

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 35 Coyle Street, 04103		Owner: *Paul & Janet Letalien		Phone: *879-2100		Permit No: <b>000482</b>
Owner Address: 35 Coyle Street, 04103		Lessee/Buyer's Name:		Phone:		
Contractor Name: Joe Gallant		Address: 15 Rochester St, Westbrook		Phone: 857-5037		BusinessName:
Past Use:  single family dwelling		Proposed Use:  SAME		<b>COST OF WORK:</b> \$ 52,000.00 <b>PERMIT FEE:</b> \$ 336.00 <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: A-3 Type: 53 BOC 99 Signature: <i>[Signature]</i>		
Proposed Project Description:  Two-story addition; 1st Floor big kitchen, 2nd Floor 1/2 bath and play room.		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Signature: _____ Date: _____		
Permit Taken By: GD		Date Applied For: NC 5-09-2000				

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

Please Call when ready.

**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 provisions of the code(s) applicable to such permit

5-09-2000

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED WITH REQUIREMENTS**

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

Date: *[Signature]*

**PERMIT ISSUED WITH REQUIREMENTS**

COMMENTS

5/31/00 Pre-Con by phone - Joe will submit Structural  
for decks - No questions on Conditions - Will call before pour (D)

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\*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: <b>35 COYLE STREET</b>			
Tax Assessor's Chart, Block & Lot Number Chart# <b>126</b> Block# <b>H</b> Lot# <b>007</b>		Owner: <b>PAUL &amp; JANET LETALIER</b>	
Owner's Address: <b>35 COYLE STREET</b>		Telephone#: <b>879-2100</b>	
Lessee/Buyer's Name (If Applicable) <b>N/A</b>		Cost Of Work. <b>\$ 52,000</b>	Fee <b>\$336</b>
Proposed Project Description:(Please be as specific as possible) <b>2 story addition 1st Floor big Kitchen, 2nd Floor 1/2 bath + play room</b>			
Contractor's Name, Address & Telephone <b>Joe Gallant 15 Rochester St Westbrook 857-5037</b>			Rec'd By:

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- ✓ 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available *(Not available)*
- ✓ 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

✓ 4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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>Paul A L</i>	Date: <b>5/9/00</b>
---	---------------------

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6 00 per \$1,000 00 construction cost thereafter.



BUILDING PERMIT REPORT

DATE: 10 MAY 2000 ADDRESS: 35 Coyle Street CBL: 126-H-007

REASON FOR PERMIT: To Construct a Two story addition.

BUILDING OWNER: The Letalien's

PERMIT APPLICANT: CONTRACTOR Joe Gallant

USE GROUP: R-3 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: \$52,000.00 PERMIT FEES: \$336.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: #1, #2, #3, #4, #5, #11, #13, #15, #19, #27, #29, #32, #33, #34, #36, #31

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

5/19/00
16mm

LAND USE - ZONING REPORT

ADDRESS: 35 Coyle St DATE: 5/15/00

REASON FOR PERMIT: build two story Addition

BUILDING OWNER: Letalien C-B-L: 126-H-7

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: \_\_\_\_\_  
#1, #8, #10

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the \_\_\_\_\_ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition \_\_\_\_\_

Marge Schmuckal Marge Schmuckal, Zoning Administrator



ITEM # 1

15786 BK 9972 Pg 269

WARRANTY DEED

15786

KNOW ALL MEN BY THESE PRESENTS, THAT, I, Paul A. Letalien of Portland, County of Cumberland and State of Maine, for consideration paid grant to Paul A. Letalien and Janet M. Letalien, each of Portland, County of Cumberland and State of Maine, as joint tenants and not as tenants-in-common, whose mailing address is 35 Coyle Street, Portland, Maine 04103, with WARRANTY COVENANTS the land in Portland, County of Cumberland and State of Maine, described as follows:

A CERTAIN LOT or parcel of land with the buildings thereon, situated on Coyle Street in the City of Portland, County of Cumberland and State of Maine, being Lot No. 24 as delineated on a Plan of Coyle Park recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 21, and being more particularly described and bounded as follows:

BEGINNING on the northwesterly side line of Coyle Street (formerly called Pearl Street) at a point one hundred twenty (120.0) feet northeasterly from the intersection of said northerly side line of Coyle Street with the easterly side line of Melrose Street (formerly called Park Avenue); thence northeasterly by said side line of Coyle Street fifty (50.0) feet to Lot No. 25 as delineated on said plan, conveyed to Florence K. Mitchell by deed of Nellie E. Ogden, dated February 29, 1916 and recorded in the Cumberland County Registry of Deeds in Book 966, Page 112; thence northwesterly by said Lot No. 25 one hundred (100.0) feet to Lot No. 11 on said plan; thence southwesterly by Lots Nos. 10 and 11 on said plan fifty (50) feet to a point one hundred twenty (120.0) feet northeasterly from said easterly side line of Melrose Street; thence southeasterly by Lot No. 23 on said plan one hundred (100.0) feet to Coyle Street at the point of beginning.

SUBJECT TO a certain mortgage dated April 5, 1991 from Paul A. Letalien to St. Croix Parish Federal Credit Union (SCFCU) recorded in said Registry of Deeds in Book 9520, Page 312 and subject to a certain assignment of mortgage from St. Croix Parish Federal Credit Union (SCFCU) to The Boston Five Cents Savings Bank, FSB recorded in said Registry of Deeds in Book 9520, Page 323.

MEANING AND INTENDING to convey and hereby conveying the same premises described in a deed from R. Benjamin Williams to Paul A. Letalien dated April 5, 1991 and recorded in said Registry of Deeds in Book 9520, Page 310.

IN WITNESS WHEREOF, I have hereunto set my hand and seal  
this 23rd day of March, 1992.

SIGNED, SEALED AND AGREED  
IN WITNESS OF

Sandra M. Maness

Paul A. Letalien  
Paul A. Letalien

STATE OF MAINE  
Cumberland, ss.

March 23, 1992

Personally appeared the above-named Paul A. Letalien and acknowledged the foregoing instrument to be his free act and deed.

Before me,

SEAL

Sandra M. Maness  
Notary Public  
Attorney-at-Law  
Comm. Exp 4-26-98

Recorded  
Cumberland County  
Registry of Deeds  
03/25/92 01:59:31PM  
Robert P. Titcomb  
Register

# MORTGAGE LOAN INSPECTION

Cumberland Title Company

P.O. Box 4843

Portland, ME 04112

1-207-774-1773

1-207-774-2278 (fax)

ITEM #3

Client: Paul A. and Janet M. Letalien

St. No.: 35

Street: Coyle St.

Town: Portland, ME

Source Deed Bk. 9520 Pg. 317

CL No.:

Job No.: CTC26-43.

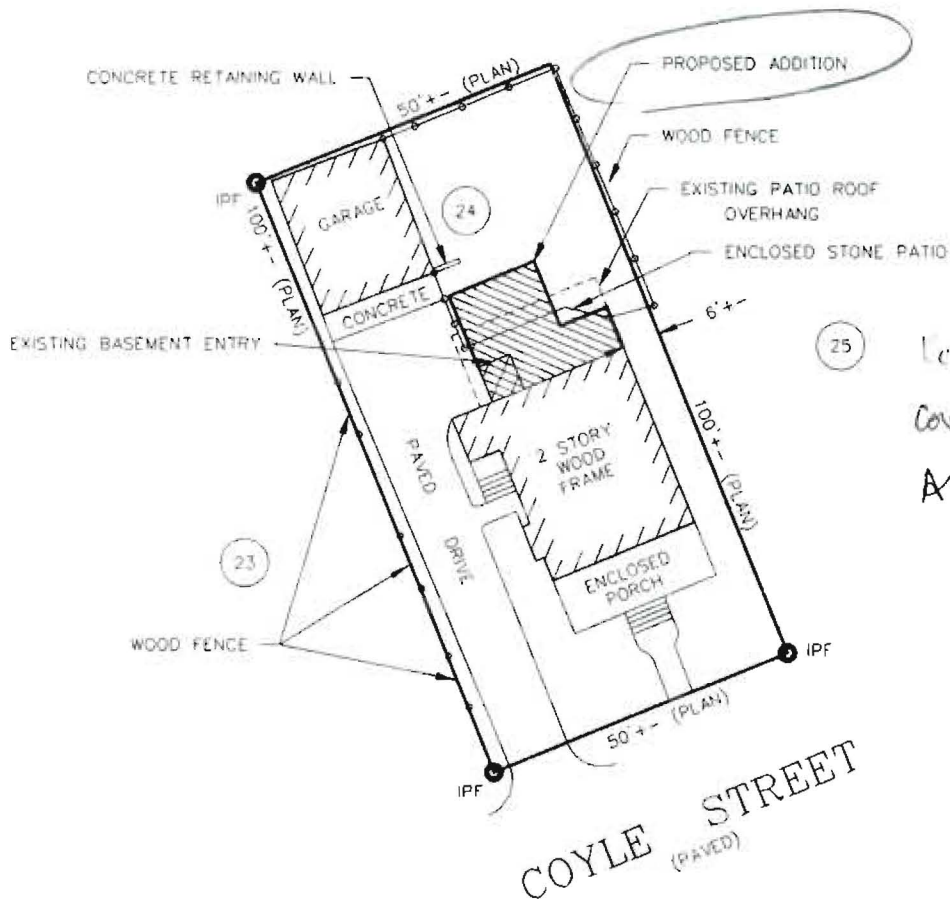
Date: 3/31/1900

County: Cumberland

Plan Bk. 9 Pg. 21

Lot(S): 24

Scale: 1" = 30'



**NOTE: THIS IS NOT A BOUNDARY SURVEY.** This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

**CERTIFICATON:** I hereby certify to *Paul A. and Janet M. Letalien* and the title insurer that based upon inspection made with reasonable certainty, that:

- this plan was made from an inspection of the site.
- there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- the principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.



EXISTING HOUSE

FRONT ↑

BACK ↓

← 24 Feet →

Proposed  
doorway

↓ →  
7 x 9

(1st floor only)

↓ →  
18 x 15

(1st + 2nd Floor)

Property  
LINE  
6 FT \*

Property  
LINE  
20 FT

Outdoor  
WOOD  
Deck

11 x 9  
↓ →

Proposed  
exterior  
door

DRIVEWAY (PAVED)

Deck ok for  
No closer  
than

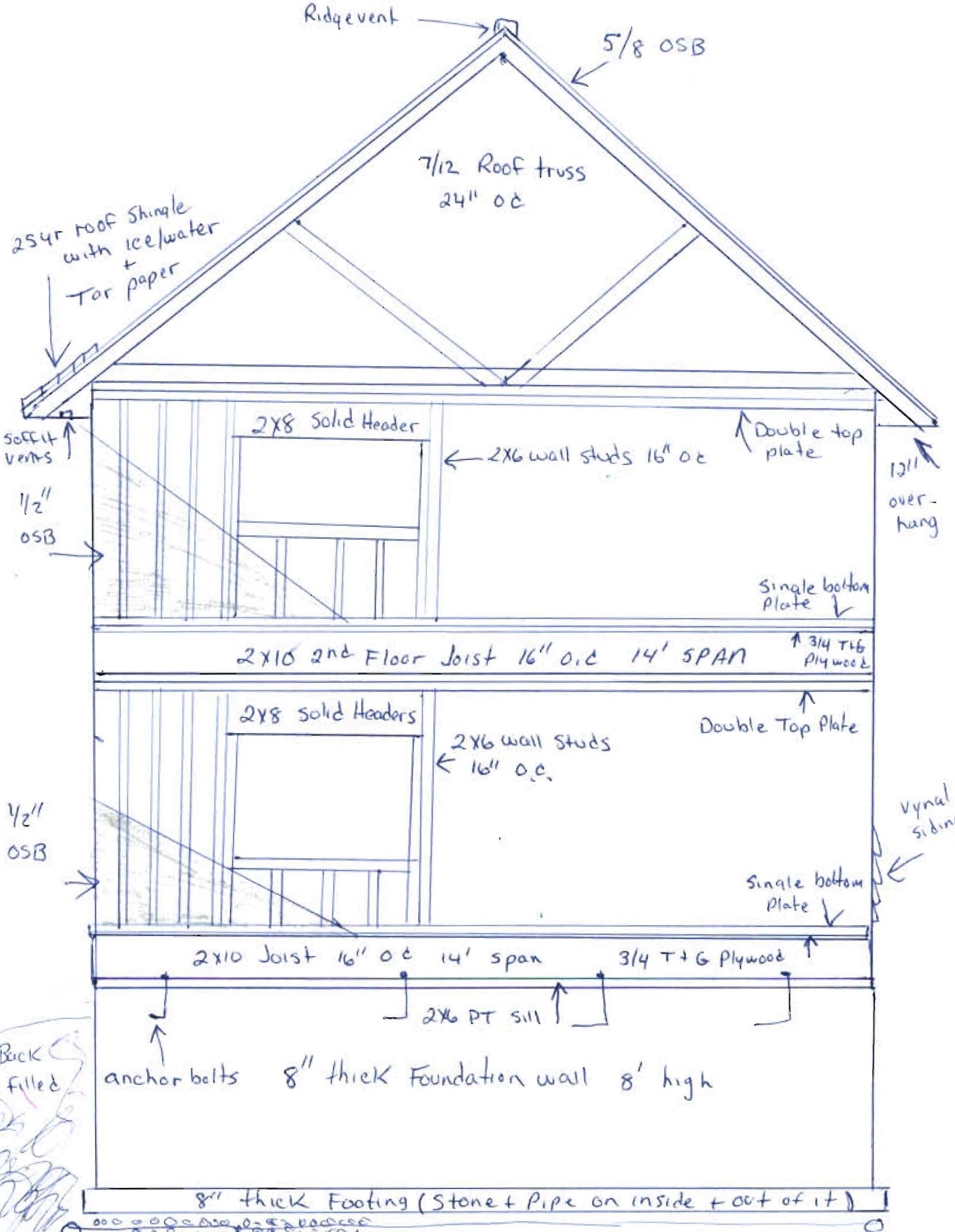
Property Line  
27 FT  
↓

R-3  
REAR 25' setback req  
27' showing  
side yard - ok

\* AREA TO BE BUILT,  
will replace enclosed  
porch with stone patio  
(see plot plan)

PROPOSED Addition

- 1st FLOOR 7ft long x 9ft wide
- 18ft long x 15ft wide
- 2nd FLOOR 18ft long x 15ft wide



Ridgevent

5/8 OSB

7/12 Roof truss  
24" o.c

254r roof shingle  
with ice/water  
+  
Tar paper

soffit  
vents

2x8 Solid Header

← 2x6 wall studs 16" o.c

↑ Double top  
plate

12" over-  
hang

1/2"  
OSB

Single bottom  
Plate ↓

2x10 2nd Floor Joist 16" o.c 14' SPAN

↑ 3/4 T+G  
Plywood

2x8 solid Headers

← 2x6 wall studs  
16" o.c.

↑ Double Top Plate

Vinyl  
siding

1/2"  
OSB

Single bottom  
Plate ↓

2x10 Joist 16" o.c 14' span

3/4 T+G Plywood ↑

2x6 PT sill ↑

anchor bolts 8" thick Foundation wall 8' high

8" thick Footing (Stone + Pipe on inside + out of it)

Back  
filled

Footings 8" thick 20" wide ✓  
Foundation Full 8" thick ✓  
Floor 4" thick over 8" of stone ✓  
Drain pipe on interior + exterior of footing ✓  
Foundation walls to be sealed with tar ✓

### Floor

2x6 P.T. Sills (bolted to Foundation) ✓  
2x10 Floor Joist 16" o.c. with solid blocking ✓  
3/4 T+G plywood Flooring, glued and nailed ✓

### Wall

2x6 bottom plate and 2x6 doubled for top plate ✓  
Studs 16" o.c. ✓  
Wall Sheathing 7/16 OSB covered with Typar ✓  
Headers 2x8 Solid 6' span max ✓  
Siding Vynal ✓

### Roof ✓

7/12 Roof truss 24" o.c. ✓  
5/8 OSB roof sheathing ✓  
Drip edge all around edges ✓  
ICE + water shield at bottom edge then tar paper ✓  
Roof Shingles 25yr IKO ✓  
Ridge vent + soffit vents ✓

Valley Rafters, will be used when tying  
roofs together. (2x8<sup>s</sup> 16" o.c. / 2x10 Ridge)



Interior walls - 2x4 16" o.c. ✓  
Ceilings to be strapped with 1x3 16" o.c. ✓  
all walls + ceilings to be sheetrocked with 1/2". ✓

### Insulation

walls R-19 ✓  
Ceiling R-38

### Decks

2x8 Joist 16" o.c. 8' span ✓  
Railings 36" tall with balusters 4" apart (max)

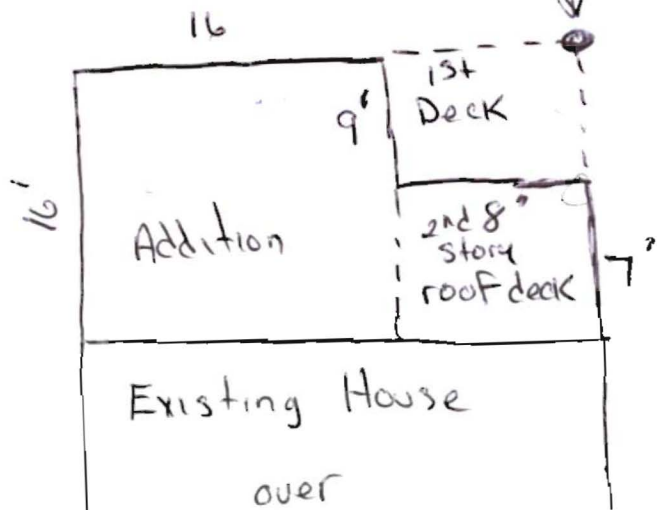
Foundation?

000482  
126-17-007

2nd story deck is setting  
on 1st Floor roof

2x8 Joist 16" o.c.  
9' span

10" Sona tube  
in corner  
4' Deep



2nd story deck is setting  
on a shallow pitched roof

The roof will be covered with  
ice & water shield and then  
roofed with rubber rolled  
roofing