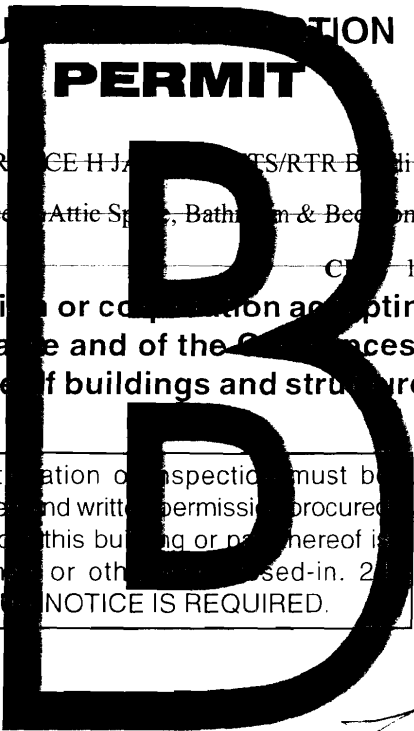


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT



Permit Number: 090240

Please Read Application And Notes, If Any, Attached

This is to certify that FLOYD STEVEN L & LAWRENCE H JAMES/RTR BUILDING

has permission to Create Additional Living Space, Attic Space, Bathroom & Bedroom

AT 1308 CONGRESS ST City of Portland 191 A001001

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 lath or other work is used-in. 2 HOURLY 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

[Signature]
4/13/09
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: 09-0240	Issue Date:	CBL: 191 A001001
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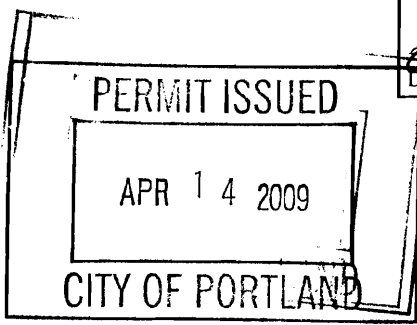
Location of Construction: 1308 CONGRESS ST	Owner Name: FLOYD STEVEN L & LAWRENC	Owner Address: 1308 CONGRESS ST	Phone: 207-899-2270
Business Name:	Contractor Name: RTR Buildings, Troy Rainsford-Con	Contractor Address: 18 Pleasant Ave Scarborough	Phone: 2073291599
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-5

Past Use: Two Family Residential	Proposed Use: Two Family Residential - Create Additional Living Space in Attic Space, Bathroom & Bedroom.	Permit Fee: \$160.00	Cost of Work: \$14,000.00	CEO District: 3	5300#
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Proposed Project Description: Create Additional Living Space in Attic Space, Bathroom & Bedroom.	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: SB IRC 2003
	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: lmd	Date Applied For: 03/25/2009	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	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	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: 4/3/09	Date:	Date:



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: 09-0240	Date Applied For: 03/25/2009	CBL: 191 A001001
------------------------------	--	----------------------------

Location of Construction: 1308 CONGRESS ST	Owner Name: FLOYD STEVEN L & LAWRENC	Owner Address: 1308 CONGRESS ST	Phone: 207-899-2270
Business Name:	Contractor Name: RTR Buildings, Troy Rainsford-Con	Contractor Address: 18 Pleasant Ave Scarborough	Phone (207) 329-1599
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Two Family Residential - Create Additional Living Space in Attic Space, Bathroom & Bedroom.	Proposed Project Description: Create Additional Living Space in Attic Space, Bathroom & Bedroom.
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/03/2009

Note: **Ok to Issue:**

- 1) Please note that this is NOT an accessory dwelling unit. This is NOT an added dwelling unit. This is an extension of the 2nd floor dwelling unit. It can not be leased or rented out separately. It can not have its own kitchen facilities. There can be NO pre-plumbing or pre-wiring for any new stoves or refrigerators. Only one 15"x15" bar sink is permitted as per the submitted cut sheet. ANY changes require a separate permit for review and approvals.
- 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 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. This includes the 15"x15" bar sink ONLY as seen from the given cut sheet.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 04/13/2009

Note: **Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

3/26/2009-lmd: See Gayle with any questions, she did the permit intake.

3/26/2009-mes: I called Troy, the applicant. I want a second floor plan - This can NOT be a new separate dwelling unit. I want to see that the 3rd floor is part of the 2nd floor unit. NO KITCHEN FACILITIES CAN BE LOCATED ON THE THIRD FLOOR. The permit is on hold until such time I receive more information.

3/27/2009-mes: The contractor now states that the owner wants a kitchen and dishwasher and other facilities on the third floor - However, he did bring in floor plans showing that you can only get to this unit by going thru the 2nd floor. You can not go all the way up thru the rear hall stairs. Still on hold while the contractor contacts the owners on the no kitchens allowed.



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>1300-10 Congress Street, Portland</u>		
Total Square Footage of Proposed Structure/ <u>Area</u> <u>~ 850 ft²</u>	Square Footage of Lot <u>.122 acres ~ 5,300 ft²</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>191-A-001-001</u> <u>Account # 27834</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Steve Floyd Lawrence</u> <u>Jr</u> Address <u>1310 Congress St.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: Home: <u>899-2270</u> Cell: <u>712-0629</u> RTR Builders: <u>329-1599</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>14,000</u> <u>160.00</u> C of O Fee: \$ <u>120.00</u> Total Fee: \$ <u>170.00</u>
Current legal use (i.e. single family) <u>2 unit Apartment - owner occupied.</u>		
If vacant, what was the previous use? <u>Attic space / storage</u>		
Proposed Specific use: <u>Addition living space</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>we want to create additional living space. Insulation to be done on walls & ceiling. Our 27 year old daughter & 2 cats have moved in with us. She is currently on disability.</u>		
Contractor's name: <u>RTR Builders, Troy Rainsford, contractor</u> <u>xx call</u>		
Address: <u>18 Pleasant Avenue</u> <u>Troy</u>		
City, State & Zip <u>Scarborough, Me 04074</u> Telephone: <u>329-1599</u> <u>xx</u>		
Who should we contact when the permit is ready: <u>Steve Lloyd</u> Telephone: <u>712-0629</u>		
Mailing address: <u>1310 Congress St, Portland, Me 04102</u>		

All walls
x416
O.C.
free
walls
july 2009

Adding knee walls,
Bath walls & B.R.
wall

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: Steve L Lloyd Date: March 22, 2009

Norma H. Foster March 22, 2009

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

Building Sketch (Page - 1)

Borrower/Client FLOYD, Steven L & JACKSON, Lawrence J			
Property Address 1310 Congress Street			
City Portland	County Cumberland	State ME	Zip Code 04102-2115
Lender Merrimack Mortgage Company, Inc.			

Not to Scale
Dimensions Are Approximate
Interior Partitions Are Approximate

First Level

Unit 1

Second Level

Unit 2

Third Level

Sketch by Apex IV™

Comments:

MAR 27 2009

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1157.0	1157.0
GLA2	Second Floor	1157.0	1157.0
P/P	Enclosed Porch	156.0	
	Deck	145.0	
	Deck	145.0	
	Deck	75.0	
	Enclosed Porch	156.0	677.0
Net LIVABLE Area		(Rounded)	2314

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
1.0' x	13.0	13.0
26.0' x	44.0	1144.0
Second Floor		
1.0' x	13.0	13.0
26.0' x	44.0	1144.0
4 Items	(Rounded)	2314

1310 Sink & Window

Bar Sink

Window:

27 1/2" w x 35 1/2" of Glass

that opens (casement)

Bar Sink:

~~22" x 33"~~

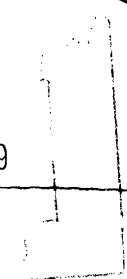
NOT A PAIRED

SEE SUBMITTAL

FOR 15" x 15" BAR SINK

THAT IS ACTUALLY APPROVED

MAR 09 2009





From: RTR Builders 1310 Congress

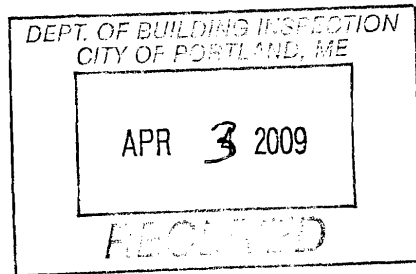
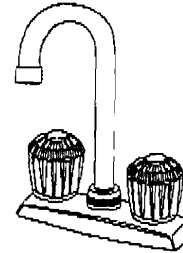
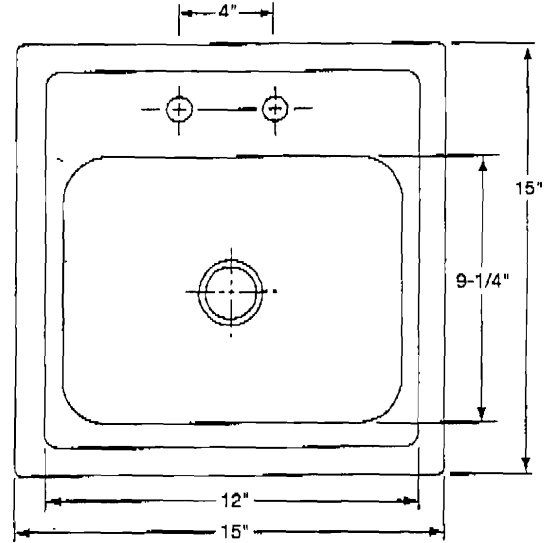
SPECIFICATIONS

Model HD320874

signature

GENERAL FEATURES

- Top mount
- 20 gauge stainless steel
- Satin finish
- 7-1/2" depth
- Overall size: 15" x 15"
- 2" center drain opening
- Includes basket strainer
- Faucet holes: (2) 1-1/4" diameter
- Includes faucet
- Cutout dimension: 14-3/8" x 14-3/8" with 1-1/2" radius corners
- Mounting hardware for countertops up to 3/4" thick included
- Sound insulation - spray undercoating
- Minimum cabinet size: 18"
- Limited lifetime warranty
- This sink does not comply with ASME A112.19.3



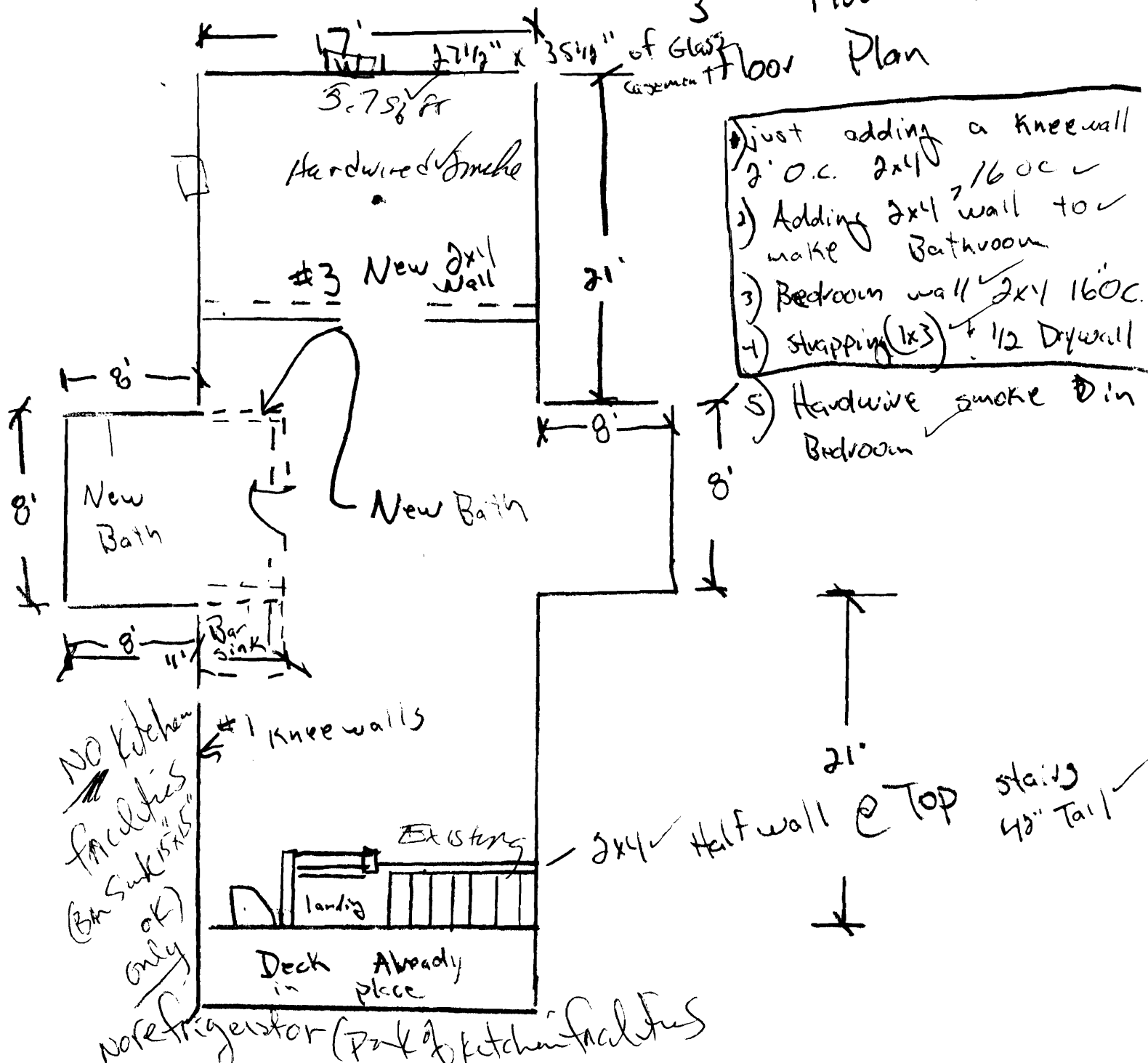
874-8716

ALL DIMENSIONS IN INCHES, TO CONVERT TO MILLIMETERS MULTIPLY BY 25.4.

In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit elkayusa.com to most current version of Elkay product specification sheets.

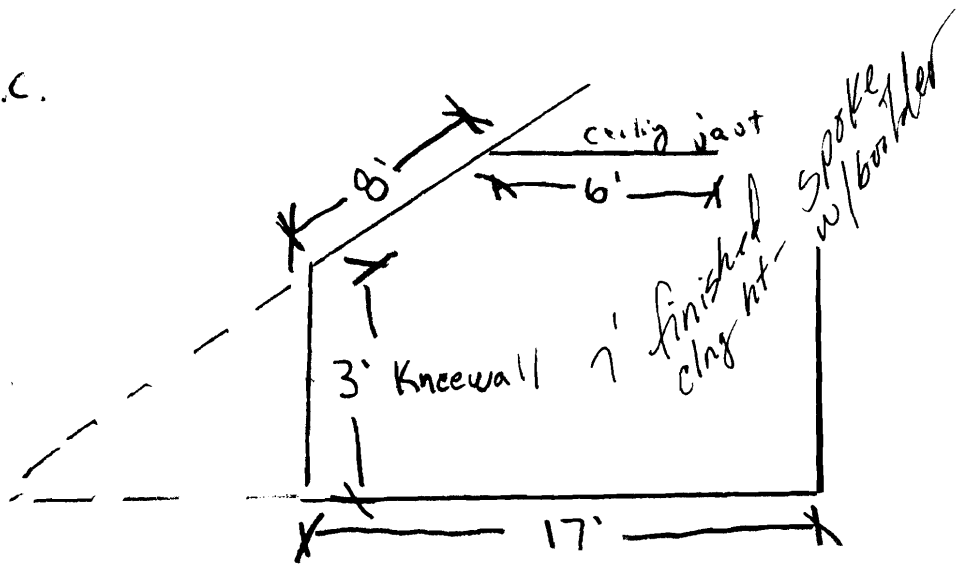
This specification describes an Elkay product with design, quality and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.

3rd Floor Plan



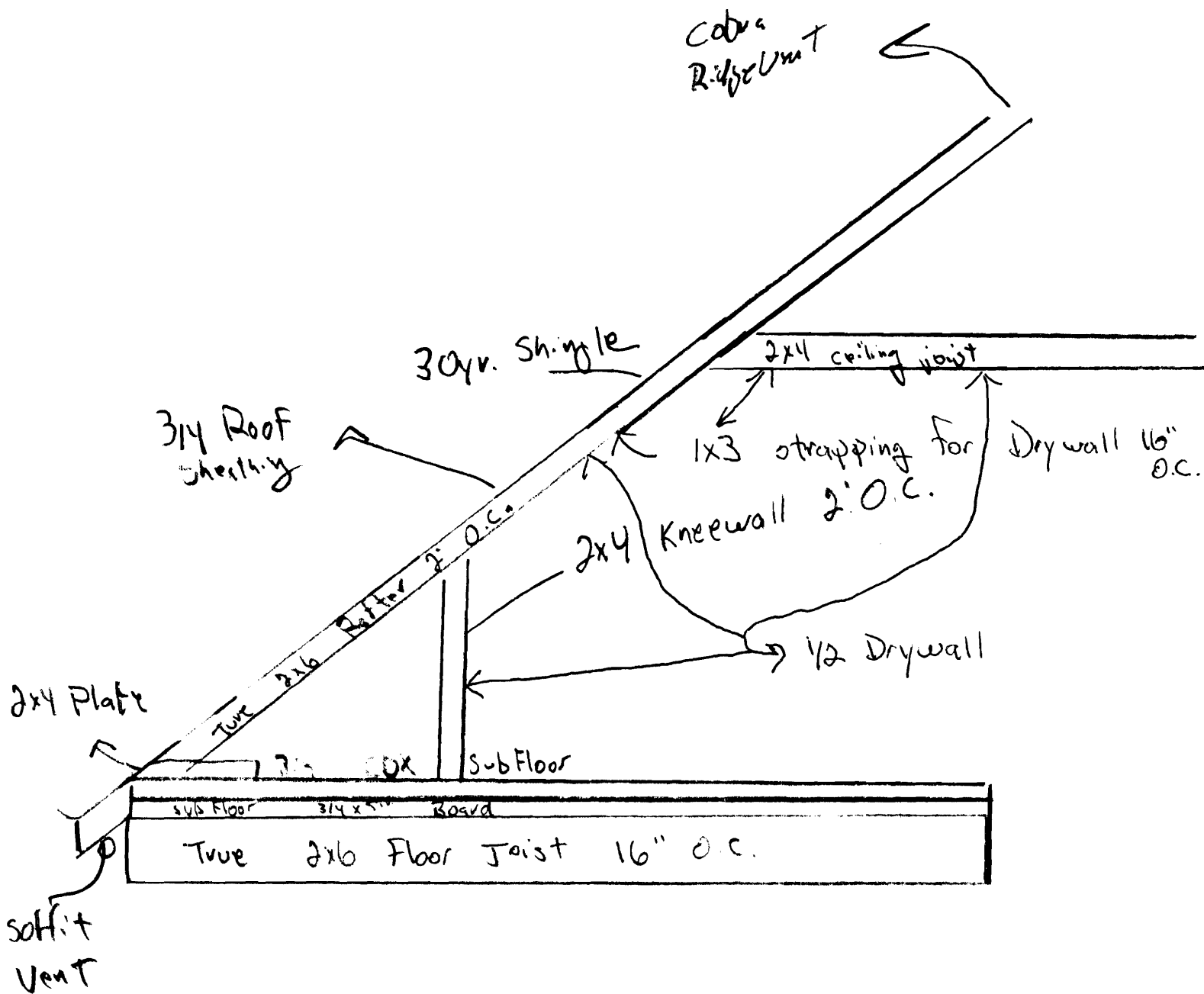
- 1) just adding a kneewall 2' o.c. 2x4 160c ✓
- 2) Adding 2x4 wall to make Bathroom ✓
- 3) Bedroom wall 2x4 160c ✓
- 4) Stapping (1x3) 1/2 Drywall ✓
- 5) Handwire smoke in Bedroom ✓

New Bath: 11' x 8'
2x4 wall 16 O.C.



3rd Floor Cross Section

12/7 Hip Roof



Finish Floors will be:

Bath = Tile

Living area: Hardwood

Bedroom = Carpet

insulation:

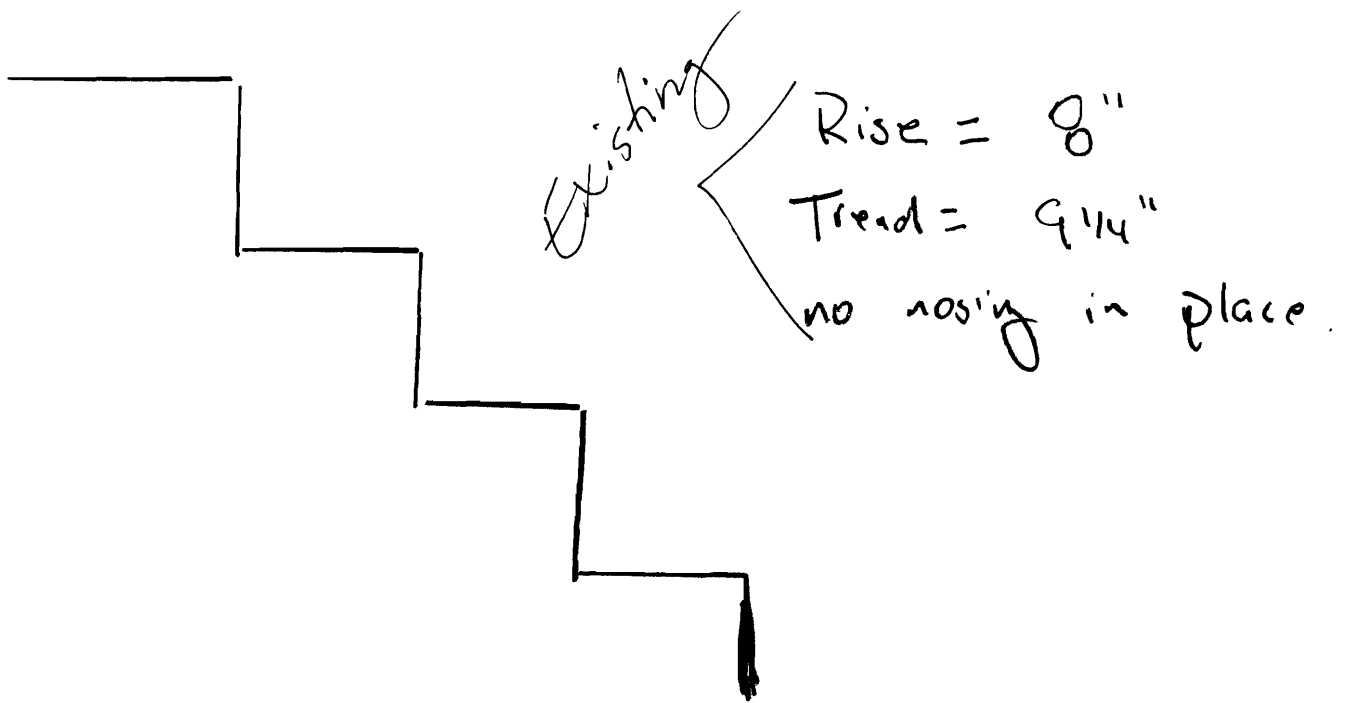
Ceiling: R-19 x Two plus R-13
rafters: R-19 & w/ rafter mates

Exter

2x4 walls: R-13

Stair Tread ; River

Stairs already in place. Built w/
home



The stairs leading to the 3rd floor from
the owner's 2nd floor unit will have
a half wall at the top of the stairs.
Handrail is already in place.

The Footprint is not
adding kneewalls (2' O.C. 2x4). I'm just
adding Bathroom wall 2x4 16" O.C. and new Bedroom
wall 2x4 16" O.C.

The owner's had a permit out
recently to put in the dormer where
the new Bath is going. (Didn't know if
that would help you out.)

The space