

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1274 Issue Date: _____ CEL: 394 A049001

Location of Construction: 15 Curtis Rd	Owner Name: Reid Kathryn A	Owner Address: 15 Curtis Rd	Phone: _____
Business Name:	Contractor Name: Michael Langella	PERMIT ISSUED	
Lessee/Buyer's Name:	Phone: _____	Contractor Address: 382 Pleasant Ave Peaks Island	
Past Use: Single Family	Proposed Use: Single Family 3 season addition attached to garage and new second floor bath	Permit Type: Alterations - Dwellings	Permit Fee: \$291.00

City of Portland District: 5
 FIRE DEPT: \$30,000.00
 INSPECTION: _____
 Use Group: R-3 Type: SB
 Signature: *[Handwritten Signature]*
 Date: _____

Proposed Project Description:
 3 season room attached to garage and new second floor bath

Signature: _____
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____
 Date: _____

Permit Taken By: dmartin Date Applied For: 08/31/2005

<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 information may invalidate a building permit and stop all work..</p>	<p>Zoning Approval</p> <p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 9/20/05</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 9/20/05</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 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 _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

Permit Number: 051274

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

provided that the person or persons,
of the provisions of the Statutes of M
the construction, maintenance and use
this department.

Apply to Public Works for street line
and grade if nature of work requires
such information.

OTHER REQUIRED APPROVALS

- Fire Dept. _____
- Health Dept. 1
- Appeal Board _____
- Other _____

Department Name

PERMIT

PERMIT ISSUED

394 AC49001

SEP 29 2005

Accepting this permit shall comply with all
of the City of Portland regulating
structures, CITY OF PORTLAND on file in

inspection must
in permit in procu
this building or t
ed or closed-in.
R NOTICE IS REQUIRED.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

[Handwritten Signature]
9/28/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

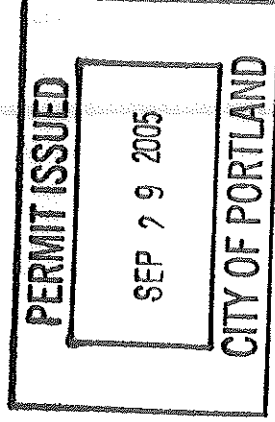
Location of Construction: 15 Curtis Rd		Owner Name: Reid Kathryn A	Owner Address: 15 Curtis Rd	Phone:
Business Name:		Contractor Name: Michael Langella	Contractor Address: 382 Pleasant Ave Peaks Island	
Lessee/Buyer's Name		Phone:	Permit Type: Alterations - Dwellings	

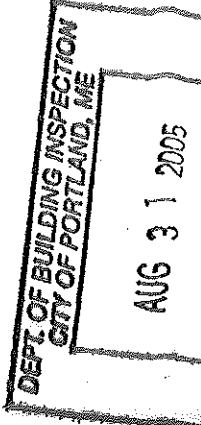
Proposed Use: Single Family 3 season addition attached to garage and new second floor bath	Proposed Project Description: 3 season room attached to garage and new second floor bath
---	---

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) Permit approved based on the plans submitted 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>		Square Footage of Lot: <u>.28 acre</u>
Total Square Footage of Proposed Structure	Owner: <u>Kathryn A. Reid</u>	Telephone: <u>207-878-9031</u>
Tax Assessor's Chart, Block & Lot Chart# <u>324 A</u> Block# <u>049</u> Lot# <u>049</u>	Applicant name, address & telephone:	Cost Of Work: \$ <u>30,000</u> Fee: \$ <u>291.00</u>
Lessee/Buyer's Name (If Applicable) <u>n/a</u>	Current use: <u>Residence</u>	
If the location is currently vacant, what was prior use: <u>n/a</u>		
Approximately how long has it been vacant: <u>n/a</u>		
Proposed use: <u>3-Season addition attached to garage. New 2nd</u>		
Project description: <u>Clear with. See attached sketches.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Michael Langella</u>		
Mailing address: <u>382 Pleasant Ave</u> <u>Peaks Island Me 0408</u>		
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: <u>632-8229 Cell</u> <u>766-3067 (Home)</u>		

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: Kathryn A. Reid Date: 8/30/05

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

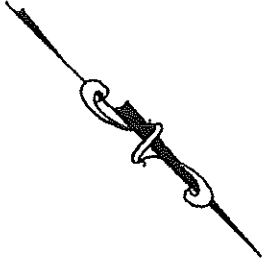
FOR MORTGAGE LENDER USE ONLY

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 horizontal scaling on the below referenced FEMA map. (3) This inspection excepts 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.

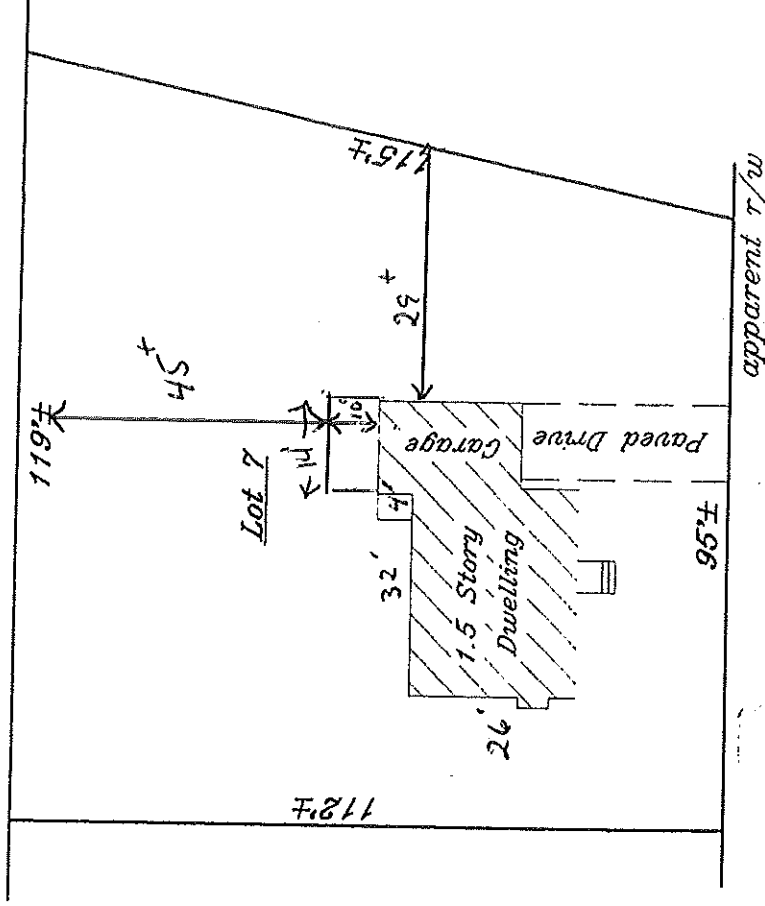
Address: 15 Curtis Road
Portland, Maine

Inspection Date: 6-25-01

Scale: 1" = 30'



OK
2-2-2005
J.R.



Curtis Road

See title references for appurtenances.

Applicant: Kathryn Reid

Requesting Party: Leele & Lemieux, P. A.

Owner: Amy & David Johnson

Attorney: James R. Lemieux

Lender: _____

File # 20110051 Field Book: _____

Title References: _____

ATTORNEY: Dr. T. J. ...

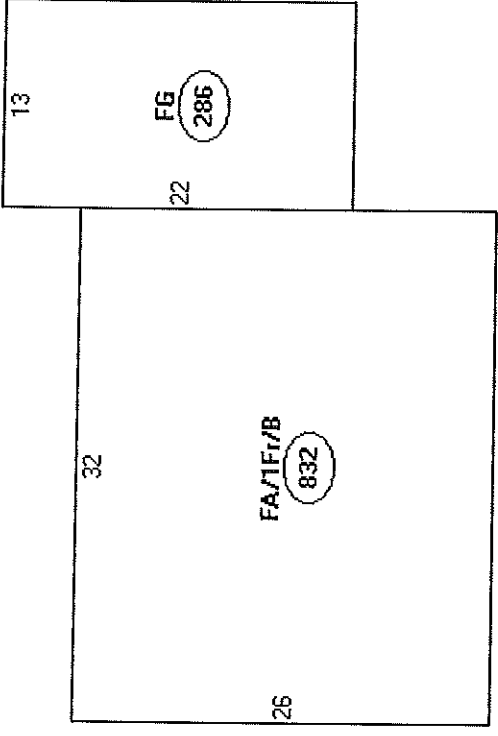
2434 Allowed
 832
 - 286
 - 144

 1172 12 ft.

Descriptor/Area

A: FA/1F/1B
832 sqft

B: FG
286 sqft



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
 Parcel ID
 Location
 Land Use
 Owner Address

1 of 1
 394 A049001
 15 CURTIS RD
 SINGLE FAMILY

REID KATHRYN A
 15 CURTIS RD
 PORTLAND ME 04103

Book/Page
 Legal

16693/106
 394-A-49
 CURTIS RD 11-15
 12171 S

Current Assessed Valuation For Fiscal Year 2006

Land \$51,750 Building \$91,250 Total \$153,000

Estimated Assessed Valuation For Fiscal Year 2007*

Land \$87,900 Building \$110,600 Total \$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 1959 Style Cape Sq. Ft. 1165 Total Acres 0.279
 Bedrooms 3 Full Baths 1 Half Baths 1 Total Rooms 6 Attic Full Finsh Basement Full
 Quantity Year Built Size Grade Condition

Outbuildings

Type Quantity Year Built Size Grade Condition

Sales Information

Date 08/31/2001 Type LAND + BLDING Price \$355,000 Book/Page 16693-106
 06/26/1997 Type LAND + BLDING Price \$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 - 1/2" 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 3/4" 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 1/2" 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 1/2" 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 1/2" 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 corners 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.

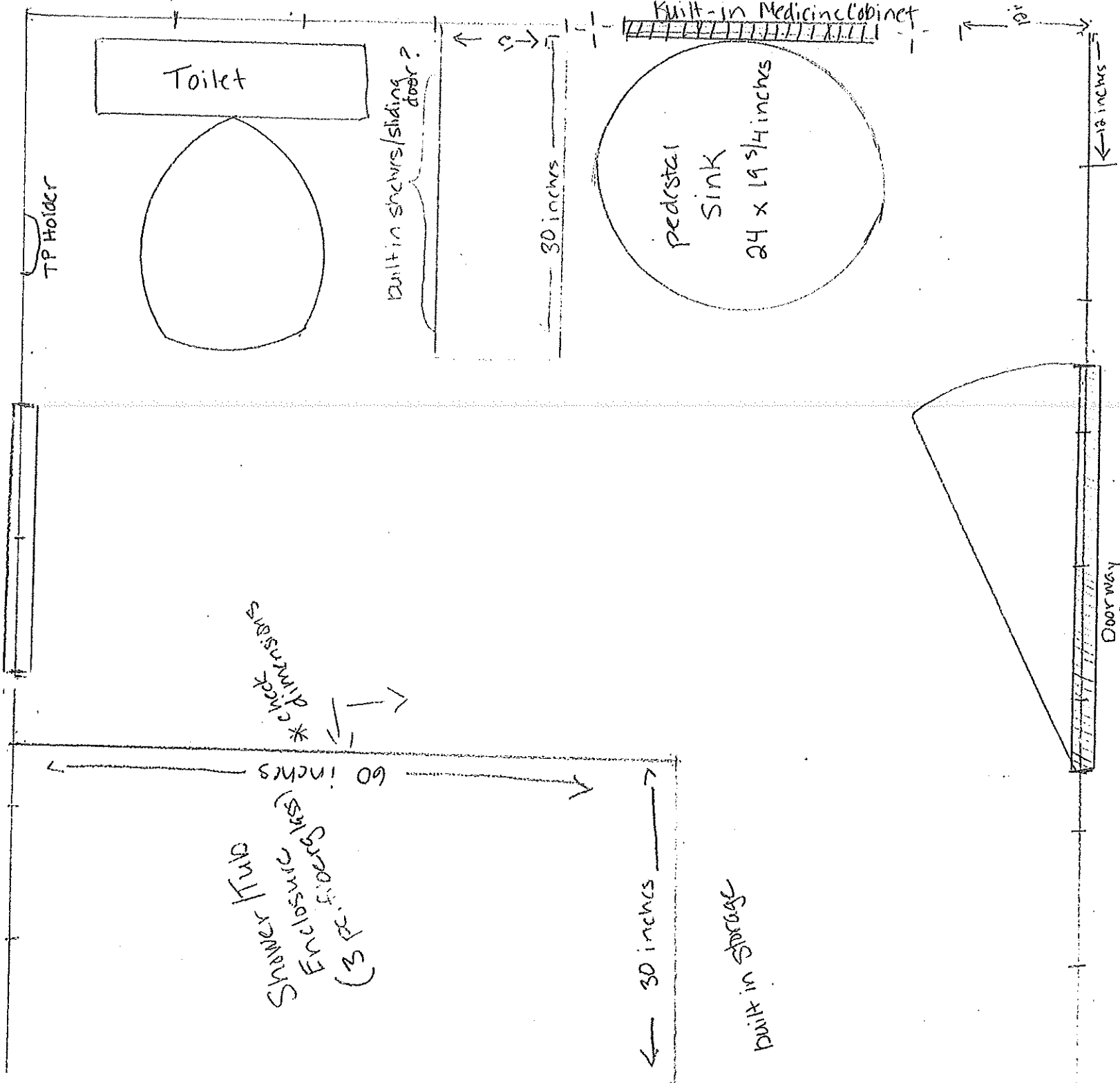
The **bathroom interior ceiling** will be sheathed with sheetrock. The lower half walls will be covered bead board wainscot. The top wall half will be covered with sheetrock.

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 - 877 2031
 (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. - bit in? not?

