

Location of Construction: 303 Ludlow St		Owner: Stephen R Clifford		Phone: 774-33124		Permit No: 970574	
Owner Address: 303 Ludlow St - Portland ME 04101		Lessee/Buyer's Name: (for Evangeline Tarroche)		Phone:		Business Name:	
Contractor Name: owner		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN 10 1997 CITY OF PORTLAND </div>	
Past Use: 1-fam dwlg		Proposed Use: 1-fam w garage		COST OF WORK: \$ 20,000 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$ 120 INSPECTION: Use Group: Type: Signature:	
Proposed Project Description: construct garage w 2 bedrooms above				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:			
Permit Taken By: L Chase		Date Applied For: 5/3/97					

Zone: CBL: 179-B-49

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

**PERMIT ISSUED
WITH REQUIREMENTS**

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

SIGNATURE OF APPLICANT		ADDRESS:		DATE:		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:			

CEO DISTRICT

4

COMMENTS

6-20-97 Newlet.

8-13-97 Owners have adjusted width of home to 23'-0" to accommodate the coming setbacks. The contractor has poured a 16" footing 4" down, the wall to be 8". Have doubled 3ea pos. rebar into each corner joint w/ existing foundation. Have added rebar to the footing in lieu of a keyway. Ok to pour walls. Ordered 3,000 lb. 3/4" mix from Blue Rock. Anchor bolts for top of wall provided.

11-4-97 Framing inspection. Need to do wiring, have it inspected then ok to insulate.

4/27/98 Construction completed.

Inspection Record

Type	Date
Foundation:	_____
Framing: NOV 4 '97	_____
Plumbing:	_____
Final:	_____
Other:	_____

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

Location of Construction: 303 Ludlow St		Owner: Stephen R Clifford		Phone: 774-3312 ←		Permit No: 970574	
Owner Address: 303 Ludlow St- Ptld ME 04102		Lessee/Buyer's Name: (for Evangeline DeRoche)		Phone:		Business Name: <i>call for pick-up</i>	
Contractor Name: owner		Address: 179-B-049		Phone:		<div style="border: 1px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUN 10 1997 CITY OF PORTLAND </div>	
Past Use: 1-fam dwlg		Proposed Use: 1-fam w garage		COST OF WORK: \$ 20,000 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT FEE: \$ 120 INSPECTION: Use Group: Type:	
Proposed Project Description: construct garage w 2 bdrms above		Signature:		Signature:		Zone: <i>R-3</i> CBL: <i>179-13 049</i> Zoning Approval: <i>OK with conditions 6/9/97</i> 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"/>	
Permit Taken By: L Chase		Date Applied For: 6/3/97		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____	

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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

PERMIT ISSUED WITH REQUIREMENTS

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

Camille E. Clifford 303 Ludlow St Ptld 6.3.97 774-3312
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

Action:

Approved
 Approved with Conditions
 Denied

Date: 6/4/97

DA

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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

CEO DISTRICT 4
A. Powers

LAND USE - ZONING REPORT

ADDRESS: 303 Ludlow St DATE: 6/9/97

REASON FOR PERMIT: New garage with bedrooms Above

BUILDING OWNER: Stephen & Camille Clifford C-B-L: 179-B-49

PERMIT APPLICANT: owners

APPROVED: with conditions DENIED: _____
#5

CONDITION(S) OF APPROVAL

Proposed
23K26

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. 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 garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. 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.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition As per our phone conversation on 6/9/97

3/1 BKOCK
3000

The side lot line shall be changed from 10' to a 14' side setback in order to meet the Ordinance

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Applicant: Camille Clifford
Address: 303 Ludlow St

Date: 6/9/97
C-B-L: 179-B-49

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1962

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New garage with bedrooms above

Sewage Disposal - City

Lot Street Frontage -

Front Yard - 25' req - 38' shown

Rear Yard - 25' req - 40' shown

Side Yard - 14' req - 10' shown → 6/9/97 spoke to owner & they will amend to 14' to meet the code

Projections -

Width of Lot -

Height - 2 story

Lot Area -

Lot Coverage/ Impervious Surface - 25% or 2294.25^{sq} MAX

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

OK

6 x 12	=	72
12 x 16	=	192
25 x 32	=	800
<hr/>		
27 x 23	=	621
<hr/>		
		1685 ^{sq}

BUILDING PERMIT REPORT

DATE: 9 June 97 ADDRESS: 303 Ludlow ST
REASON FOR PERMIT: To Construct garage with 2 bedrooms above
BUILDING OWNER: Stephen R. Clifford
CONTRACTOR: owner
PERMIT APPLICANT: ↑ APPROVAL: X 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 ~~DENIED~~

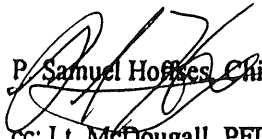
CONDITION(S) OF APPROVAL

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. (A 24 hour notice is required prior to inspection)
 3. Precaution must be taken to protect concrete from freezing.
 4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
 5. 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
 7. Guardrail & 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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
 8. Headroom in habitable space is a minimum of 7'6".
 9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
 10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 11. 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
 12. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
 13. 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.
 14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

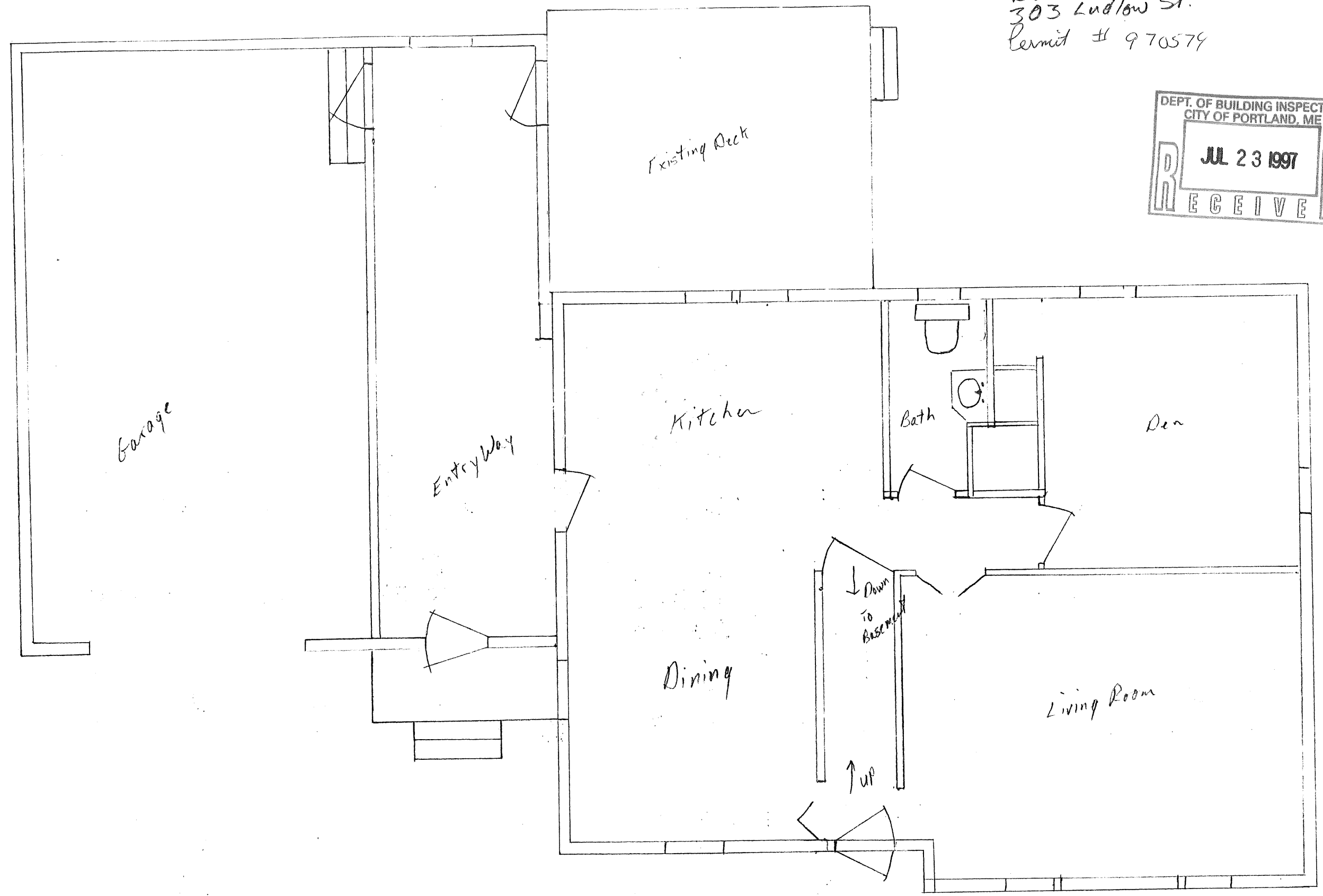
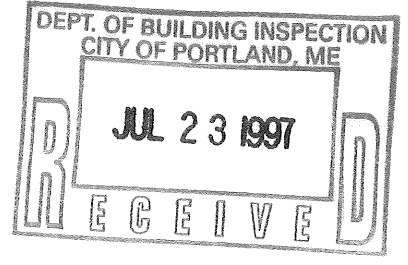
16. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.

x26. Please read and implement attached Land Use requirements Zoning Report.

x27. Your plans does NOT show any structural. A complete set of structural plans must be submitted and approved by this office before work begins.


P. Samuel Hoffes, Chief of Code Enforcement
cc: Lt. McDougall, PFD
Marge Schmuckal

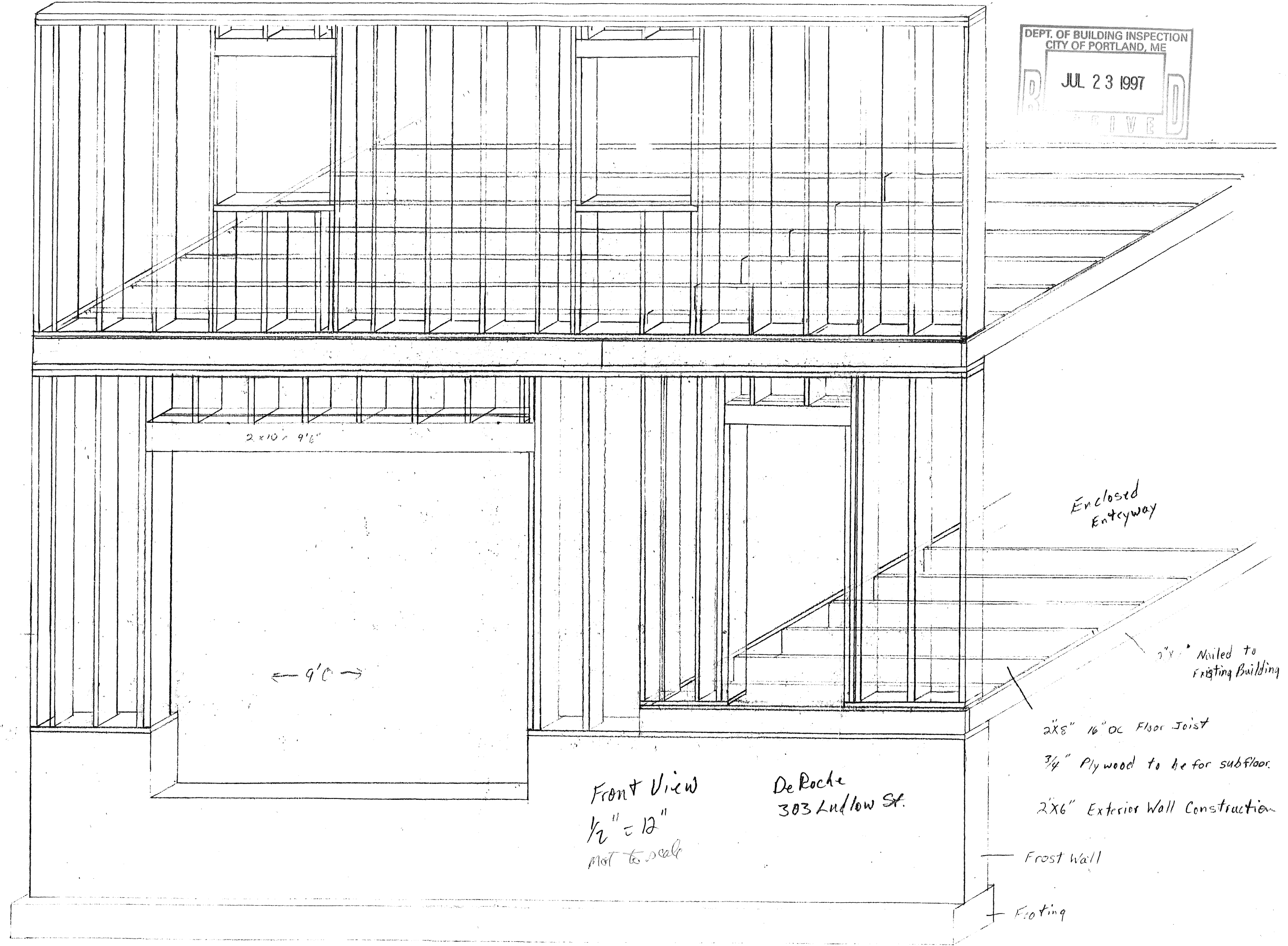
First Floor Plan
1/4" = 12" not to scale
DeRoche
303 Ludlow St.
Permit # 970579



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL 23 1997
RECEIVED

Permit #
976574

1/2" COX
Exterior Sheathing



2x10 9'6"

← 9'0 →

Enclosed
Entryway

2x4" Nailed to
Existing Building

2x8" 16" OC Floor Joist

3/4" Plywood to be for subfloor.

2x6" Exterior Wall Construction

Frost Wall

Footing

Front View
1/2" = 12"
not to scale

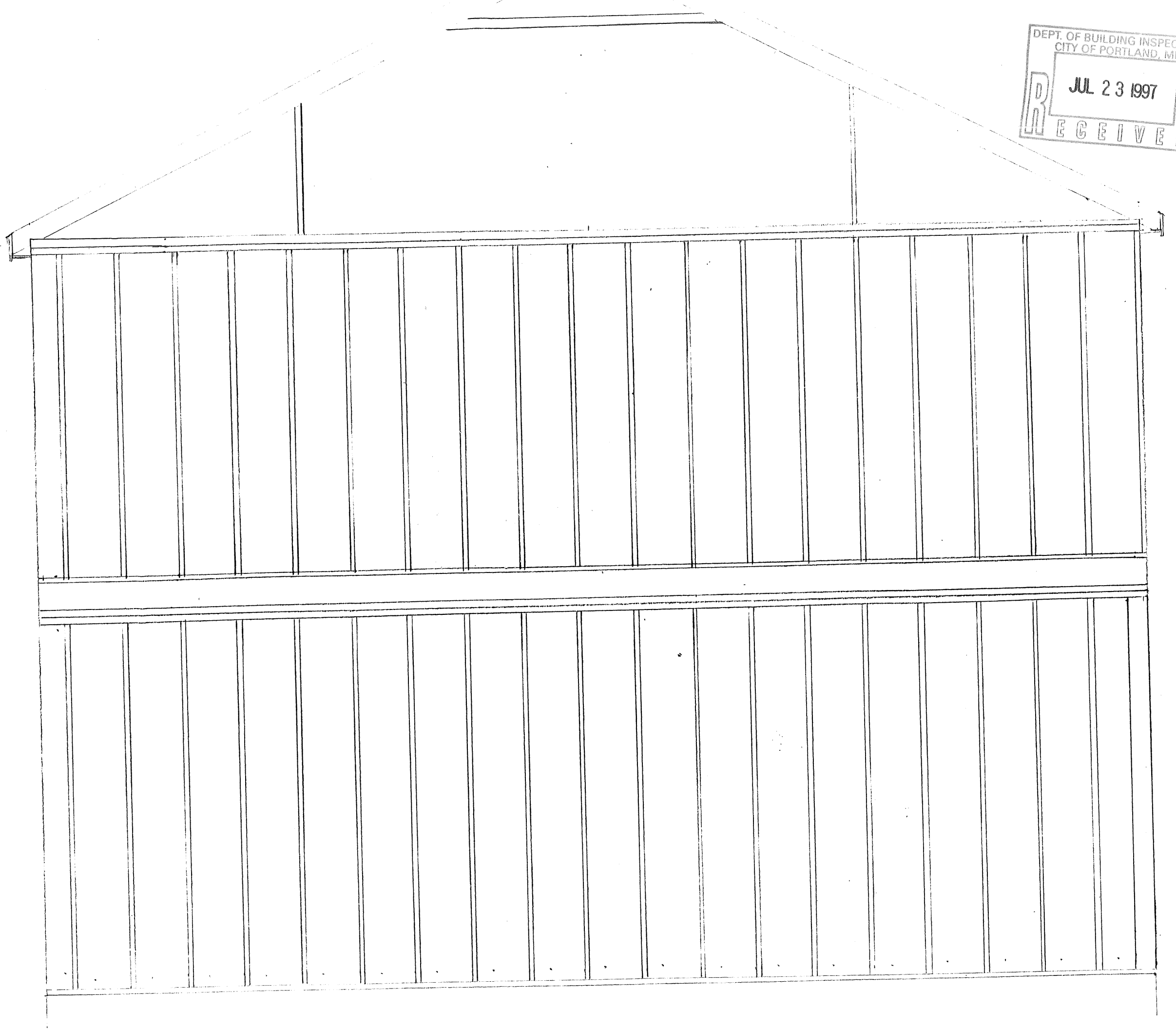
De Roche
303 Ludlow St.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL 23 1997
RECEIVED

Permit #
970579

Side View
 $\frac{1}{2}'' = 12''$
NOT TO SCALE

Deroche
303 Ludlow St.



Back Side

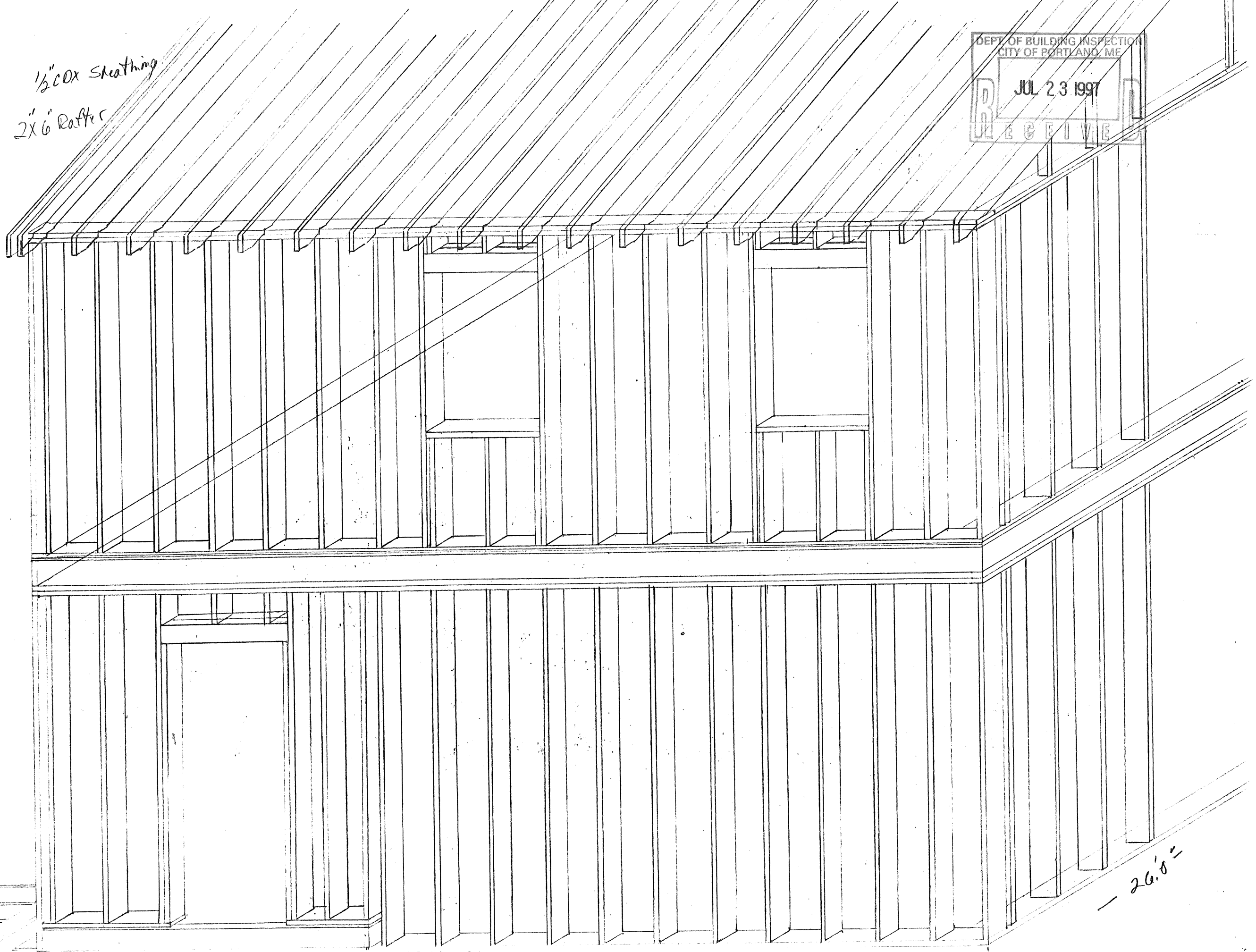
1/2" = 1 foot not to scale

DeRoche
303 Ludlow St.

Permit #
970574

1/2" CDX Sheathing
2x6 Rafter

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL 23 1997
RECEIVED



Existing Deck

— 23'0"

— 26'0"

Permit #
970574

Second Floor Plan
1/4" = 12" not to scale

