

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT
PERMIT

Permit Number. 051274

This is to certify that Reid Kathryn A /Michael La
has permission to 3 season room attached to garage and new second floor bath
AT 15 Curtis Rd

PERMIT ISSUED
SEP 29 2005
394 A049001
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 the applicant 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 given and when permission procured before this building or part thereof lashed or closed-in. HOUR 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]
9/29/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

Permit No:		Issue Date:	CBL:
Location of Construction: 15 Curtis Rd	Owner Name: Reid Kathryn A	Owner Address: 15 Curtis Rd	Phone:
Business Name:	Contractor Name: Michael Langella	Contractor Address: 382 Pleasant Ave Peaks Island	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-2
Past Use: Single Family	Proposed Use: Single Family 3 season addition attached to garage and new second floor bath	Permit Fee: \$291.00	City of Portland District: \$30,000.00 5
Proposed Project Description: 3 season room attached to garage and new second floor bath		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB IRC 2003
		Signature: <i>[Signature]</i>	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: 08/31/2005	Zoning Approval	

<p>Special Zone or Reviews</p> <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>9/20/05</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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>9/20/05</i>
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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: 05-1274	Date Applied For: 08/31/2005	CBL: 394 A049001
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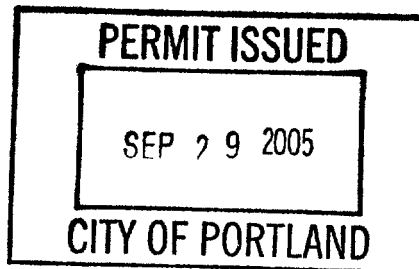
Location of Construction: 15 Curtis Rd	Owner Name: Reid Kathryn A	Owner Address: 15 Curtis Rd	Phone:
Business Name:	Contractor Name: Michael Langella	Contractor Address: 382 Pleasant Ave Peaks Island	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family 3 season addition attached to garage and new second floor bath	Proposed Project Description: 3 season room attached to garage and new second floor bath
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Dept: Zoning Status: Approved Reviewer: Tammy Munson Approval Date: 09/28/2005
 Note: **Ok to Issue:**

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 09/28/2005
 Note: **Ok to Issue:**

- 1) Permt approved based on the plans submrtted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.





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>15 Curtis Road, Portland, ME</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>.22 0</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>394</u> Block# <u>A</u> Lot# <u>049</u>	Owner: <u>Kathryn A. Reid</u>	Telephone: <u>207-878-9031</u>
Lessee/Buyer's Name (if Applicable) <u>n/a</u>	Applicant name, address & telephone:	cost Of Work: \$ <u>30,000</u> Fee: \$ <u>291.00</u>

Current use: Residence

If the location is currently vacant, what was prior use: n/a

Approximately how long has it been vacant: n/a

Proposed use: 3-- season addition attached to garage. New 2nd
Project description: floor bath. See attached sketches.

Contractor's name, address & telephone:

Who should we contact when the permit is ready: Michael Langella

Mailing address: 382 Pleasant Ave
Peaks Island Me 04108

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: 632-8229 Cell
766-3067 (Home)

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>Kathryn A. Reid</u>	Date: <u>8/30/05</u>
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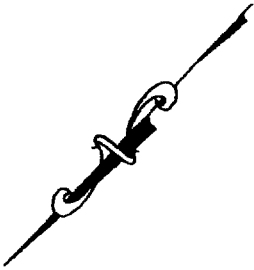
This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

FOR MORTGAGE LENDER USE ONLY

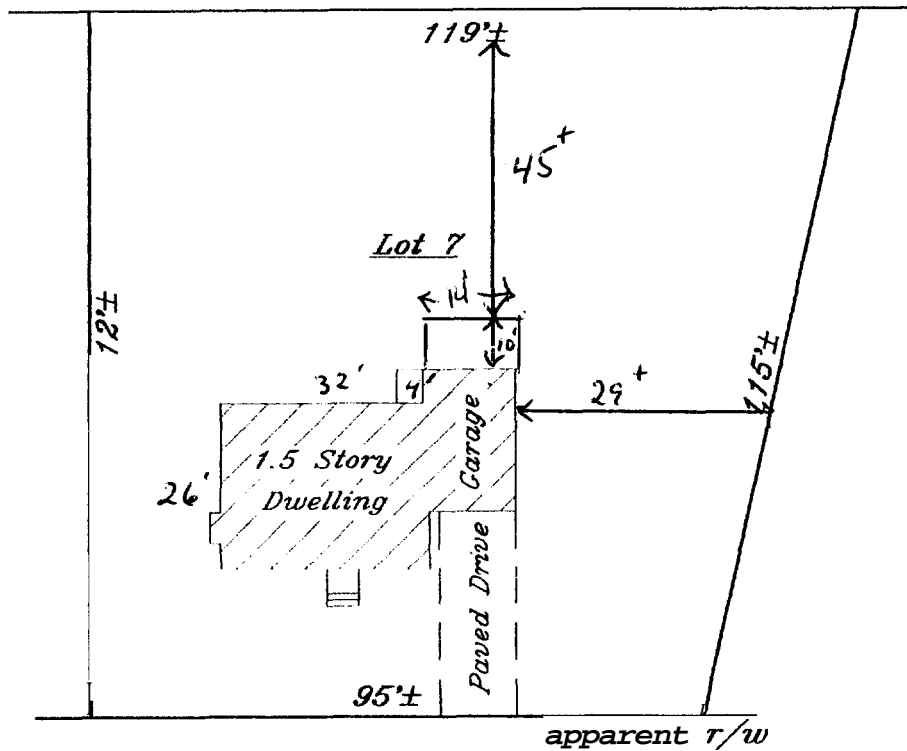
General Notes: (1) Distances shown are taken from provided title references shown below. (2) The purpose of this inspection is to render an opinion as follows: A) Dwelling and accessory structure's compliance with respect to municipal zoning setbacks, and B) flood zone determination by horisontal scaling on the below referenced FEMA map. (3) This inspection excepts out all technical standards set forth by state of Maine Board of Licensure For Professional Land Surveyors. (4) This inspection is to be used only by the below listed lender, title attorney & title insurer and should not be used by another party for boundary line location or land title opinions. (5) A Boundary Survey should be performed to render a professional opinion pertaining to boundary line location.

Address: 15 Curtis Road
Portland, Maine

Inspection Date: 6-25-01
Scale: 1" = 30'



R-2
Sides 14'
Front 25'
OK



Curtis Road

See title references for appurtenances.

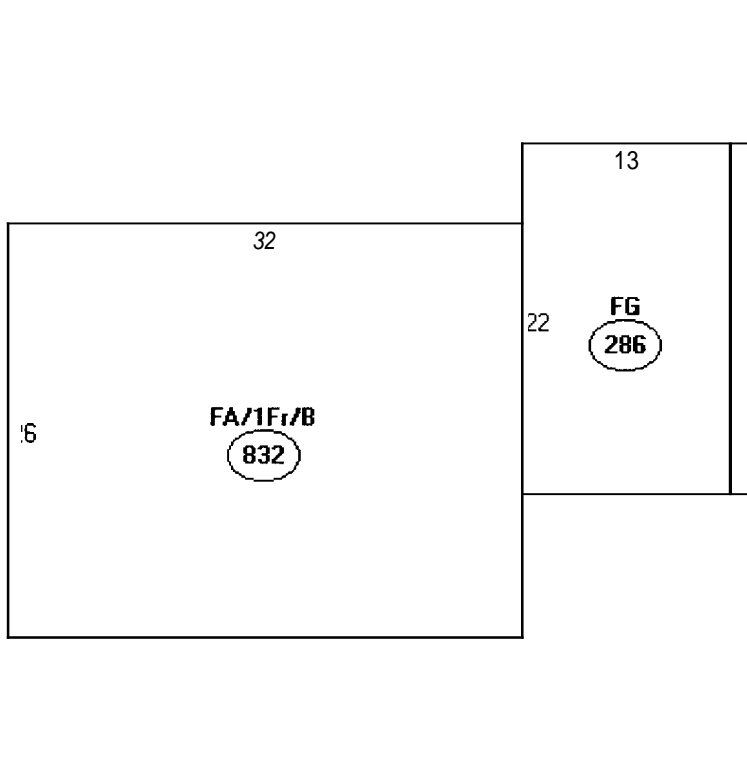
Applicant: Kathryn Reid Requesting Party: Leete & Lemieux, P. A.

Owner: Amy & David Johnson Attorney: James R. Lemieux

Lender: _____ File # 20110051 Field Book: _____

Title References: _____

Attest: _____



Descriptor/Area

A: FA/1Fr/B
832 sqft

E: FG
286 sqft

2434 Allowed
- 832
- 286
- 144

1172 left.

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	394 A049001
Location	15 CURTIS RD
Land Use	SINGLE FAMILY
Owner Address	REID KATHRYN A 15 CURTIS RD PORTLAND NE 04103
Book/Page	16693/106
Legal	394-A-49 CURTIS RD 11-15 12171 S

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$61,750	\$91,260	\$153,010

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$87,900	\$110,600	\$198,500

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1959	Cape	1	1165	0.279		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
3	1		6	Full Finsh	Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
08/31/2001	LAND + BLDING	\$155,000	16693-106
06/26/1997	LAND + BLDING	\$114,000	13159-199

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-

Katherine Reed
15 Curtis St.
Portland, Maine
878-9031 Home
575-3257 Work

Outline of construction of new addition and bathroom at her residence.

Part 1. A 3-season addition attached to the garage. See attached scaled drawing.

Size 14' x 10' attached to the back of the garage. The addition will be less than 2 feet above existing ground level. The addition will not alter the present slope of the property which is presently level ground.

The **addition** floor will be supported on one side by a ledger attached to the garage sill with 8 - ½" x 4" lag screws. The other side of the addition will rest on 3 – four feet deep cement tubes topped with 6" x 6" PT posts anchored to the cement.

- ✓ The **floor joists** will be 2" x 10" x 10' attached to the ledger and a double end header with joist hangers.
- ✓ The addition **floor** will be ¾" tongue and groove plywood, glued and screwed to the joists. A finished tile floor will be installed.
- ✓ The **skirt** of the addition will be comprised of 2" x 4" **frame** covered with ½" plywood sheathing.

The floor will be insulated with fiberglass and foam insulation.

- ✓ The **addition walls** will be comprised of 2" x 6" members. All window and door headers will be built from 3 - 2" x 10" plus two ½" plywood fillers. **Sheetrock** will cover the ceiling and walls.

- ✓ The **roof** will be built from 2" x 10" rafters attached to a 2" x 12" ridge. The roof will have a 6/12 pitch. The rafters will be supported by 3- 2" x 10" collar ties. The roof will sheathed with 5/8" plywood, ice guard and 25 year shingles.

- ✓ The addition will have a 4' wide one/two step **staircase** leading to the side yard. It will have a railing built to code with balusters not more than 4" apart.

✓ The addition **exterior walls** will be sheathed with ½" plywood and shingles matched to the existing shingles on the main house. All window and door **trim** will be made **from** 1" x 4" pine. The comers will be made from 1" x 5" and 1" x 4" pine boards. The soffets and the facias will be built with 1" x 8" pine.

The addition will not have a heating source. It will be a 3-seasons space.

New electrical circuits will be connected to existing service panel. See electrical quote.

Part 2. Bathroom – 8' x 8'. Second floor dormer addition built on the back center of the house. See attached drawing.

This bathroom will enlarge **an** existing storage space at the top of the stairs.

✓ The **south window wall** will be built using 2" x 6" members built on top of the existing first floor exterior wall. The window **header** will be built from 3- 2" x 6" plus 2 - ½" plywood fillers.

✓ The **dormer side walls** will be built on existing/trimmer rafter supports. The side walls will be built with 2" x 6" members. The dormer rafters will be built using the valley board method. Existing roof rafters that will be cut will be attached to a new inboard header located above existing door header.

✓ The **roof rafters** will be built with 2" x 8" attached to a 2" x 10" ridge. The roof will be built using a **6/12 pitch**. The roof will be sheathed with 5/8" plywood, ice guard and 25 **year** shingles.

✓ The **exterior walls** will be sheathed with ½" plywood.

✓ The **dormer** will be insulated with **fiberglass insulation**.

✓ The **exterior wall sheathing** will be **shingles** to match existing house shingles.

Soffets and facias will be built from 1" x 8" pine.

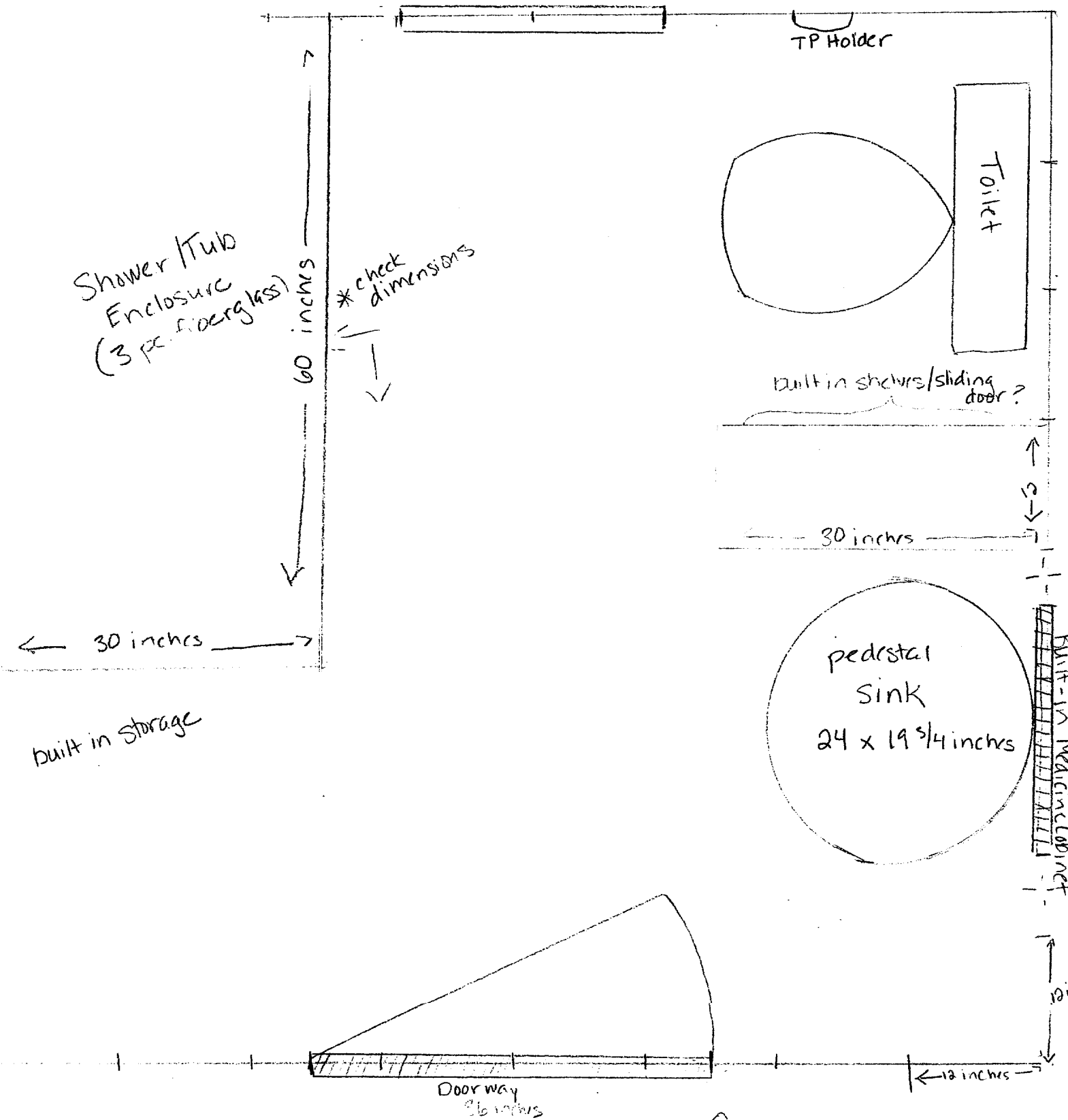
The **bathroom interior** ceiling will be sheathed with sheetrock. The lower half walls will be covered bead board wainscot. The top wall half will be covered with sheetrock.

The bathroom addition will be **heated** by the existing furnace. **See** plumbing/heating quote.

The **electrical** connections will be to code. See electrical quote.

Kathrine Reed - PTP 7031
 (w) 575-3257

Window



Assumptions:

8 x 8 feet interior space
 1 overhead light w/ vent. fan

- white fixtures
- 1 light on either side of med. cab.

Qs:

- heating?
- flooring type
- med cab. - built in? not?