

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

## BUILDING INSPECTION

### PERMIT

Permit Number: 061310

Please Read Application And Notes, If Any, Attached

This is to certify that ROBERTS CHRISTOPHER property owner

has permission to Interior renovations

AT 1363 CONGRESS ST

188 C001001

PERMIT ISSUED

SEP 25 2006

provided that the person or persons who accept 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 is procured before this building or part thereof is occupied or services closed-in. 4 HOUR NOTIFICATION REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

#### OTHER REQUIRED APPROVALS

Fire Dept. Green Cross 9-19-06

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_ DepartmentName

*[Handwritten Signature]*  
9/25/06  
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 ISSUED**

Permit No: 06-1310	Issue Date: SEP 25 2006	CBL: 188 0001001
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Location of Construction: 1363 CONGRESS ST	Owner Name: ROBERTS CHRISTOPHER	Owner Address: 1363 CONGRESS ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-P

Past Use: Multi Residential / condo 3 Du. condos under # 06-0583	Proposed Use: Multi Residential / condo interior renovations	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 3	using R-3
Proposed Project Description: Interior renovations		FIRE DEPT: <input checked="" type="checkbox"/> A <input type="checkbox"/> Denied sprinkler req	INSPECTION: Use Group R-2 Type SB Signature: <i>[Signature]</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: dmartin	Date Applied For: 09/01/2006	<b>Zoning Approval</b>	
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<p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>9/14/06</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
	<p><i>ok with conditions</i></p>		

**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

<b>Permit No:</b> 06-1310	<b>Date Applied For:</b> 09/01/2006	<b>CBL:</b> 188 C001001
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<b>Location of Construction:</b> 1363 CONGRESS ST	<b>Owner Name:</b> ROBERTS CHRISTOPHER	<b>Owner Address:</b> 1363 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> property owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Three Residential / condo interior renovations	<b>Proposed Project Description:</b> Interior renovations
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/14/2006

**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that all work is to be interior.
- 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 three family condominium dwelling Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 09/25/2006

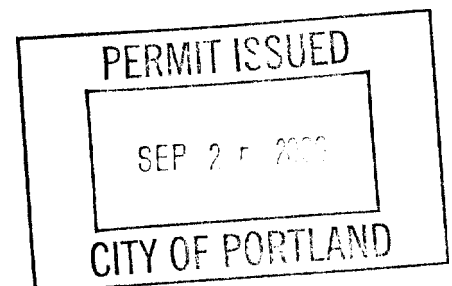
**Note:** **Ok to Issue:**

- 1) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 2) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 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

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 09/19/2006

**Note:** Project size and scope requires unit to be brought to NEW provisions of NFPA **Ok to Issue:**

- 1) Sprinkler system required in new apartments
- 2) All construction shall comply with NFPA 101





# 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>1363 Congress Street Unit 2, Portland, ME 04108</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>188C</u> Block# <u>002</u> Lot#	owner: <u>Christopher A. Roberts</u>	Telephone: <u>207-712-2422</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Christopher A. Roberts</u> <u>PO Box 3311</u> <u>Portland, ME 04104</u> <u>207-712-2422</u>	cost Of Work \$ <u>25,000.00</u> <u>270</u> Fee: \$ <u>200.00</u> C of OFee: \$ _____
Current Specific use: <u>Residential Condo Unit</u> If vacant, what was the previous use? <u>Apartment</u> Proposed Specific use: <u>Residential Condo Unit</u>		
Project description: <u>See Attached</u>		
Contractor's name, address & telephone: <u>Chris Roberts (above) Tom Beasley, Hollis, ME 207-776-4477</u> <u>Mark Morin, Portland, ME 207-</u>		
Who should we contact when the permit is ready: <u>Christopher Roberts</u> Mailing address: <u>PO Box 3311</u> <u>Portland, ME 04104</u> Phone: <u>207-712-2422</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](http://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.

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME Signature of Applicant: <u>Christopher A. Roberts</u>	Date: <u>8/30/06</u>
<div style="border: 1px solid black; padding: 5px; display: inline-block;">             SEP - 1 2006  <b>RECEIVED</b> </div> <p style="text-align: center;">This is not a permit; you may not commence ANY work until the permit is issued.</p>	

## 1363 CONGRESS STREET UNIT 2

### Bedroom #1:

- demo plaster ceiling
- install insulation, resilient channel
- sheetrock with 5/8" sheetrock, tape & seam
- remove existing closet to existing wall
- construct 24" x 72" new closet framed by 2" x 4" with header add bifold doors
- sheetrock with 1/2" sheetrock, tape and seam

All interior  
Non-bearing

### Bedroom #2

- Remove door casing to existing closet
- Frame with 2x4 to existing sole plate and face plate (3) 2 x 4
- Sheetrock 5/8" opening taped and seamed
- Remove drop ceiling/plaster ceiling
- Install insulation, resilient channel
- Sheetrock 5/8" for new ceiling taped and seamed
- Construct new closet using 2x4 24" x 72" with header to add bifold doors
- Sheetrock using 1/2" sheetrock, tape and **seam**

### Bedroom #3

- Remove drop ceiling / plaster ceiling
- Install insulation, resilient channel
- Sheetrock 5/8" new ceiling taped and seamed

### Hallway to bath and bedrooms

- Remove drop ceiling
- Insulate / resilient channel
- Sheetrock 5/8" for new ceiling taped and seamed

### Bathroom

- Demo wall for existing closet to BR#2
- Remove old plaster from walls and ceiling
- Insulate walls, add resilient channel to ceiling sheetrock with 5/8" water resistant sheetrock, taped and seamed
- Frame former closet space 3 6 x 47" with 2x4 framing for new walk-in shower stall
- Furr out walls in stall for adding tile and plumbing
- Frame tub enclosure for drop in tub 36" wide and 72" long 2x4 framing

### Kitchen

- remove all plaster walls
- insulate walls and add resilient channel to outer common wall
- sheetrock with 5/8" sheetrock taped and seamed

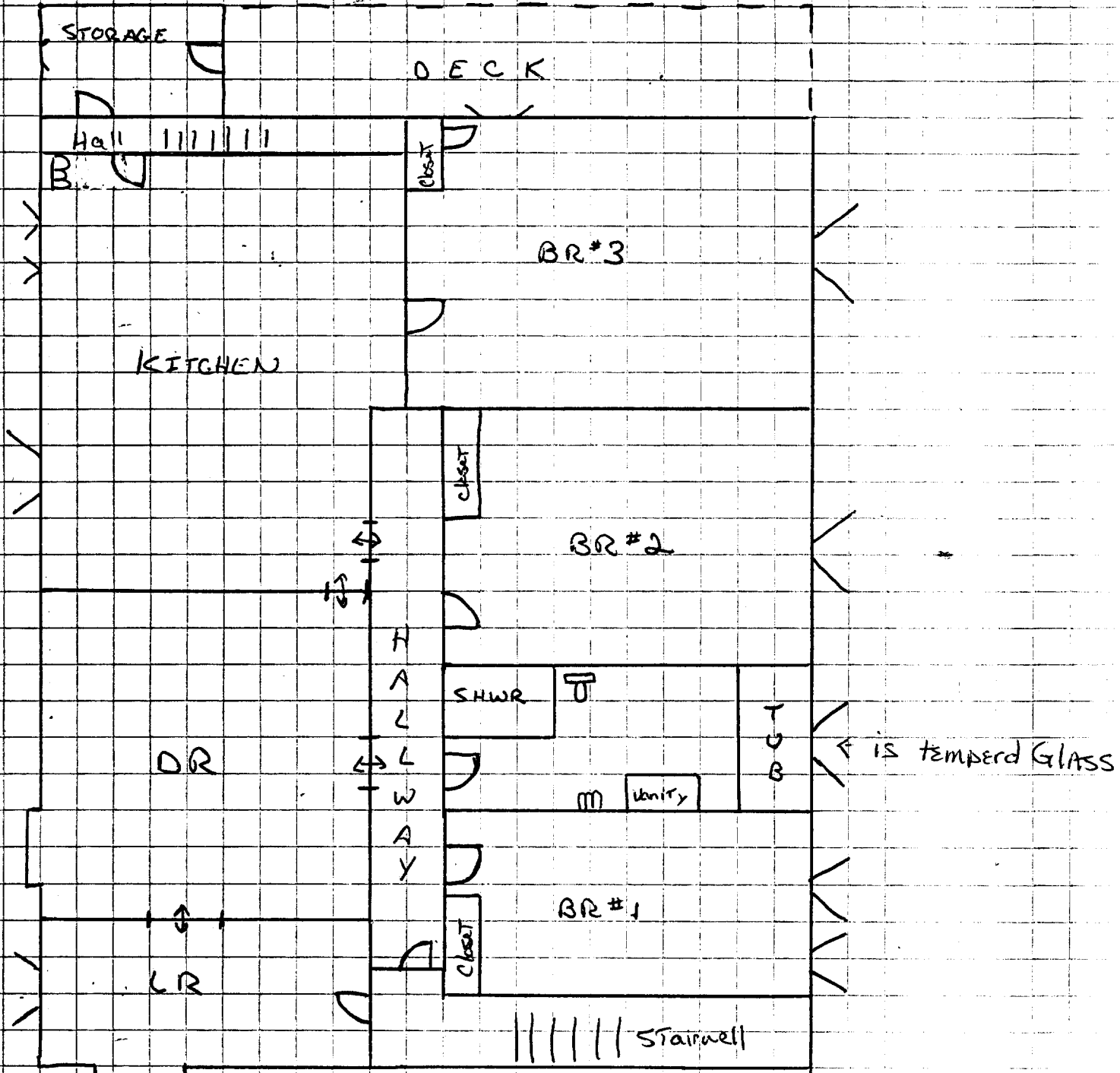
### DR & LR

- remove drop ceilings
- insulate, add resilient channel
- sheetrock with 5/8" sheetrock taped and seamed

### **Storage Room**

- **Remove plaster ceiling**
- **Insulate, add resilient channel**
- **Sheetrock with 5/8" sheetrock**
- **Add washer/dryer hookup**

PARKING



NOTE: NOT Drawn To Scale.

Total Square Footage Unit #2 NOT Including Deck/Storage 1230 sq. ft

1

STAIRWAY L.C.E.  
UNITS 2,3

STORAGE/  
CLOSET  
L.C.E. UNIT 2

DECK  
L.C.E. UNIT 2

UP

DN

FRONT STAIRWAY  
L.C.E. UNITS 2,3

DN  
STAIRWAY  
L.C.E. UNITS  
2,3

UP

SECOND FLOOR  
1,230 S.F.



4993 S.F. 0.11 Ac.

GRAVEL DRIVE

FLAGSTONE STEPS

WOOD DECK

3 STORY BUILDING (BRICK)  
FINISH FLOOR = 107.28'

PORCH

CONCRETE RETAINING WALL

STOCKADE FENCE

42.24' (41.66') N50°58'03"W

108.12' (104.62')

S38°05'19"W

proposed non  
stair access

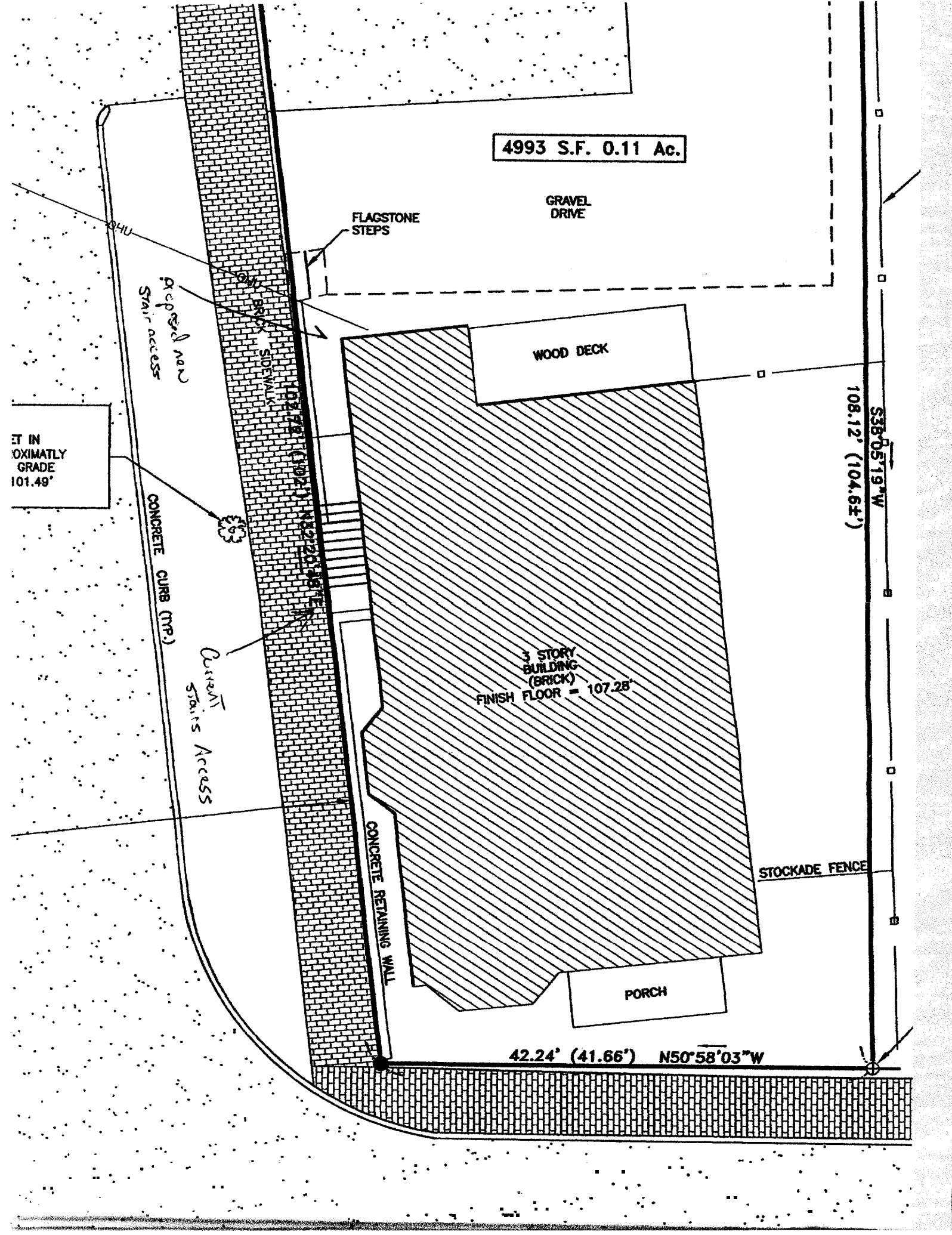
CONCRETE CURB (TYP.)

Current  
stair access

ET IN  
OXIMATELY  
GRADE  
101.49'

OHU

BRICK SIDEWALK



**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.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: placing ANY backfill
- ✓ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywall
- ✓ 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.**

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

Chris Polity  
Signature of Applicant/Designee

9/25/06  
Date

[Signature]  
Signature of Inspections Official

9-25-06  
Date

OB 188 C 1

Building Permit #:

06310