

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

E.C BUILDERS, LLC/Estes Custom Building Inc.

Located at

74 ILLSLEY ST

PERMIT ID: 2013-00250

CBL: 167 E014001

has permission to **Add 14' dormer on left side & 8' dormer on right side & interior remodel** 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 clsoed-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 procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

PERMIT ID: 2013-00250

Located at: 74 ILLSLEY ST

CBL: 167 E014001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing
Electrical - Residential
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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00250	Date Applied For: 02/06/2013	CBL: 167 E014001
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Location of Construction: 74 ILLSLEY ST	Owner Name: E.C BUILDERS, LLC	Owner Address: 83 ROLLING HILLS DRIVE	Phone:
Business Name:	Contractor Name: Estes Custom Building Inc.	Contractor Address: 83 Rolling Hills Drive Standish	Phone (207) 671-7405
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Add 14' dormer on left side & 8' dormer on right side & interior remodel
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 02/22/2013

Note: The dormers are being approved using section 14-436(b). The first floor footprint is 1390sf. The two dormers are adding 88 sf which is a 6.3% increase in floor area. **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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 w/Conditions **Reviewer:** Tammy Munson **Approval Date:** 03/27/2013

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.
- 2) Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00250	Issue Date:	CBL: 167 E014001
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Location of Construction: 74 ILLSLEY ST	Owner Name: E.C BUILDERS, LLC	Owner Address: 83 ROLLING HILLS DRIVE STANDISH, ME 04084	Phone:
Business Name:	Contractor Name: Estes Custom Building Inc.	Contractor Address: 83 Rolling Hills Drive Standish ME 04084	Phone (207) 671-7405
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R5
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$220.00	Cost of Work: \$20,000.00
Proposed Project Description: Add 14' dormer on left side & 8' dormer on right side & interior remodel		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 09</i>
		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i> Date:	

Permit Taken By: bjs	Date Applied For: 02/06/2013	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>	<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><i>US 307 Section 14-436(b) increase is 6.39%</i></p> <p><i>DK w/ conditions</i> Date: <i>2/22/13</i> <i>AKN</i></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: <i>AKM</i></p>
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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

**DEED OF SALE BY PERSONAL REPRESENTATIVE
(TESTATE)
Maine Statutory Short Form**

KNOW ALL MEN BY THESE PRESENTS, THAT Dennis M. Dodge of Hampton in the State of New Hampshire, duly appointed and acting Personal Representative of the ESTATE OF VINCENT EDMUND LUCARIELLO, also known as VINCENT LUCARIELLO, deceased (testate), as shown by the probate records of Cumberland County, Maine, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to EC BUILDERS, LLC, a Maine limited liability company with a principal place of business in Standish, County of Cumberland, State of Maine, whose mailing address is 85 Rolling Hills Drive, Standish, Maine 04084, the real estate situated in Portland in the County of Cumberland and State of Maine, more particularly bounded and described on Exhibit A attached hereto and incorporated herein by reference.

WITNESS my hand and seal this 30 day of January, 2013.

ESTATE OF VINCENT EDMUND
LUCARIELLO, ALSO KNOWN AS
VINCENT LUCARIELLO,

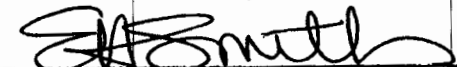

Dennis M. Dodge, Personal Representative

State of New Hampshire
County of Rockingham

January 30, 2013

Before me personally appeared the above-named Dennis M. Dodge, Personal Representative of the Estate of Vincent Edmund Lucariello, also known as Vincent Lucariello, and acknowledged the foregoing to be his free act and deed in his said capacity.

Before me,


Notary Public

ERIN A. SMITH, Notary Public
My Commission Expires September 9, 2014

Please type or print name

My commission expires: _____

RECEIVED

FEB 22 2013

Dept. of Building Inspections
City of Portland Maine

**EXHIBIT A
(DEED)**

PARCEL ONE: A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Illsley Street in the City of Portland, County of Cumberland and State of Maine, being Lot No. 86 as shown on Plan of Land of L. W. Dyer, recorded in the Cumberland County Registry of Deeds in Plan Book 7, Page 2, to which plan reference is hereby made for a more particular description.

Reference is made to a deed from Michael A. Lucariello and Joseph A. Lucariello to Vincent Lucariello dated March 23, 1972 recorded in said Registry of Deeds in Book 3217, Page 78.

PARCEL TWO: A certain lot or parcel of land situated on the southerly side of Illsley Street in said City of Portland, and being the Easterly half of Lot No. 87 as shown on Plan of Land of L. W. Dyer recorded in said Registry of Deeds in Plan Book 7, Page 2. Said premises have a frontage of Twenty-five (25) feet on Illsley Street and extend southerly One Hundred Seventy-five (175) feet, all as shown on said Plan.

Reference is made to a deed from Michael A. Lucariello and Joseph A. Lucariello to Vincent Lucariello dated August 17, 1972 recorded in said Registry of Deeds in Book 3288, Page 60.

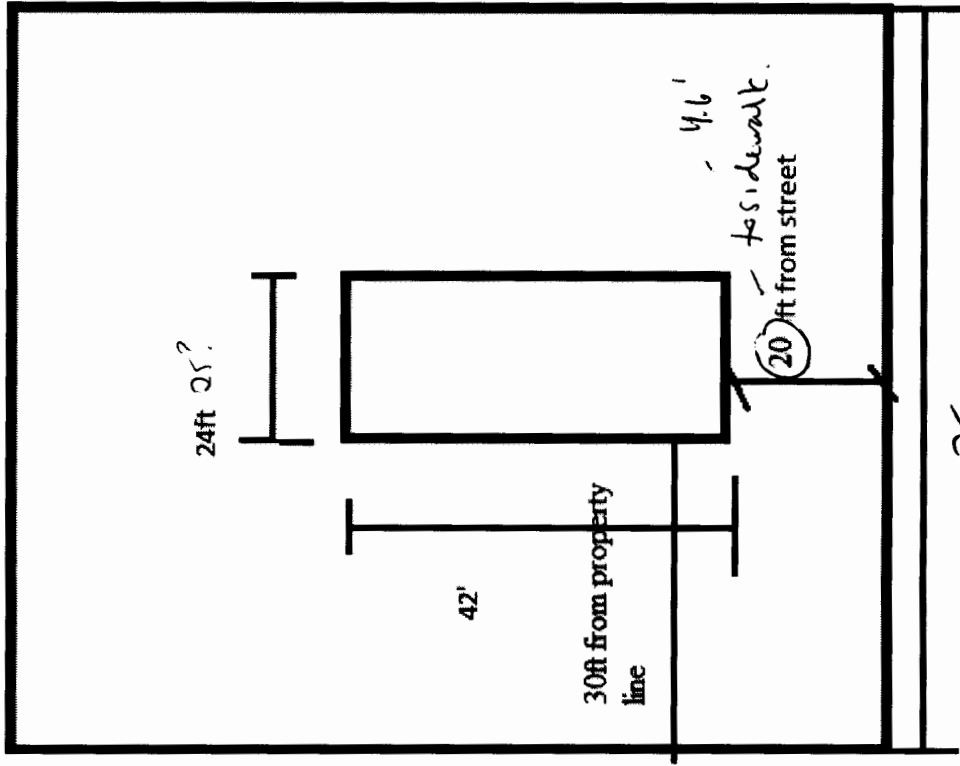
Further reference is made to the Estate of Vincent Edmund Lucariello who died on August 2, 2012 and whose Estate is duly probated in Cumberland County Probate Court, Docket No. 2012-1301.

RECEIVED

FEB 22 2013

Dept. of Building Inspections
City of Portland Maine

Plot plan



74 Illsley st portland
parcel id 167 E014001

lotsize - 13,125

see GIS - average front yard is 18'
not meeting it

Section 14-436(6)

$$\begin{aligned} \text{dormer } 14 \times \frac{4}{12} &= 56 \text{ ft} \\ 8 \times \frac{4}{12} &= 32 \text{ ft} \\ \hline &= 94 \text{ ft} \end{aligned}$$

15ft for footprint - 1390 ft

$$\frac{84}{1390} = 6.3\%$$

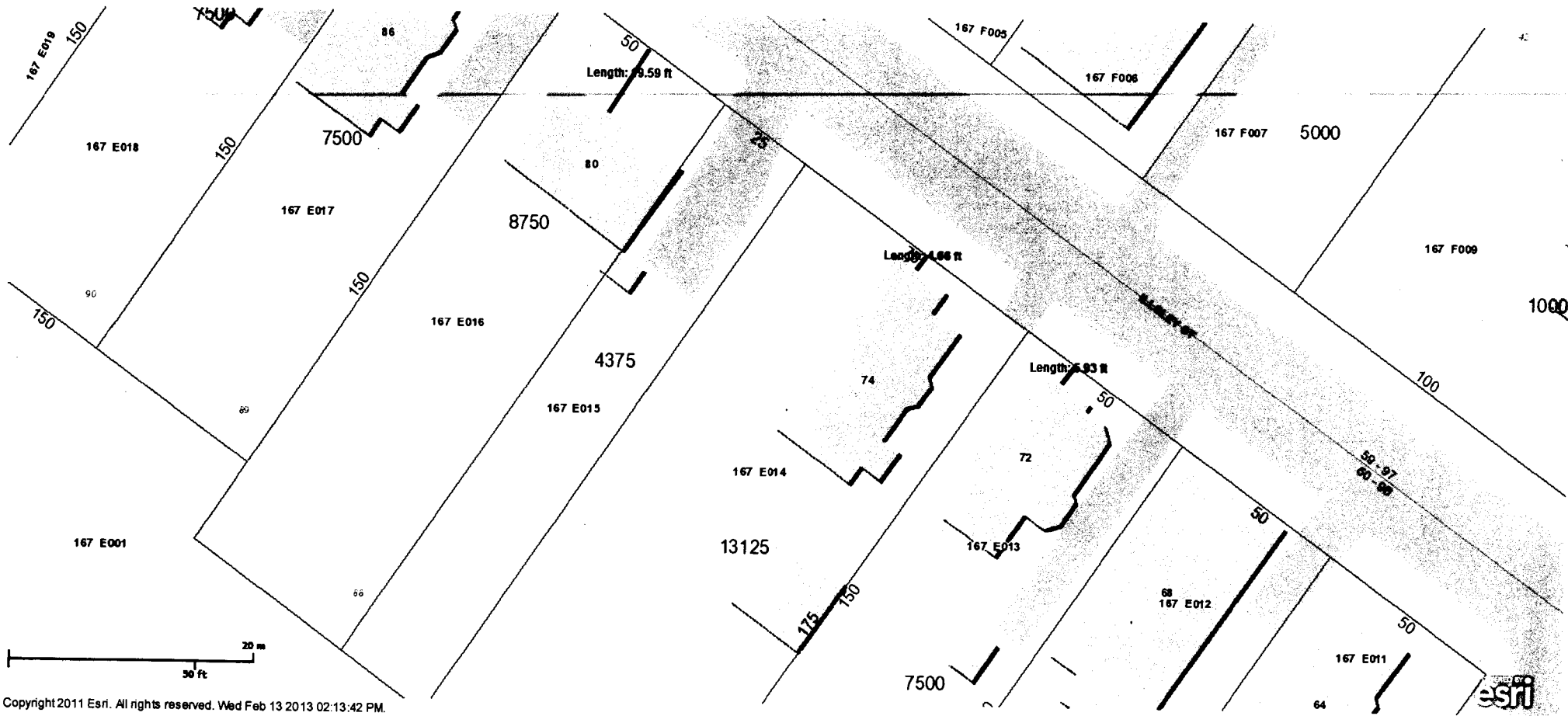
82% allowed

100ft of road frontage

Case share 75'

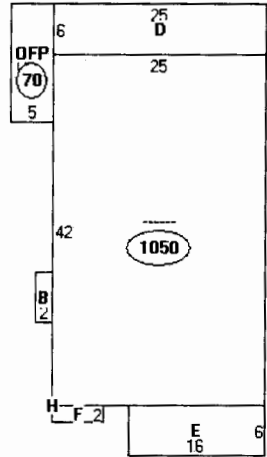
175'
~~120'~~

74 Illsley St.



19
+ 7

26 13' average.



Descriptor/Area	
A: -----	1050 sqft
B: FBAY/B	12 sqft
C: OFP	70 sqft
D: OFP	150 sqft
E: OFP	96 sqft
F: FBAY/B	12 sqft
G: RGJ	180 sqft
H: RSJ	18 sqft

= 1390

1st floor footprint = 1390

Scope of work :

Demolition: Demo 14ft roofing left side roof 2ft from the end

On the right side of home demo 8ft section of the roof 16ft in from the end

All remain sections not being demo should be braced with temp walls till new sections are erected

New framing exterior

the right side shed dormer will have a 6ft high framed 2x6 wall with 2x10 rafters all framing will be 16 on center the window headers will be triple 2x8

the left side we will reframe wall with with 2x6 7.5 ft tall it will be 8ft wall studs with 2x8 rafters the window headers will be triple 2x8

New framing interior: all interior walls will be framed with 2x4 kd 16 on center

Door schedule

- Door 1 2'8" 6'8" hollow core Masonite
- Door 2 2'8" 6'8" hollow core pocket door
- Door 3 2'0" 6'8" hollow core Masonite door

Window Schedule

- Window A existing Anderson window to be left as is
- Window B Alside double hung new construction white vinyl window no grids primed white extension jambs
- Window C 60x40 Alside egress slider new construction white vinyl no grids primed white extension jambs
- Window D 40x60 Alside double hung window new construction white vinyl no grids primed white extension jambs this window is to go in to existing opening

Layout of interior partitions

- All layout and door placement of interior partitions are to verified in field.

Framing material

- Any interior framing will be kiln dried spruce
- All wall and roof framing will be 16 on center
- All sheathing is to 7/16 on the walls and 5/8 on the roof they will be osb plywood

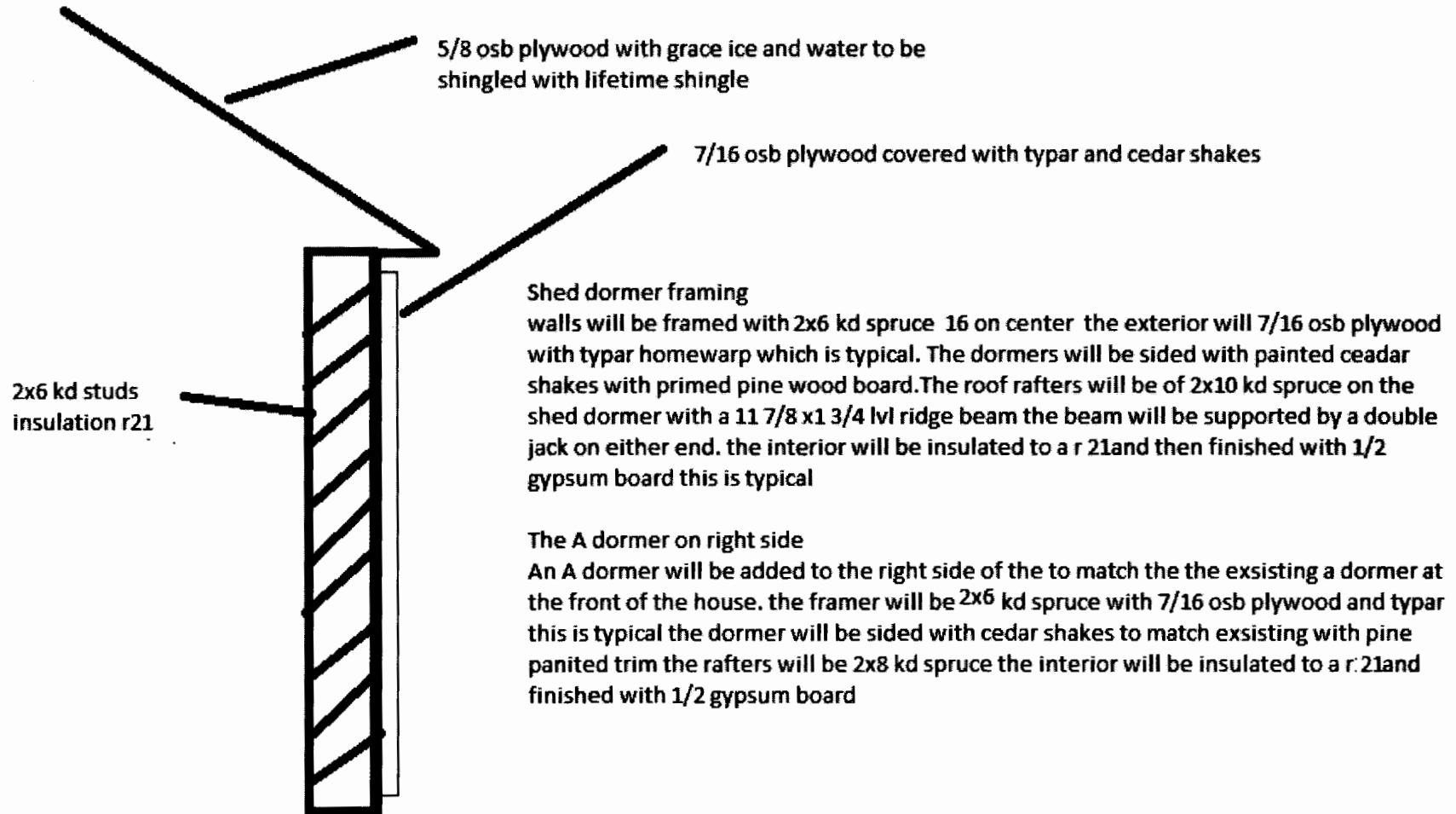
- Fastening of sheathing and siding will be to manufactures specifications
- All windows headers will be double 2x8

Insulation and Drywall

- On the wall will be r21 on exterior walls
- Rafters existing will be r30 with propervents running behind insulation to provide ventilation
- New rafters will be insulated with r30
- Knee wall will be insulated with r21
- All walls will get finished with ½ drywall wall and will be finished to manufacture specs.

Roofing

- All roofs will get 6ft of ice and water shield
- The 3 pitch dormer will get complete ice and water shield
- The entire roof will get stripped and re-roof with CertainTeed architectural shingles



5/8 osb plywood with grace ice and water to be shingled with lifetime shingle

7/16 osb plywood covered with typar and cedar shakes

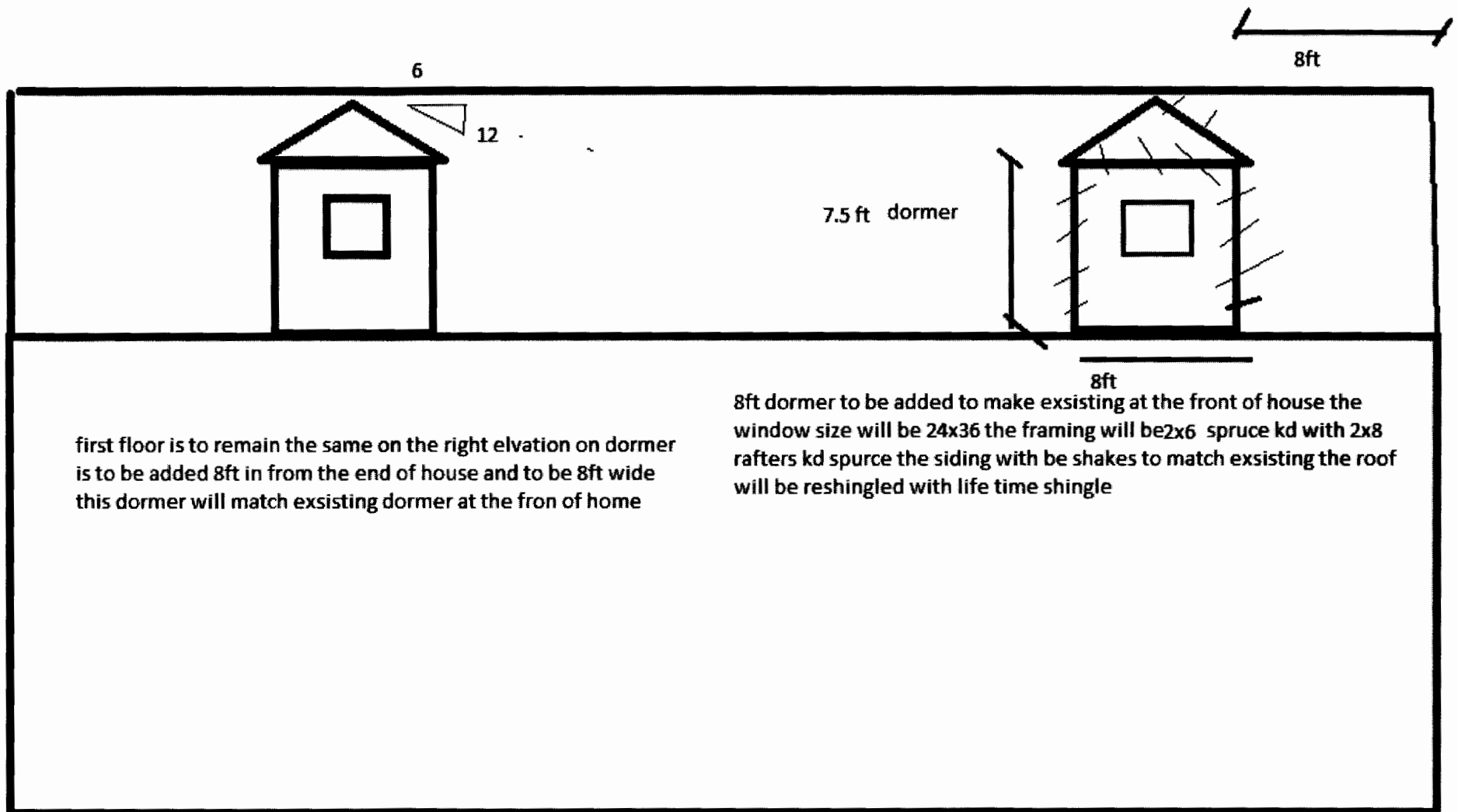
2x6 kd studs
insulation r21

Shed dormer framing

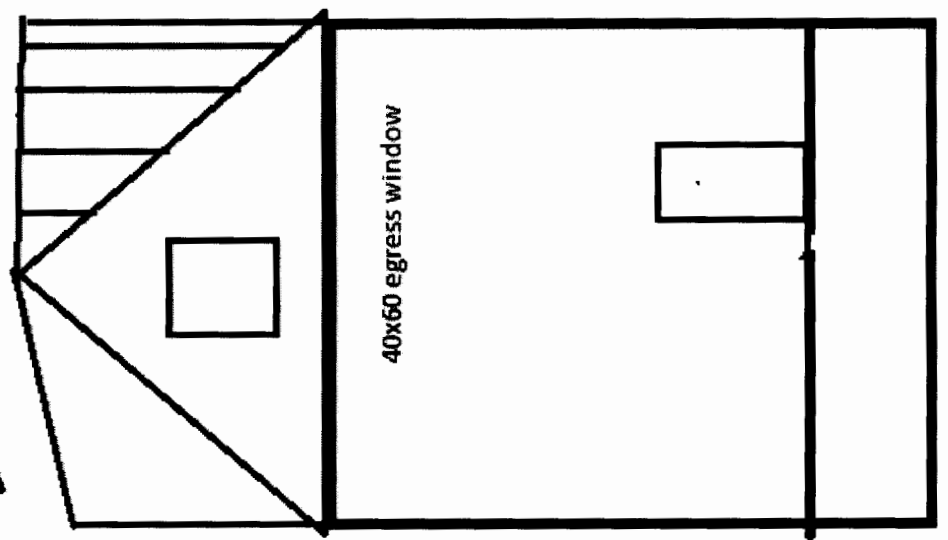
walls will be framed with 2x6 kd spruce 16 on center the exterior will 7/16 osb plywood with typar homewarp which is typical. The dormers will be sided with painted cedar shakes with primed pine wood board. The roof rafters will be of 2x10 kd spruce on the shed dormer with a 11 7/8 x 1 3/4 lvl ridge beam the beam will be supported by a double jack on either end. the interior will be insulated to a r 21 and then finished with 1/2 gypsum board this is typical

The A dormer on right side

An A dormer will be added to the right side of the to match the the existing a dormer at the front of the house. the framer will be 2x6 kd spruce with 7/16 osb plywood and typar this is typical the dormer will be sided with cedar shakes to match existing with pine panited trim the rafters will be 2x8 kd spruce the interior will be insulated to a r.21 and finished with 1/2 gypsum board

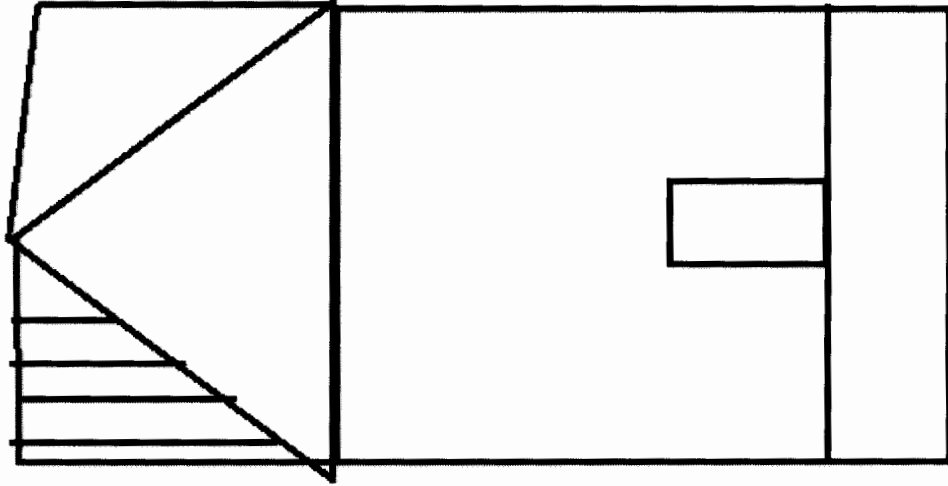


12
3



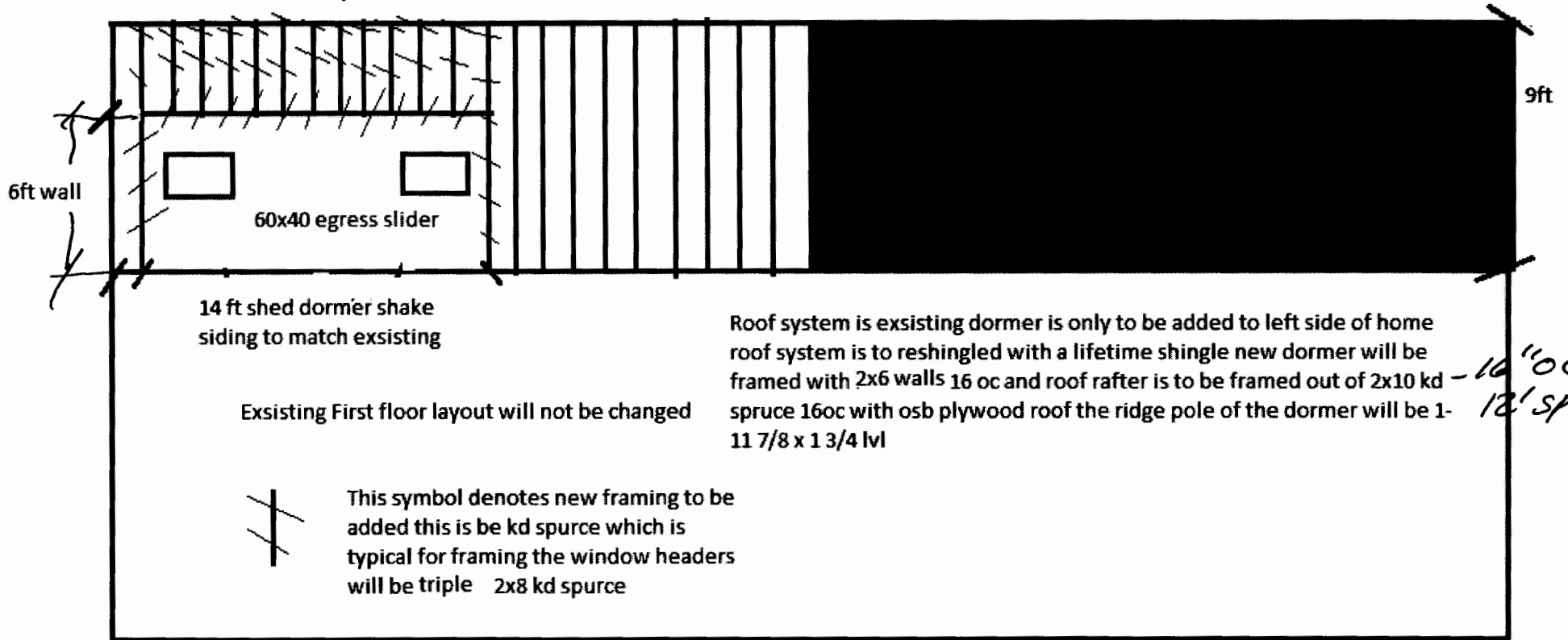
front

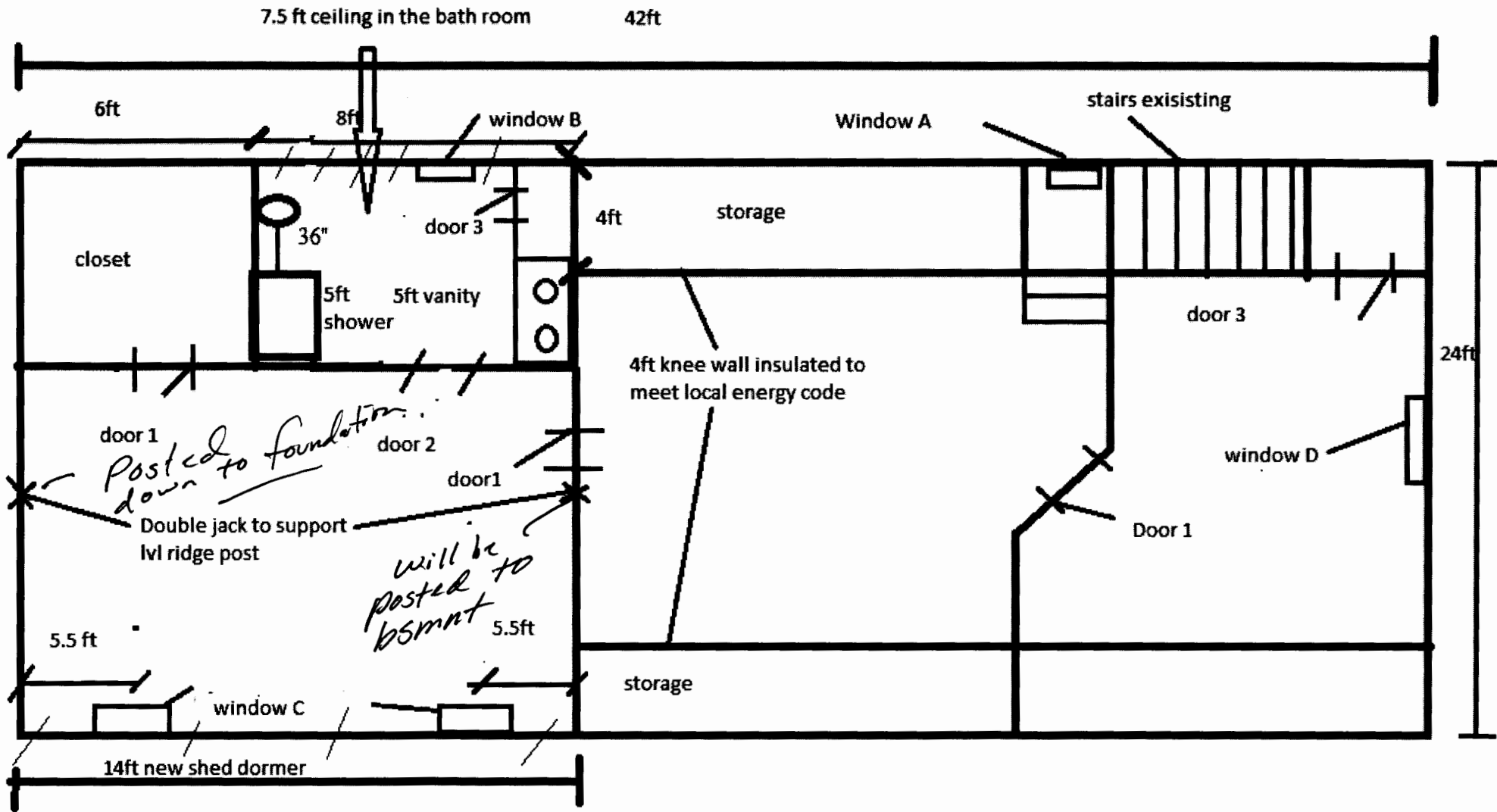
rear



*2nd floor
was finished +
was habitable space.*

roof will be insulated with r30
with propervent





2nd floor