

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that DONALD M PETERSON

Located At 74 WATSON ST

Job ID: 2012-09-4968-ALTR

CBL: 431-B-007-001

has permission to Renovations of porch, kitchen & bath

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-09-4968-ALTR

Located At: 74 WATSON ST

CBL: 431- B-007-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. It is noted that this existing property is located within 75' of the Highest Annual Tide. Any changes to increase the floor area and volume are required to be reviewed and limited to no more than 30% each. A review of you plans at this time shows no increase in floor area and/or volume.
4. It is also noted that this permit does not include any approval for a proposed rear deck at this time. Separate permits are required for any new decks. The sliding glass door shall be secured to prevent use at this time.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. Renovations of residential dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

The attic scuttle opening must be 22" x 30".

Fire

All construction shall comply with City Code Chapter 10.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

A sprinkler system is recommended but not required based on the following:

Plans indicate the addition will not exceed 50% of the total completed structure.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-09-4968-ALTR	Date Applied: 9/17/2012	CBL: 431- B-007-001	
Location of Construction: 74 WATSON ST	Owner Name: DONALD M. PETERSON	Owner Address: 13 LENNOX STREET PORTLAND, MAINE 04103	Phone: 415-0707
Business Name:	Contractor Name: Integrity Builders	Contractor Address: 10 HIGH POINT CIRCLE, NORTH WATERBORO, ME 04048	Phone: 229-2046
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - interior renovation - new windows, changing porch roof from a pitch to flat as per plans, new kitchen & bath	Cost of Work: \$42,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R.3 Type: SB TRC09
Proposed Project Description: Renovations of porch, kitchen & bath		Signature: <i>Capt. Perrone</i>	
		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>within 75'</i></p> <p><input type="checkbox"/> Wetlands</p> <p><input checked="" type="checkbox"/> Flood Zone <i>within 100' or less than 500'</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK with conditions</i> <i>9/17/12</i></p>	<p>Zoning Appeal</p> <p>___ Variance</p> <p>___ Miscellaneous</p> <p>___ Conditional Use</p> <p>___ Interpretation</p> <p>___ Approved</p> <p>___ Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p>___ Does not Require Review</p> <p>___ Requires Review</p> <p>___ Approved</p> <p>___ Approved w/Conditions</p> <p>___ Denied</p> <p>Date: <i>S</i></p>
	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 appication 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

Entered 208

2012 09 4968 66



General Building Permit Application R-3e

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. Shoreland

Location/Address of Construction: 74 WATSON STREET, PORTLAND ME 04103		
Total Square Footage of Proposed Structure/Area EXISTING 1,220 SF NO CHANGE PROPOSED	Square Footage of Lot LOT 2 = 6,113 SF LOT 7 = 3,425 SF	Number of Stories 1 1/2
Tax Assessor's Chart, Block & Lot Chart# 4 Block# B Lot# 297 431 B 007	Applicant: (must be owner, lessee or buyer) Name DONALD M PETERSON Address 13 LENNOX STREET City, State & Zip PORTLAND ME 04103	Telephone: 207-415-0707 Call
Lessee/DBA N/A	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$41,500.00 C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$
RECEIVED SEP 17 2012 Dept. of Building Inspections City of Portland Maine		
Current legal use (i.e. single family) SINGLE FAMILY Number of Residential Units 1		
If vacant, what was the previous use? SINGLE FAMILY		
Proposed Specific use: SINGLE FAMILY		
Is property part of a subdivision? YES If yes, please name MARINE TERRACE		
Project description: REMOVAL OF EXISTING OLD PORCH WALLS + ROOF TO EXISTING FLOOR. REBUILD SAME AS NOTED ON PLANS. RENOVATION OF EXISTING BATH ROOM + NEW 1/2 BATH. REMOVAL OF EXISTING KITCHEN CABINETS + INSTALLATION OF NEW CABINETS + COUNTER		
Contractor's name: INTEGRITY BUILDERS		Email: dave@integritybuilders.com
Address: 10 HIGH POINT CIRCLE		
City, State & Zip: NORTH WATER BORO ME 04048		Telephone: 207-229-2046
Who should we contact when the permit is ready: APPLICANT / OWNER		Telephone: 207-415-0707
Mailing address: SEE ABOVE		

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.

and 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: **9/17/12**

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

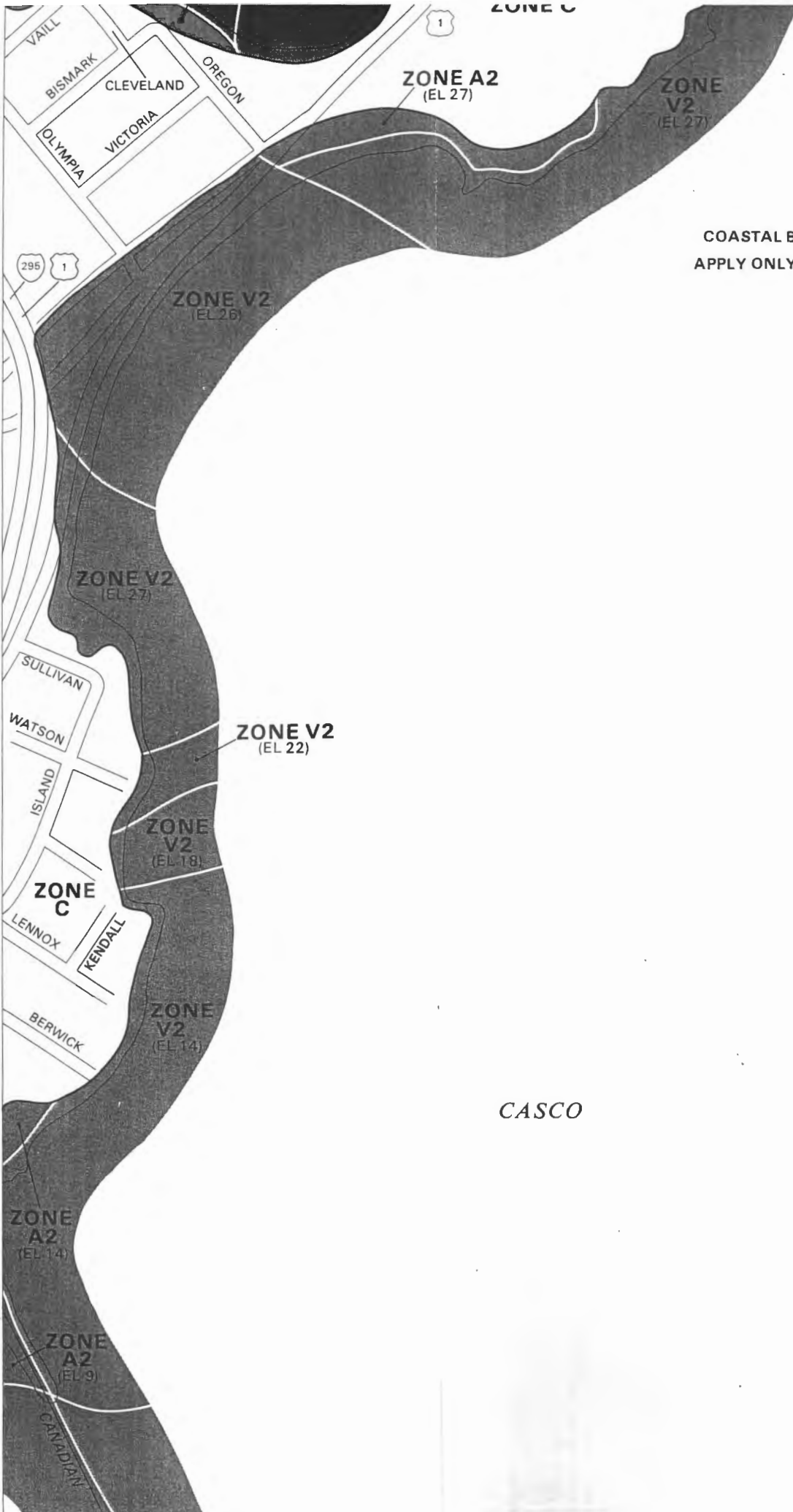
WATSON STREET

OWNER OF RECORD

DONALD M. PETERSON

29897/75

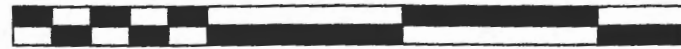
for 74 Watson St



COASTAL BASE FLOOD ELEVATIONS
APPLY ONLY LANDWARD OF 0.0 NGVD.

1 INCH = 15 FEET

15 0 15 30



SITE PLAN

ISLAND & WATSON STREETS PORTLAND

MADE FOR

DON PETERSON

SEPTEMBER 10, 2012

BY

CULLENBERG LAND SURVEY

892 OLD DANVILLE ROAD

AUBURN, MAINE 04210

(207) 777-1150

KEVIN W. CULLENBERG PLS 1278



Kevin

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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[Jobs](#)

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:

Services

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

CBL	431 B002001
Land Use Type	SINGLE FAMILY
Property Location	10 ISLAND ST
Owner Information	CORLISS PATRICK K JR 171 WESTVIEW DR SANFORD ME 04073
Book and Page	26365/337
Legal Description	431-B-2-7 ISLAND ST 10-12 WATSON ST 74 9895 SF
Acres	0.2272

Current Assessed Valuation:

TAX ACCT NO.	43828	OWNER OF RECORD AS OF APRIL 2012 CORLISS PATRICK K JR
LAND VALUE	\$272,000.00	171 WESTVIEW DR
BUILDING VALUE	\$89,700.00	SANFORD ME 04073
NET TAXABLE - REAL ESTATE	\$361,700.00	
TAX AMOUNT	\$6,807.20	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:



Best viewed at 800x600, with Internet Explorer

Building 1	
Year Built	1942
Style/Structure Type	OLD STYLE
# Stories	1
# Units	1
Bedrooms	2
Full Baths	1
Total Rooms	4
Attic	FULL FINSH
Basement	FULL
Square Feet	888

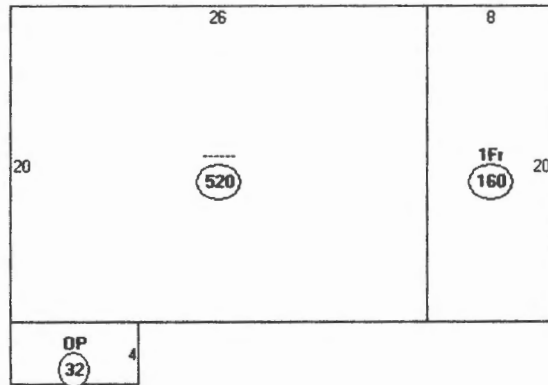


[View Sketch](#)
[View Map](#)
[View Picture](#)

Sales Information:

Sale Date	Type	Price	Book/Page
9/30/2008	LAND + BUILDING	\$0.00	26365/333
9/30/2008	LAND + BUILDING	\$0.00	26365/337
3/27/2007	LAND + BUILDING	\$0.00	/
1/29/2007	LAND + BUILDING	\$0.00	/

New Search!



Descriptor/Area
A:
520 sqft
B: 1Fr
160 sqft
C: OP
32 sqft

INDEX OF SUBMITTALS

74 Watson Street
Donald M Peterson
207.415.0707

Building Permit Application

17 September 2012

Survey for Ownership of Record Note Only: Donald M Peterson

Existing 1st Floor Plan

Proposed 1st Floor Plan with Door Sizes Noted

Existing 2nd Floor Plan

Proposed 2nd Floor Plan and Section A-A

Existing East Elevation

Proposed East Elevation including Window Schedule

Existing North Elevation

Proposed North Elevation

Existing West Elevation

Existing South Elevation

Wall Section

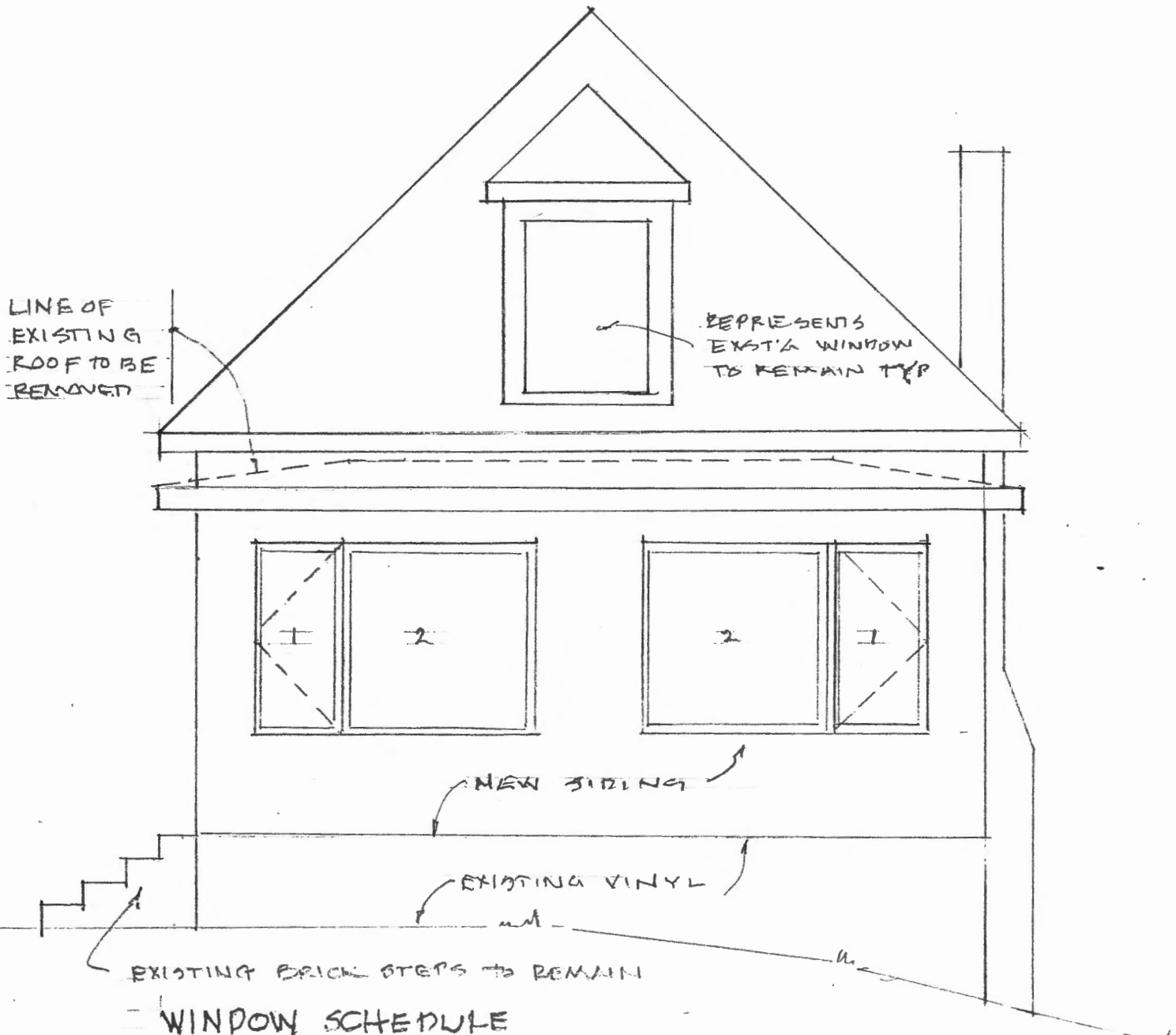
Structural Drawings, 3 Pages (S1, S2+S3) by Tim Shelley, PE
Dated 8/31/12 and Revised 9/12/12

No Work on Existing or New Stairs is Proposed.



74 Watson Street, Portland ME
Donald M Peterson
207.415.0707

EXISTING EAST
17 September 2012
Scale 1/4" = 1'-0"

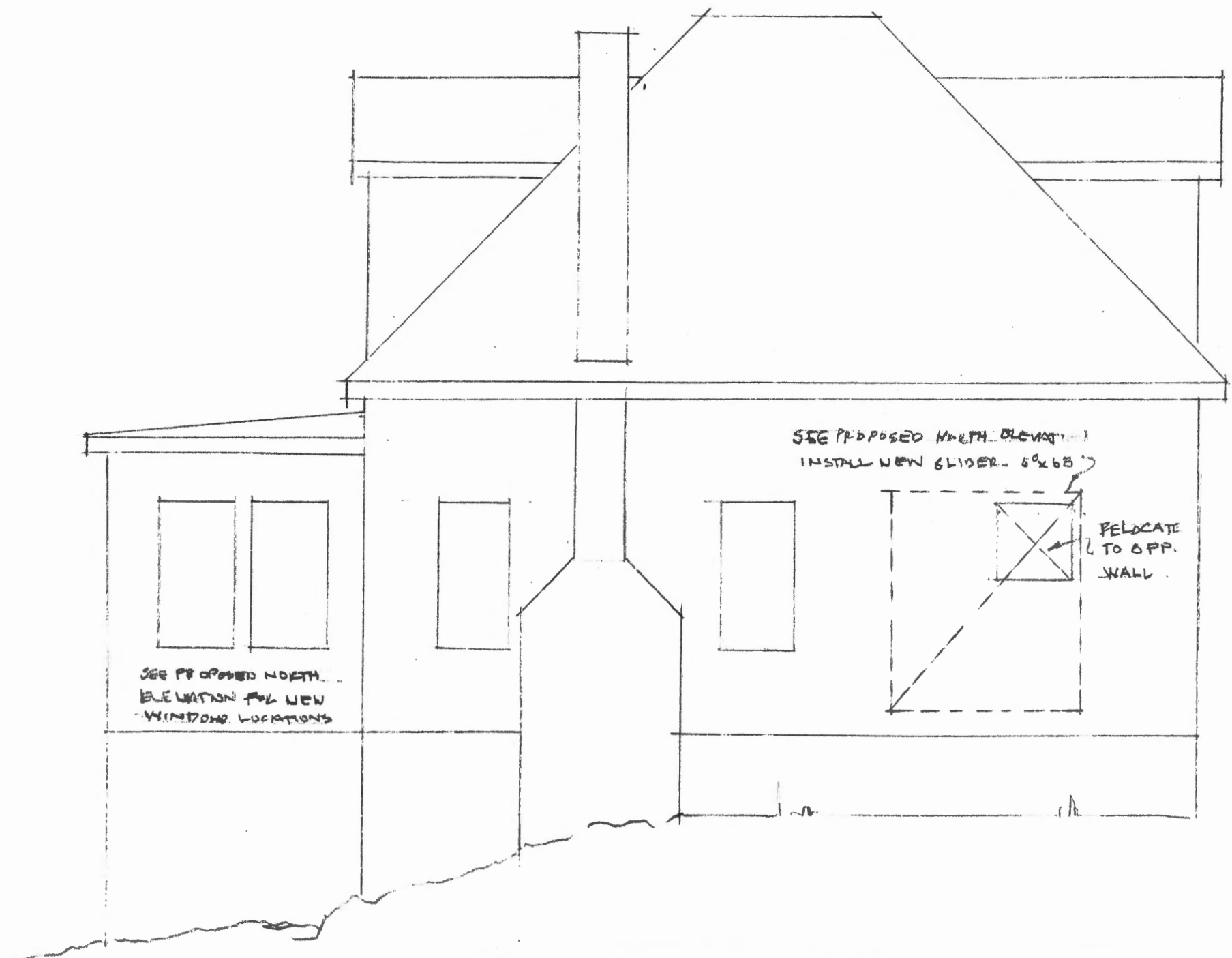


WINDOW SCHEDULE

1	ANDERSEN CASEMENT	CW 15	26" x 56"
2	ANDERSEN FIXED	P 5050	5'-0" x 5'-0"
3	ANDERSEN FIXED	P 4550	4'-4" x 5'-0"
4	ANDERSEN FRENCH SLIDER		6'-0" x 6'-8"
5	VELUX SKYLITE	C 04	21" x 38"

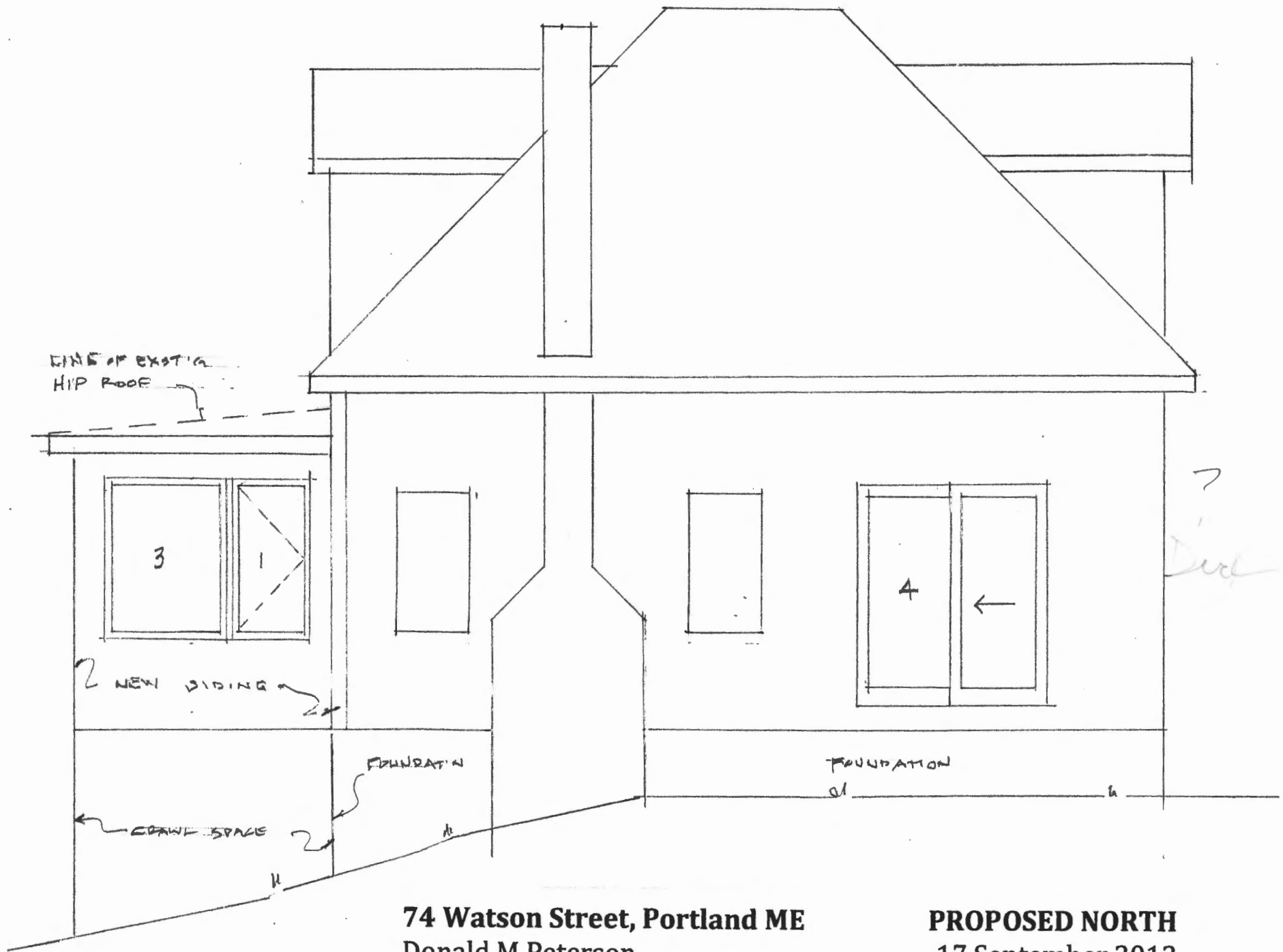
74 Watson Street, Portland ME
 Donald M Peterson
 207.415.0707

PROPOSED EAST
 17 September 2012
 Scale 1/4" = 1'-0"



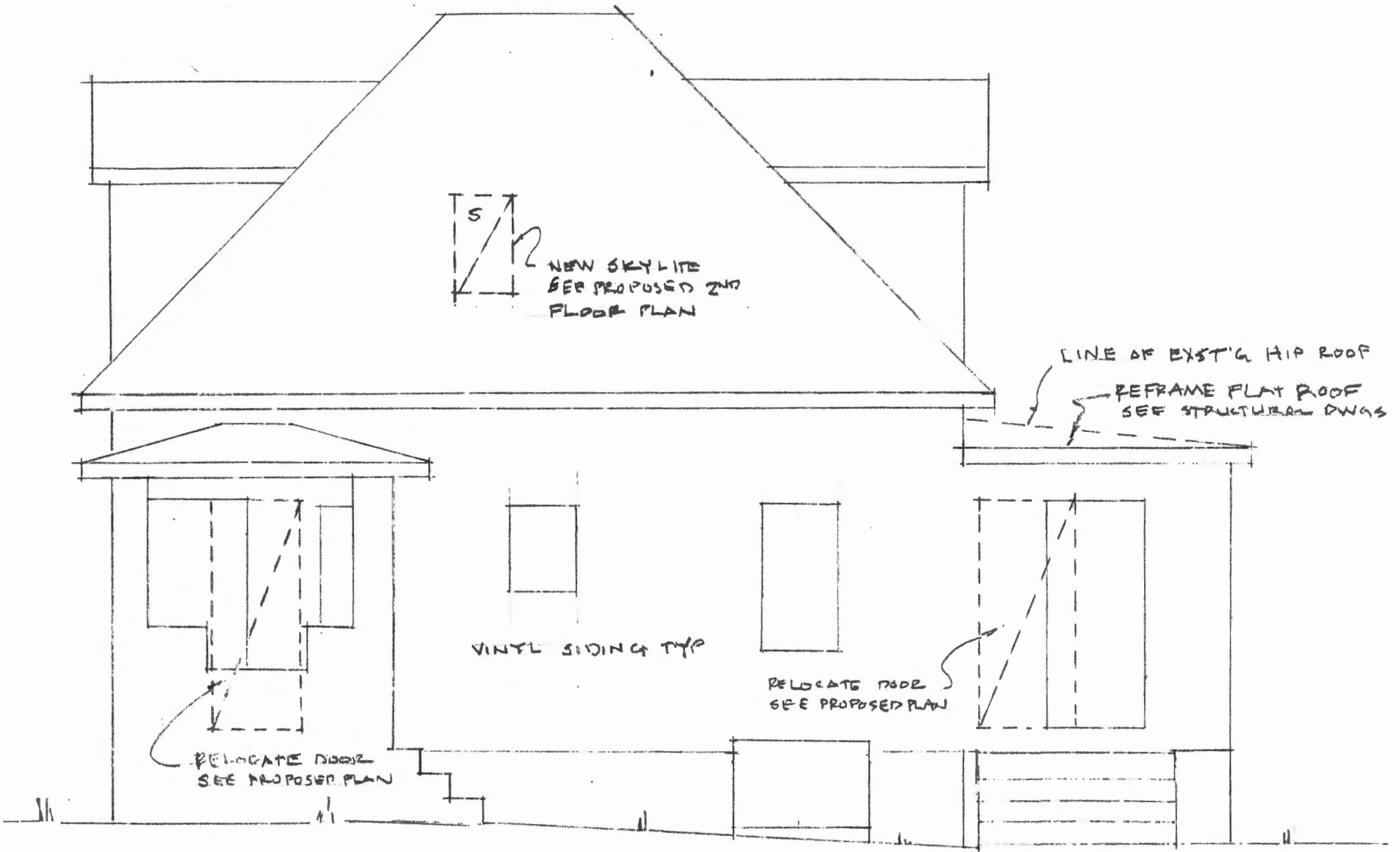
74 Watson Street, Portland ME
Donald M Peterson
207.415.0707

EXISTING NORTH
17 September 2012
Scale 1/4" = 1'-0"



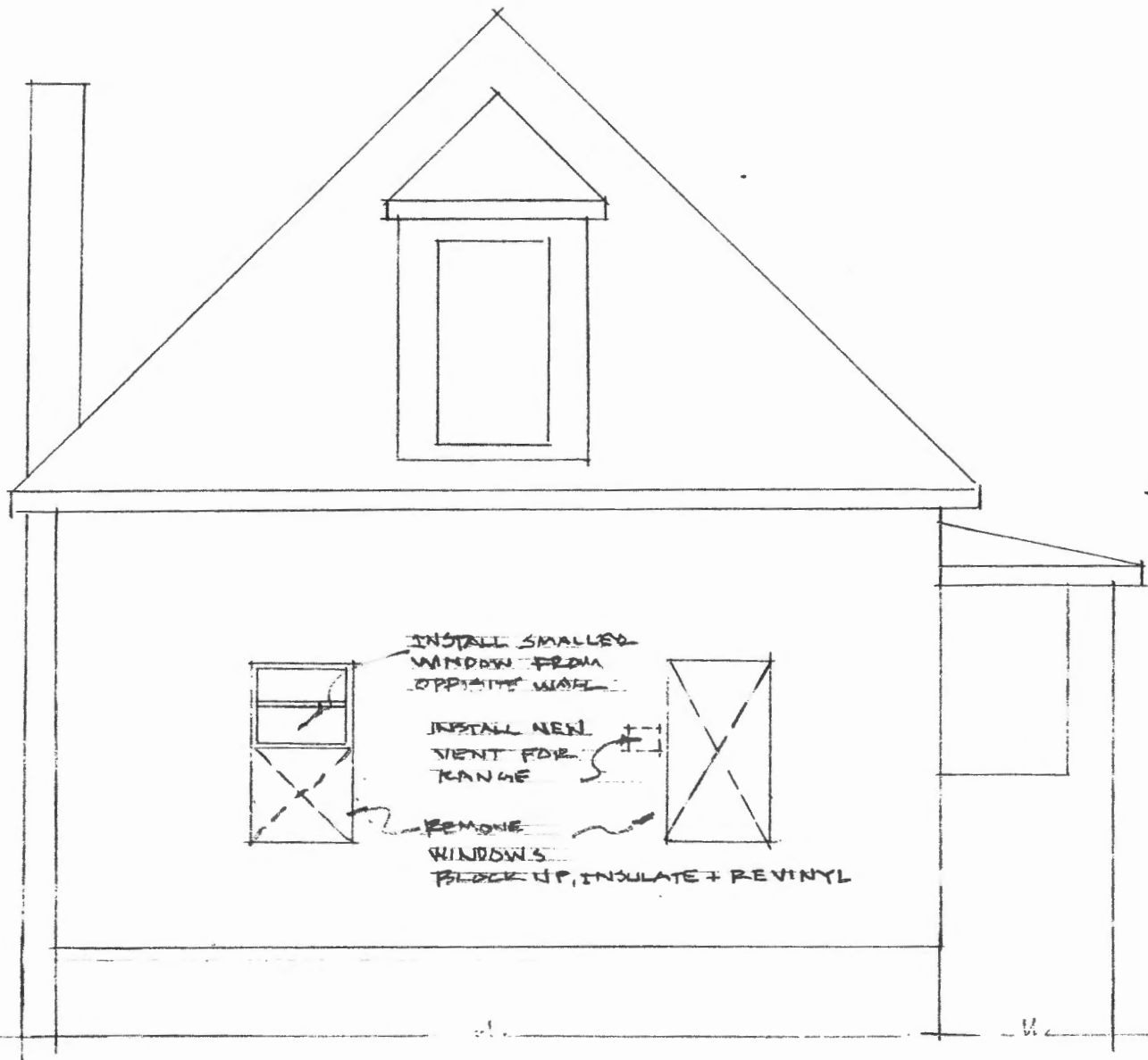
74 Watson Street, Portland ME
 Donald M Peterson
 207.415.0707

PROPOSED NORTH
 17 September 2012
 Scale 1/4" = 1'-0"



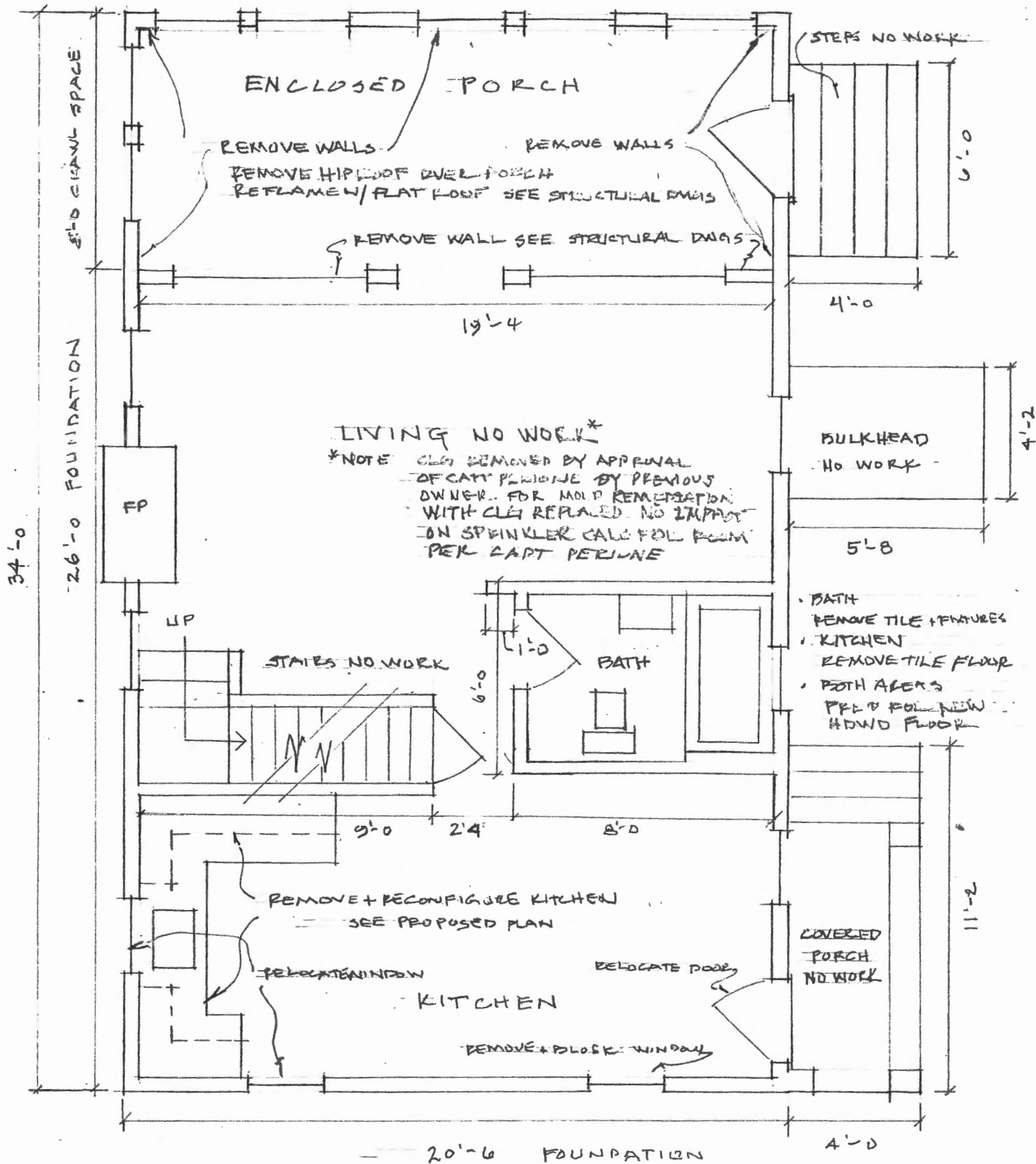
74 Watson Street, Portland ME
 Donald M Peterson
 207.415.0707

EXISTING SOUTH
 17 September 2012
 Scale 1/4" = 1'-0"



74 Watson Street, Portland ME
 Donald M Peterson
 207.415.0707

EXISTING WEST
 17 September 2012
 Scale 1/4" = 1'-0"



74 Watson Street, Portland ME
 Donald M Peterson
 207.415.0707

EXISTING 1ST FLOOR
 17 September 2012
 Scale 1/4" = 1'-0"

Side
Ocean

LIVING

NEW BEAMS SEE STRUCTURAL DWGS

LIVING

NEW HDWD FLOOR OVER
EXISTING THROUGHOUT.

2"x6"

34'-0"
REAR

7'-0"
2x4 TYP

3/4 BATH

NEW PKT
POOL 2"x6"

STACK
W/D

39"x39"

BENCH

REMOVE WINDOW, ETC
INSTALL NEW
SLIDER 6"x6"

3'-4"

6'-0"

3'-0"

KITCHEN

CHASE
2"x6"

2"x6"

2"x6"

LLO

FRIG

SINK

DW

RANGE

20'-6"

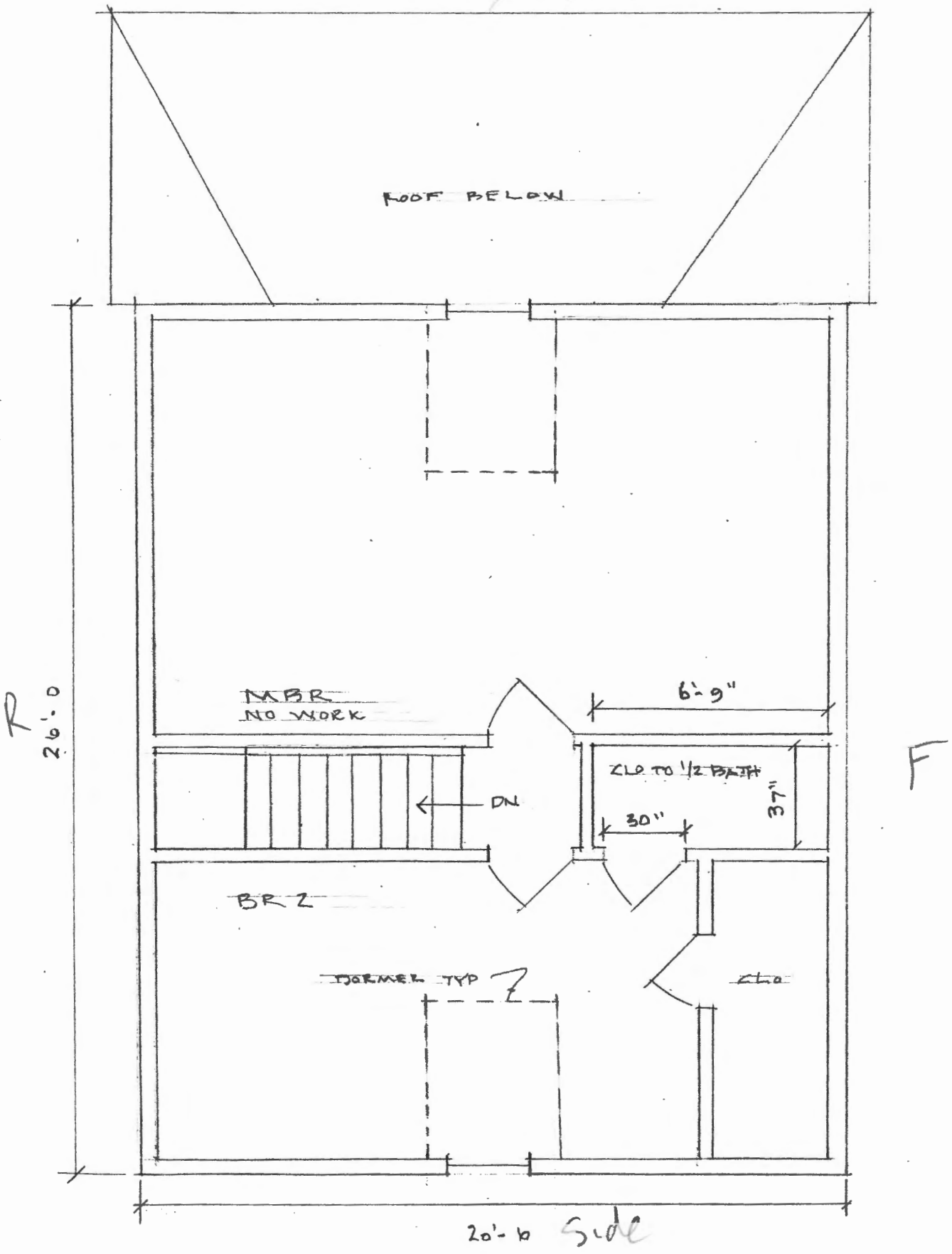
Side

FRONT

74 Watson Street, Portland ME
Donald M Peterson1
207.415.0707

PROPOSED 1ST FLOOR
7 September 2012
Scale 1/4" = 1'-0"

9-04-12



74 Watson Street, Portland ME
Donald M Peterson
207.415.0707

EXISTING 2ND FLOOR
17 September 2012
Scale 1/4" = 1'-0"



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: Daonald M peterson, Check Number: 3438
Tender Amount: 440.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 9/17/2012
Receipt Number: 48253

Receipt Details:

Referance ID:	8029	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	440.00	Charge Amount:	440.00
Job ID: Job ID: 2012-09-4968-ALTR - Renovations of porch, kitchen & bath			
Additional Comments: 74 Watson St., Donald Peterson			

Thank You for your Payment!

