

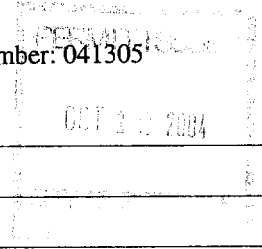
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

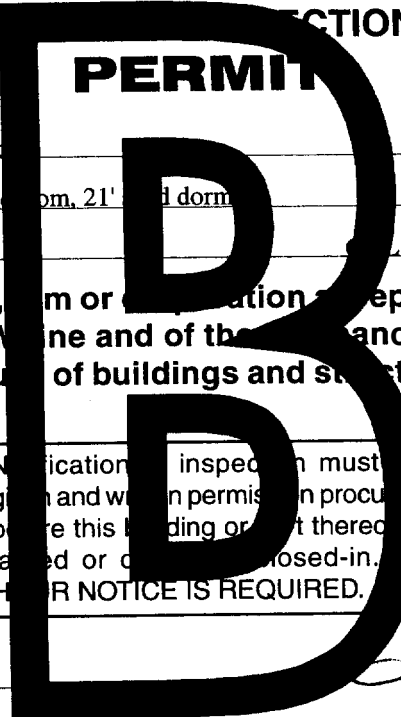
PERMIT

Permit Number: 041305



This is to certify that Allen Vaikko P Ti & /Joe Luc
has permission to Add Multi Purpose room, bedroom, 21' and dorm
AT 21 Holly St 142 E006001

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 work on permit in progress before this building or part thereof is occupied or closed-in. **HEAR 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. _____
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

[Signature]
10/15/04
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 No: 04-1305	Issue Date:	CBL: 142 E006001
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Location of Construction: 21 Holly St	Owner Name: Allen Vaikko P Li &	Owner Address: 23 Holly St	Phone:
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Business Name:	Contractor Name: Joe Lucey		
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Tenant/Buyer's Name	Phone:		R-05
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Past Use: Single Family Home	Proposed Use: Single Family Home / Add Multi Purpose room, bedroom, 21' shed dormer	Permit Fee: \$174.00	Cost of Work: \$16,690.00	CEO District: 4
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>MA</i>	INSPECTION: Use Group: R-3 Type: SB IRC 2003 <i>[Signature]</i>
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Proposed Project Description: Add Multi Purpose room, bedroom, 21' shed dormer

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 09/02/2004	Zoning Approval	
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<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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 10/15/04	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: 10/15/04
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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

12/15/09 Class in inspection OK. to proceed. JN

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1305	Date Applied For: 09/02/2004	CBL: 142 E006001
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Location of Construction: 21 Holly St	Owner Name: Allen Vaikko P Ii &	Owner Address: 23 Holly St	Phone:
Business Name:	Contractor Name: Joe Lucey	Contractor Address: 482 Walnut Hill Rd No Yarmouth	Phone (207) 671-4249
Lessee/Boyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home / Add Multi Purpose room, bedroom, 21' shed dormer	Proposed Project Description: Add Multi Purpose room, bedroom, 21' shed dormer
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Dept: Zoning **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 10/15/2004
Note: **Ok to Issue:**

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 10/15/2004
Note: **Ok to Issue:**

Comments:

9/29/2004-tmm: spoke w/builder - need LVL ridge size, header schedule, height of room, and plot plan. - he said he'd submit.

10/14/2004-tmm: builder resubmitted info - ok to issue.



Residential 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>21-23 HOLLY ST</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot <u>6447 sq ft</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>142</u> <u>E</u> <u>6</u>	Owner: <u>VAIKKO P. ALLEN II</u> <u>AMY S.T. ALLEN</u>	Telephone: <u>878-4471</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>VAIKKO ALLEN</u> <u>23 HOLLY ST</u> <u>PORTLAND, ME 04103</u> <u>878-4471</u>	Cost Of Work: \$ <u>16,690</u> Fee: \$
Current Specific use: <u>MULTI PURPOSE ROOM/STORAGE ATTIC SPACE</u>		
Proposed Specific use: <u>LIVING SPACE INCLUDING MULTI PURPOSE ROOM & BEDROOM</u>		
Project description: <u>PROJECT INCLUDES ADDING A 21' SHED DOZMER TO THE WEST FACE OF THE ROOF.</u>		
Contractor's name, address & telephone: <u>JOSEPH LUCY</u>		
Who should we contact when the permit is ready: <u>VAIKKO ALLEN</u>		
Mailing address: <u>23 HOLLY ST</u> <u>PORTLAND ME 04103</u>		
Phone: <u>878-4471</u>		



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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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:	Date: <u>8/31/04</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

- 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.

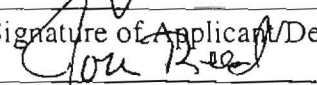
~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~



Signature of Applicant/Designee

10/19/04

Date



Signature of Inspections Official

10/19/04

Date

CBL: 142 E 006 Building Permit #: 041305

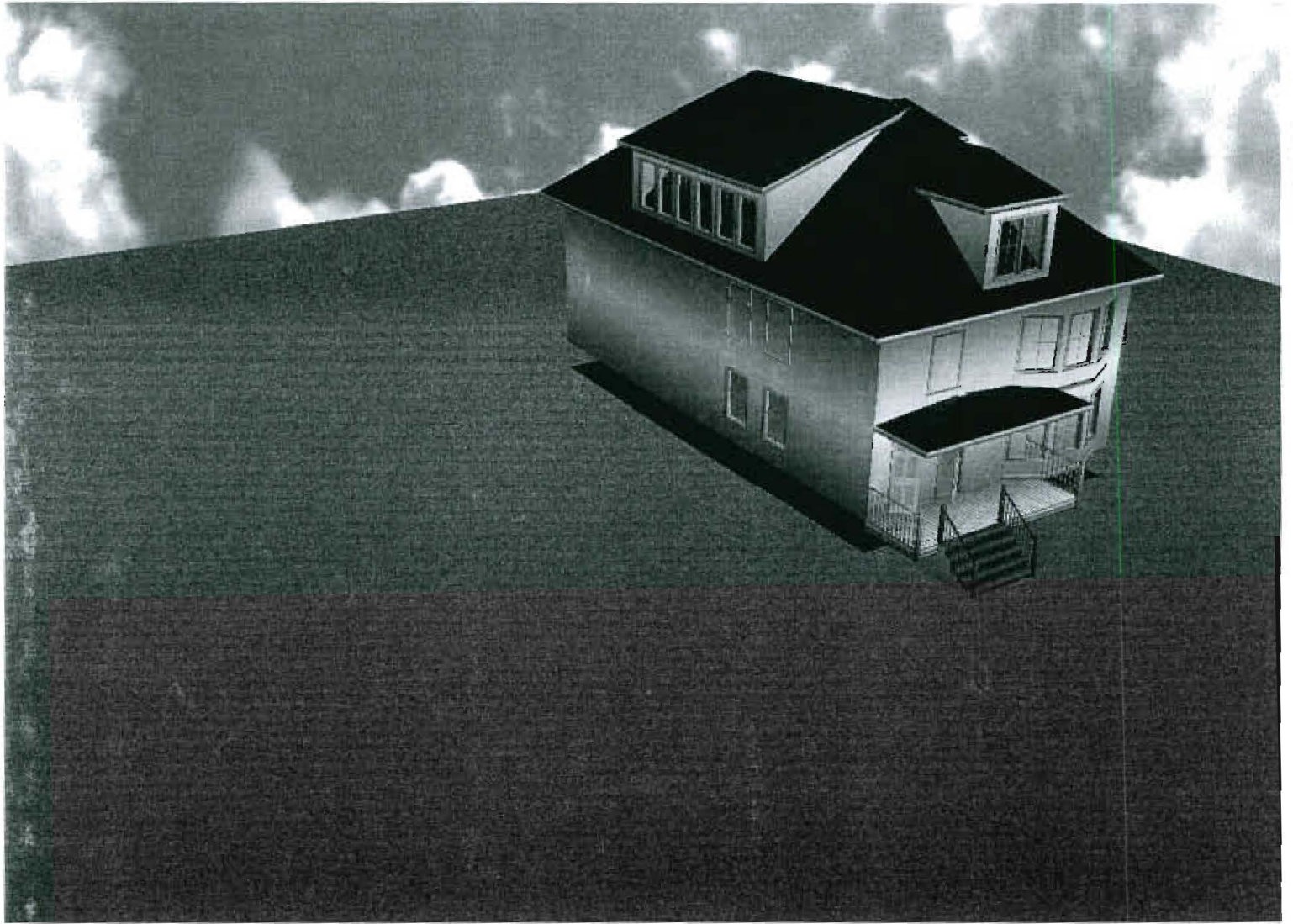


Prmt Text93 21160 Constr Type New Num1 41305

Permit Nbr 04-1305 Location of Construction 21 Holly St Appl. Date 09/02/2004
Status ~~Single~~ HOLD Permit Type Single Family Issue Date
CBL 142 E006001 District Nbr 4 Estimated Cost \$16,690.00 Date Closed

Comment Date	Comment				
<input type="text"/> 09/29/2004	<input type="text"/> spoke w/builder - need LVL ridge size, header schedule, height of room, and plot plan. - he said he'd submit.				
	Name <input type="text"/> trmm	Follow Up Date <input type="text"/>	Completed <input type="checkbox"/>		

CreatedBy ldobson CreateDate 09/02/2004 ModBy ldobson ModDate 09/02/2004





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 142 E006001
 Location 21 HOLLY ST
 Land Use TWO FAMILY

Owner Address ALLEN VAIKKO P II & AMY S THERRIEN ALLEN JTS
 23 HOLLY ST
 PORTLAND ME 04103

Book/Page 16792/085
 Legal 142-E-6
 HOLLY ST 19-23
 6450 SF

Valuation Information

Land	Building	Total
\$31,710	\$98,280	\$129,990

Property Information

Year Built 1912	Style Old Style	Story Height 2	Sq. Ft. 2476	Total Acres 0.148
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 11	Attic Unfin
				Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1945	Size 22x24	Grade C	Condition G
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Sales Information

Date	Type	Price	Book/Page
10/01/2001	LAND + BLDING	\$189,900	16792-085
11/17/1998	LAND + BLDING	\$129,200	14310-252
06/01/1998			

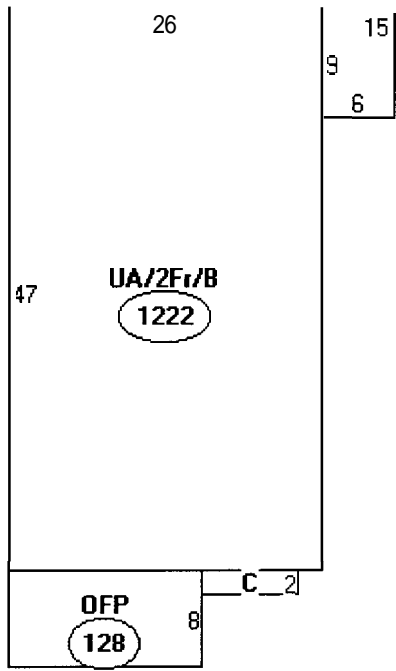
Picture and Sketch

Picture Sketch

[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!



Descriptor/Area

A:UA/2Fr/B
1222 sqft

B:OP/DP
162 sqft

C:2FBAY/B
16 sqft

D:OFP
128 sqft

Joe Lucey-Carpentry

482 Walnut Hill Rd.

No. Yarmouth, ME 04097

Estimate

Date	Estimate #
6/24/2004	41

Name / Address
Vaikko Allen 23 Holly St. Portland, Me 04103

Project

Description	Qty	Rate	Total
<p>Add shed dormer to 23 Holly St. Portland.</p> <p>Work to consist of the following:</p> <ul style="list-style-type: none"> -Demo left side of hip roof to prepare for new dormer. -Frame for new dormer. 6' leading wall, 21' run, 14' span. -Apply trim details and install new asphalt shingle roof. -Install 6 new construction vinyl windows in dormer. -Apply exterior trim to windows and side dormer with white cedar shingles to match existing home detail. <p>Demo left side of hip roof to prepare for new roof.</p> <ul style="list-style-type: none"> -Set up staggering along left side of house. -Remove existing roofing material out to shared ridges at front and back of house. Old shingles look to be in poor shape and will not be able to be staggered. -Cut out rafter system in old roof Temporarily install support posts for existing ridge and opposite side rafter system. -Leave rafter tails and edge trim details intact to re-use. -Dispose of demo debris. 		1,200.01:	1,200.00
Thanks! Joe		Total	

Joe Lucey-Carpentry

482 Walnut Hill Rd.
No. Yarmouth, ME 04097

Estimate

Date	Estimate #
6/24/2004	41

Name / Address
Vaikko Allen 23 Holly St. Portland, Me 04103

			Project
Description	Qty	Rate	Total
<p>Frame for new dormer.</p> <ul style="list-style-type: none"> -Install new structural ridge. Use LVL. Size to be determined by structural engineer. -Reinforce rafters at <i>ends</i> of dormer opening. -Frame 2x6 exterior wall at leading edge of dormer. -Frame 2x6 side walls. Side walls will be supported by reinforced rafters and will not extend to floor. -Frame new rafter system with K.D. 2x8 rafters. -Install 2x6 collar ties/ceiling joists in shed dormer area only. -Sheath new space with 1/2" cdx plywood. -Install structural collar ties from new dormer roof to existing rafters on opposite side. -Install 1x3 spruce strapping to collar ties to prepare for drywall. Strapping only applied in shed dormer area. -It may be necessary to install further structural reinforcement based on structural engineer's recommendation. <p>Material = \$1750</p> <p>Labor = \$3600</p> <p>Total phase cost = \$5350</p>		5,350.00	5,350.00
<p><i>thanks!</i> Joe</p>		Total	

Joe Lucey-Carpentry

482 Walnut Hill Rd.
No. Yarmouth, ME 04097

Estimate

Date	Estimate #
6/24/2004	41

Name / Address
Vaikko Allen 23 Holly St. Portalnd, Me 04103

Project

Description	Qty	Rate	Total
<p>Apply rake and fascia trim details and install new asphalt shingled roof.</p> <ul style="list-style-type: none"> -Roofing will be applied to new shed dormer and remainder of existing hip roof on side disturbed by construction. Total roofing area = 750 sf or 7.5 sq of roofing shingles. -Trim to be preprimed 1x pine. -Soffit will have white aluminum strip vent. -Shingle to be min. 25 yr three tab asphalt shingle. -Leading three feet of roof will have ice and water shield. <p>Remaining roof to have roof felt.</p> <ul style="list-style-type: none"> -Roof edge will have 8" white galvanized drip edge. -Ridge vent will be installed along 21' dormer ridge. <p>Material = \$1055</p> <p>Labor = \$2440</p> <p>Total phase cost = \$3495</p>		3,495.00	3,495.00
<p>Install 6 new construction vinyl Windows.</p> <ul style="list-style-type: none"> -Windows to be double hung with two over one grills -Harvey fully welded Classics. -Window allowance = \$ 200/window <p>Material cost = \$1200</p> <p>Labor and misc material to install = \$165</p> <p>Total phase cost = \$1 365</p>		1,365.00	1,365.00
Thanks! Joe	Total		

Joe Lucey-Carpentry

482 Walnut Hill Rd.
No. Yarmouth, ME 04097

Estimate

Date	Estimate#
6/24/2004	41

Name / Address
Vaikko Allen 23 Holly St. Portland, Me 04103

Project

Description	Qty	Rate	Total
Install additional layer of 3/4" tongue and groove underlayment over existing floor boards. -Area total = 1400sf -The hope is that additional sheathing will provide further strength to undersized floor <i>system</i> . -Common <i>sense seems</i> to say that it will help but we are also adding additional weight to the floor. I suggest running it by a structural engineer prior to committing. Material = \$1945 Labor = \$1200 Total labor = \$3945 Rental of portable toilet for length of project.		3,945.00	3,945.00
NOTE All labor costs in this estimate assume that materials <i>can</i> be delivered to third floor by boom truck . The following is not included in this estimate: - Any electrical or plumbing work. -Any insulation or drywall work. -cost of permit. -Cost for structural engineer or any other professional. -Any painting or finishing. -Any rot repair discovered during construction. -Any work not foreseen or specifically noted in this estimate.		75.00	75.00
Thanks! Joe		Total	
		\$16,690.00	

Joe Lucey-Carpentry

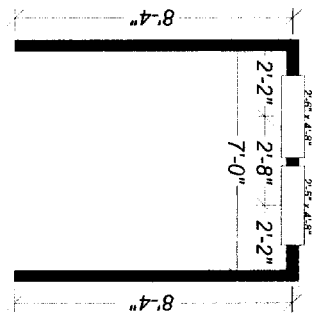
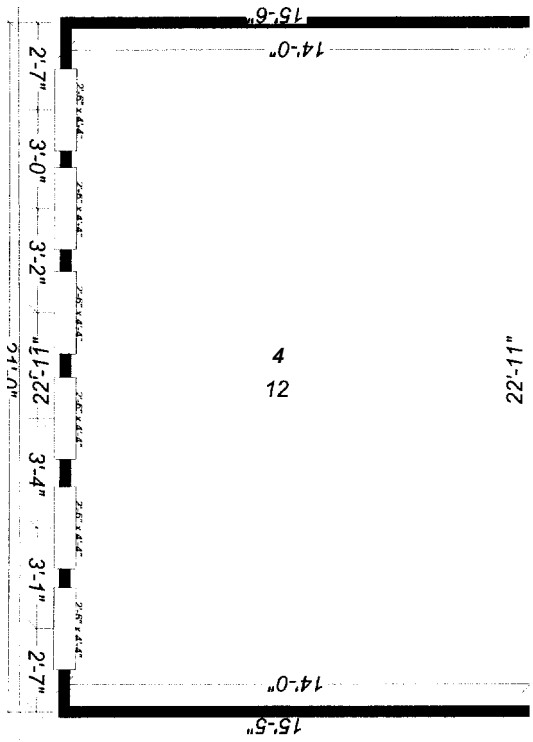
482 Walnut Hill Rd.
No. Yarmouth, ME 04097

Estimate

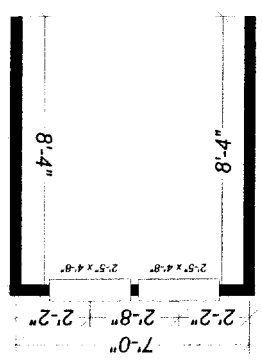
Date	Estimate #
6/24/2004	41

Name / Address
Vaikko Allen 23 Holly St. Portland, Me 04103

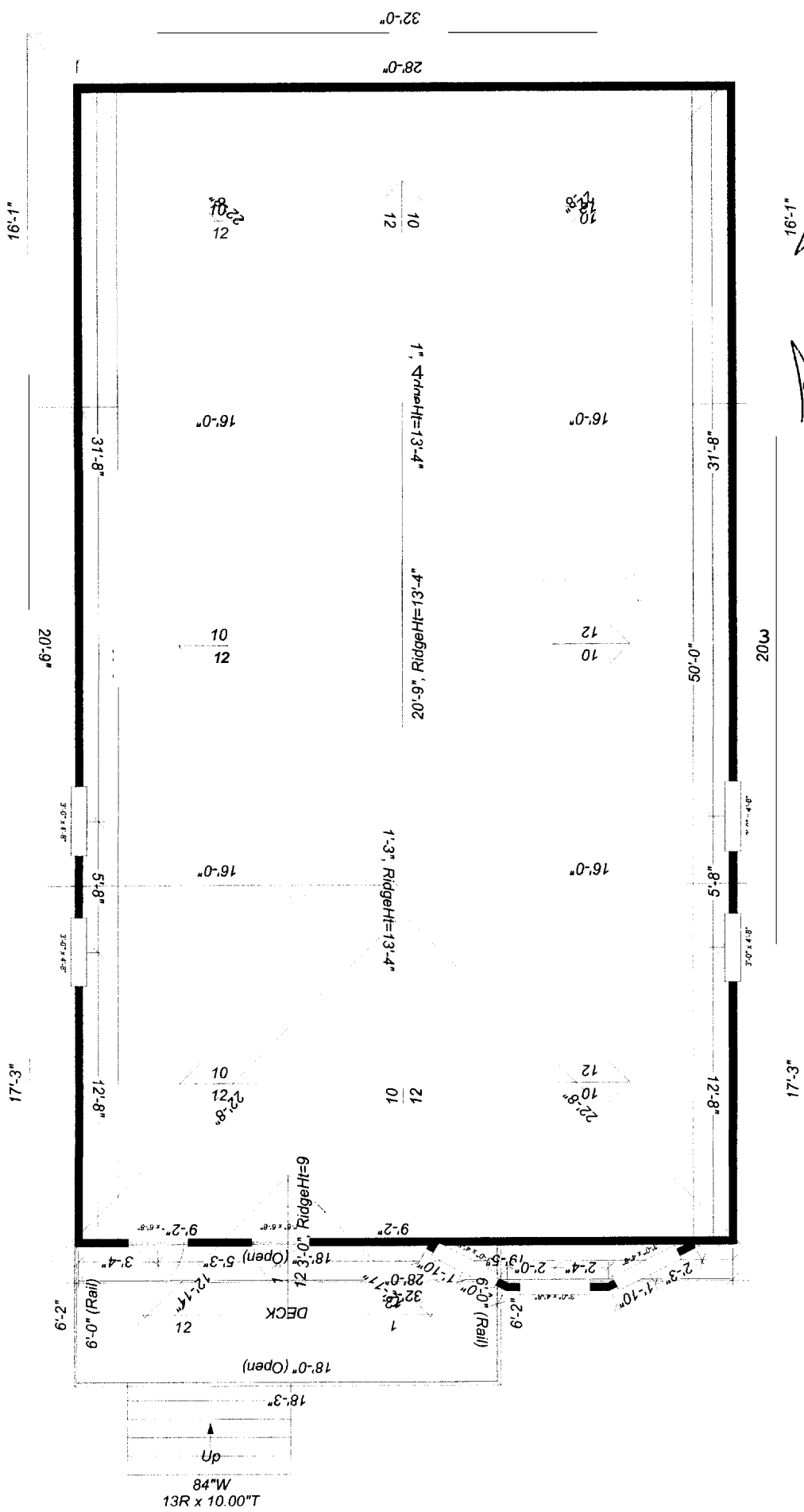
			Project
Description	Qty	Rate	Total
nstall pine trim to windows. -Trim to be 1x6 primed pine. -Windows to be flashed with Vycor flexible flashing membrane. aterial = \$145 labor = \$240 Total phase cost = \$385		385.00	385.00
nstall 1/2" x 6" pre-primed cedar clapboards to side walls of shed former. -Area = 84 sf -Sheathing to be wrapped with Typar weather barrier. -Siding to be fastened using 6d stainless steel nails. aterial = \$395 labor = \$480 Total phase cost = \$875		875.00	875.00
Thanks! Joe		Total	



*Already
 living
 space.*



5 Stairs-existing
Already used
as living space



13R x 10.00"
84" W
Up

RESIDENTIAL CONTRACT

JOE LUCEY CARPENTRY

482 Walnut Hill Road
North Yarmouth, ME 04097
(207) 829-6152
671-4249

Submitted to	Vaikko Allen	Phone	878-4471	Date	7/12/04
Street	23 Holly St.	Job Name	Allen		
City/State	Portland, Me 04106	Job Location	23 Holly St.		
Architect	NA	Job Phone	878-4471		

We hereby submit specifications and estimate for the job described below.

Please see attached estimates # 41 and 44

This proposal includes labor, the materials specified above, and related taxes.

Payment shall be made **as follows:**

Cash price: \$16,690 and \$11,385 (Shingles on Roof)

Down payment: Dependent on estimate(s) accepted. Down payment will = 10% of total project cost.

Progress payments will be due upon completion of itemized phases of project.

This proposal is withdrawn if not accepted in 30 days.

Joe Lucey Carpentry

Date

By: Joseph Lucey, President

ACCEPTANCE: I/we have seen and agreed to all the terms on both sides of this document.

Date

Name

Date

Name

14'-0" PL

51'-0" PL

13R x 10.00 T

84 W

Up



12'-0"

Front set back

18'-0" (Open)

DECK

28'-5"

Right side set back

8'-0" Left side set back

100'-0" PL

100'-0" PL

7'-0" (Rail)

9'-0" (Rail)

18'-2" (Rail)

15'-10" (Rail)

9'-2" (Rail)

22'-10" (Rail)

RISK

38'-0"

Rear set back



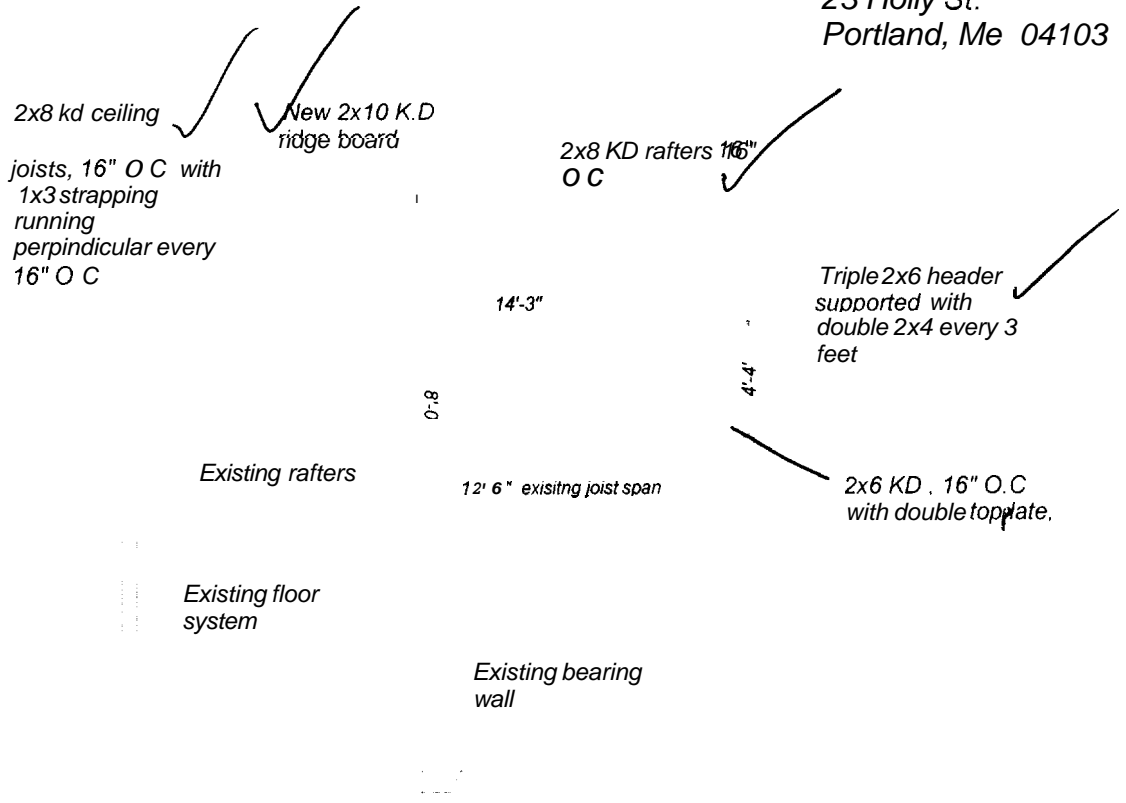
65'-0" PL

For Lucy Carpentry
482 Walnut Hill Rd. New Yarmouth 04097

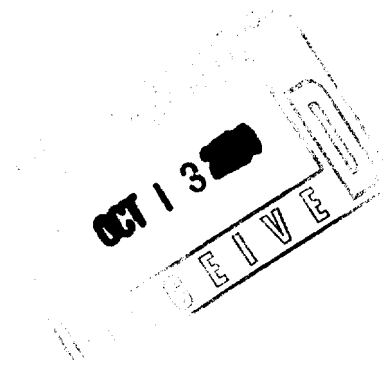
Vaikko Allen
23 Holly St Portland

Joe Lucey Carpentry
482 Walnut Hill Rd. No
Yarmouth, Me 04097
671-4249

Vaikko Allen:
Third floor
renovations
23 Holly St.
Portland, Me 04103

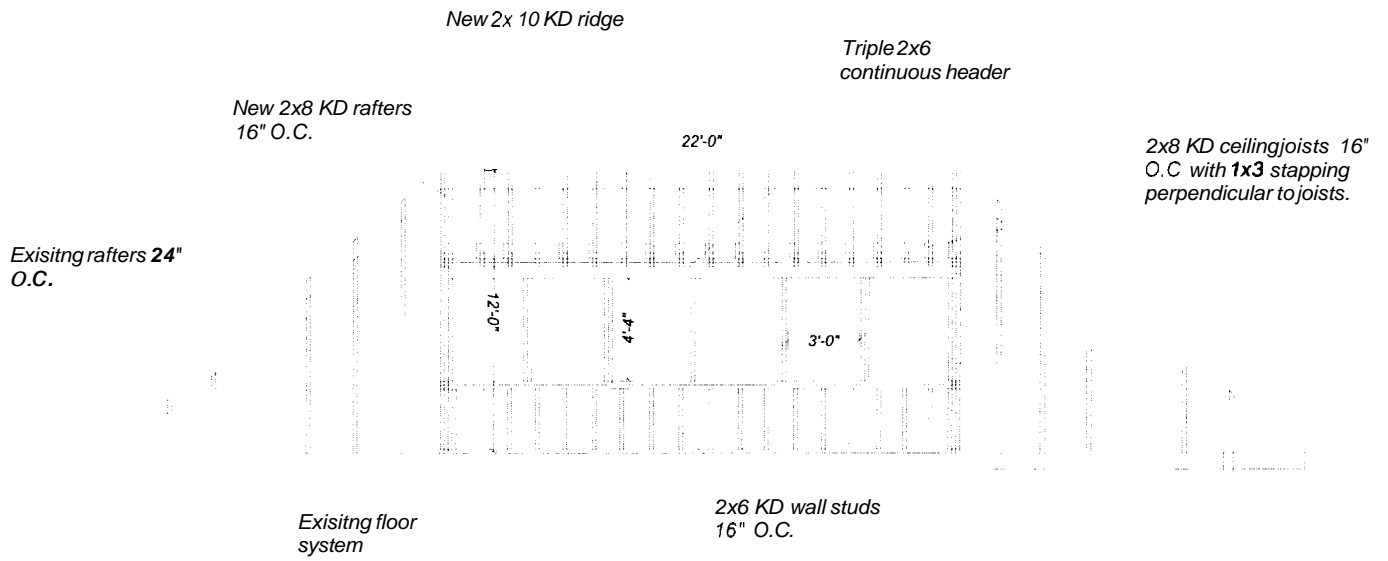


25'



Joe Lucey
Carpentry
482 Walnut Hill Rd.
No. Yarmouth, Me
04097

Vaikko Allen:
Third floor
renovations
23 Holly St.
Portland, Me 04103



OCT 13 2004
FIVE



CITY OF PORTLAND, MAINE

Department of Building Inspections

Aug 31 2011

Received from Joseph H. Kucy

Location of Work 21-23 Holly St

Cost of Construction \$ 16,680

Permit Fee \$ 174.00

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other

CBL: 142 E 006

Check #: 1354

Total Collected \$ 174.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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

Tenna