

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DIVISION

PERMIT

Permit Number: 090156

This is to certify that MILLER JOHN A & A PATRICK A MILLER & DeSanctis Construction  
has permission to Enlarge master bathroom into existing laundry room move washer/dryer to basement

AT 273 LUDLOW ST CL 179 B003001 2-7-2009

provided that the person or persons, firm or corporation accounting 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 written permission procured before this building or part thereof is lathed or otherwise enclosed-in. 24 HOURS 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 \_\_\_\_\_  
Department Name

2/27/09 *Chita M*  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

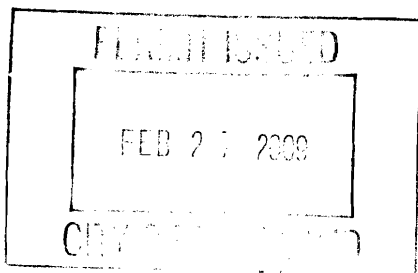
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0156	Issue Date: 02/27/2009	CBL: 179 B003001
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Location of Construction: 273 LUDLOW ST	Owner Name: MILLER JOHN A & A PATRICIA	Owner Address: 273 LUDLOW ST	Phone:
Business Name:	Contractor Name: DeSanctis Construction / Derek	Contractor Address: 15 Cullen Road Stoneham	Phone: 2079282030
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family Home	Proposed Use: Single Family Home - Enlarge master bathroom into existing laundry room, move washer, dryer to basement	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 5
Proposed Project Description: Enlarge master bathroom into existing laundry room, move washer, dryer to basement		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003 Signature: <i>Chp 1 R</i>	
		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: Ldobson	Date Applied For: 02/27/2009	<b>Zoning Approval</b>		
<ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building permits do not include plumbing, septic or electrical work.</li><li>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..</li></ol>		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: 2/27/09	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: 2/27/09 <i>Chp 1 R</i>
		<i>Int. only no opinion GIK</i>		

**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

## BUILDING PERMIT INSPECTION PROCEDURES

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

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.

  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

  X   Final inspection required at completion of work.

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.

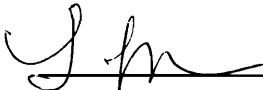
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**



Signature of Applicant/Designee

Date



Signature of Inspections Official

Date

2.27.09

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 09-0156	<b>Date Applied For:</b> 02/27/2009	<b>CBL:</b> 179 B003001
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<b>Location of Construction:</b> 273 LUDLOW ST	<b>Owner Name:</b> MILLER JOHN A & A PATRICIA	<b>Owner Address:</b> 273 LUDLOW ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> DeSanctis Construction / Derek	<b>Contractor Address:</b> 15 Cullen Road Stoneham	<b>Phone</b> (207) 928-2030
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Enlarge master bathroom into existing laundry room, move washer, dryer to basement	<b>Proposed Project Description:</b> Enlarge master bathroom into existing laundry room, move washer, dryer to basement
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 02/27/2009
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 02/27/2009
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			



# General 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>273 Ludlow St.</u>			
Total Square Footage of Proposed Structure/Area <u>103 ft<sup>2</sup></u>		Square Footage of Lot <del>6575</del> <u>6608 ft<sup>2</sup></u>	
Tax Assessor's Chart, Block & Lot Chart# <u>179</u> Block# <u>B</u> Lot# <u>3</u>		Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>John + Pat Miller</u> Address <u>448 Arbor Creek Dr.</u> City, State & Zip <u>Eureless, TX 76039</u>	
Telephone: <u>1-817-798-0451</u>			
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name <u>John + Pat Miller</u> Address <u>273 Ludlow St.</u> City, State & Zip <u>Portland ME 04102</u>	
		Cost Of Work: \$ <u>10,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>120</u>	
Current legal use (i.e. single family) <u>Single family Residence</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single family Residence</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Enlarge Master Bathroom into Existing laundry room move washer + dryer to basement</u>			
Contractor's name: <u>Derek DeSanctis (DeSanctis Construction)</u> Address: <u>15 Cullen Rd.</u> City, State & Zip <u>Stoneham, ME 04231</u> Telephone: <u>928-2030</u> Who should we contact when the permit is ready: <u>Derek DeSanctis</u> Telephone: <u>928-2030</u> Mailing address: <u>15 Cullen Rd. Stoneham, ME 04231</u> <u>754-9990</u>			

**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](http://www.portlandmaine.gov), or stop by the Inspections Division 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: Derek DeSanctis Date: Feb. 25, 2009

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



# Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

**The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.**

## **One (1) complete set of construction drawings must include:**

- ☒ Cross sections w/framing details
- ☒ Floor plans and elevations existing & proposed
- ☒ Detail removal of all partitions & any new structural beams
- ☒ Detail any new walls or permanent partitions
- ☐ Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- ☐ Window and door schedules
- ☐ Foundation plans w/required drainage and damp proofing (if applicable)
- ☐ Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- ☐ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- ☐ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- ☐ Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- ☐ Proof of ownership is required if it is inconsistent with the assessors records

**Separate permits are required for internal & external plumbing, HVAC, and electrical installations.**

**If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:**

- ☐ The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- ☐ Location and dimensions of parking areas and driveways
- ☐ A change of use may require a site plan exemption application to be filed.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost  
This is not a Permit; you may not commence any work until the Permit is issued.**



# Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

**This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.**

## Eligible Projects

**Please submit a complete application with the required plans**

- ☒ Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- ☐ Repairs to existing decks, porches and stairs that meet current zoning setbacks
- ☐ Adding or replacing windows and doors (not to include bay windows)
- ☐ Sheds less than 100 sq. ft.
- ☐ One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- ☐ Chimney installation (NFPA 211 disclosure statement required)
- ☐ Propane tanks
- ☐ Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- ☐ Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

Inspections are still required per City Code of Ordinance.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

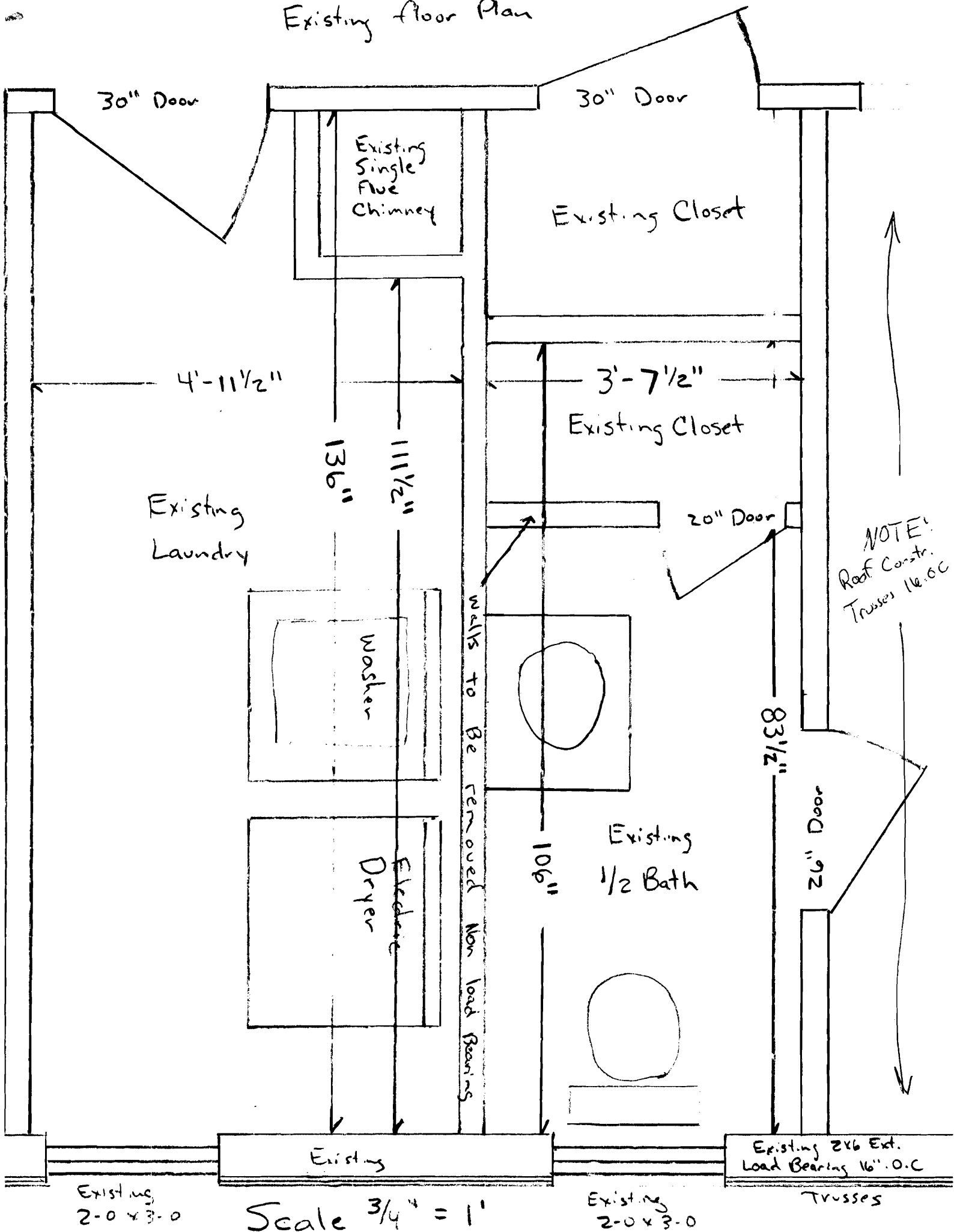
I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant:

Date: Feb. 25, 2009

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

# Existing floor Plan





# Proposed floor Plan

30" Door  
Changed direction

Frame-in door opening

Existing

Existing  
Single  
flue  
Chimney

Existing

43 1/2"

Existing

New 2x3 wall

Existing

Frame door opening  
in existing wall  
36" Bifold

5'-0" x  
32" whirlpool  
Tub + Shower

New 2x6 wall

Existing

107 1/2"

11 1/2"

106"

136"

Proposed  
Master  
Bathroom

30" Pocket

48"  
Vanity

Existing

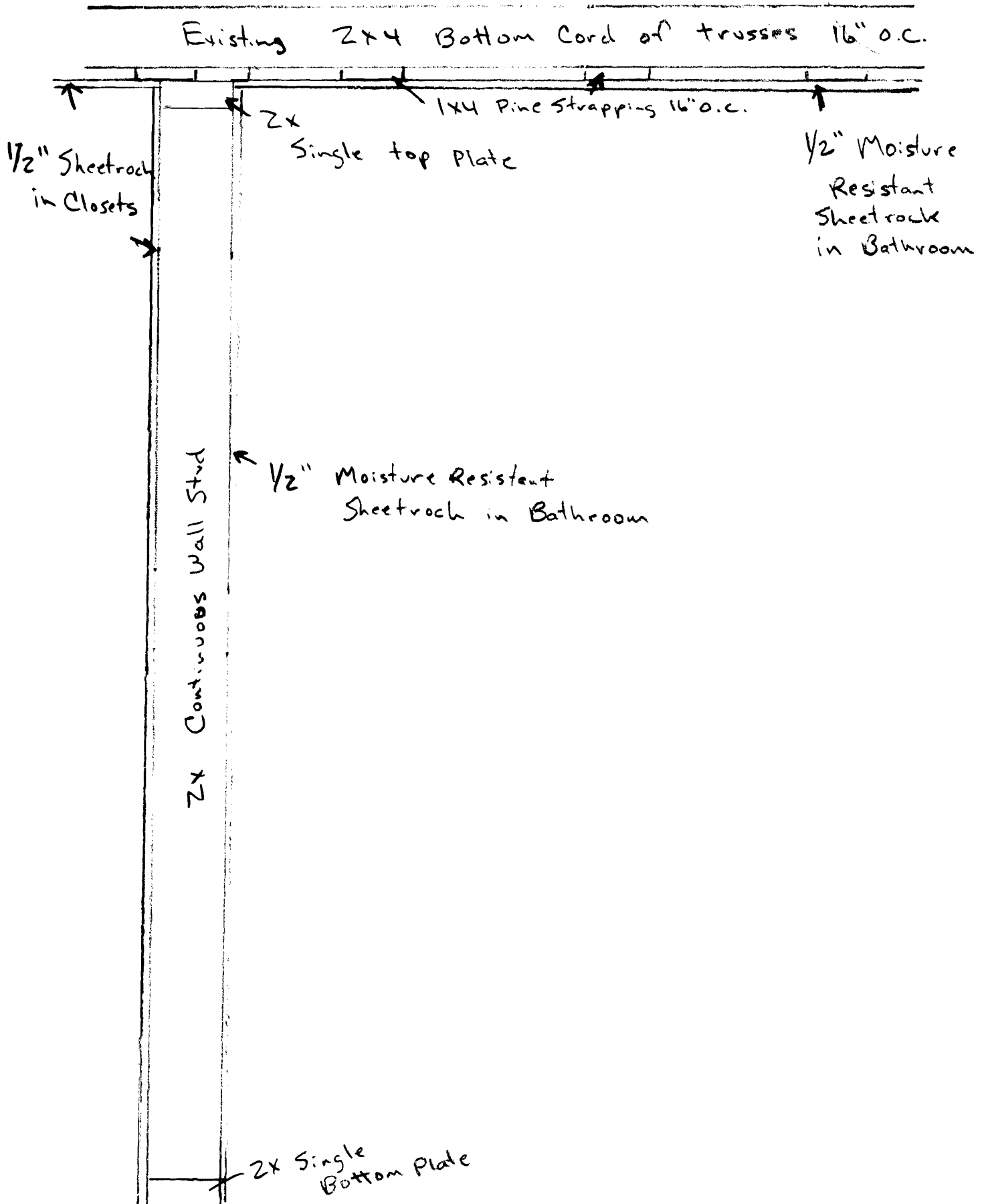
Existing 2x6 Ext. Wall

Existing Load Bearing  
Trusses 16" o.c.

Existing  
2-0 x 3-0'

Scale 3/4" = 1' Existing  
2-0 x 3-0'

Existing Double layered R-19 Attic Insulation



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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	179 B003001
<b>Location</b>	273 LUDLOW ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	MILLER JOHN A & A PATRICIA MILLER JTS 273 LUDLOW ST PORTLAND ME 04102
<b>Book/Page</b>	26515/237
<b>Legal</b>	179-B-3-4 HAMBLET AVE 2-6 LUDLOW ST 273-279 6608 SF

## Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$62,000	\$114,700	\$176,700

## Property Information

<b>Year Built</b> 1987	<b>Style</b> Ranch	<b>Story Height</b> 1	<b>Sq. Ft.</b> 1248	<b>Total Acres</b> 0.152	
<b>Bedrooms</b> 2	<b>Full Baths</b> 1	<b>Half Baths</b> 1	<b>Total Rooms</b> 5	<b>Attic</b> None	<b>Basement</b> Full

## Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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## Sales Information

<b>Date</b> 03/01/2003	<b>Type</b> LAND + BLDING	<b>Price</b>	<b>Book/Page</b> 19091-127
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## Picture and Sketch

<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
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[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!**

# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date 2-27-2009Permit # 2009 4113CBL# 179-B-3LOCATION: 273 Ludlow St

METER MAKE &amp; # \_\_\_\_\_

CMP ACCOUNT # \_\_\_\_\_

OWNER John + Pat MillerTENANT John + Pat MillerPHONE # 1-817-798-0451

## TOTAL EACH FEE

OUTLETS	5	Receptacles	5	Switches		Smoke Detector	.20
FIXTURES	5	Incandescent	2	Fluorescent		Strips	.20
SERVICES		Overhead		Underground		TTL AMPS <800	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
							25.00
METERS		(number of)					1.00
MOTORS		(number of)					2.00
RESID/COM		Electric units					1.00
HEATING		oil/gas units		Interior		Exterior	5.00
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00
		Insta-Hot		Water heaters		Fans	2.00
	1	Dryers		Disposals		Dishwasher	2.00
		Compactors		Spa		Washing Machine	2.00
		Others (denote)					2.00
MISC. (number of)		Air Cond/win					3.00
		Air Cond/cent				Pools	10.00
		HVAC		EMS		Thermostat	5.00
		Signs					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
		Circus/Carnv					25.00
		Alterations					5.00
		Fire Repairs					15.00
		E Lights					1.00
		E Generators					20.00
PANELS		Service		Remote		Main	4.00
TRANSFORMER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
						TOTAL AMOUNT DUE	
						MINIMUM FEE	45.00

CONTRACTORS NAME Mark LevesqueMASTER LIC. # M560016621ADDRESS Litchfield Maine

LIMITED LIC. # \_\_\_\_\_

TELEPHONE 375-8348

SIGNATURE OF CONTRACTOR

White Copy - Office

• Yellow Copy - Applicant

# PLUMBING APPLICATION

Department of Health and Human Services  
Division of Environmental Health

## PROPERTY ADDRESS

Town or Plantation	Portland ME.
Street	273 Ludlow St.
Subdivision Lot #	

## PROPERTY OWNERS NAME

Last	Miller	First	John + Pat
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Applicant Name	Mike Kane
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Mailing Address of Owner/Applicant (if Different)	Linden Ln. Gray ME
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## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

*[Signature]*

Signature of Owner/Applicant

2-27-09

Date

## PORTLAND

Date Permit Issued: 2/27/09  
*[Signature]*  
Local Plumbing Inspector Signature

## PERMIT # 10896 TOWN COPY

\$ 1136 FEE Charged ☐ If Double Fee Charged  
L.P.I. # 101611

179-B-3

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

### This Application is for

- ☐ NEW PLUMBING
- ☒ RELOCATED PLUMBING

### Type of Structure To Be Served:

- ☐ SINGLE FAMILY DWELLING
- ☐ MODULAR OR MOBILE HOME
- ☐ MULTIPLE FAMILY DWELLING
- ☐ OTHER - SPECIFY \_\_\_\_\_

### Plumbing To Be Installed By:

- ☒ MASTER PLUMBER
- ☐ OIL BURNERMAN
- ☐ MFG'D. HOUSING DEALER/MECHANIC
- ☐ PUBLIC UTILITY EMPLOYEE
- ☐ PROPERTY OWNER

LICENSE # 12641

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
<b>OR</b> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  HOOK-UP: to an existing subsurface wastewater disposal system.  PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Hosebibb / Silcock	1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain		Wash Basin
		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator		Dish Washer
		Roof Drain	2009	Garbage Disposal
		Bidet	1	Laundry Tub
		Other: _____		Water Heater
<b>OR</b> TRANSFER FEE [\$6.00]		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
				<b>Total Fixtures</b>
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				<b>Permit Fee (Total)</b>

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

36  
10  
46