

Form # P 04

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

**BUILDING INSPECTION
PERMIT**

Permit Number: 061219

This is to certify that APPEL JOSEPH J & SARAH NEEDLEMAN JTS/Maine S Bul
has permission to enlarge existing dormer in front, add a window on the right side & construct a bathroom in the attic
AT 33 ORKNEY ST 132 F008001

PERMIT ISSUED
SEP 27 2006
CITY OF PORTLAND

provided that the person or persons who perform or supervise the construction of this permit shall comply with all of the provisions of the Statutes of the State 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.

A certificate of inspection must be obtained and when permission is procured for this building or part thereof is occupied or services are closed-in. 4
OUR NOTICE 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. Merrill 9/26/06
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

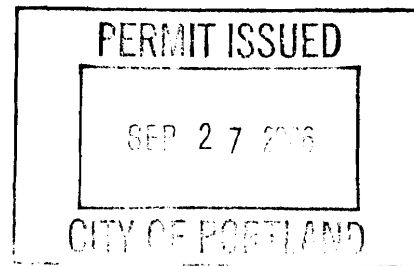
Permit No: 06-1219	Issue Date:	CBL: 132 F008001
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Location of Construction: 33 ORKNEY ST	Owner Name: APPEL JOSEPH J & SARA J NEE	Owner Address: 33 ORKNEY ST	Phone:
Business Name:	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone: 2077735504
Leasee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home/ enlarge existing dormer in front, add a dormer on the right side & construct a bathroom in the attic	Permit Fee: \$590.00	Cost of Work: \$56,500.00	CEO District: 5
Proposed Project Description: enlarge existing dormer in front, add a dormer on the right side & construct a bathroom in the attic		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: _____		Signature: <i>Jm 9/26/06</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: 08/18/2006	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: <i>9/18/06</i> <i>ASB</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: _____
	<i>OK per section 14-436(h) 15' increase of 50% allowed</i>	<i>OK w/conditions</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: 06-1219	Date Applied For: 08/18/2006	CBL: 132 F008001
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Location of Construction: 33 ORKNEY ST	Owner Name: APPEL JOSEPH J & SARA J NEE	Owner Address: 33 ORKNEY ST	Phone:
Business Name:	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone: (207) 773-5504
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home/ enlarge existing dormer in front, add a dormer on the right side & construct a bathroom in the attic	Proposed Project Description: enlarge existing dormer in front, add a dormer on the right side & construct a bathroom in the attic
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/18/2006

Note: Meets lot area per dwelling unit but doesn't meet setbacks. Section 14-436(b) allows 80% increase. Addition adds 141.31 s.f. which is 15% of allowable 80% increase. **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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 **Reviewer:** Tom Markley **Approval Date:** 09/26/2006

Note: **Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) 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:

9/25/2006-tm: called Bob @ Maine State Builders and left a message that more info needed to issue permit

9/5/2006-amachado: Left message with Bob Davenport, Maine State Builders. Need a plot plan of the property.

9/18/2006-amachado: Received plot plan of property.

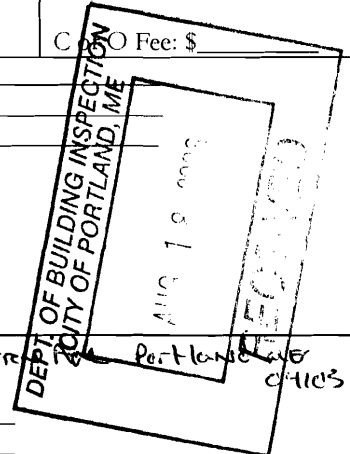


General Building Permit Application

P-5

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>33 ORKNEY Street</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>137</u> <u>-</u> <u>8</u>	Owner: <u>Joseph Appel</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Robert Davenport</u> <u>Maine State Builders</u> <u>245 WARREN AVE</u> <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>56,500.00</u> Fee: \$ _____ C.O. Fee: \$ _____
Current Specific use: _____ If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>construct a bathroom in the Attic</u> <u>* enlarge dormer on front</u> <u>add dormer on left side.</u>		
Contractor's name, address & telephone: <u>Maine State Builders 245 Warren Ave Portland ME 04103</u> <u>207 713-5504</u>		
Who should we contact when the permit is ready: <u>Bob Davenport</u> Mailing address: _____ Phone: <u>207 713-5504</u>		



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

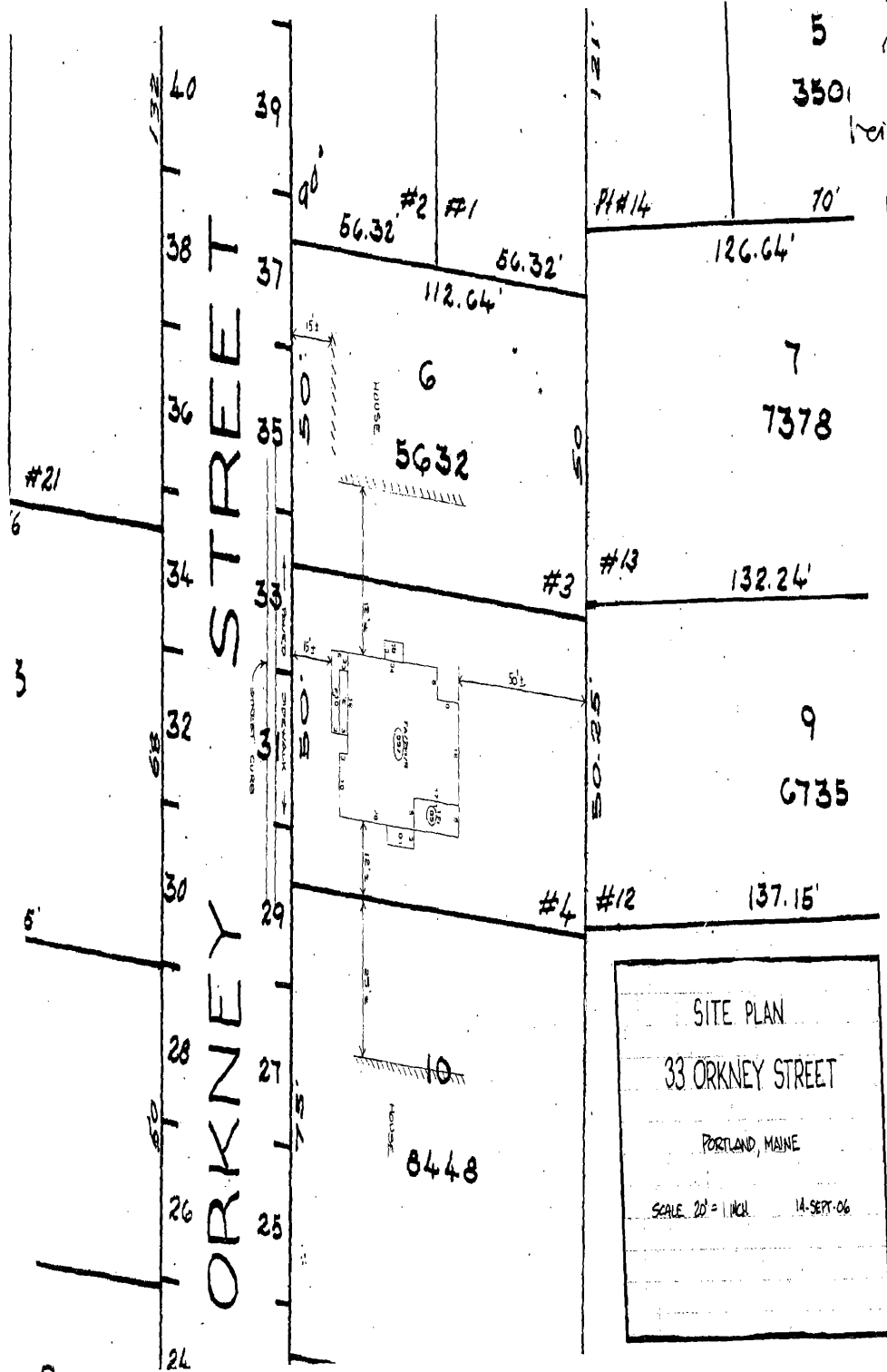
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Date:

8/15/06

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



RS lot size 5632
 land area prod. 3,200 c/k
 min lot size 6,000

5
 3501
 front 20' req. 15' side
 rear 20' req. 50' side
 side 2 1/2 14' req. 12 on left
 height 35' max - 29.75' actual

7
 7378
 not meet setbacks
 section 14-43(b)
 expand 5' x 2'
 front low footprint = 10117
 80% = 9688
 increase is 14131 OK

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 SEP 18 2006
 RECEIVED



May 10, 2006

Joe Appel
and Sarah Needleman
33 Orkney Street
Portland, ME 04102

Dear Joe and Sarah:

Subject: PROPOSED RENOVATIONS

At your request, we are pleased to submit our proposal for renovations and additions to your home on Orkney Street in Portland. The work we are proposing is described below and is based upon the drawings that you have provided to us, as drawn by Anne Callender of Whipple-Callender Architects, dated October 4, 2005.

SCOPE OF WORK

1. Prepare and submit application and fee for the building permit.
2. Provide all necessary coordination and supervision for the proper and efficient performance of the work.
3. Provide a negative-pressure enclosure of the work area throughout the demolition phase of the work to limit the infiltration of dust into the undisturbed areas of the home.
4. Provide general enclosures and protection for the duration of the work.
5. Provide all temporary scaffolding and staging necessary for the safe execution of the work.
6. Provide all necessary removal and disposal of construction debris & waste throughout the duration of the job.
7. Raise the existing brick chimney as necessary for the construction of the dormer addition.



8. Demo up to two layers of existing asphalt shingle roofing on the entire east and south sides of the house (front & right sides) and dispose of debris.
9. Demo existing roofing as required to construct the new dormer.
10. Frame and sheath the new dormer walls and roofs.
11. Provide an allowance of 16 man-hours of labor plus \$300 in materials for structural requirements not shown on the drawings. Anne Callender may have to provide some additional structural details for the work in order to obtain the necessary building permit.
12. Furnish and install four new vinyl windows with low-e insulating glass.
13. Furnish and install exterior window and roof trim using synthetic Azek material in white, which never requires painting.
14. Install ice-and-water shield at all eaves, sidewalls, and penetrations. Provide underlayment paper on the remainder of the roof.
15. Install 30-year 3-tab asphalt shingles on entire east and south sides of the house roof.
16. Furnish and install new vinyl siding and corner trim in a standard color of your choice.
17. Frame interior partitions using 2x4's at 16 inches o.c., as shown on the drawings.
18. Frame interior flat ceilings and install 1x4 strapping at 16 inches o.c.
19. Insulate all new exterior walls with R-19 fiberglass insulation with a vapor barrier.
20. Insulate all new attic ceilings with R-38 fiberglass insulation.
21. Install new ½-inch thick sheetrock on all new walls. Tape and skim all joints and edges to a smooth finish.



-
22. Overlay the existing wall and ceiling finishes in the attic stairwell, existing attic office area, and front attic bedroom with 1/4- or 3/8-inch thick sheetrock glued and screwed to the existing finishes. Tape and skim joints and edges to a smooth finish.
 23. Furnish and install one new bathroom door, similar in style to the existing bedroom door, plus two new flush bi-fold doors in the bathroom closet.
 24. Provide standard residential door hardware in a brass finish for all new doors.
 25. Provide the following new electrical in the bathroom:
 - A. Four outlets with GFCI protection
 - B. One fan-light combination fixture vented to the outside.
 - C. Two wall sconces with single switch
 26. Furnish and install one hydronic toe-kick heater with integral fan in bathroom.
 27. Connect new bathroom heater with pipes that are already run from the basement. In the basement, connect the other end of the pipes to the boiler and provide all necessary piping and zone controls (including thermostat).
 28. Provide all necessary feed, waste, and vent piping to rough-in the new bathroom fixtures as shown on the drawings.
 29. Provide all necessary labor and miscellaneous materials to install the plumbing fixtures listed below.
 30. Provide a purchase allowance for the following plumbing fixtures:
 - A. \$500.00 for tub
 - B. \$200 for tub/shower valve
 - C. \$250 for toilet and seat
 - D. \$300 for wall-hung lavatory with legs
 - E. \$100 for lavatory faucet
 31. Provide an allowance of 2 man-hours to install bathroom accessories provided by owner.



32. Furnish and install new interior wood trim consisting of wall base, window trim, and door trim. We shall attempt to match the existing trim details using stock materials.
33. Provide an allowance of \$890.00 for the completed installation of floor tile in the bathroom.
34. Sand the existing wood flooring in the office and bedroom and finish with three coats of clear urethane floor finish.
35. Sand the existing attic stair treads and finish with three coats of clear urethane floor finish.
36. Paint all walls, ceilings, and trim in the office, bedroom, and bathroom. All new surfaces shall be primed and then painted with one coat of premium finish paint. All existing painted surfaces shall be cleaned and painted with one coat of premium finish paint.
37. Provide a final cleaning of work area and remove all construction equipment and debris.

The total cost for the above scope of work would be Fifty Six Thousand Five Hundred Dollars (\$56,500.00).

All work shall be performed in accordance with current building codes in a professional manner by workers skilled in their trade, and shall be covered by our 12-month limited warrantee. Our company and crews are fully insured for your protection and a certificate of insurance will be sent to you upon acceptance of our proposal.

We appreciate this opportunity to present our proposal to you, and hope that we may be of service to you.

Sincerely,

William S. Skoolicas
President



PROPOSAL

Maine State Builders, Inc.

245 Warren Avenue • Portland, Maine 04103 • 207-773-5504



OWNER: Joe Appel And Sarah Needleman 33 Orkney Street Portland, ME 04102	PROJECT: Appel-Needleman Renovations 33 Orkney Street Portland, ME 04102
PHONE: 871-0952	DATE: August 14, 2006
APPROXIMATE START DATE: September 1, 2006	APPROXIMATE END DATE: November 10, 2006

DESCRIPTION OF THE PROPOSED WORK

We propose to provide all labor, material, and equipment necessary to perform the renovations and additions described in our attached letter, dated May 10, 2006.

Proposal Price:

Fifty Six Thousand Five Hundred Dollars-----(\$56,500.00)

TERMS OF PAYMENT:

A 10% deposit is due at the time of acceptance, with the remaining balance to be invoiced monthly for labor provided and materials furnished or committed to the job to date. Invoices shall be due and payable within 7 days.

PROPOSED BY: Maine State Builders, Inc.
William S. Skoolicas, President

SIGNED:

Acceptance of Proposal

The terms and conditions on the back of this page together with the terms and conditions set forth above are accepted and are hereby incorporated into and become a part of this Agreement and are seen and agreed to by:

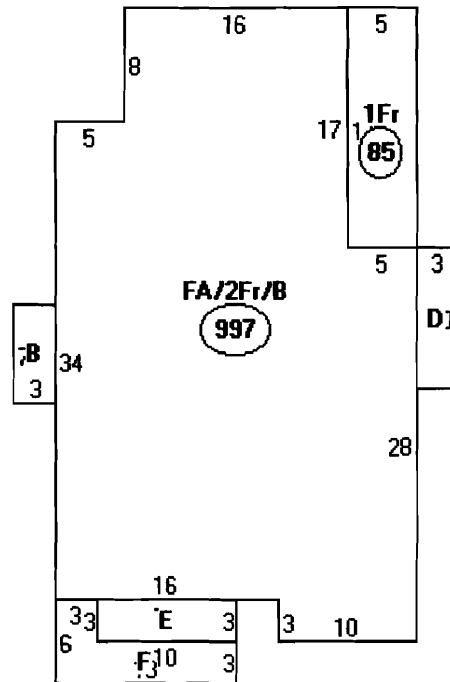
Owner

Owner

Date

8/14/06





Descriptor/Area

- A: FA/2Fr/B
997 sqft
- B: FBAY
21 sqft
- C: 1Fr
85 sqft
- D: 2FBAY/B
30 sqft
- E: FBAY/EP
30 sqft
- F: EP
48 sqft

1211

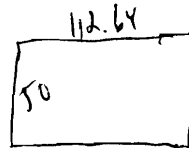
This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 132 F008001
Location 33 ORKNEY ST
Land Use SINGLE FAMILY

Owner Address APPEL JOSEPH J & SARA J NEEDLEMAN JTS
 33 ORKNEY ST
 PORTLAND ME 04103

Book/Page 13855/180
Legal 132-F-8
 ORKNEY ST 31-33
 5632 SF



3 1/2 stories 14'
 121

Current Assessed Valuation

Land	Building	Total
\$86,600	\$235,100	\$321,700

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
1906	Old Style	2	2439	0.129

Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	8	Part Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1930	16X22	C	A

Sales Information

Date	Type	Price	Book/Page
05/01/1998	LAND + BLDING	\$174,900	13855-180

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!

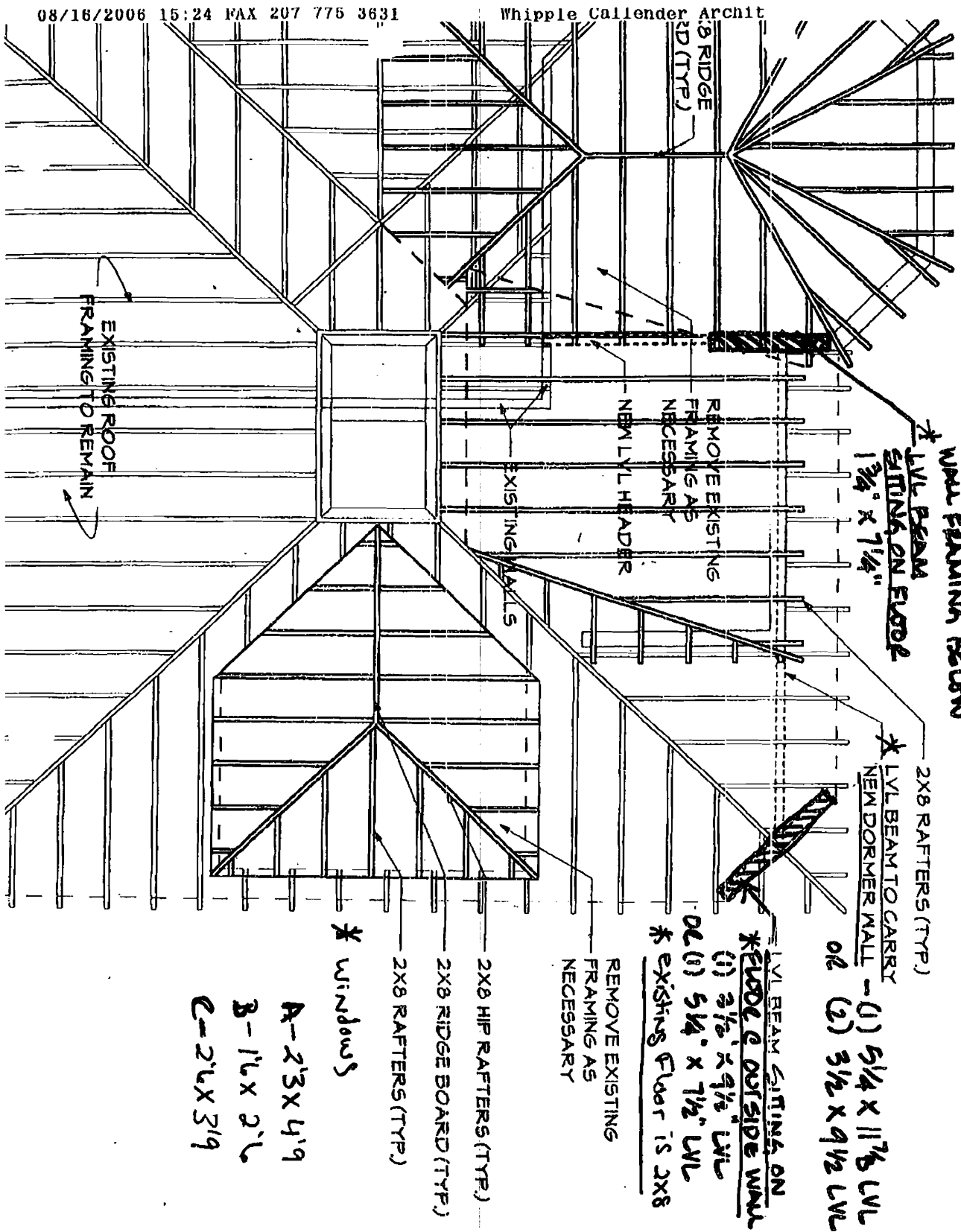
ATTN - TOM

FROM:

City of Portland
Inspections
874-8716

Bob Davenport
Maine State Builders

2008



08/16/2006 15:24 FAX 207 775 3631

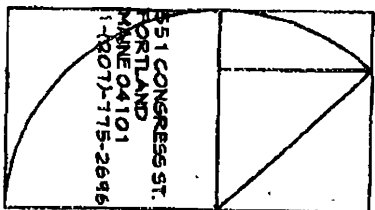
Whipple Callender Archit

SEP. 25 '06 (TUE) 12:42 COMMUNICATION No.:55 PAGE. 1

**NEEDLEMAN APPLE HOUSE
3RD FLOOR DORMER ADDITION**

**33 ORKNEY STREET
PORTLAND, MAINE**

**WHIPPLE
CALLENDER
ARCHITECTS**



PRO. NO. 0513

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation	
Street Subdivision Lot #	

PROPERTY OWNERS NAME

Last:	Thomas	First:	Markley
-------	--------	--------	---------

Applicant Name:	Belling Grosse Inc
Mailing Address of Owner/Applicant (if Different)	100 Riverside Dr Portland ME 04106

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

06-8361
PORTLAND PERMIT # 10038 TOWN COPY

Date Permit Issued: 10/4/06 \$ 134.00 Double Fee Charged
Local Plumbing Inspector Signature: Thomas Markley L.P.I. # 0744

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for 1. <input type="checkbox"/> NEW PLUMBING 2. <input checked="" type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # _____
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal		Sink
		Drinking Fountain		Wash Basin
OR TRANSFER FEE [\$6.00]		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

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.

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

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- 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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Bob Davenport
Signature of Applicant/Designee

Date

[Signature]
Signature of Inspections Official

Date

CBL: 132 Foot

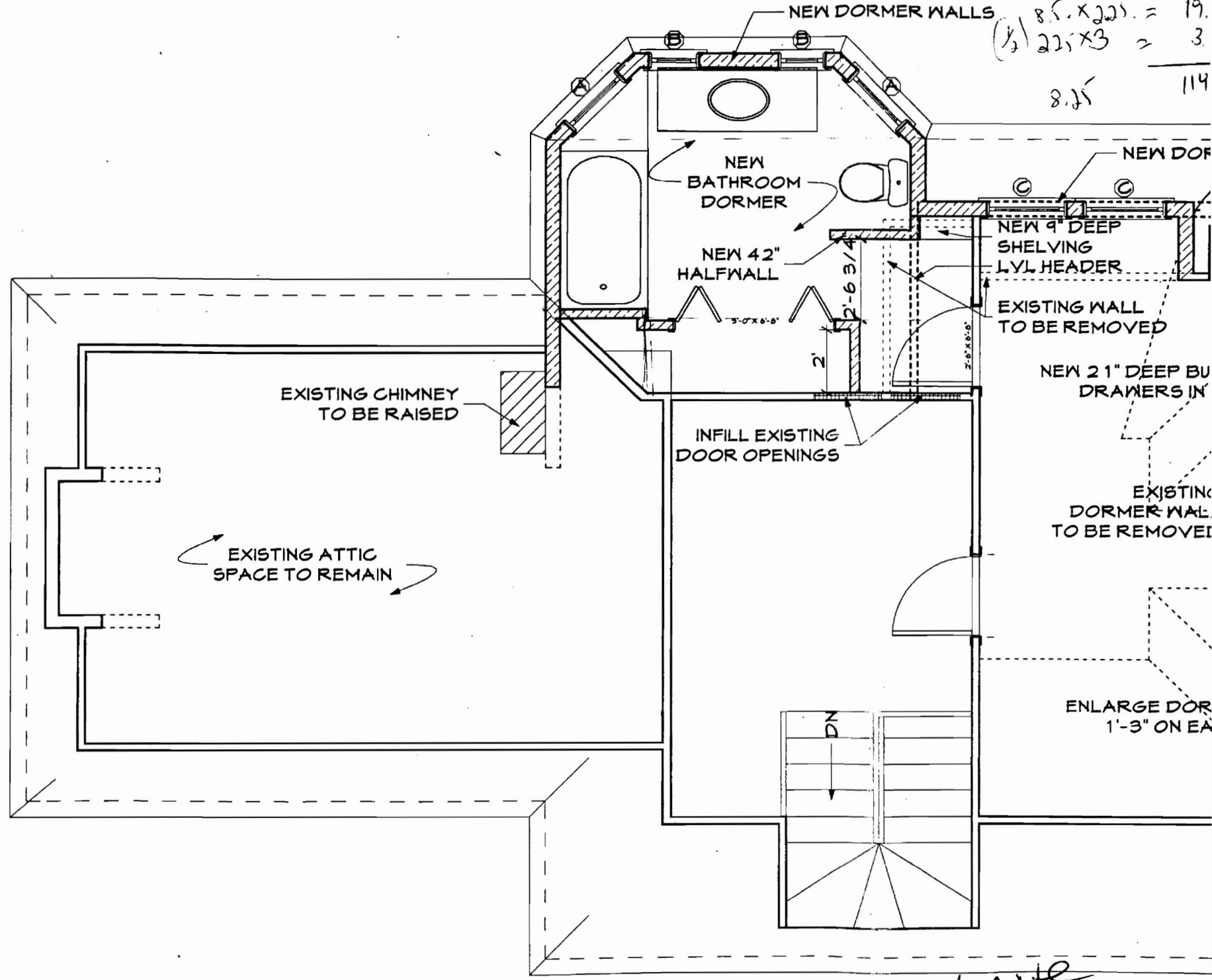
Building Permit #: 061819

$12 \times 5.75 = 69$
 $2.5 \times 6.5 = 16.25$
 $2.5 \times 2.75 = 6.875$
 $8.5 \times 2.25 = 19.125$
 $(\frac{1}{2}) 2.25 \times 3 = 3.375$

 8.25 114

1
A2.2

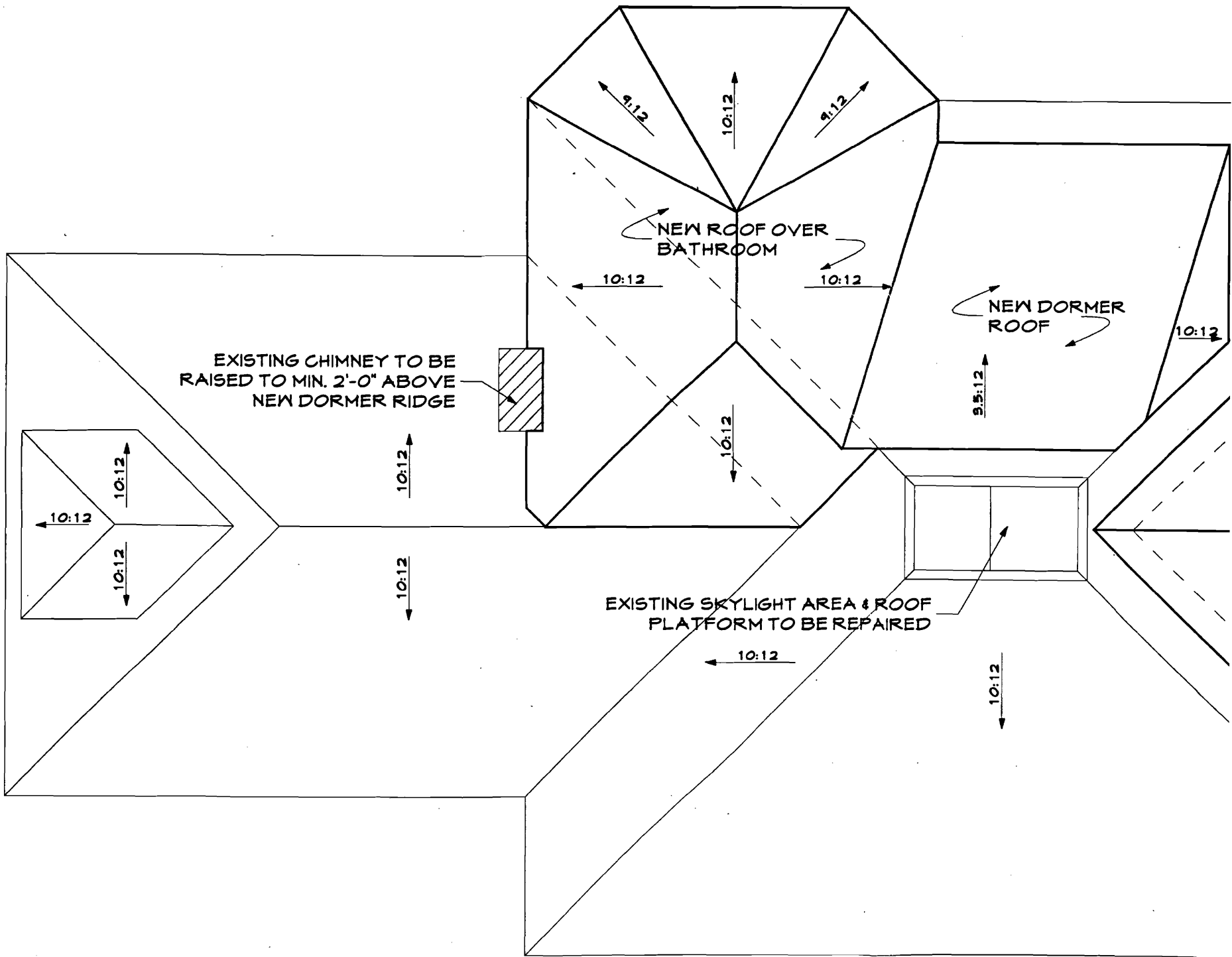
1
A2.3



1 3RD FLOOR PLAN
A2.2 1/4" = 1'

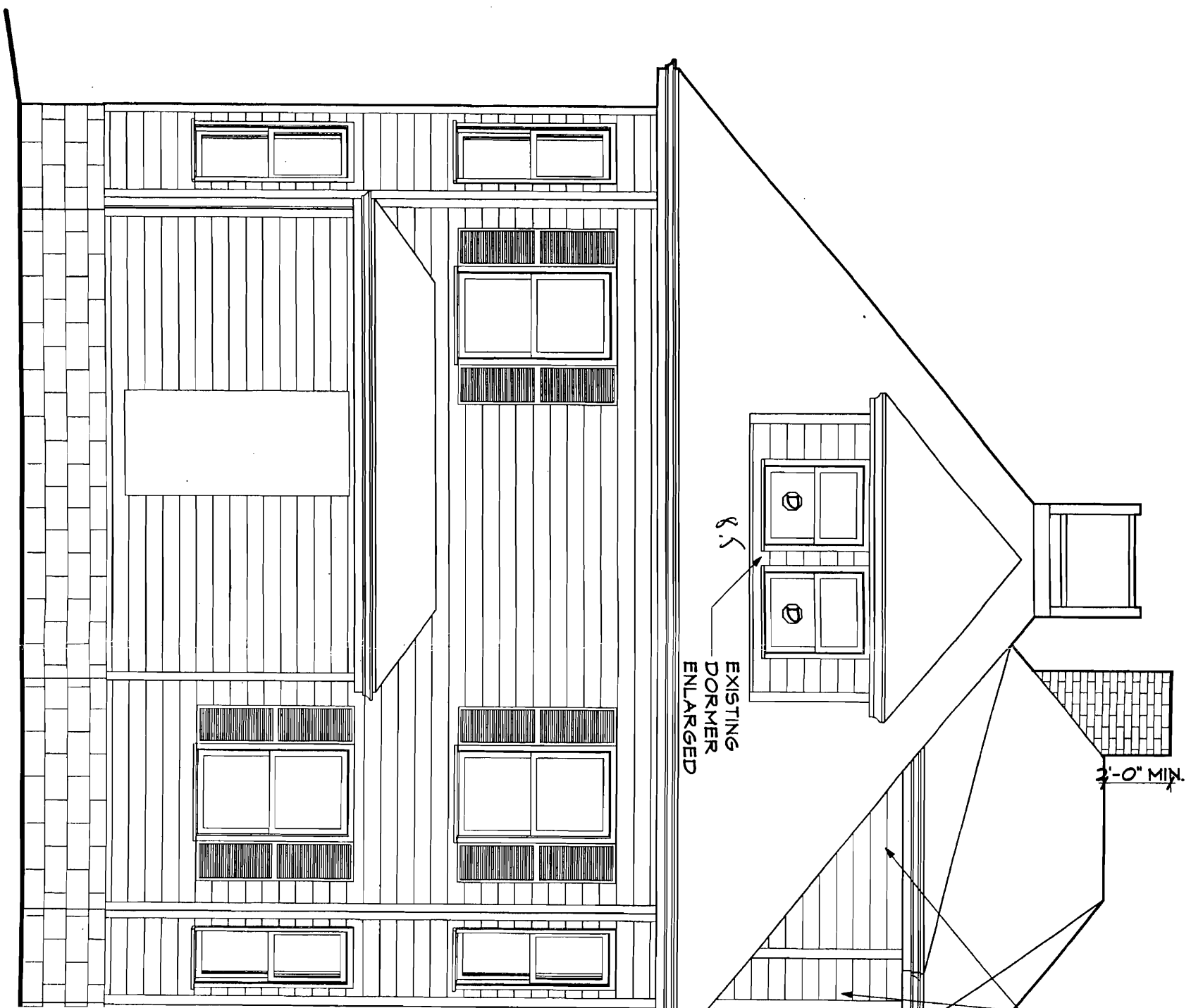
* NOTE
 SIDE DOR
 FROM
 PER BOB

1
A2.2

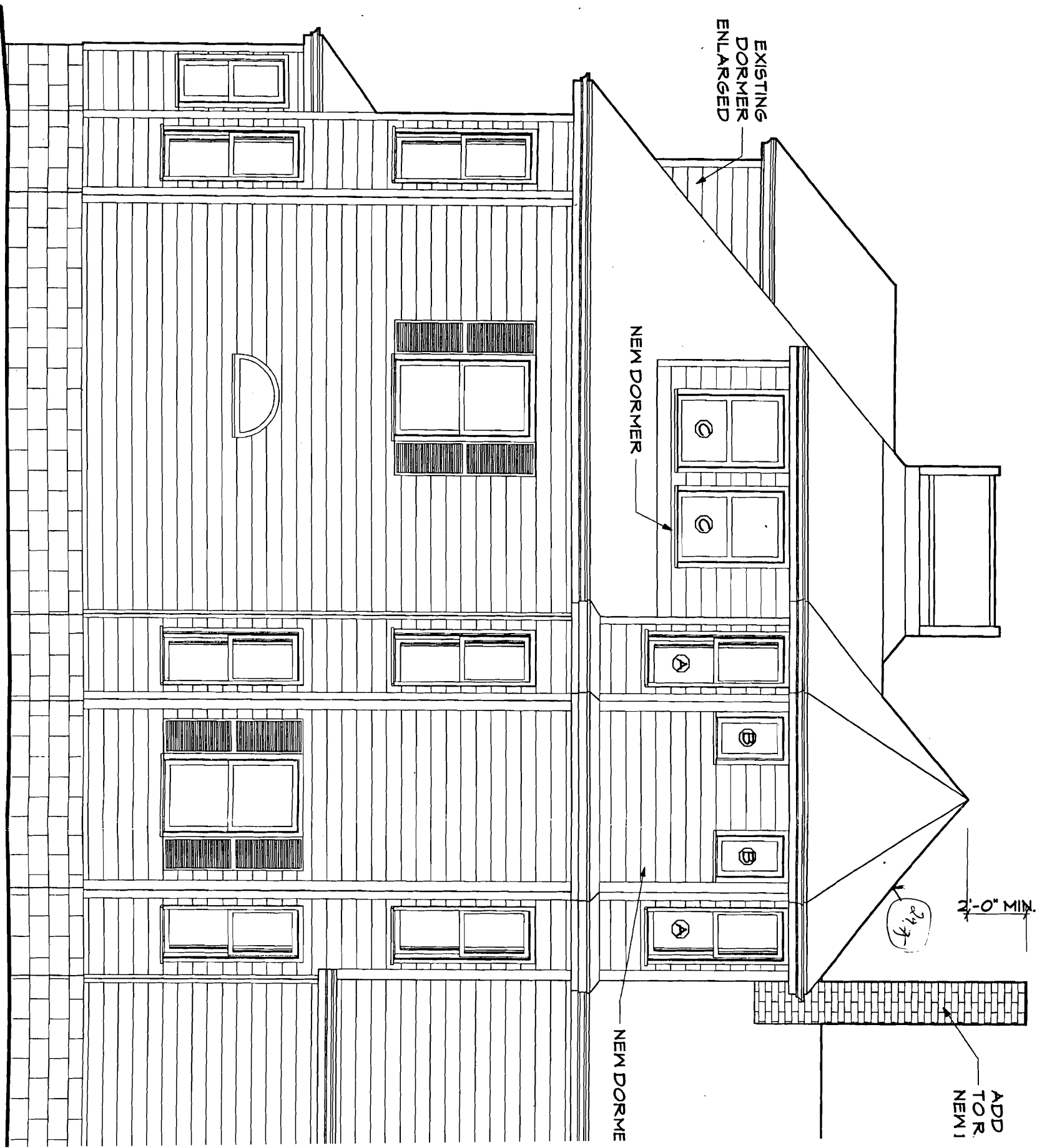


1
A2.3

1 ROOF PLAN
A1.2 1/4" = 1'

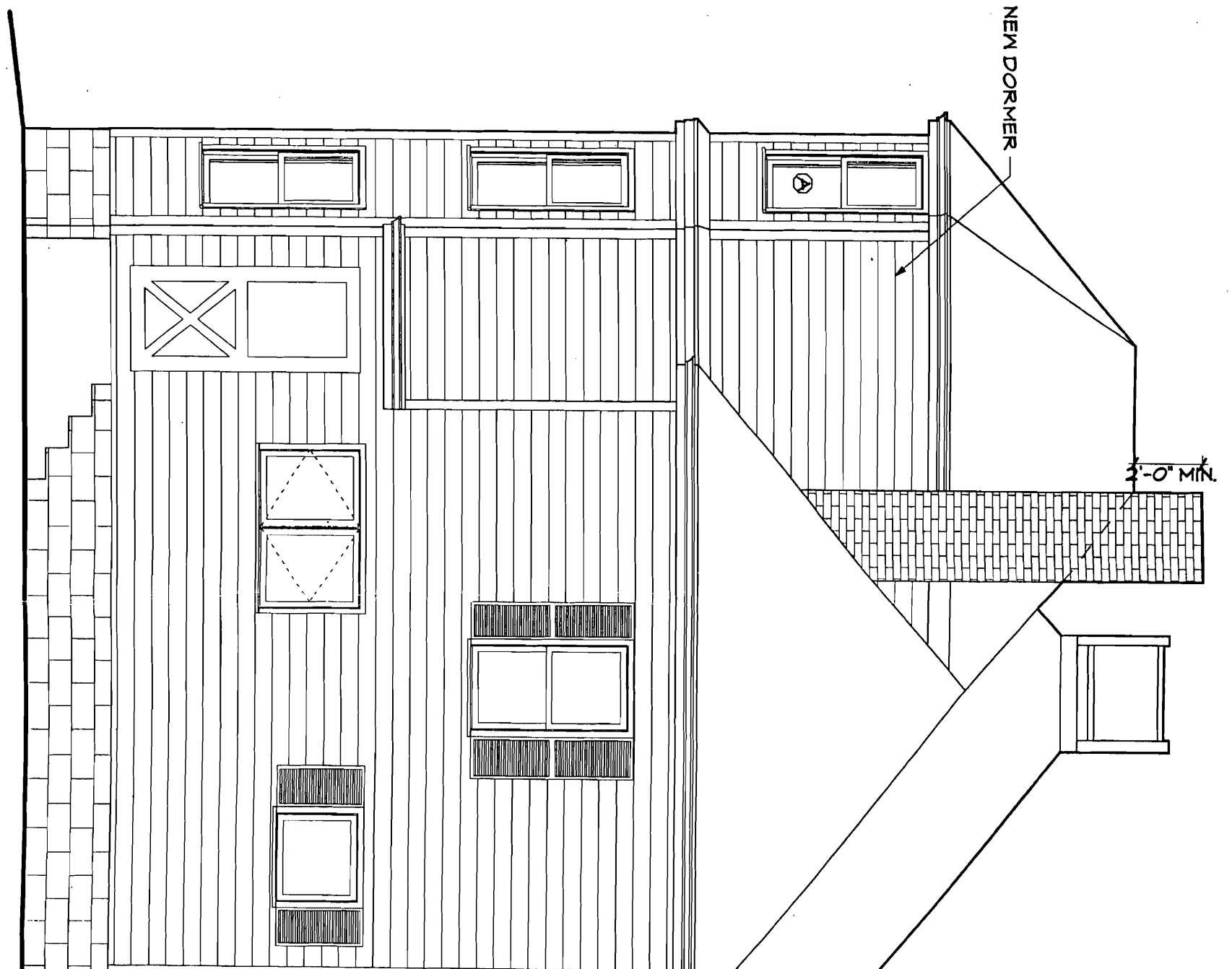


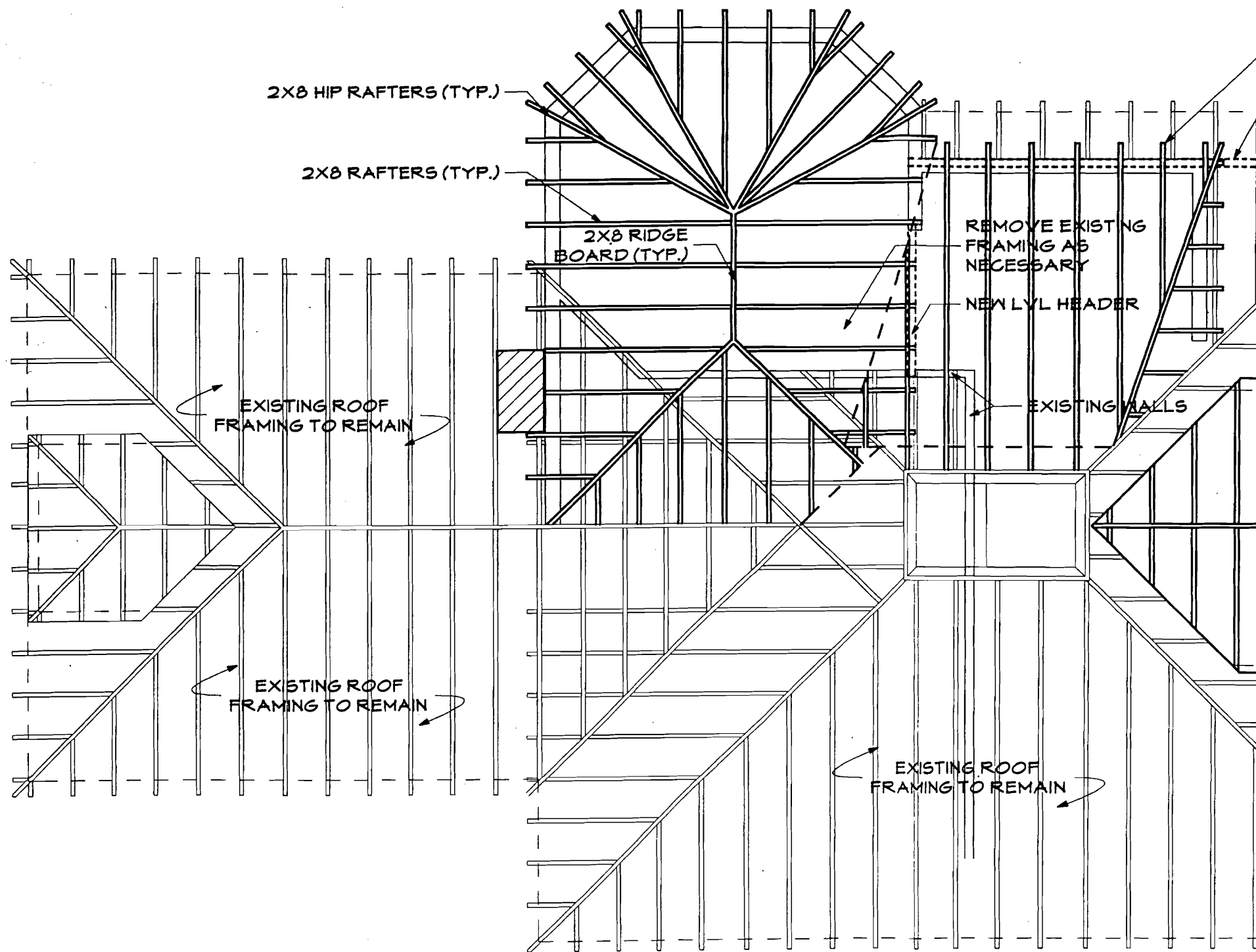
1 FRONT ELEVATION
A2.1 1/4" = 1'



1 SIDE ELEVATION
A2.2 1/4" = 1'

1
A.2.3 BACK ELEVATION
1/4" = 1'





1 ROOF FRAMING PLAN
 A1.2 1/4" = 1'

