

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

Permit Number: 061316

This is to certify that JOHNSON RICHARD D K VET / L & M Builders
has permission to add a 20' x 20' addition for a room garage storage
AT 60 WATSON ST 431 A017001

PERMIT ISSUED
SEP 26 2006
CITY OF PORTLAND

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 regarding 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 loaded or service 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. _____
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

[Signature] 9/20/06
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon.

Permits expire

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" 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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

Date 9-29-06

[Signature]
Signature of Inspections Official

Date

PERM. 431 A 17

061311

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1316	Issue Date: SEP 26 2006	CB#: 431 A017001
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Location of Construction: 60 WATSON ST	Owner Name: JOHNSON RICHARD D KW VET	Owner Address: 60 WATSON ST	Phone:
Business Name:	Contractor Name: L & M Builders	Contractor Address: 151 Gray Rd. Falmouth	Phone: 2077977089
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home/ add a 20 x 20' addition for great room w/ garage for storage under	Permit Fee: \$500.00	Cost of Work: \$48,000.00	CEO District: 4
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: 5B IRC 2003 <i>[Signature]</i>
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Proposed Project Description:
add a 20' x 20' addition for great room w/ garage for storage under

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: ldobson	Date Applied For: 09/08/2006	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 <i>well beyond 75' from HWY but w. this 250'</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Paul B zone</i> <input type="checkbox"/> Subdivision <i>side yard reduction using 14.4.33</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>9/22/06</i>	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: <i>[Signature]</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

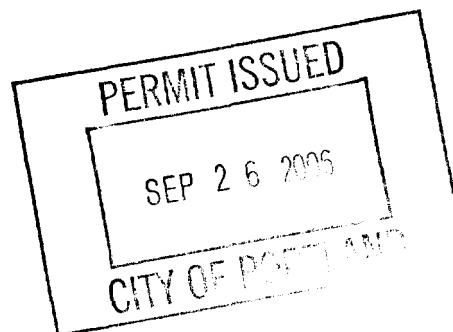
City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1316	Date Applied For: 09/08/2006	CBL: 431 A017001
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Location of Construction: 60 WATSON ST	Owner Name: JOHNSON RICHARD D KW VET	Owner Address: 60 WATSON ST	Phone:
Business Name:	Contractor Name: L & M Builders	Contractor Address: 151 Gray Rd. Falmouth	Phone (207) 797-7089
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home/ add a 20' x 20' addition for great room w/ garage for storage under	Proposed Project Description: add a 20' x 20' addition for great room w/ garage for storage under
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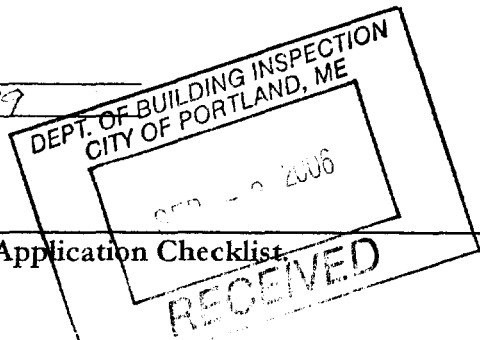




General Building Permit Application

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.

Total Square Footage of Proposed Structure			Square Footage of Lot <i>4,750</i>	
Chart# <i>431</i>	Block# <i>A</i>	Lot# <i>17</i>	Owner: <i>RICHARD D JOHNSON</i>	Telephone:
Lessee/Buyer's Name (If Applicable)			Applicant name, address & telephone: <i>L+M. BLD'G INC 151 GRAY RD FALMOUTH, ME. BILL - C- 831-3099</i>	Cost Of Work: \$ <i>48,000</i> Fee: \$ <i>500⁰⁰/100</i> C of O Fee: \$ _____
Current Specific use: <u><i>RESIDENCE</i></u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Project description: <u><i>ADD A GREAT ROOM WITH GARAGE FOR STORAGE UNDER.</i></u> <i>20x20'</i>				
Contractor's name, address & telephone: <i>↘</i>				
Who should we contact when the permit is ready: <i>BILL DUNN</i> Mailing address: _____ Phone: <u><i>C- 831-3099</i></u>				



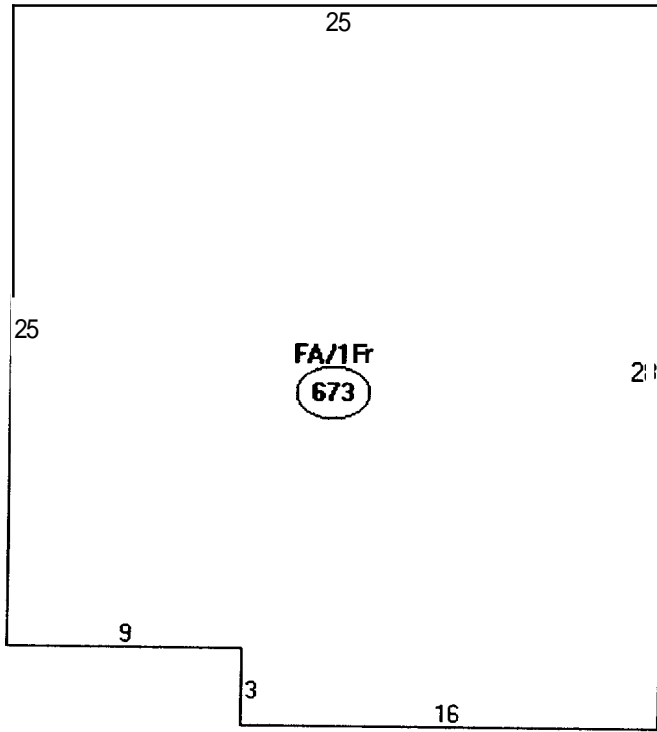
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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.cortlandmaine.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.

Signature of applicant: <i>William D. Bean</i>	Date: <i>9-8-06</i>
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This is not a permit; you may not commence ANY work until the permit is issued.



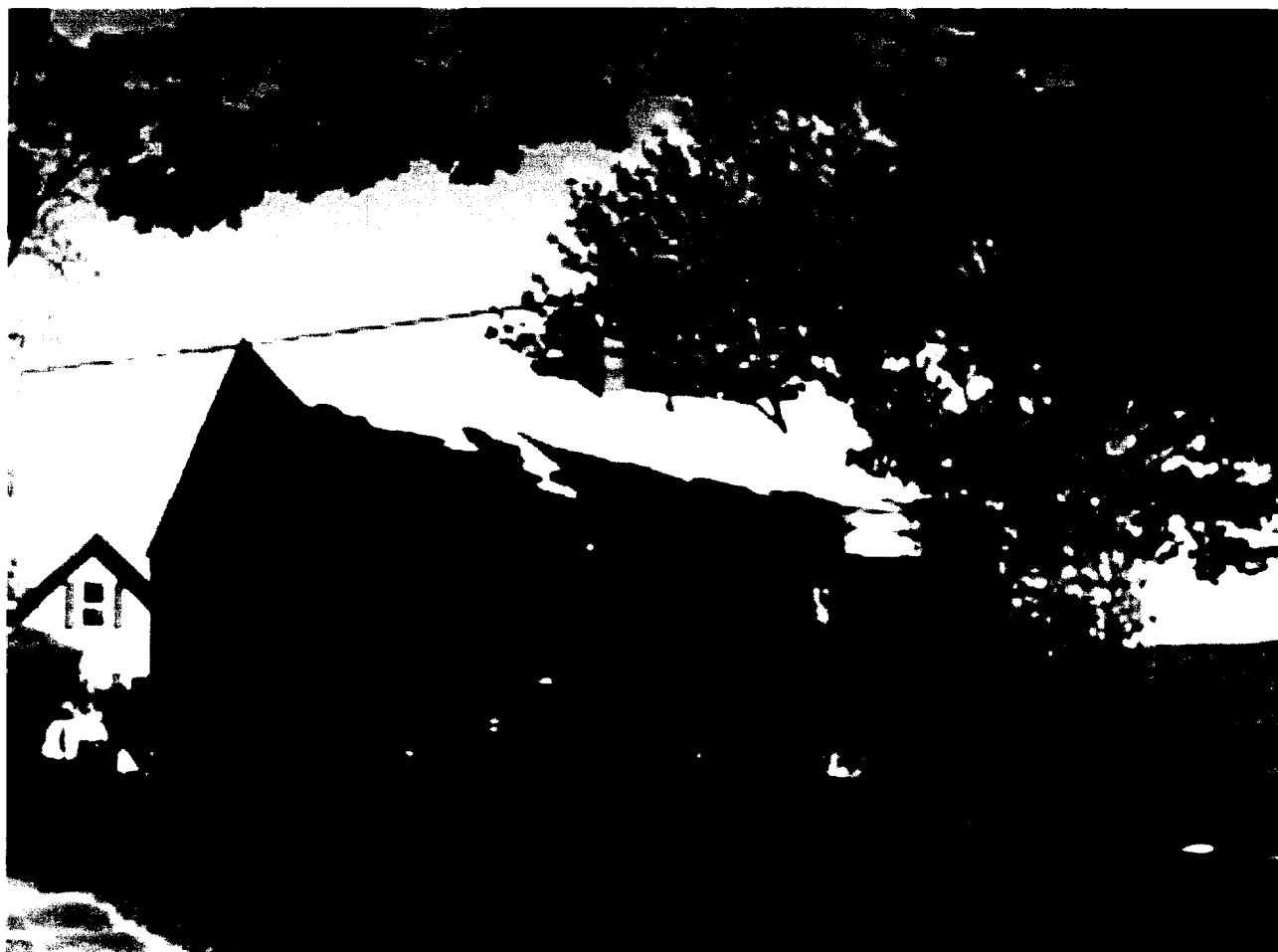
Descriptor/Area

A:FA/1F
673 sqft

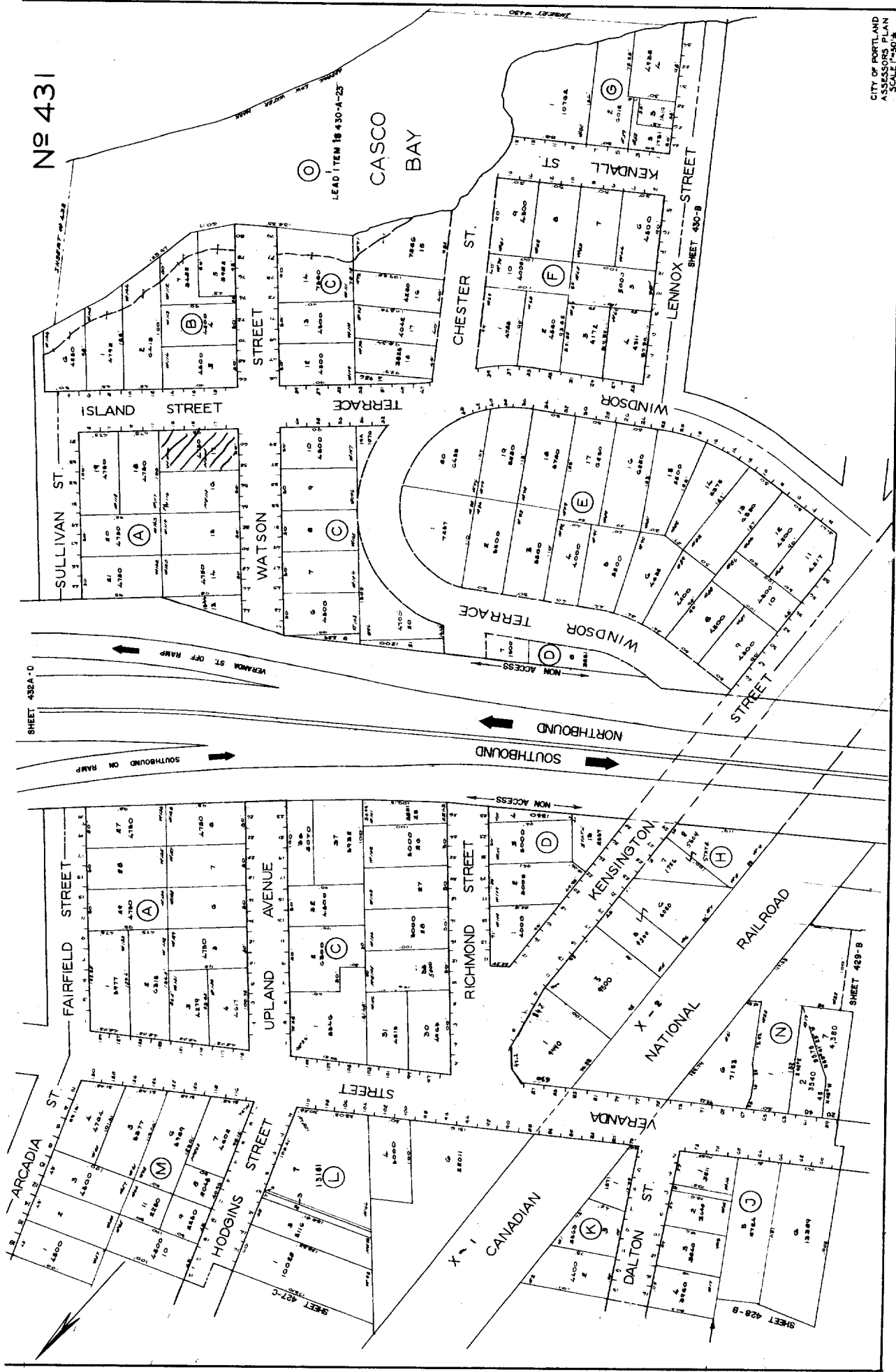
673 sq
 400 = 20x20'
 1073 sq
 OK

lot cov. = 4750' x 35' = 1662.5' ~~max~~
 1948 = existing house

R-3 Zone



No 431



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1"=50'-0"

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	431 A017001
Location	60 WATSON ST
Land Use	SINGLE FAMILY
Owner Address	JOHNSON RICHARD D KW VET 60 WATSON ST PORTLAND ME 04103
Book/Page	
Legal	431-A-17 ISLAND ST 13-17 WATSON ST 58-60 4750 SF

Current Assessed Valuation

Land	Building	Total
\$65,400	\$65,600	\$131,000

Property Information

<u>Year Built</u> 1948	Style Cape	Story Height 1	Sq. Ft. 841	Total Acres 0.109		
<u>Bedrooms</u> 2	Full Baths 1	Half Baths	Total Rooms 4	Attic Part Finsh	Basement Crawl	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

Picture	Sketch	Tax Map
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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.

New Search!

FOR RICHARD D JOHNSON ADD
60 WATSON ST.
PORTLAND, ME.

LJM, INC
SPAT. 0 OF 1-6

8-10-01

City of Portland, Maine
Code of Ordinances
Sec 14-433

Land Use
Chapter 14
Rev. 2-21-01

Sec. 14-433. Lots of record and accessory structure setbacks for existing buildings.

Any lot of record as of June 5, 1957, and held under separate and distinct ownership from adjacent lots and having a street frontage of forty (40) feet, or to which a means of access has been previously approved by the city council as provided elsewhere in this article, may be considered a buildable lot in any residential zone except as provided below for island residential zones, with a minimum lot size of five thousand (5,000) square feet, except that a lot in the R-6 zone may have a minimum lot size of three thousand (3,000) square feet, provided that the applicable yard dimensions can be met.

A lot in the R-1, R-2, R-3, R-4, R-5, R-5A or R-6 zones that was described in a subdivision plat approved by the planning board after June 5, 1981, or a lot of record that conformed to the applicable lot size requirement, lot width and street frontage as of June 5, 1984, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

Where such a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side and rear yards, provided that the normal applicable yard requirements cannot be met:

- a. R-1, R-2:

Rear yard: Ten (10) feet.

Side yard: Five (5) feet.
- b. R-3, R-4, R-5, R-5A, R-6:

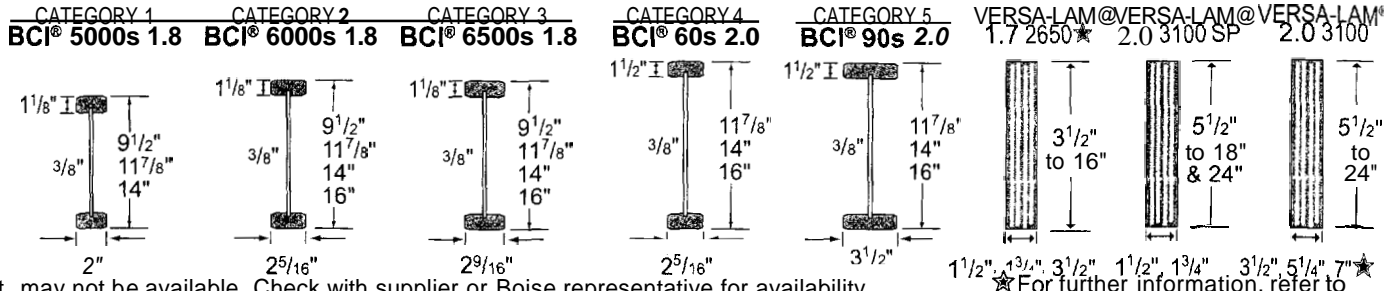
Rear yard: Five (5) feet.

Side yard: Five (5) feet.

Any lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable yard dimensions can be met and provided further that a lot in the IR-1 zone shall have a minimum area of ten

Eastern Product Profiles

BCI® Joists



&Product may not be available. Check with supplier or Boise representative for availability. Increase in category is an increase in span length. See below for BCI® Residential Floor Span Tables. VERSA-LAM® 7 2650 Header Guide.

Residential Floor Span Tables

About Floor Performance

Homeowner's expectations and opinions vary greatly due to the subjective nature of rating a new floor. Communication with the ultimate end user to determine their expectation is critical. **Vibration** is usually the cause of most complaints. Installing lateral bridging may help; however, squeaks may occur if not installed properly. Spacing the joists closer together does little to affect the perception of the floor's performance. The most common methods used to increase the performance and reduce vibration of wood floor systems is to

increase the joist depth, limit joist deflections, glue and screw thicker, tongue-and-groove subfloor, install the joists vertically plumb with level-bearing supports, and install a direct-attached ceiling to the bottom flanges of the joists.

The floor span tables listed below offer three very different performance options, based on performance requirements of the homeowner.

Joist	BCI® Joist Series	★★★★ FOUR STAR ★★★★★					★★★★★					CAUTION ★ MINIMUM STIFFNESS ALLOWED BY CODE ★ CAUTION				
		12" O.C.	16" O.C.	19.2" O.C.	24" O.C.	32" O.C.	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.	32" O.C.	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.	32" O.C.
9 1/2"	5000s 1.8	18'-2"	16'-8"	15'-8"	14'-8"	13'-4"	11'-6"	11'-6"	10'-0"	10'-0"	9'-11"	19'-4"	17'-9"	16'-4"	14'-7"	12'-5"
	5000s 1.8	18'-8"	17'-1"	16'-1"	15'-0"	13'-8"	11'-6"	11'-6"	10'-0"	10'-0"	10'-0"	20'-2"	18'-5"	17'-5"	15'-9"	13'-8"
	5000s 1.8	20'-9"	19'-0"	17'-11"	16'-7"	13'-4"	15'-6"	14'-9"	13'-11"	12'-11"	11'-9"	23'-0"	20'-4"	18'-6"	16'-7"	13'-4"
	5000s 1.8	21'-7"	19'-8"	18'-7"	17'-4"	14'-10"	15'-6"	15'-4"	14'-5"	13'-5"	12'-1"	23'-10"	21'-10"	20'-0"	17'-11"	14'-10"
	60s 2.0	23'-7"	21'-6"	20'-4"	18'-11"	17'-3"	18'-0"	16'-9"	15'-9"	14'-8"	13'-3"	28'-1"	23'-10"	22'-6"	21'-0"	17'-3"
	90s 2.0	26'-7"	24'-3"	22'-10"	21'-3"	19'-4"	19'-0"	18'-10"	17'-8"	16'-5"	14'-10"	29'-5"	26'-10"	25'-3"	23'-6"	19'-4"
14"	5000s 1.8	23'-7"	21'-7"	20'-2"	18'-0"	13'-11"	18'-6"	16'-10"	15'-11"	14'-9"	13'-5"	25'-7"	22'-1"	20'-2"	18'-0"	13'-11"
	5000s 1.8	24'-6"	22'-5"	21'-2"	19'-6"	15'-5"	19'-2"	17'-6"	16'-6"	15'-4"	13'-11"	27'-1"	23'-11"	21'-10"	19'-6"	15'-5"
	5000s 1.8	25'-2"	23'-0"	21'-8"	20'-2"	15'-5"	19'-8"	17'-11"	16'-11"	15'-8"	14'-3"	27'-9"	25'-2"	22'-11"	20'-6"	15'-5"
	60s 2.0	26'-9"	24'-5"	23'-0"	21'-5"	17'-5"	20'-11"	19'-0"	17'-11"	16'-7"	15'-1"	29'-7"	27'-0"	25'-6"	23'-3"	17'-5"
	90s 2.0	30'-1"	27'-5"	25'-10"	24'-0"	19'-6"	23'-6"	21'-4"	20'-0"	18'-6"	16'-9"	33'-3"	30'-4"	28'-7"	26'-0"	19'-6"
	90s 2.0	33'-4"	30'-4"	28'-7"	26'-2"	19'-7"	26'-0"	23'-7"	22'-2"	20'-6"	18'-7"	36'-10"	33'-7"	31'-8"	26'-2"	19'-7"
16"	5000s 1.8	27'-0"	24'-9"	23'-4"	20'-10"	15'-9"	21'-2"	19'-4"	18'-2"	16'-11"	15'-4"	29'-6"	25'-6"	23'-4"	20'-10"	15'-9"
	5000s 1.8	27'-9"	25'-4"	23'-11"	21'-1"	15'-9"	21'-9"	19'-9"	18'-8"	17'-4"	15'-8"	30'-8"	26'-11"	24'-6"	21'-1"	15'-9"
	60s 2.0	29'-7"	27'-0"	25'-6"	23'-5"	17'-7"	23'-2"	21'-1"	19'-10"	18'-5"	16'-8"	32'-8"	29'-10"	28'-2"	23'-5"	17'-7"
	90s 2.0	33'-4"	30'-4"	28'-7"	26'-2"	19'-7"	26'-0"	23'-7"	22'-2"	20'-6"	18'-7"	36'-10"	33'-7"	31'-8"	26'-2"	19'-7"
	90s 2.0	33'-4"	30'-4"	28'-7"	26'-2"	19'-7"	26'-0"	23'-7"	22'-2"	20'-6"	18'-7"	36'-10"	33'-7"	31'-8"	26'-2"	19'-7"
	90s 2.0	33'-4"	30'-4"	28'-7"	26'-2"	19'-7"	26'-0"	23'-7"	22'-2"	20'-6"	18'-7"	36'-10"	33'-7"	31'-8"	26'-2"	19'-7"

on a residential floor load of 40 psf live load (12 psf dead load for 90s 2.0)

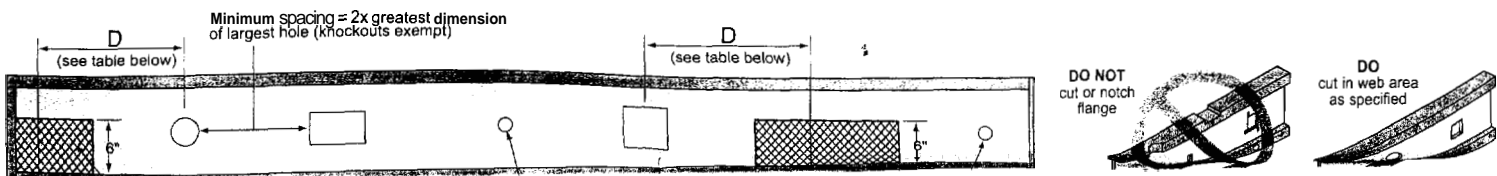
Span values represent the most restrictive of simple or multiple span applications.

This table was designed to apply to a broad range of applications. It may be possible to exceed the limitations of this table by analyzing a specific application with the BC CALC® sizing software.

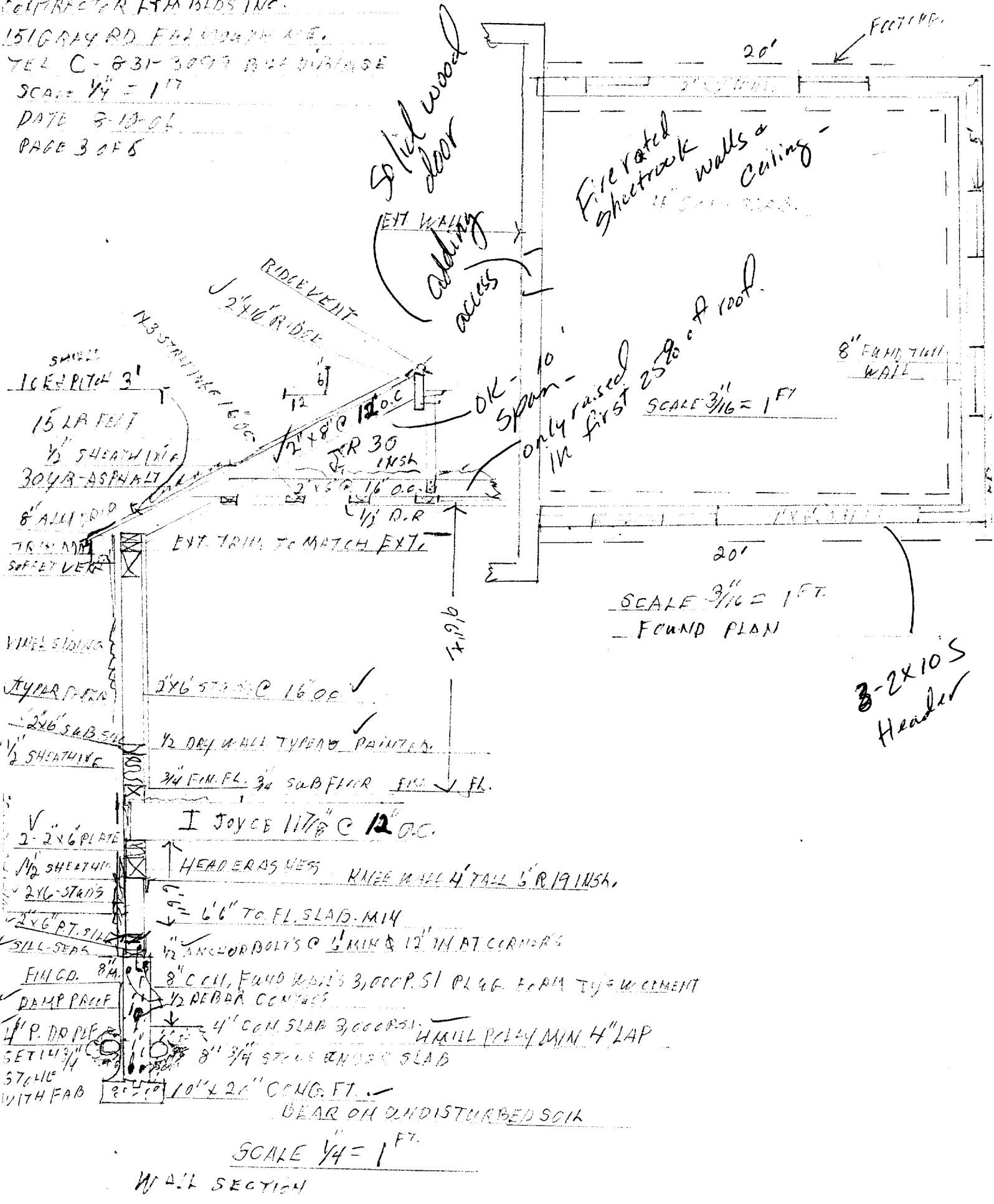
(Shaded values do not satisfy the requirements of the North Carolina State Building Code. Refer to the THREE STAR table when spans exceed 20 feet.)

BCI® Joist Hole Location & Sizing

BCI® Joists are manufactured with 1 1/2" round perforated knockouts in the web at approximately 12" on center



OWNER ROBERT L. JOHNSON
 63 WATSON ST. PORTLAND, ME.
 CONTRACTOR ATM BLDG INC.
 151 GRAY RD FALMOUTH ME.
 TEL C-831-3097 BUREAU
 SCALE 1/4" = 1'
 DATE 8-10-06
 PAGE 3 OF 5



split wood door
 adding access

Fire rated sheetrock walls & ceiling

only raised in first 25' of roof

SCALE 3/16" = 1 FT
 FOUND PLAN

3-2x10s Header

16' RAFTERS
 1/2" SHEATHING
 30#R-ASPHALT
 8" ALLUMINUM
 TRUSS
 SOFFIT VENT

VINE SIDING
 TYPEROCK
 2x6 SUB FLOOR
 1/2" SHEATHING

2-2x6 PLATE
 1/2" SHEATHING
 2x6 STAIRS
 2x6 PT. SILL
 SILL SEALS
 FIN. CO. 8"
 DAMP PROOF
 1" P. DR. PIPE
 SET IN 3/4"
 STONE
 WITH FAB

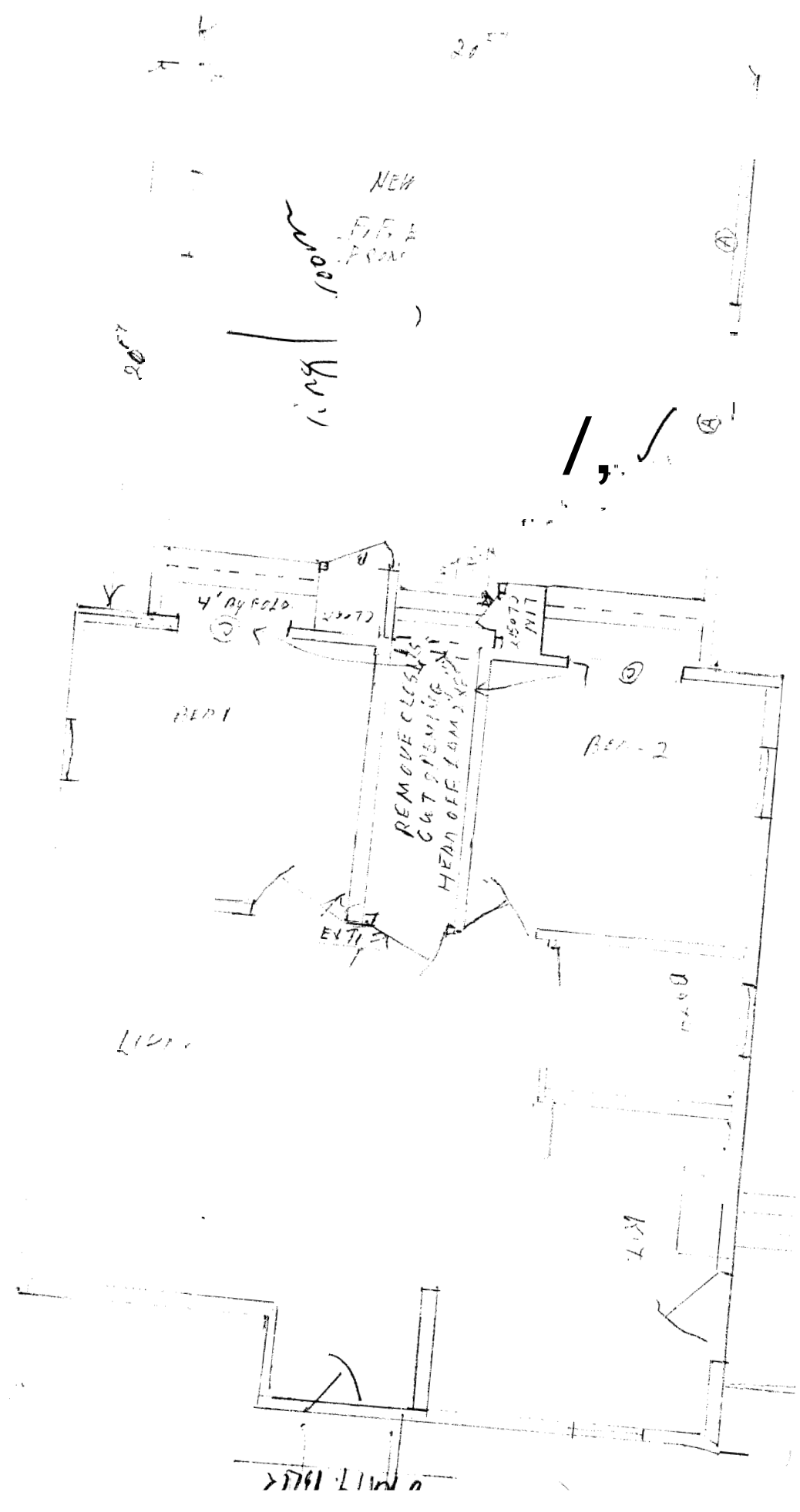
EXT. TRIM TO MATCH EXT.
 2x6 STAIRS @ 16" O.C.
 1/2 DRY WALL TYPEROCK PAINTED
 3/4" FIN. FL. 3/4" SUB FLOOR FIN. FL.
 I JOYCE 11 1/8" @ 12" O.C.
 HEADERS AS MESS KNEE WALL 4' TALL 3" R. 19 INSH.
 6" = 6'6" TO FL. SLAB MIN
 1/2" ANCHOR BOLTS @ 1' MIN & 12" IN AT CORNERS
 8" CON. FLOOR 3,000 PSI PL 46. FORM TYPICALLY CEMENT
 1/2" REBAR CONTACT
 4" CON. SLAB 3,000 PSI. MIN 4" LAP
 8" 3/4" STAIR ENDER SLAB
 10' x 20" CONG. FT.
 BEAR ON UNDISTURBED SOIL

SCALE 1/4" = 1 FT.

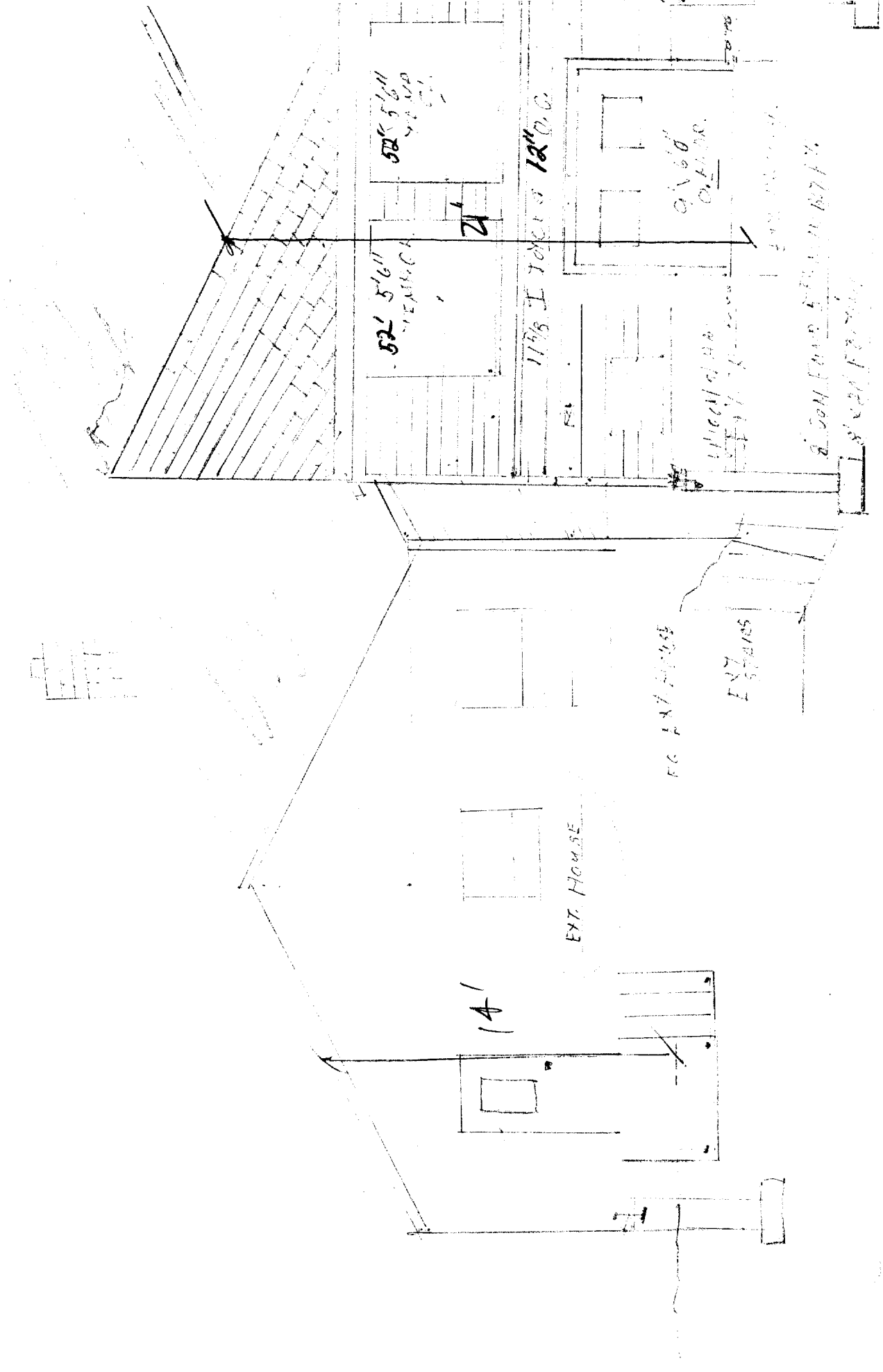
WALL SECTION

- 2-6
- WINDOW SCHEDULES
- A - R.O. 6'6" x 6'2" - 3
 - B - R.O. 2'8" x 4'4" - 1
 - C - R.O. 2'8" x 2'8" - 3
- DOOR SCHEDULE
- A - 1'10" x 1'11"

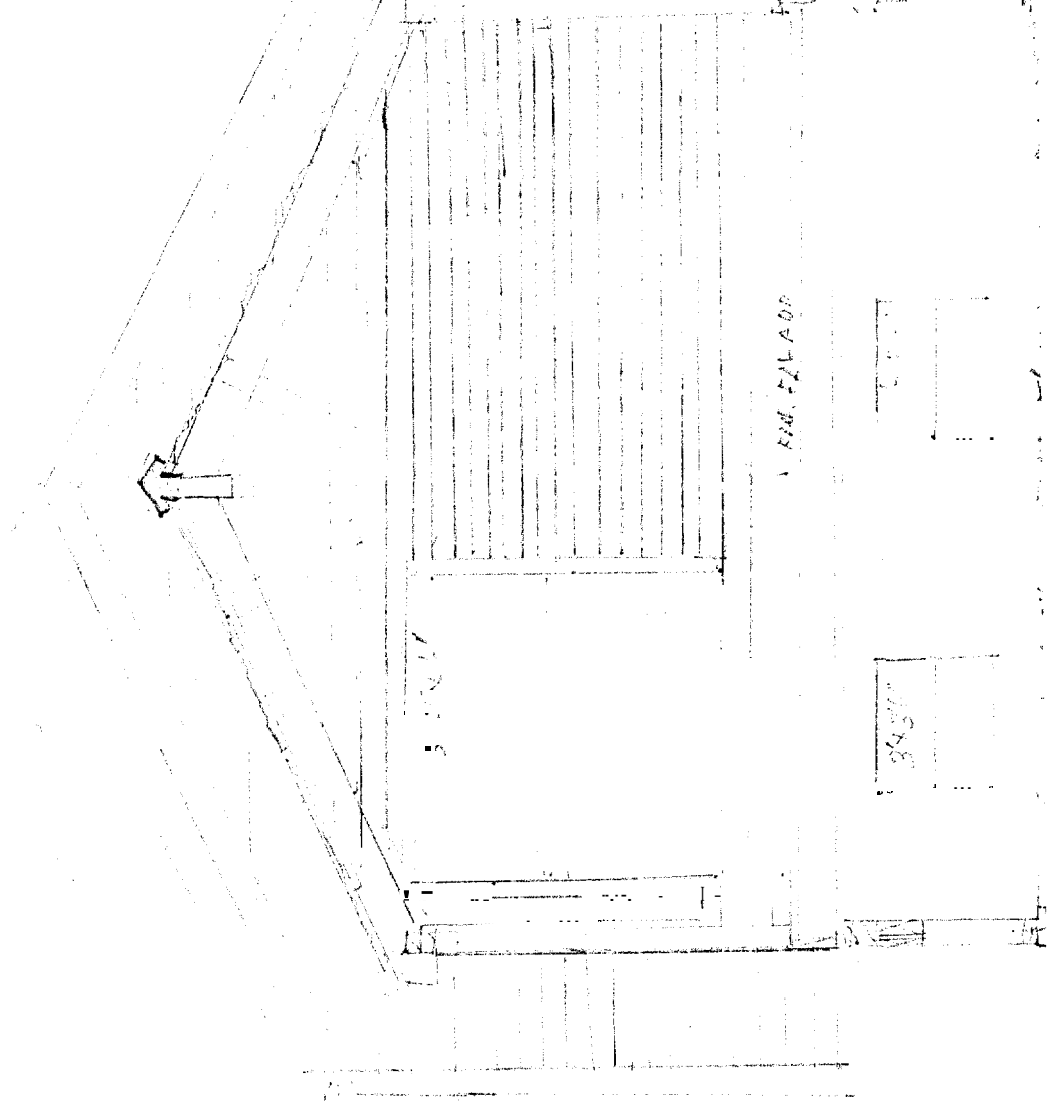
OWNER RICHARD D. [unclear]
 60 WATSON ST PORTLAND, ME.
 CONTRACTOR LAM BLISS INC
 1216 GRAY RD PORTLAND, ME.
 TEL: 857-3070
 SCALE 3/16" = 1 FT.
 FLOOR PLAN
 DATE - 0 1



OWNER - NICK AND D. JOHNSON
 50 WATSON ST. PORTLAND, ME
 CONTRACTOR - LAMBERT INC.
 151 GRAY RD. FAIRBORN ME.
 TEL. C. 887-3097 - MILL DIVISION
 SCALE 3/16" = 1 FT.
 DATE 8-10-06



OWNER: RICHARD W. JOHNSON
65 WEST 20TH STREET, STAMFORD, CT 06907
CONTRACTOR: LTA BUILDING
151 GRAY RD., FALMOUTH, ME
PHONE: 207-831-8011 BIKELIBRARYSE
DATE: 8-10-06



EXY HOUSE

OWNER RICHARD D. JOHNSON

60 WATSON ST.

PORTLAND ME.

CONTRACTOR TAM RUDSING

151 GAY RD FAL. ME

TEL 231-9000

DATE 8-10-66

9209-43775

9209-646

EXT. ROOF

SECTION ON CL

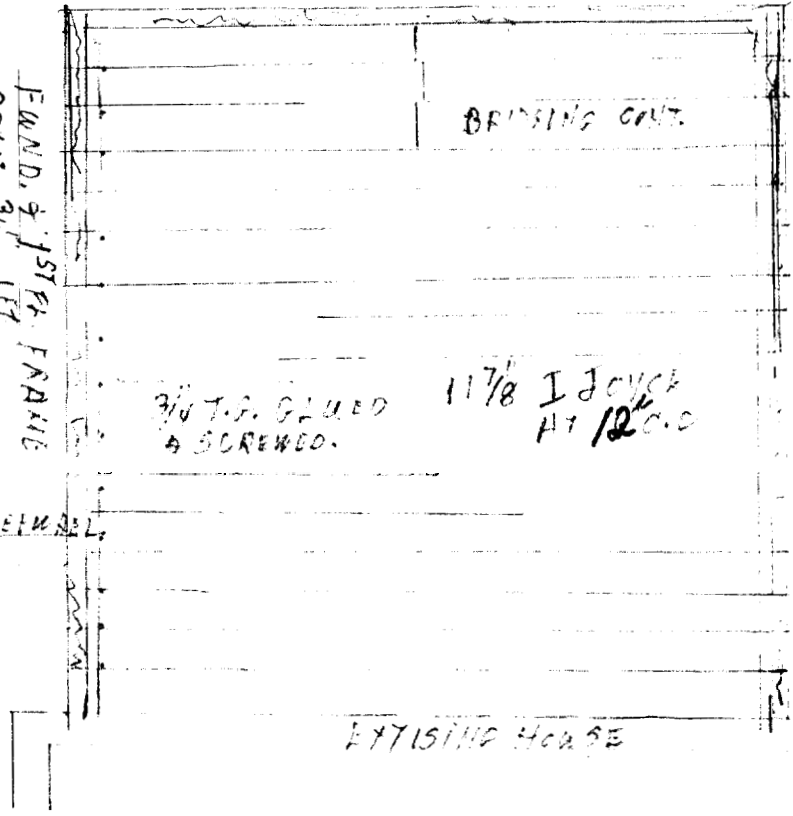
2x8 R BRG

100

20'
SCALE 3/16" = 1 FT

FOUND. & 1ST FR. FRAME
SCALE 3/16" = 1 FT

6 FT KRIEHL



3/4 T.P. GLUED
& SCREWED.

1 1/8" I JOIST
AT 12" O.C.

EXISTING HOUSE