

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMITS

PERMIT

Permit Number: 090782

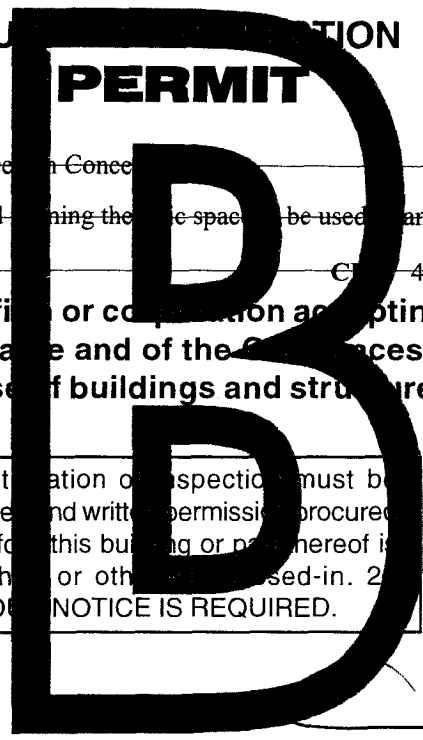
Please Read Application And Notes, If Any, Attached

This is to certify that Johnson Richard D Kw Vet/De in Conce

has permission to Adding to the attic ceiling and finishing the space to be used as an additional room.

AT 60 Watson St City 431 A017001

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 laid or other work is done-in. 24 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.	<u>AUG - 7 2009</u>
Health Dept.	
Appeal Board	
Other	<u>CITY OF PORTLAND</u>
Department Name	

[Signature]
8/1/09
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 ISSUED

Permit No: 09-0782	Issue Date: AUG - 7 2009	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: 207-450-9462
Business Name:	Contractor Name: Design Concepts	Contractor Address: 206 Danforth Street Portland	Phone: 2074509462
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / Adding to the attic ceiling and framing the attic space to be used as an additional room.	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 4
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Proposed Project Description: Adding to the attic ceiling and framing the attic space to be used as an additional room.	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>V/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>JRC 2003</i>
	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: smh	Date Applied For: 07/27/2009	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 checked="" type="checkbox"/> Shoreland <i>well beyond 75' from high water mark.</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>panel 8-200C</i> <input type="checkbox"/> Site Plan <i>US 1 section 14-430(a) 33.8 37.8% allowable increa</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Ok w/ conditions</i> Date: <i>8/4/09 ARM</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>ARM</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

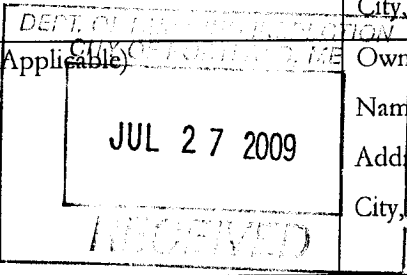
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

8-27-09 OK - rough in elec/flow *WJ*



General Building Permit Application

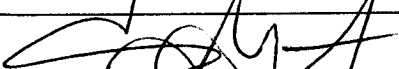
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>60 Watson St</u>		
Total Square Footage of Proposed Structure/Area <u>702 SF</u>	Square Footage of Lot	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>431</u> Block# <u>A</u> Lot# <u>17</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Phil Hoose</u> Address <u>60 Watson St</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>329-4588</u>
Lessee/DBA (If Applicable) 	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 10,000 <u>10,000.00</u> C of O Fee: \$ <u>120.00</u> Total Fee: \$ 60.00
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Office/extra room</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>turning Attic space into extra room. Adding to ceiling. Height for code and using Framing for the allowed insulation required.</u>		
Contractor's name: <u>Design Concepts</u> Address: <u>206 Danforth St</u> City, State & Zip <u>Portland ME 04102</u> Telephone: <u>450-9462</u> Who should we contact when the permit is ready: <u>Carey</u> Telephone: <u>450-9462</u> Mailing address: <u>206 Danforth St Portland ME 04102</u>		

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:  Date: 7/14/09

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

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.

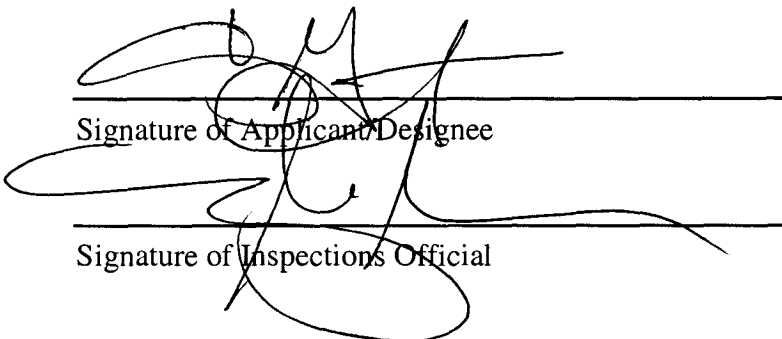
X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

X Final inspection required at completion of work.

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

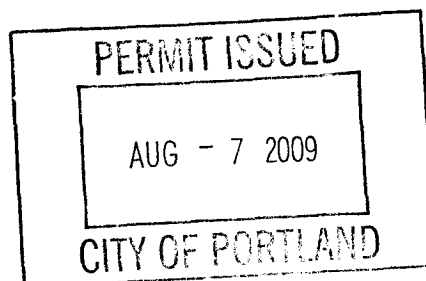
8/7/09

Date

Signature of Inspections Official

8/7/09

Date



City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0782	Date Applied For: 07/27/2009	CBL: 431 A017001
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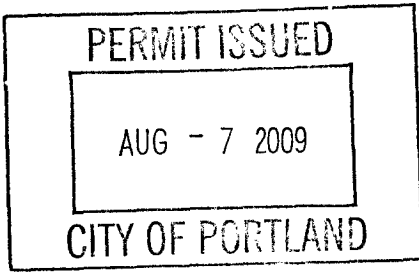
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 08/04/2009
Note: Using section 14-436(a). 50% is 536.5 sf. Adding 181,25 sf which is 33.8% of allowable 50% increase.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) 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. 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. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 08/07/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 4) 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:
8/3/2009-amachado: Spoke to Carey Goltz from Design Concepts. Not clear from plans what she is proposing to do, Meeting with her Tues., August 4 to go over plans.





CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

July 27 2009

Received from Design Concepts - Construction

Location of Work 60 Water St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150.00

Building (11) Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 431 A 017

Check #: 1710 Total Collected \$ 150.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Carey Goltz
carey@designconceptsmaine.com
tel (207) 450.9462
206 Danforth Street
Portland, ME 04102
fax (207) 221.5409
designconceptsmaine.com

adding 7.25' x 25' = 181.25 sq ft

Rubber

~~Sheet~~ Rubber Roof on New Roof

1/2 Sheetrock/Walls

2x6 Framing exterior / 2x4 interior

5/8 sheetrock Firecode Ceiling

2x10 Rafter

1/2 zip system panel roof/wall

R30 Vaulted

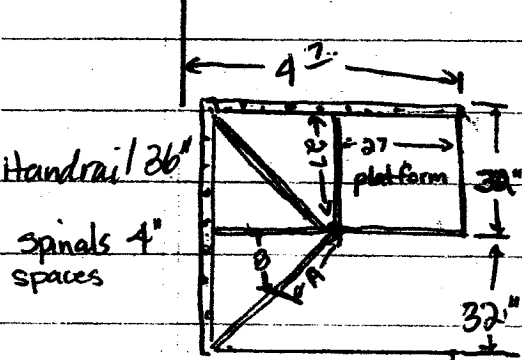
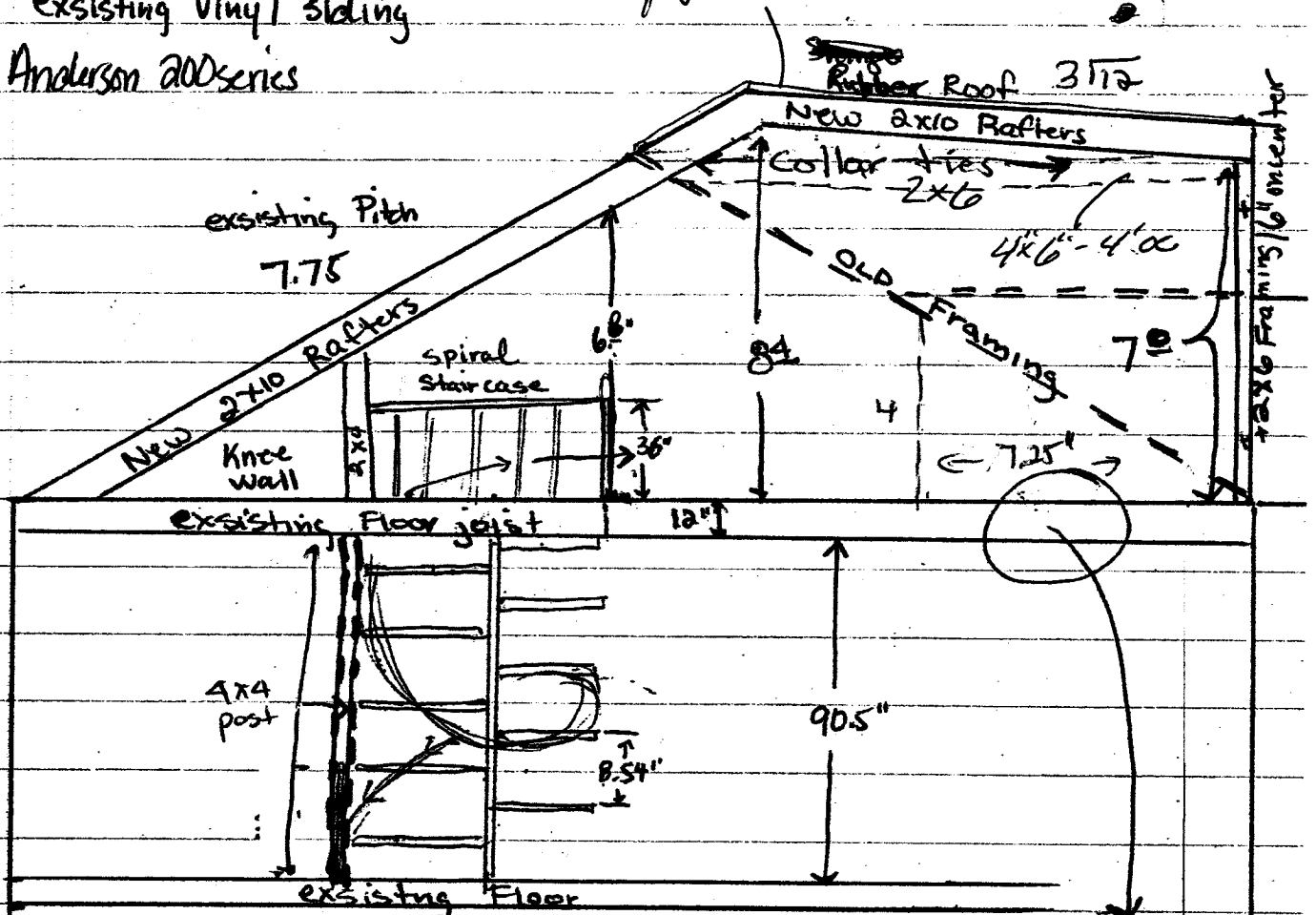
R-19 Exterior

Header 3-2x8" for windows

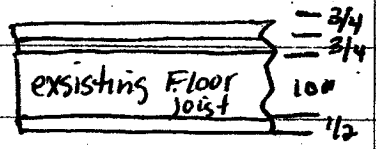
existing Vinyl siding

Anderson 200 series

do like underlayment



A = 15" (C 12" need)
 B = 10" (7 1/2" min tread)



12 treads
 13 Risers @ 1.88"

Need to close open risers to less than 4" opening.

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.

60 Watson Street
Portland, Maine

Job Number: 404-38
Inspection Date: 06-26-09

Scale: 1" = 20'

The monumentation is set in harmony with current deed description.

The building setbacks are set in conformity with town zoning requirements.

The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 230051 0008 B

lotsize ^{R-3} - 4750[±]

using section 14-452(a)

1st floor footprint 21073 - 50[±] =

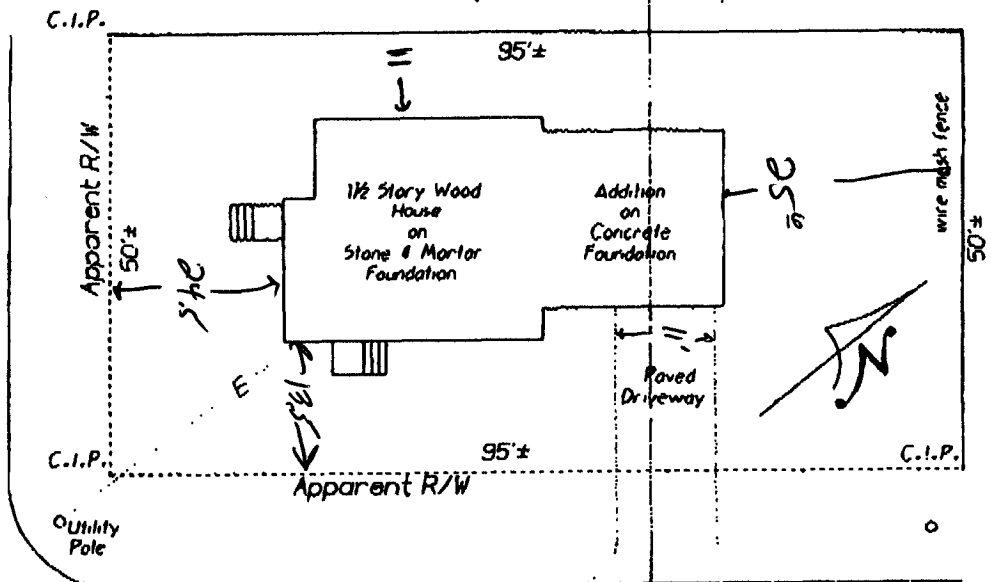
536.5[±]

horaw

adding 181.25[±] = 33.8%

BUYER: Phillip M. Hoose &
Sandra L. Ste. George
SELLER: Richard D. Johnson

Watson Street
(bituminous)



to
Veranda Street

front?
Island Street
(bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Bruce R. Bowman
INCORPORATED
184 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664



PLAN BOOK 10 PAGE 103 LOT #115,115)
DEED BOOK 2961 PAGE 191 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: [Signature]

Double hung 32.5 w x 64.813 H
vinyl extior / interior
R-value .30

60 Watson St

* NEW

casement 56.5 w x 64.813 H
Vinyl extior / interior R-value .30

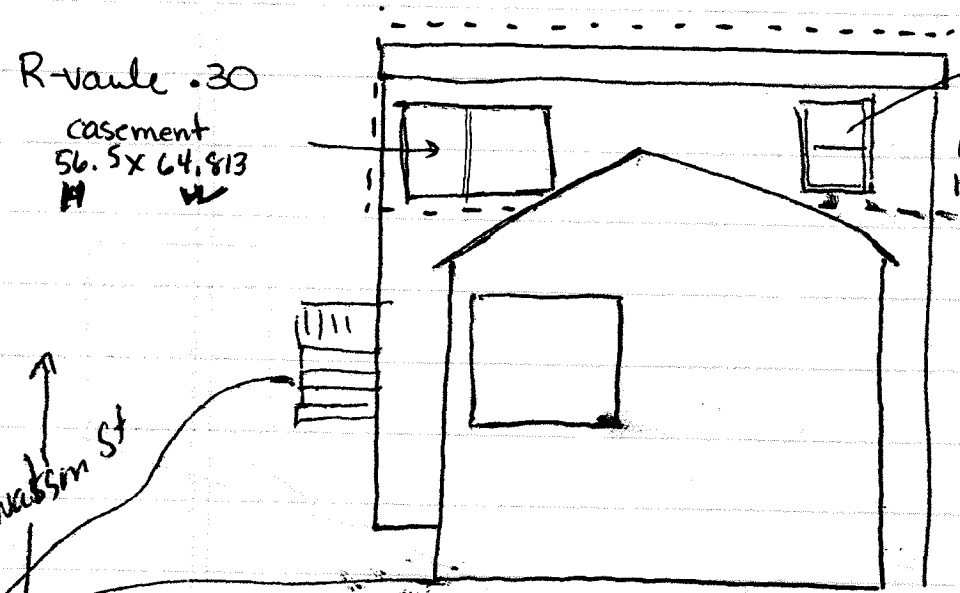


← Watson St → side view

R-value .30
casement
56.5 x 64.813
H W

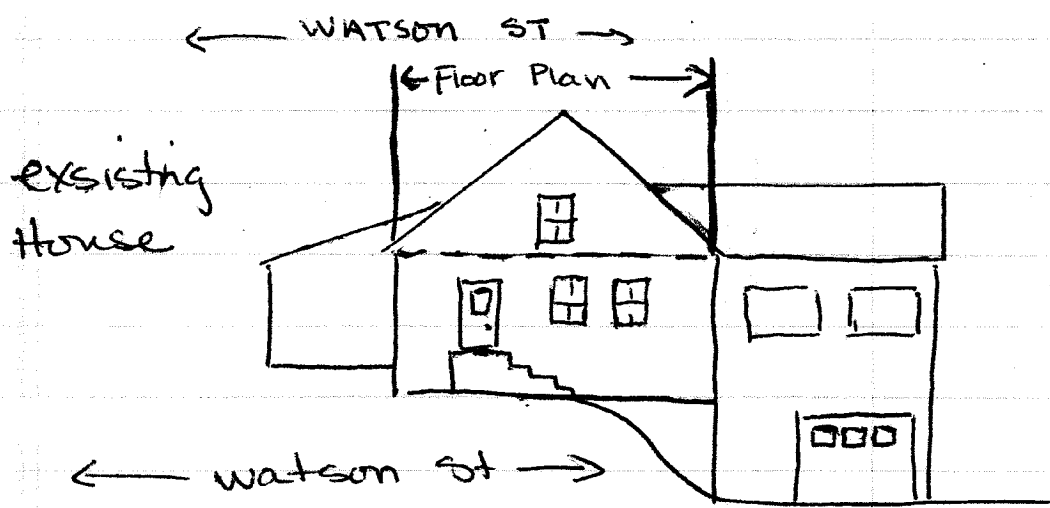
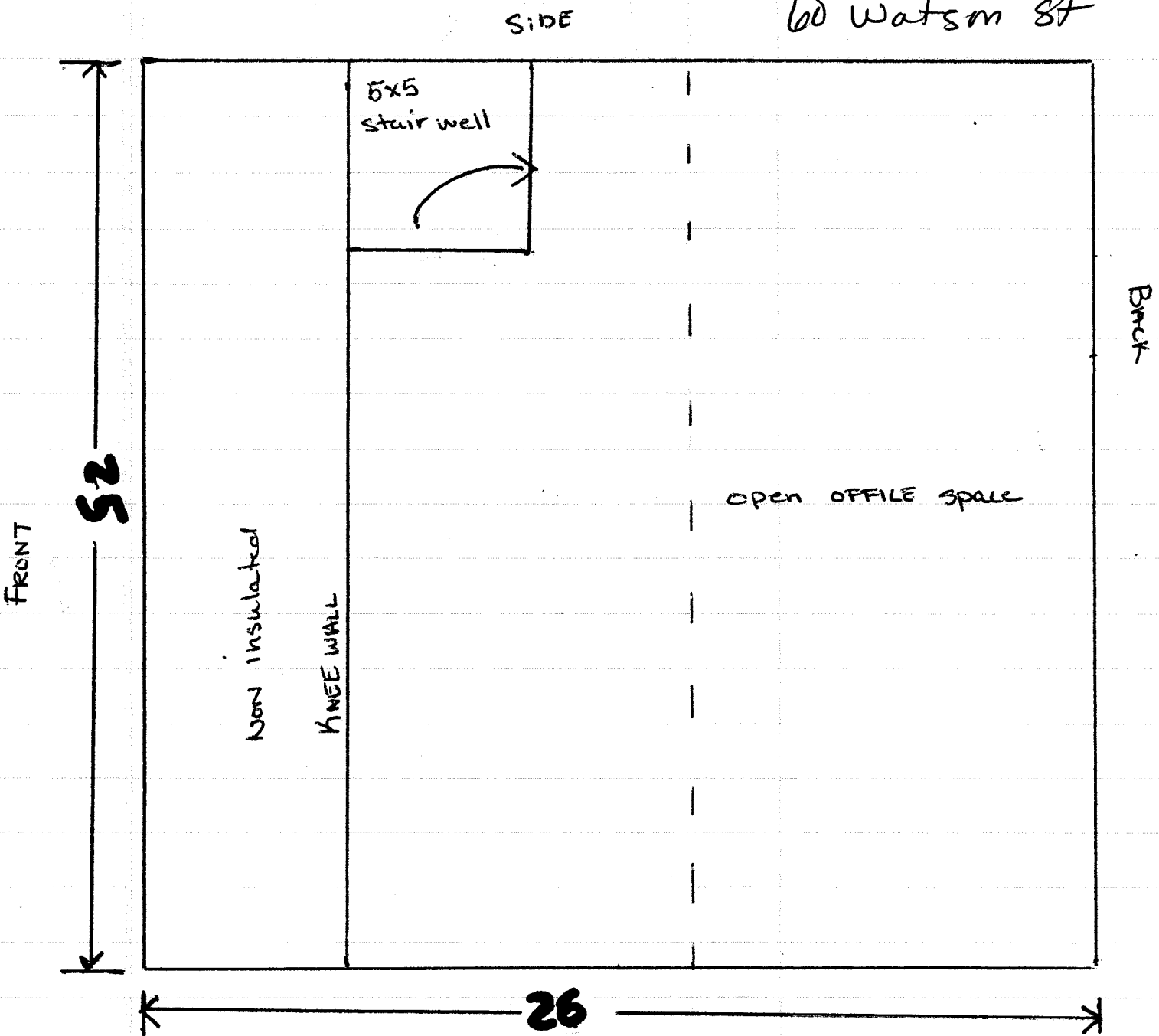
R-value .30
Double hung 32.5 x 64.813
W H

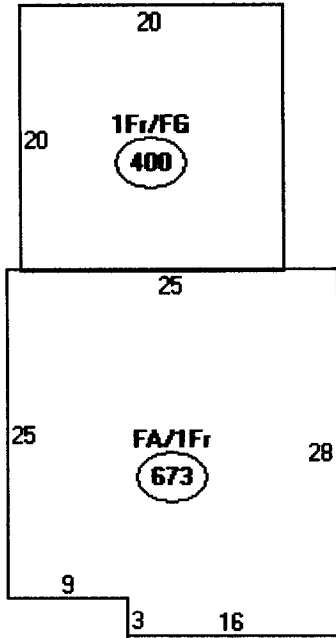
Back view



↑ Watson St ↓

Floor plan
60 Watson St



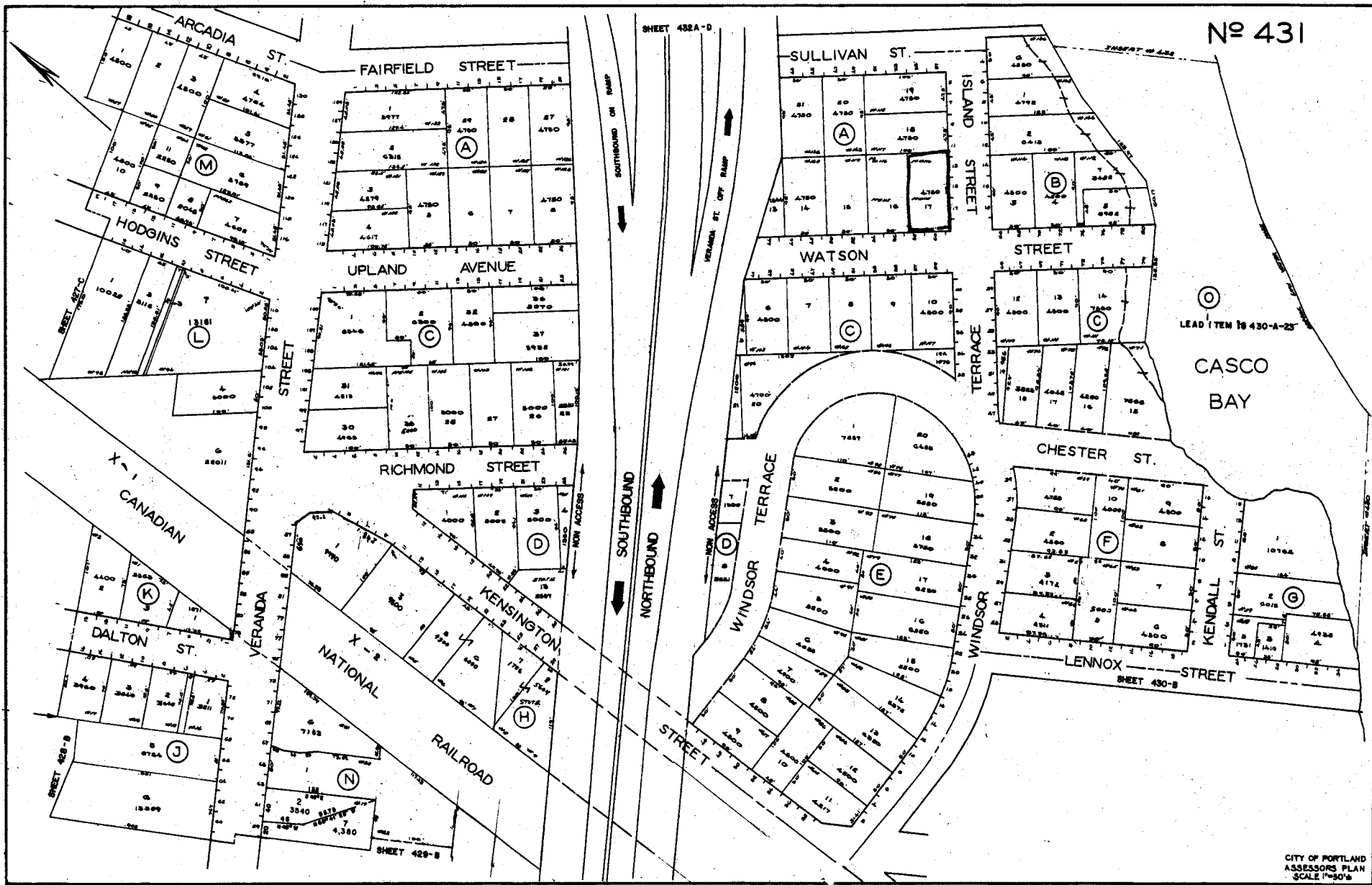


Descriptor/Area

A: FA/1Fr
673 sqft

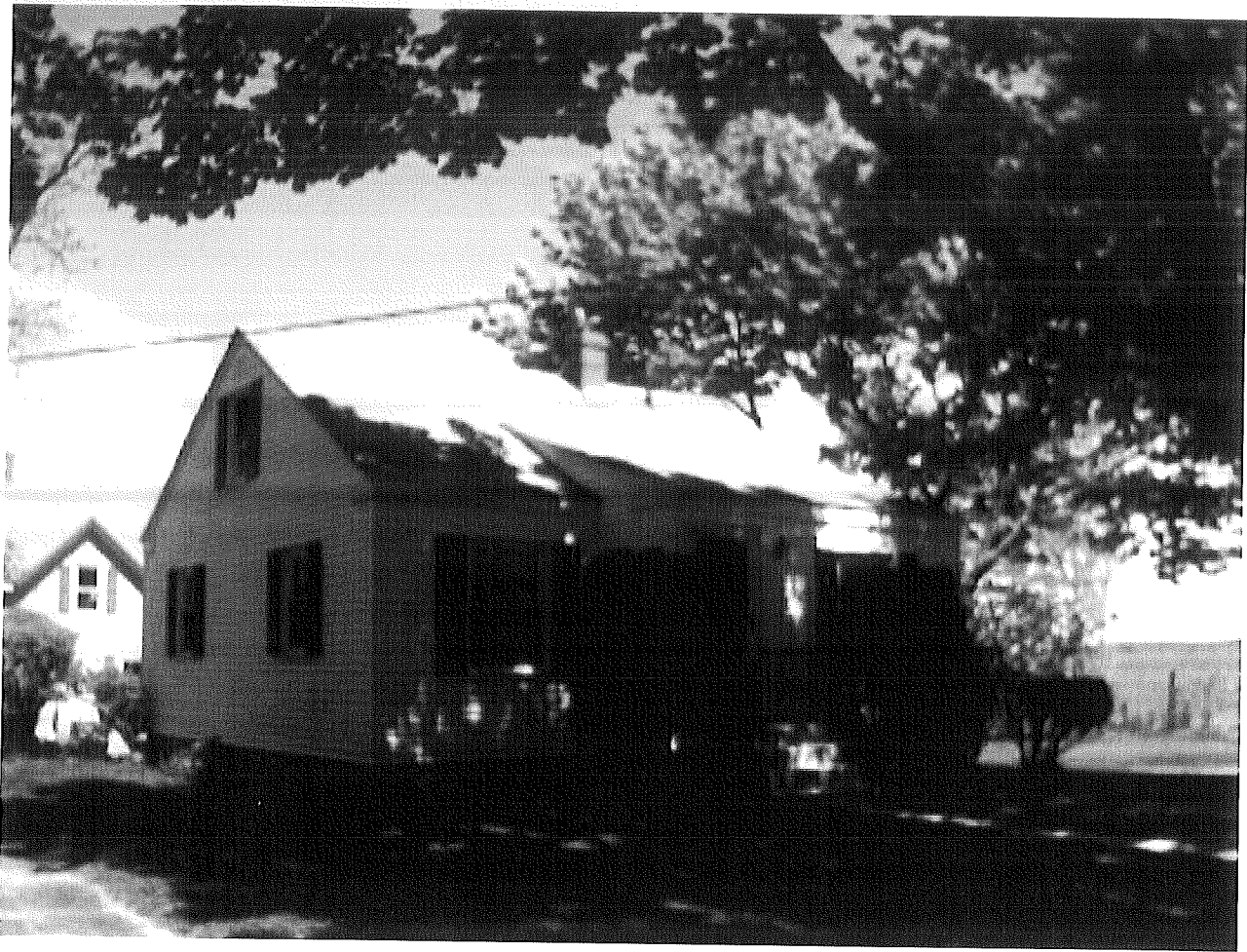
B: 1Fr/FG
400 sqft

= 1073



LEAD ITEM IS 430-A-23

CASCO BAY



↑ 2nd Floor exit ↑ 110M 1014 2x10 2 2x10 joist

← 30" →

Landing mounting to Floor joist

existing 2x10 joist

5" post mount to 1st Floor

Finish size 54

42

existing Floor joist

Exterior wall 2x4 framing
1st Floor

mounted to exterior wall w/ 2x10

1/2 Sheet rock
2 2x10 Braces

⊠ = 4x4 post to First Floor

