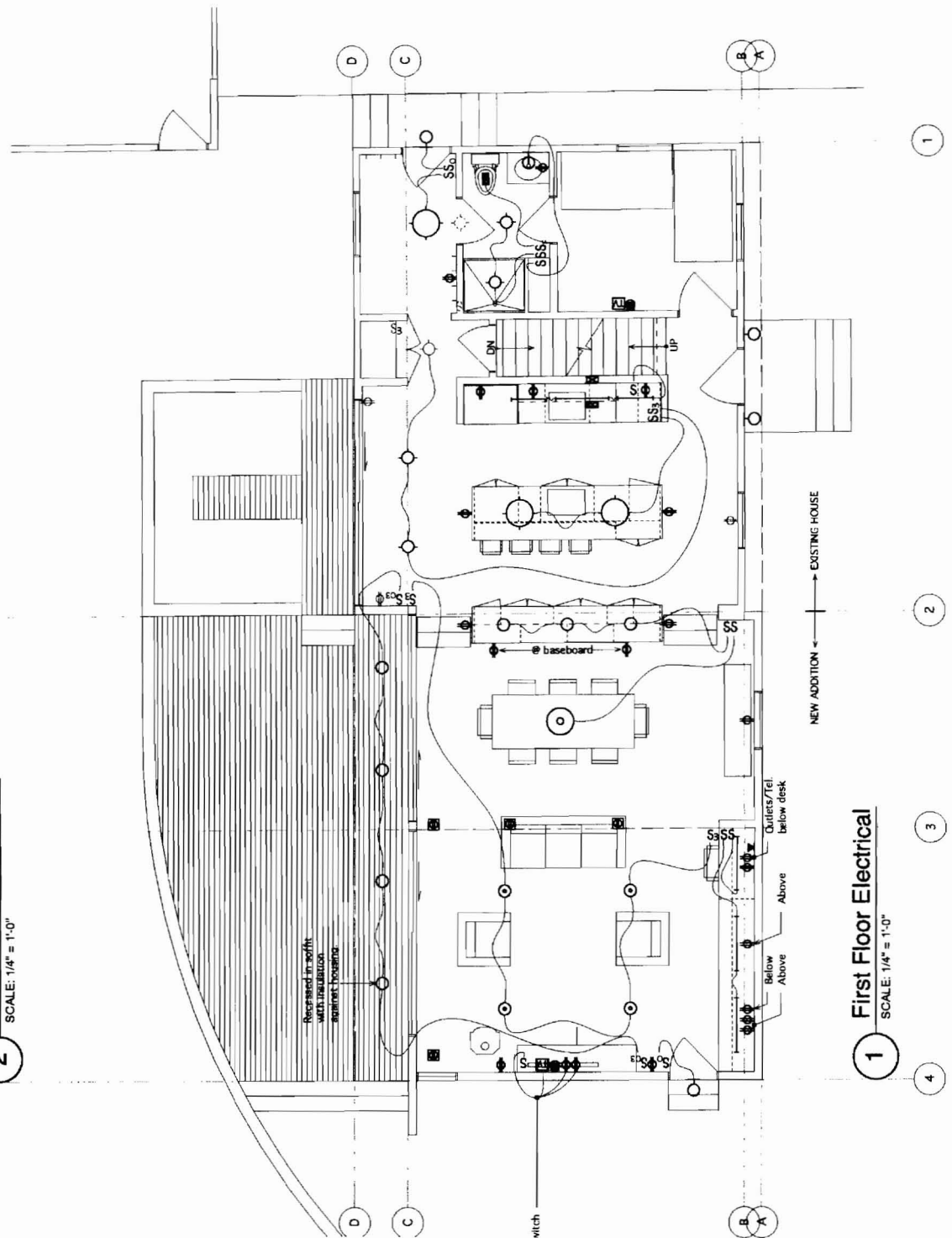
Janna Vesey and John Colton 55 Hersey Street Portland, Maine
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TITLE: Electrical Plans
 SCALE: 1/4" = 1'-0"
 DATE: 14 October 2008
 Revisions:

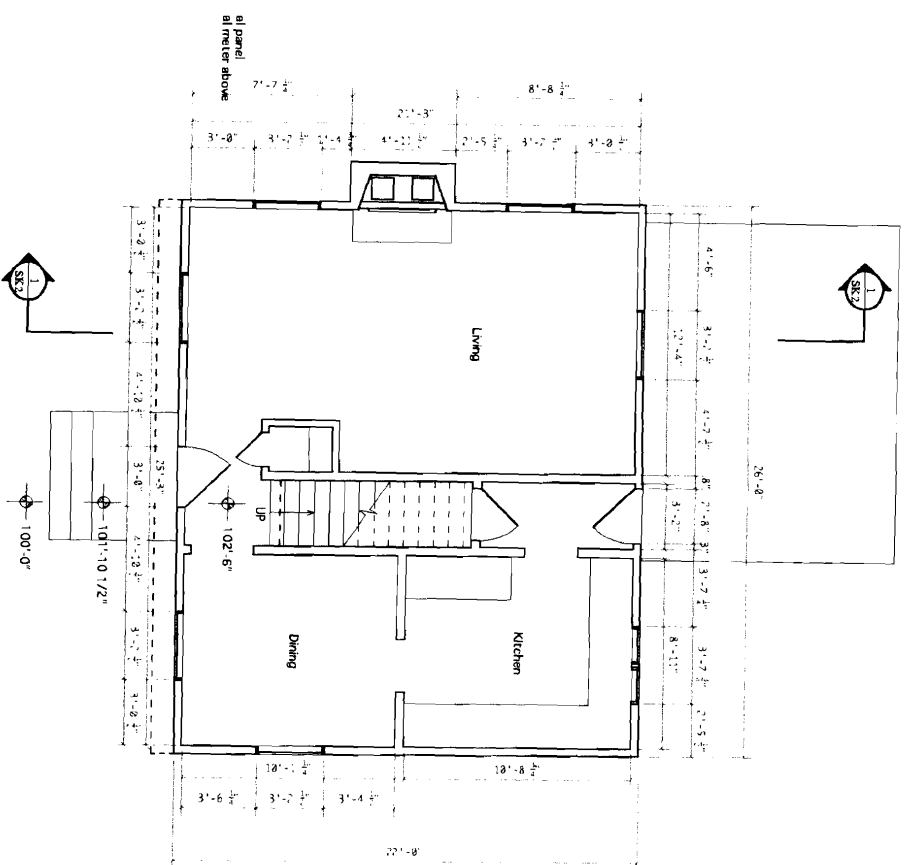
Notes:
 Existing electrical
 Existing electrical to be removed
 New electrical



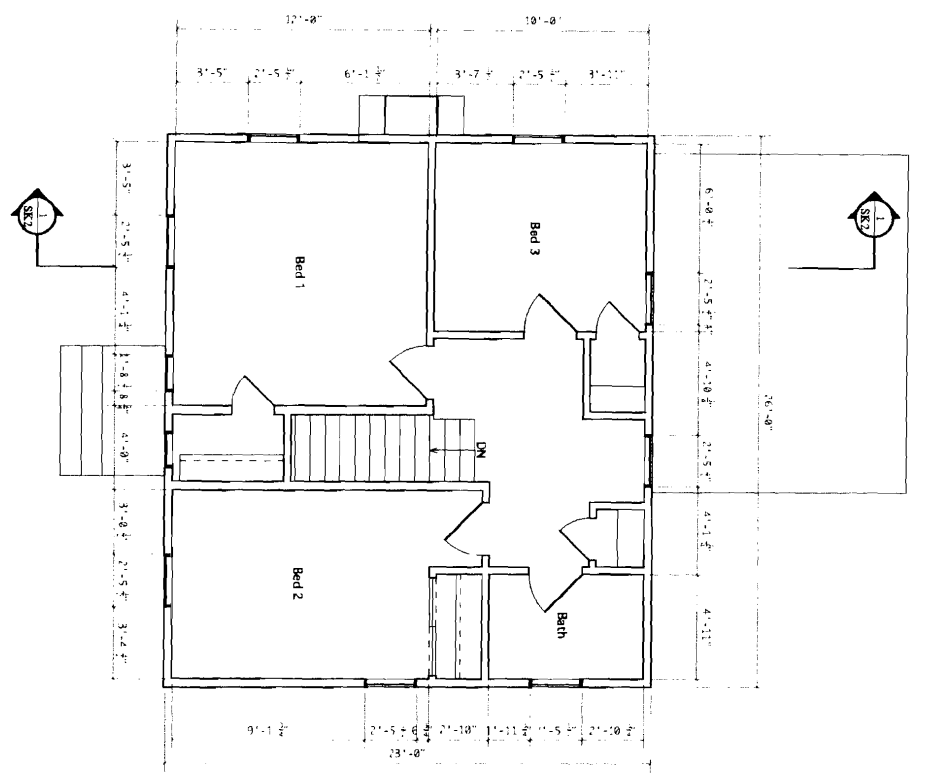
2 Second Floor Electrical
 SCALE: 1/4" = 1'-0"



1 First Floor Electrical
 SCALE: 1/4" = 1'-0"



2 First Floor Plan
SCALE: 1/4" = 1'-0"



3 Second Floor Plan
SCALE: 1/4" = 1'-0"

0 1/4" Beam
Standard weight
7/8"

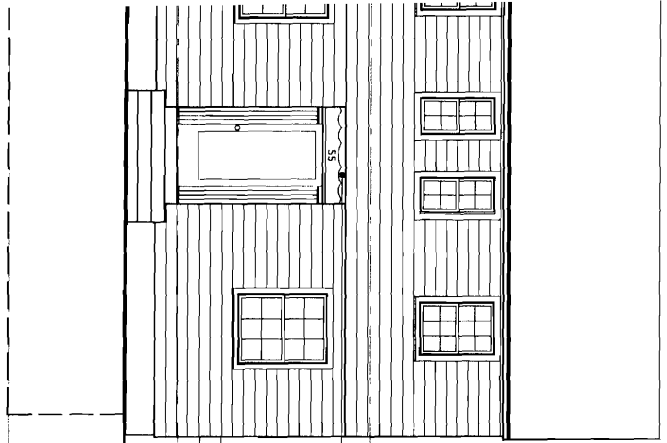
B2

Vesey Colton Addition

Janna Vesey and John Colton 55 Hersey Street Portland, Maine
Carol A. Wilson Architect 14 Longwoods Road Falmouth, Maine 04105 Tel. 207-781-4684 Fax. 207-781-4784

TITLE: Existing Plans
SCALE: 1/4" = 1'-0"
DATE: 14 October 2008
Revisions:

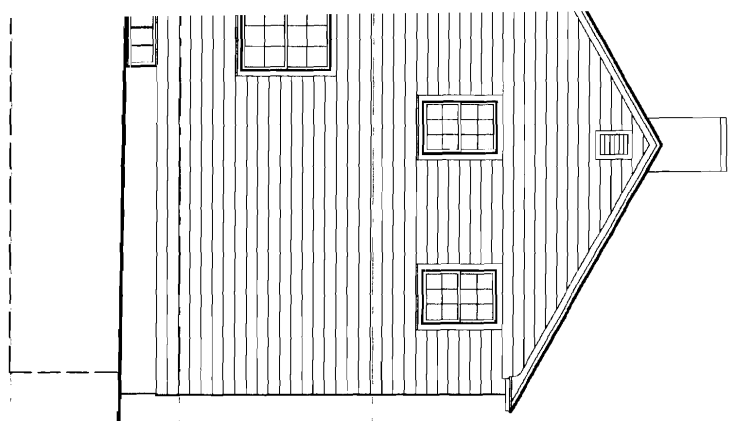




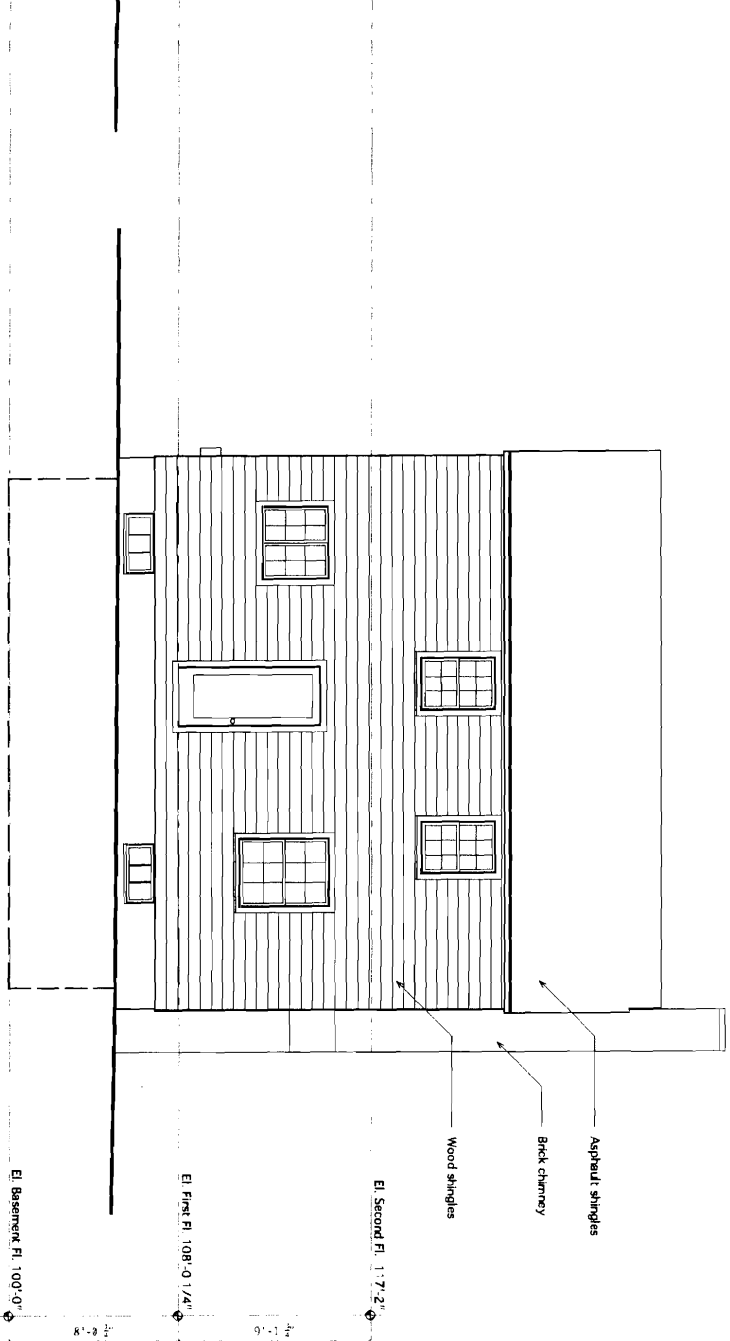
4th Elevation
 E: 1/4" = 1'-0"



2 East Elevation
 SCALE: 1/4" = 1'-0"



1st Elevation
 1/4" = 1'-0"



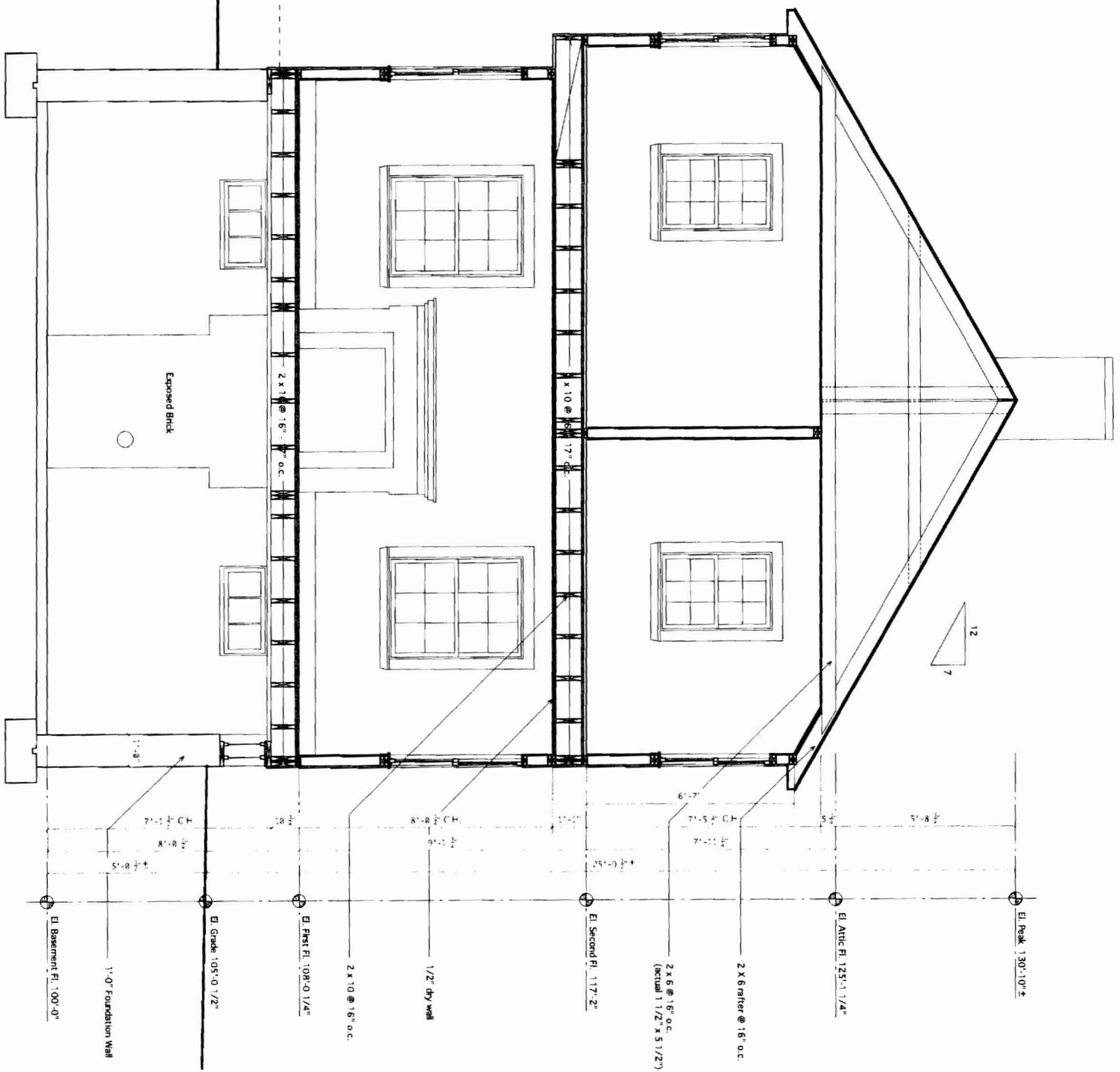
3 South Elevation
 SCALE: 1/4" = 1'-0"

TITLE: Existing Elevations
 SCALE: 1/2" = 1'-0"
 DATE: 14 October 2008
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B3



1 Building Section
 SCALE: 1/2" = 1'-0"

B4

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TITLE: Existing Building Section
 SCALE: 1/4" = 1'-0"
 DATE: 14 October 2008
 Revisions:

