

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0498	Issue Date: JUN 05 2003	CBL: 195 B014001
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Location of Construction: 60 Riverview St	Owner Name: Urban Richard N & Nola J Jts	Owner Address: 60 Riverview St	Phone: 632-1526
Business Name:	Contractor Name: Germani Construction Company	Contractor Address: 19 Riverview St. Portland	Phone: 2077753498
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3 w/ SHORELAND OVERLAY

Past Use: Single family	Proposed Use: Single family with interior renovations and restructured roof line	Permit Fee: \$149.00	Cost of Work: \$18,000.00	CEO District: 3
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Proposed Project Description: Restructure roof line and do interior renovations	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999
	Signature:	Signature: JMB 6/5/03

Permit Taken By: kwd	Date Applied For: 05/12/2003	Within 250' but Zoning Approval 151 to them
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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 checked="" type="checkbox"/> Shoreland well over 250' <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: JMB 6/5/03	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: JMB
	Approved w/conditions panel 12 zone X		

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

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Business Name:	Contractor Name: Germani Construction Company	Contractor Address: 19 Riverview St. Portland	Phone: (207) 775-3498
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single family with interior renovations and restructured roof line	Proposed Project Description: Restructure roof line and do interior renovations
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Dept: Zoning **Status:** Pending **Reviewer:** Jeanine Bourke **Approval Date:** 06/05/2003

Note: 5/28/03 Asked Lou Germani about the existing front steps as they are well into the setback. He would like to **Ok to Issue:** enlarge the landing and possibly run the steps along the house instead of straight out toward the road

- 1) The front porch and steps are legally non-conforming as to setbacks. This structure can only be re-built to the exact size and footprint or the stairs could be turned to run along the house.
- 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 **Reviewer:** Jeanine Bourke **Approval Date:** 06/05/2003

Note: 5/28/03 spoke w/Lou Germani requesting roof framing detail, he will submit by fax **Ok to Issue:**

- 1) The existing exterior stair landing is 4x4 and may only be re-built as such
- 2) Separate permits are required for any electrical or plumbing work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

03-0498

All Purpose 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>60 RIVERVIEW ST PORTLAND</u>		
Total Square Footage of Proposed Structure <u>N/A</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>MAD 195</u> Block# <u>Blocks</u> Lot# <u>145/16/17</u>	Owner: <u>Rick + Nera URBAN</u>	Telephone: <u>632-1526</u>
Lessee/Buyer's Name (If Applicable) <u>195 B 014</u>	Applicant name, address & telephone: <u>LOUIS GERMANI</u> <u>19 RIVERVIEW ST</u> <u>PORTLAND 775-3498</u>	Cost Of Work: \$ <u>18000.⁰⁰</u> Fee: \$ <u>149.00</u>
Current use: <u>RESIDENTIAL</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>RESURFACE ROOF LINE AND DO INTERIOR</u>		
Project description: <u>RENOVATIONS - REBUILD REBUILD FRONT SIDING TO CODE.</u>		
Contractor's name, address & telephone: <u>LOU GERMANI GERMANI CONST. CO.</u> <u>19 RIVERVIEW ST PORTLAND 775-3498</u>		
Who should we contact when the permit is ready: <u>SAME</u>		
Mailing address: <u>(cell) 632-1526 (cell)</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>[Signature]</u>	Date: <u>5/12/03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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 195 8014001
Location 60 RIVERVIEW ST
Land Use SINGLE FAMILY

Owner Address URBAN RICHARD N & NOLA J JTS
 60 RIVERVIEW ST
 PORTLAND ME 04102

Book/Page
Legal 195-B-14 TO 17 220-D-4
 RIVERVIEW ST 58-62
 27921 SF

Valuation Information

Land +36,650 **Building** +64,050 **Total** +100,700

Property Information

Year Built 1910	Style Old Style	Story Height 1	Sq. Ft. 1012	Total Acres 0.641		
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 6	Attic None	Basement Full	

Outbuildings

Type SHED-FRAME	Quantity 1	Year Built 1997	Size 8X10	Grade C	Condition A
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Sales Information

Date	Type	Price	Book/Page
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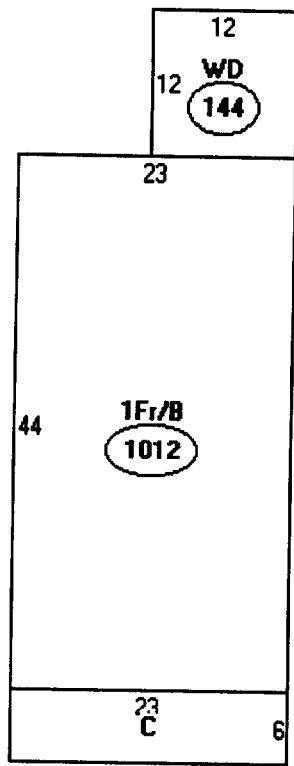
Picture and Sketch

[Picture](#) [Sketch](#)

[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](#).



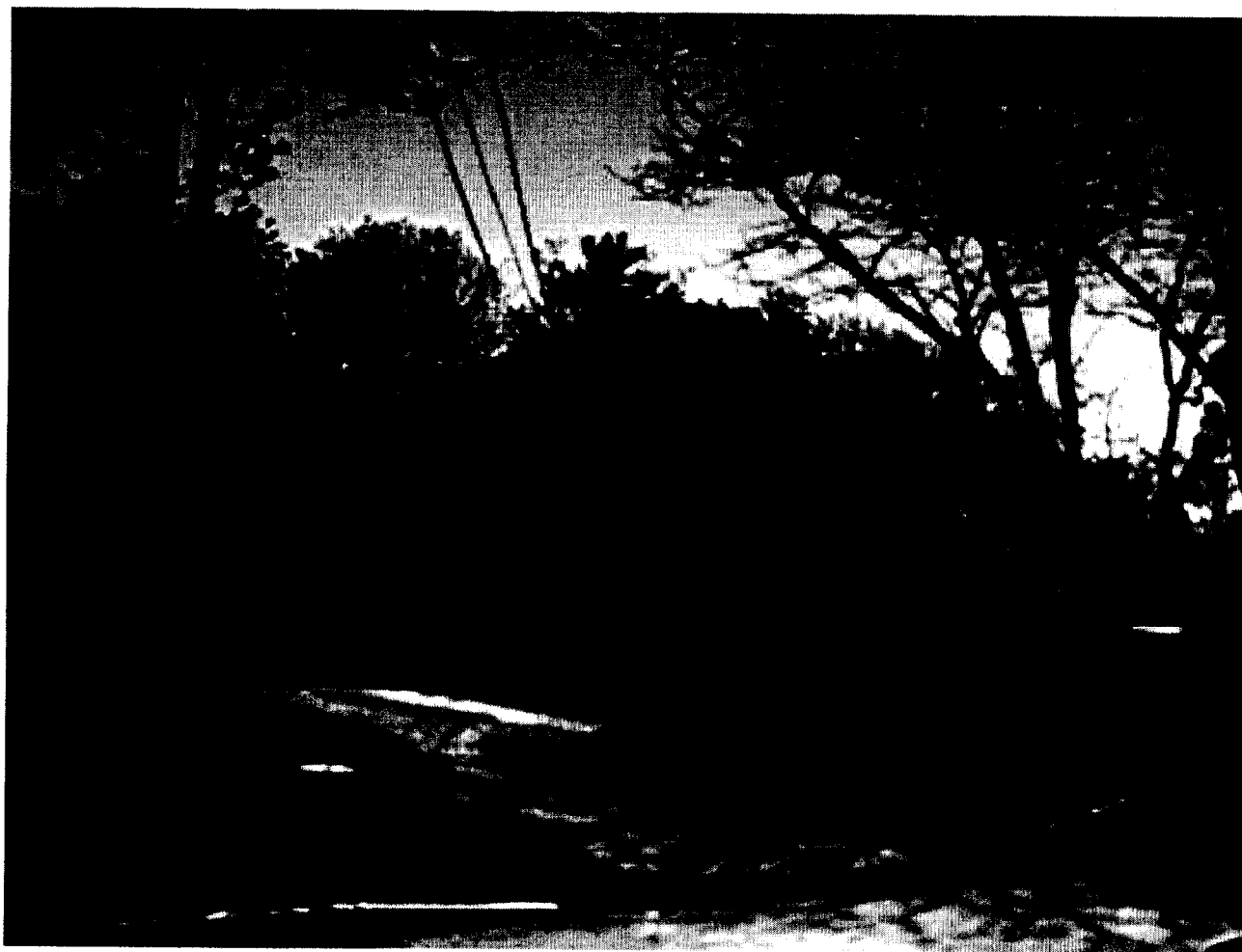


Descriptor/Area

A: 1Fr/B
1012 sqft

B: WD
144 sqft

C: EP/B
138 sqft



* ATTENTION: JEANIE BOURKE

URBAN JOB 60 RIVERVIEW ST

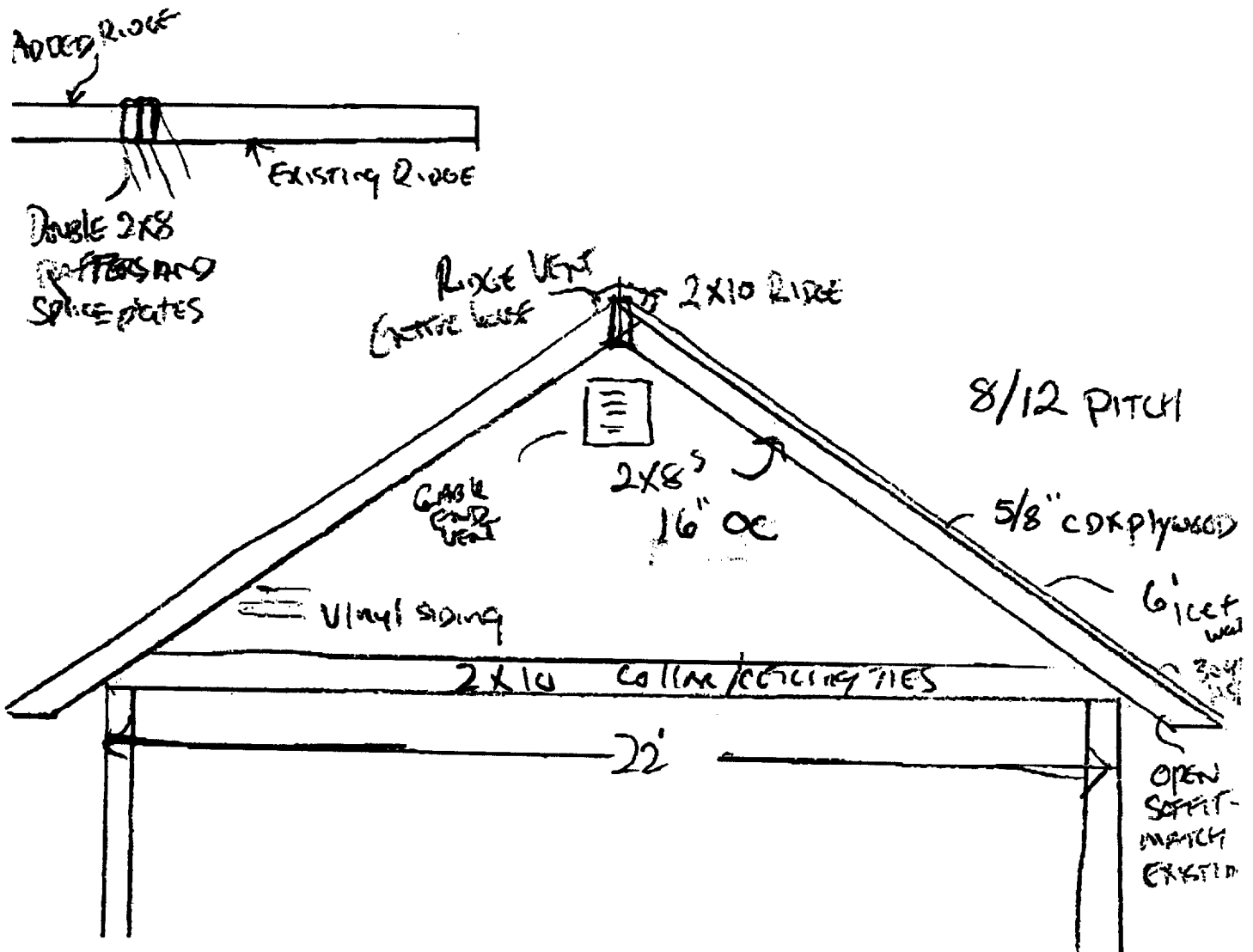
PORTLAND ME 04102

ADDITIONAL DRAWINGS FOR ROOF STRUCTURE

PER: JEANIE BOURKE

FAX TO: 874. 8716

FROM LOU GERMANI CONST. PH. 632-1526



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 030498

JUN 05 2003

Please Read Application And Notes, if Any, Attached

This is to certify that Urban Richard N & Nola J Jermiani Construction Company
has permission to Restructure roof line and do interior renovations
AT 60 Riverview St 195 B014001

CITY OF PORTLAND

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 inspection must given and when permission procured before this building or part thereof is occupied or enclosed-in. **HEAVY NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

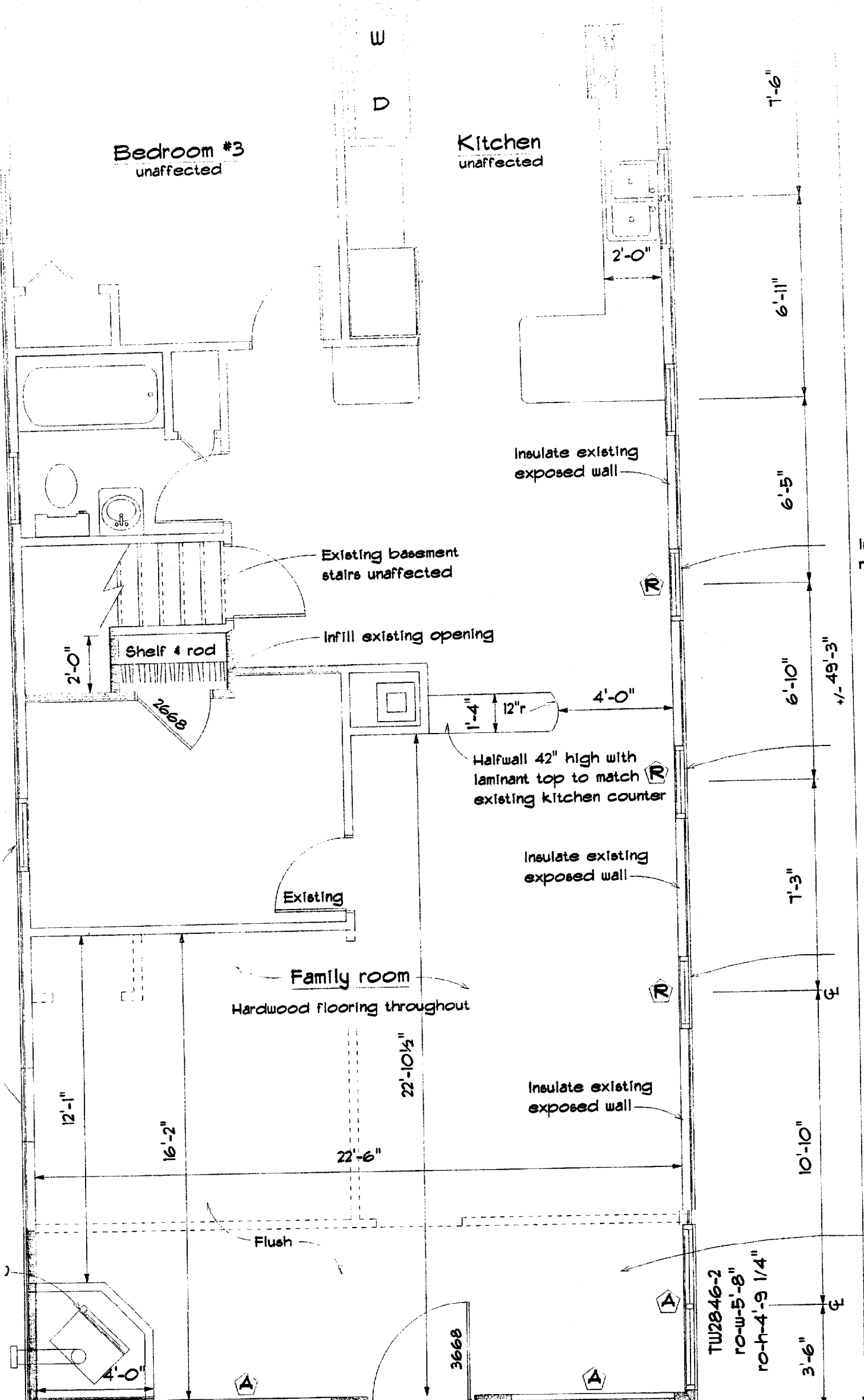
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

James Bonke 5/6/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Bedroom #3
unaffected

Kitchen
unaffected



Install new matching replacement window

Install new matching replacement window

Install new matching replacement window

Bring up existing porch floor flush with main floor

Remove the existing porch wall and install a new 2x4 exterior wall flush with existing wall (typical on both side walls)

TW2846-2
ro-w-5'-8"
ro-h-4'-9 1/4"

TW2846-2
ro-w-5'-8"
ro-h-4'-9 1/4"

Re-construct existing stair and landing to code:
- 7-3/4" max. rise
- 10" min. tread
- solid risers
- rail 36" min. o.f.f. (typ)
- max. 4" space in railing system

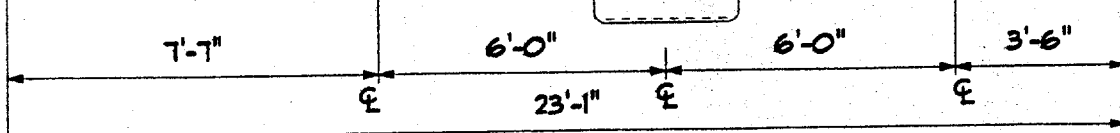
Cut 4" concrete landing pad into existing walkway and anchor with two galv. typical anchor bolts to 2x6 pt ledger (see details)

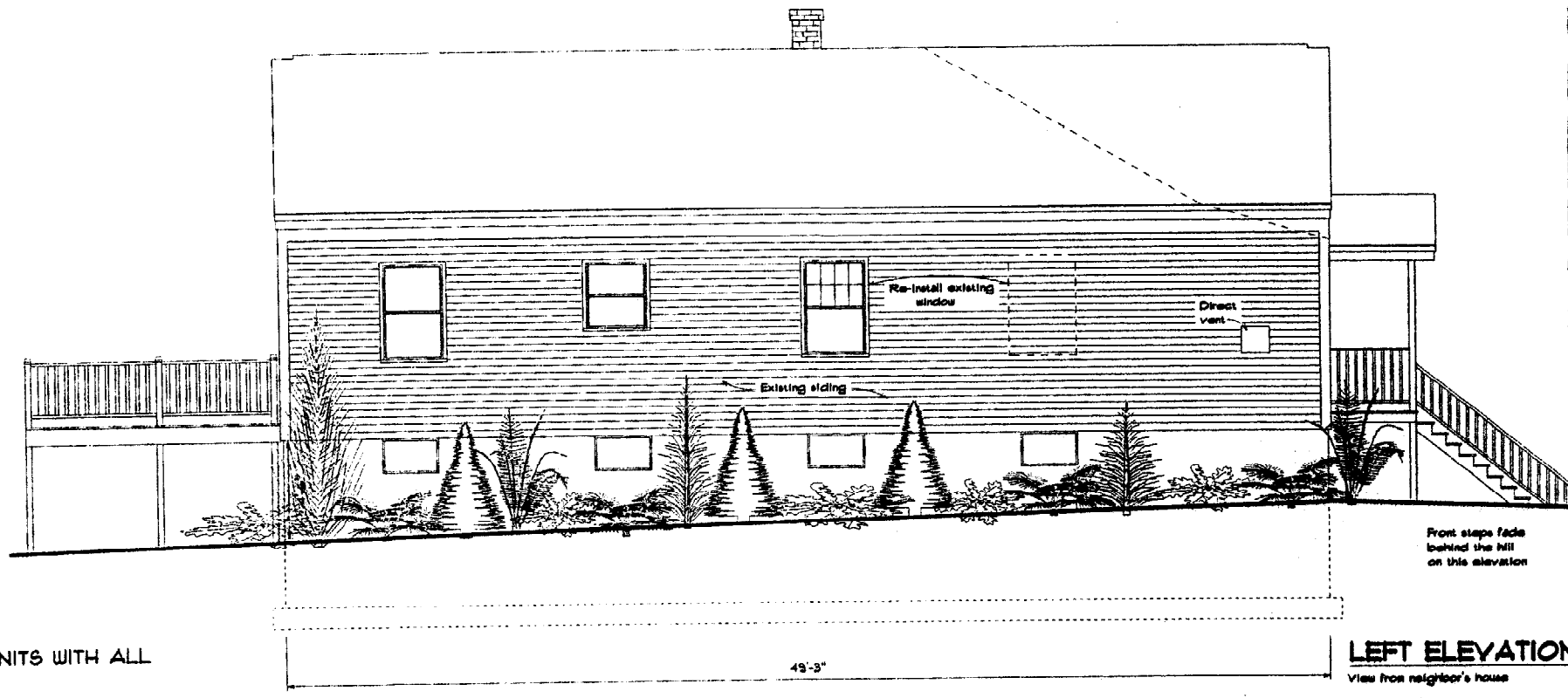
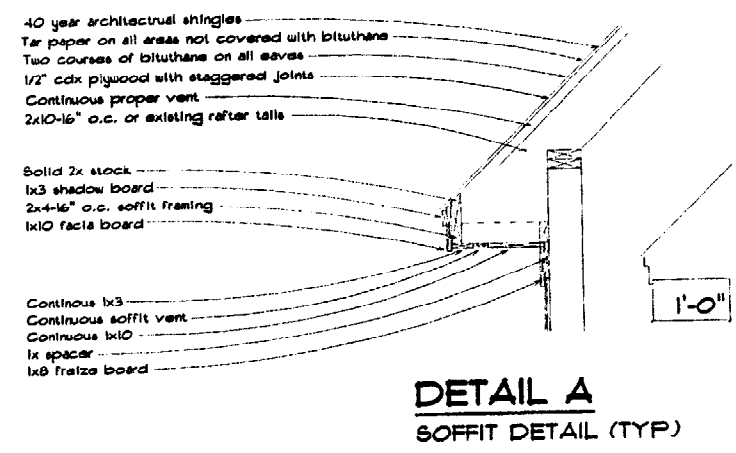
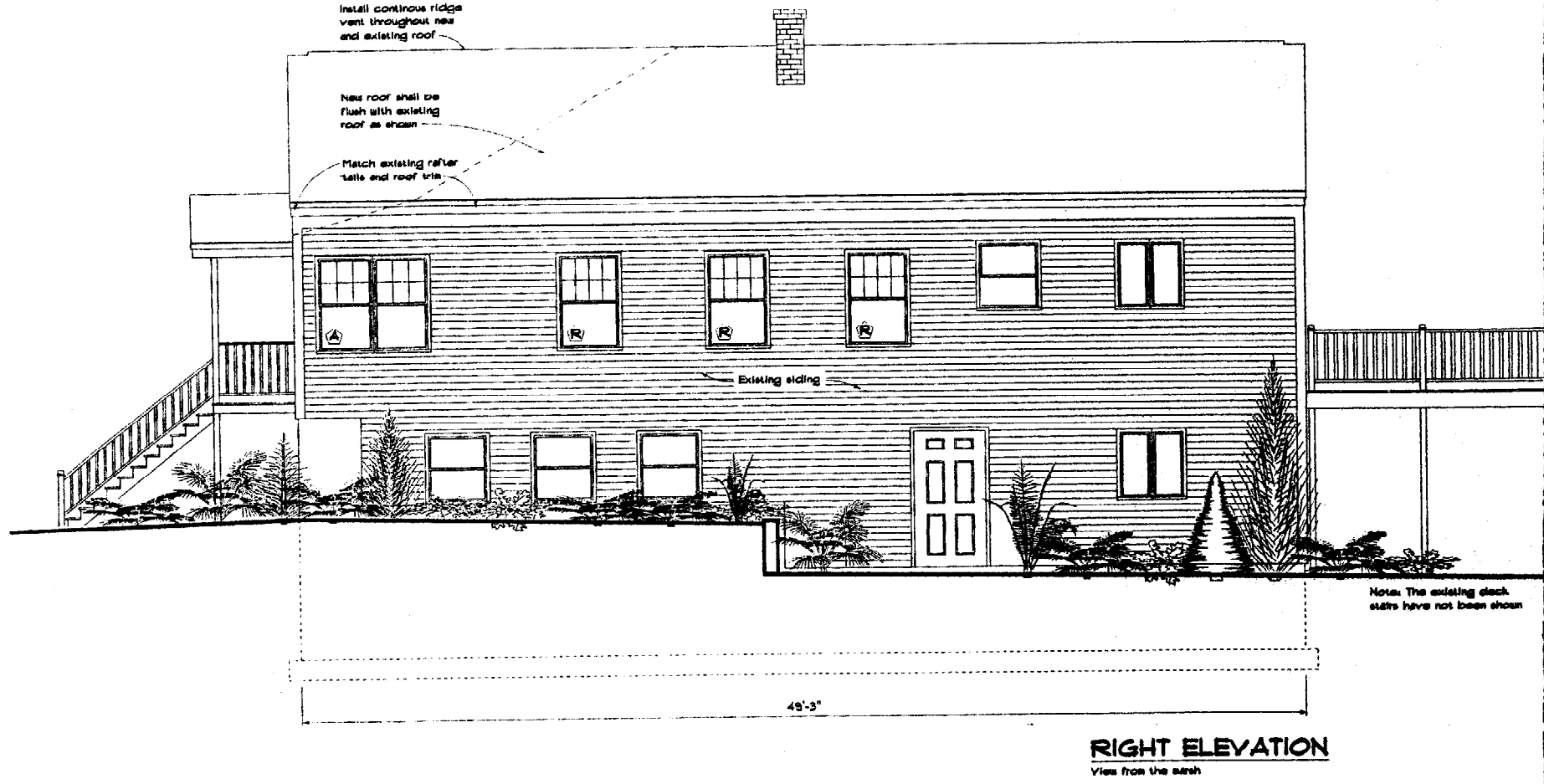
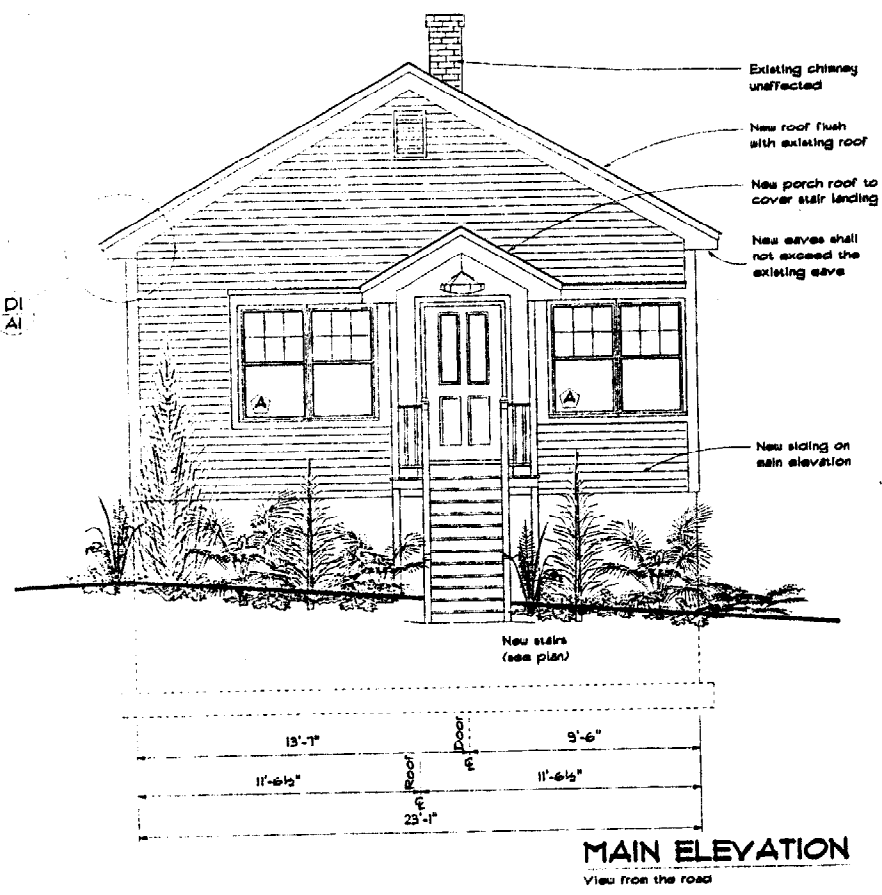
Existing Landing is 4x4 can only re-build 4x4

- Existing wall unaffected
- New 2x4 interior wall
- New 2x4 exterior wall
- New 2x6 exterior wall
- Existing wall removed

FIRST FLOOR

Existing finished space: 998.3 sq. ft.
Existing sunporch space: 138.5 sq. ft.





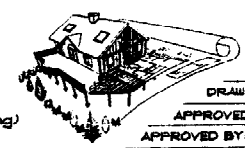
WINDOW SCHEDULE

ANDERSEN 200 SERIES - MATCH EXISTING WINDOW EXTERIOR, LOW-E ARGON FILLED UNITS WITH ALL SCREENS AND REMOVABLE GRILLS AS SHOWN, INCLUDE ALL EXTENSION JAMBS

Note: There are three replacement windows (labeled B) in addition to the new units

	LOCATION	QUANTITY	STYLE	MODEL NUMBER	GRILL	NOTES
FIRST FLOOR	A FAMILY ROOM	3	DOUBLE HUNG	TW 2846-2	6/1	FACTORY MULLED

- PRELIMINARY DESIGN (for client review)
- DESIGN DEVELOPMENT (for client review and cost estimating)
- CONTRACT DOCUMENTS (for permits, bids and construction)



CUSTOM CONCEPTS INC.

JOB: URBAN ADDITION & RENOVATION	JOB #: 8006-03
DRAWING: ELEVATIONS	SCALE: 1/4" = 1'-0"
APPROVED BY:	UPDATED: 4/30/2003
	DRAWN BY: MR

TEL (201) 883-0083 FAX (201) 883-0083

Dick
Hamilton

NOTES

1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN A DEED FROM GARY A. GODIN TO RICHARD N. URBAN & NOLA J. ROBERTS AND RECORDED IN DEED BOOK 6578, PAGE 234 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.(C.C.R.D.)
2. THE PARCEL SHOWN IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 195, PARCELS 14, 15, 16 & 17 ALONG WITH MAP 220, PARCEL 4
3. PLAN REFERENCES:
A. PLAN ENTITLED "PLAN OF CAPISIC HEIGHTS PORTLAND MAINE" DATED JANUARY 1913 BY A.E. SKILLIN RECORDED IN PLAN BOOK 12, PAGE 5.(C.C.R.D.)
B. PLAN ENTITLED "CAPISIC PARK" MADE FOR ALFRED J. WAXLER DATED JANUARY 15, 1955 BY H.I. & E.C. JORDAN AND RECORDED IN PLAN BOOK 45, PAGE 2.(C.C.R.D.)
4. PARENTHESIS INDICATE RECORD INFORMATION.
5. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 90, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES.
6. THE PARCEL SHOWN IS SUBJECT TO AN EASEMENT TO THE CITY OF PORTLAND FOR A SEWER LINE AND A EASEMENT TO CENTRAL MAINE POWER FOR ELECTRICAL TRANSMISSION. THE ACTUAL LOCATION OF THESE EASEMENT ARE UNKNOWN AS OF THIS DATE.
7. FIELD SURVEY WAS PERFORMED WITH 2'-3' OF SNOW COVER
8. THE EXISTING DWELLING FOOT PRINT CONTAINS 1170 S.F. THE TOTAL AREA OF THE LOCUS PROPERTY AS SHOWN ON THE PLAN REFERENCED IN NOTE 3A IS 27,921± S.F.

SKETCH PLAN OF LAND AT 60 RIVERVIEW STREET PORTLAND MAINE

SCALE: 1"=40' FEBRUARY 28, 2003
 PREPARED FOR: CUSTOM CONCEPTS
 636 US ROUTE ONE
 SCARBOROUGH, MAINE 04074

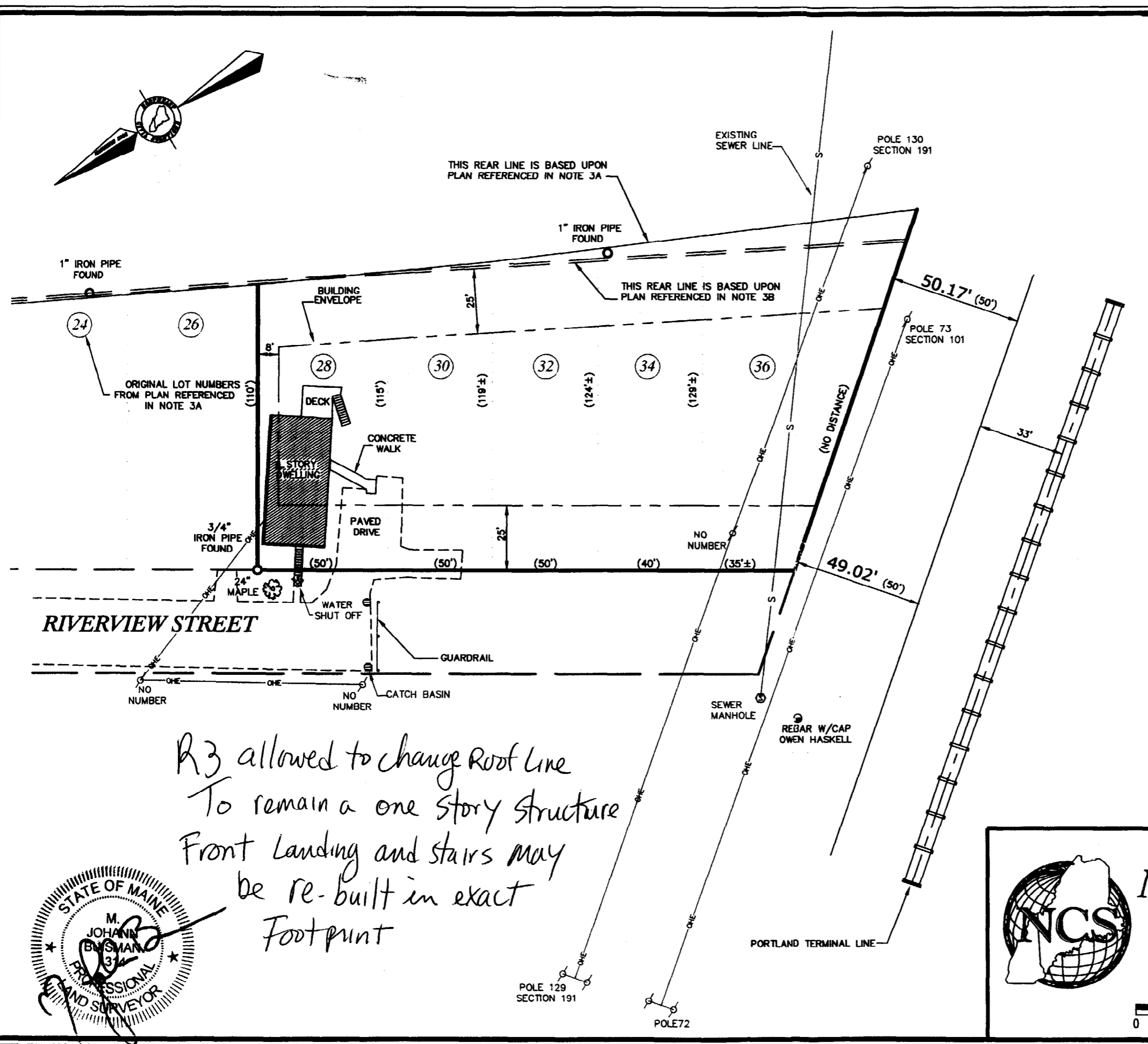
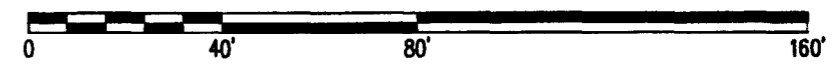
JOB NUMBER: 24807 ACAD FILE: 24807



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com
 800.882.2227



*R3 allowed to change Roof Line
 To remain a one story structure
 Front Landing and stairs may
 be re-built in exact
 Footprint*

