

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
0071343
29 2007
CITY OF PORTLAND

This is to certify that ZEITMAN MARJORIE E / Property Solutions LLC / Paul Kennedy

has permission to Create bathroom in finished basement

AT 52 CHRISTY RD E 379 G002001

provided that the person or persons firm or corporation accepting 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 procured before this building or part thereof is occupied or service closed-in. 24 HOUR 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 N. Mackay 10/29/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

_____ **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.**

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

Signature of Applicant/Designee

10/29/2007
Date

Signature of Inspections Official

10/29/2007
Date

CBL: 379 0002

Building Permit #: 07-1343



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>52 CHRISTY STREET</u>		
Total Square Footage of Proposed Structure/Area <u>24.5 SF 1/2 BATH</u>		Square Footage of Lot <u>0.246 AC.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>379 G 002 001</u>	Applicant * must be owner, Lessee or Buyer* Name <u>MARJORIE ZEITMAN</u> Address <u>52 CHRISTY ST</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>797.7250</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name MARJORIE ZEITMAN Address 52 CHRISTY ST City, State & Zip PORTLAND, ME 04103	Cost Of Work: \$ <u>5,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>70</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Bathroom in finished Basement -</u>		
Contractor's name: <u>PROPERTY SOLUTIONS LLC - PAUL KENNEDY</u> Address: <u>74 BEST ST</u> City, State & Zip <u>PORTLAND ME 04103</u> Telephone: <u>207-632-6098</u> Who should we contact when the permit is ready: <u>SAME AS ABOVE</u> Telephone: <u>207 632 6098</u> Mailing address: _____		

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: Paul A. Kennedy Date: 10/24/07

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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1343	Issue Date:	CBL: 379 G002001
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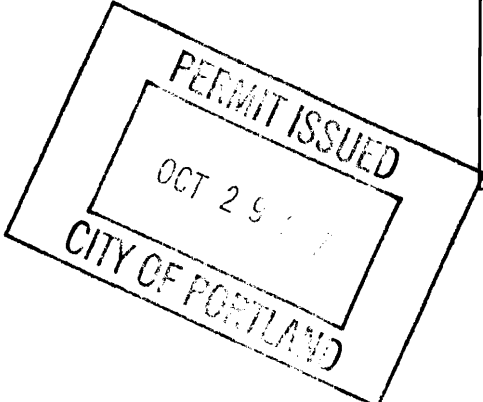
Location of Construction: 52 CHRISTY RD	Owner Name: ZEITMAN MARJORIE E	Owner Address: 52 CHRISTY RD	Phone:
Business Name:	Contractor Name: Property Soulutions LLC/ Paul Kenn	Contractor Address: 74 Best Street Portland	Phone 2076326098
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-2/R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Create bathroom in finished basement	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 5
Proposed Project Description: Create bathroom in finished basement		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature:	Signature: <i>am 10/29/07</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: 10/24/2007	Zoning Approval		
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- 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	<input type="checkbox"/> Miscellaneous	<input 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>9/10/25/07</i>	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: 07-1343	Date Applied For: 10/24/2007	CBL: 379 G002001
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Location of Construction: 52 CHRISTY RD	Owner Name: ZEITMAN MARJORIE E	Owner Address: 52 CHRISTY RD	Phone:
Business Name:	Contractor Name: Property Solutions LLC/ Paul Kenn	Contractor Address: 74 Best Street Portland	Phone: (207) 632-6098
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Create bathroom in finished basement	Proposed Project Description: Create bathroom in finished basement
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/25/2007

Note: **Ok to Issue:**

- 1) THE BASEMENT AREA IS NOT BEING APPROVED FOR A SECONDARY DWELLING UNIT. NO ADDITION KITCHEN FACILITIES ARE PERMITTED TO BE LOCATED IN THE BASEMENT.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Residential Plan Revie **Approval Date:** 10/29/2007

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 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.



Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.

Eligible Projects

Please submit a complete application with the required plans

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

Inspections are still required per City Code of Ordinance.

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 this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: <i>Paul A. Kennedy</i>	Date: <i>10/24/2007</i>
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This is not a permit; you may not commence ANY work until the permit is issued.

PROPERTY SOLUTIONS LLC

74 BEST STREET
PORTLAND, MAINE 04103
207.632.6098

October 24, 2007

City of Portland
Inspections Division
Room 315, City Hall, Portland, Maine

RE: Building Permit for 52 Christy Road, Portland, Maine 04103

To Whom it may Concern:

The requested building permit is for the installation of a ½ bathroom (lavatory and toilet only) in the partially finished basement level of the above address. The scope of work includes the following:

- Framing walls of the bathroom as outlined in the attached diagram
- Re-framing of the existing partition wall to accommodate 2 doors (one to bathroom, one to unfinished basement space)
- Finishing the walls with “paperless” vinyl backed drywall, painting and trimwork
- Installation of an acoustic tile drop ceiling system
- Installation of a sheet vinyl floor
- Installation of a white laminate vanity with laminate countertop, composite sink, and faucet
- Installation of all plumbing systems to include: *(Plumbing permit to be requested separately)*
 - Installation of a Saniplus “upflush” toilet
 - Installation of all water supply lines (pex piping)
 - Installation of all drain/waste/vent piping including venting the drain system through the existing roof system.
- Installation of electrical supply and equipment to include: *(Electrical permit to be requested separately)*
 - Dedicated circuit for the Saniplus toilet system
 - An additional dedicated circuit for:
 - One GFCI protected receptacle adjacent to the sink
 - One vanity light
 - One combination exhaust fan / light over the toilet area vented to the exterior of the building
 - 3 Single pole switches to control the 2 lights and the fan independently

Plumbing and Electrical work has been subcontracted to Caron & Waltz Inc., who will be making their own application for their respective permits.

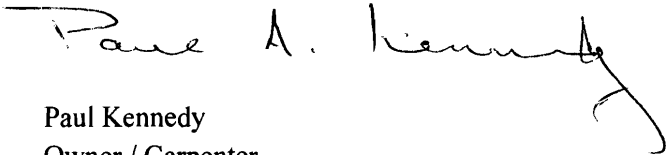
PROPERTY SOLUTIONS LLC

74 BEST STREET
PORTLAND, MAINE 04103
207.632.6098

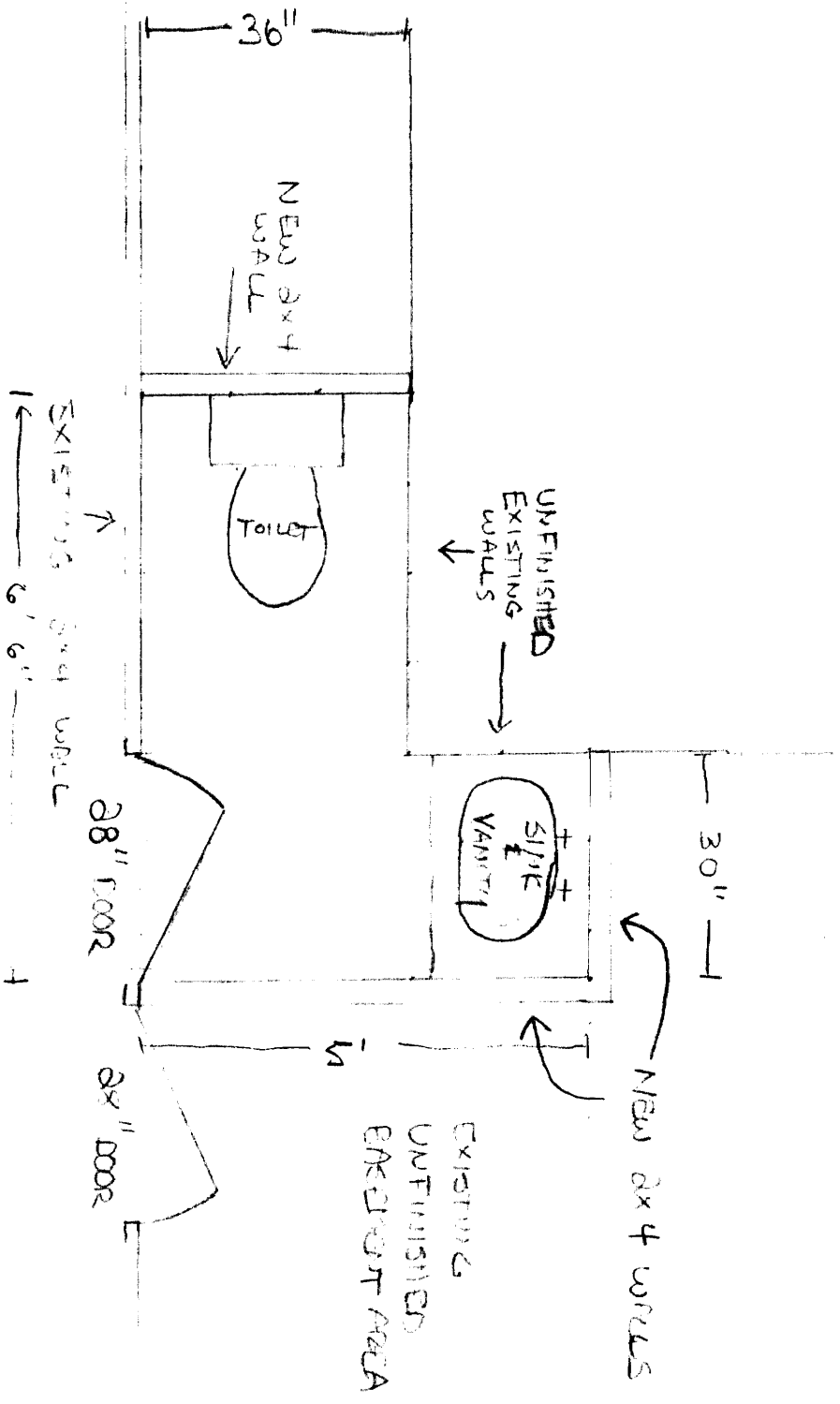
Should you have any questions or concerns regarding this application, please do not hesitate to contact me at the above telephone number.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Paul A. Kennedy". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

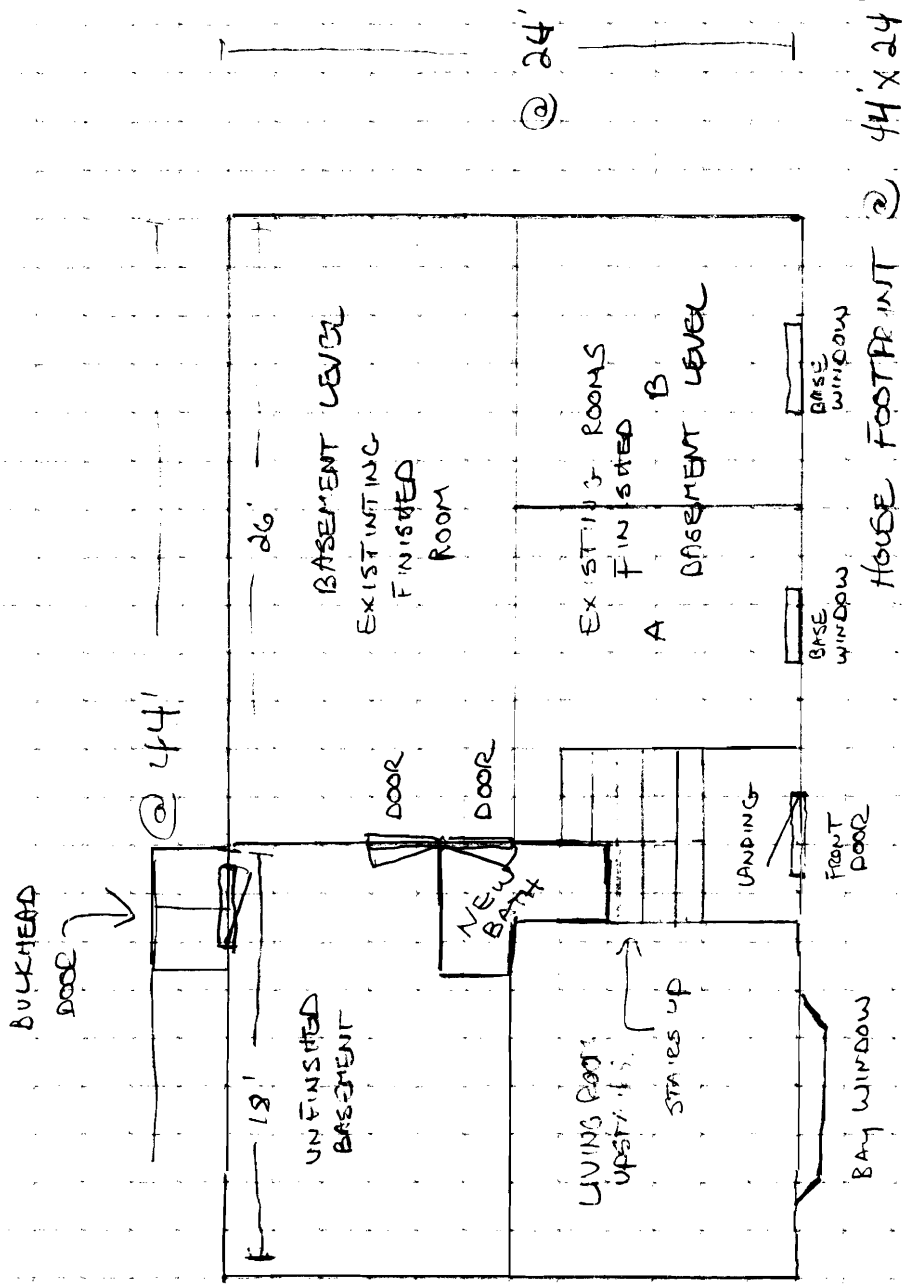
Paul Kennedy
Owner / Carpenter
Property Solutions LLC



EXISTING FINISHED BREAKOUT AREA
 CEILING HEIGHT OF BATH TO BE @ 6'8"

SCALE: 1/2" = 1 FOOT

52 CHEISTY STREET FOOTPRINT FLOOR PLAN



SOME 1/4" = 2'