

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

Permit No: 02-0059 Issue Date: JAN 30 2002 CBL: 217 A002001

Location of Construction: 1915 Congress St Owner Name: Paul Dubois Owner Address: 1915 Congress St Phone: 207-878-7934

Business Name: Contractor Name: no contractor/self Contractor Address: n/a n/a Phone:

Lessee/Buyer's Name: Phone: Permit Type: Alterations - Dwellings Zone: RZ

Past Use: single family home Proposed Use: single family home w/ 2nd floor expansion Permit Fee: \$156.00 Cost of Work: \$18,500.00 CEO District: 3

FIRE DEPT: Approved Denied INSPECTION: Use Group: R3 Type: SB BOCA 99

Proposed Project Description: remove rotted flat roof- replace and expand second floor Signature: Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved Approved w/Conditions Denied

Signature: Date: toteman 1 family

Permit Taken By: tmm Date Applied For: 01/23/2002 Zoning Approval

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..	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"/>	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	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: 1/29/02	Date:	Date:

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

Application ID Number: 2-0059

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 1915 Congress St

Approval Date: 01/29/2002

Given By Date: 01/22/2002

OK to Issue Permit

Name: Marge Schmuckal

Date: 01/29/2002

Date 2:

Conditions Section

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Create Date: 01/23/2002

By: tmm

Update Date: 01/29/2002

By: mes

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.

BSW Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

N/A Footing/Building Location Inspection: Prior to pouring concrete

N/A Re-Bar Schedule Inspection: Prior to pouring concrete

N/A Foundation Inspection: Prior to placing ANY backfill

BSW Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

BSW 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

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

N/A CERIFICATE OF OCCUPANICES MUST BE ISSUED AN PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

1/30/02
Date

[Signature]
Signature of Inspections Official

1/30/02
Date

CBL: 217-A-2 Building Permit #: 02-0059

existing 1st floor

$$17 \times 22 \text{ (front)} = 374$$

$$18 \times 29 \text{ (rear)} = 522$$

$$(4 \times 4) \times 3 \text{ entry porches} = 48$$

$$944 \div 2$$

50' ^{Abused} 472

Applicant: Paul Dubois

Date: 1/22/02

Address: 1915 Congress

C-B-I: 217-A-2

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1930

Zone Location - R-2

Interior or corner lot - Interior

Proposed Use/Work -

Sevage Disposal - Public Water

Lot Street Frontage -

Front Yard - 25' Req.

Rear Yard - 25' Req.

Side Yard - 12' Req.

Projections -

Width of Lot - 80' Req.

Height - Max 35'

Lot Area - 8450 SF.

Lot Coverage/ Impervious Surface - 20%

Area per Family -

Off-street Parking -

Loading Bays -

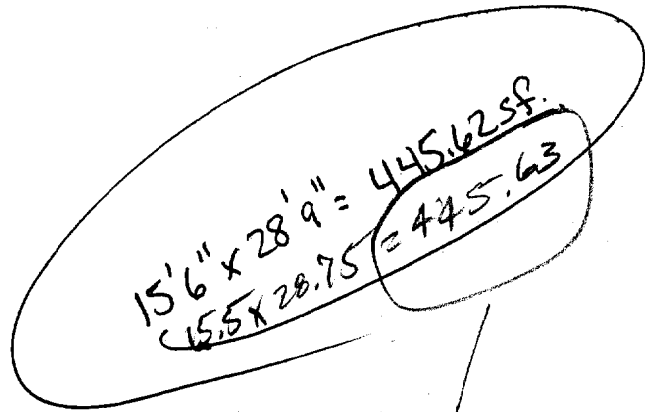
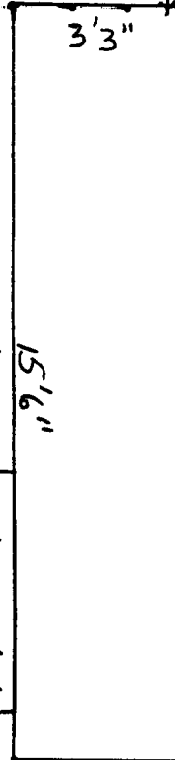
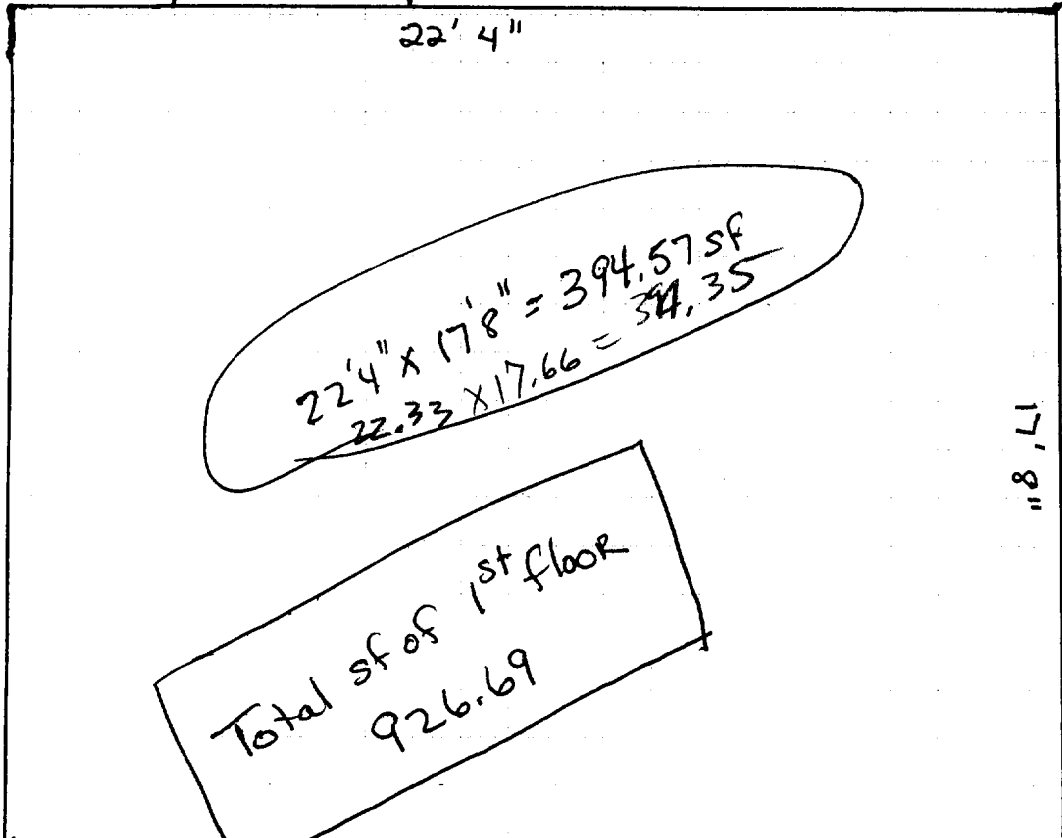
Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

revised plans

5'6" x 5'0"
27.5 sf.



RECEIVED
JAN 25 2002

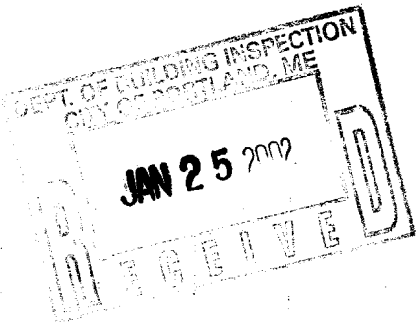
ok

1ST FLOOR FOOT PRINT
1915 Congress St.

$926.69 \text{ sf} \times 50\% = 463.34$

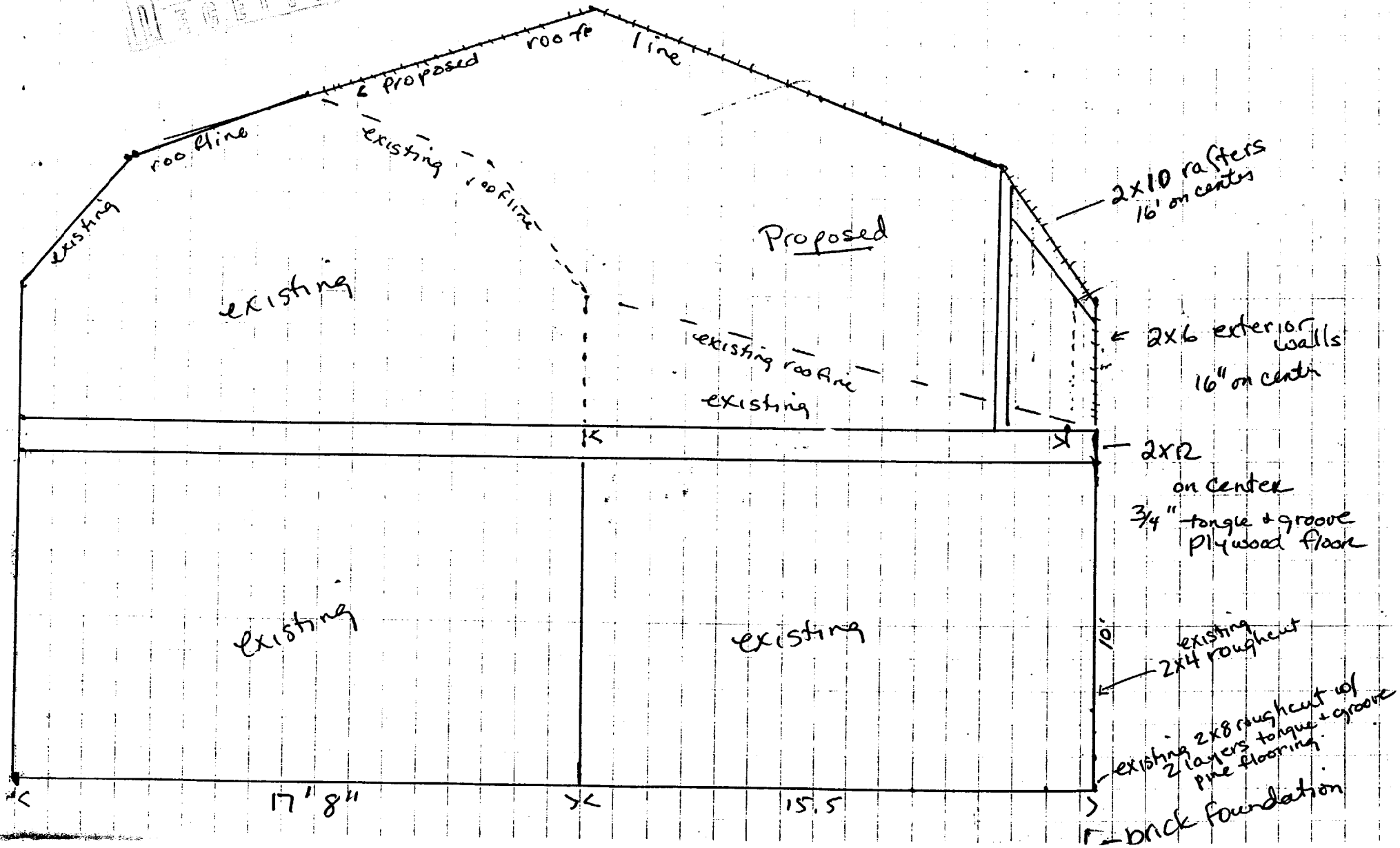
394.35	6'0" x 4'0"
445.63	24 sf.
86.5	
926.48 ± 2	

463.34 allowed 50%



all headers 2x10

egress windows 40x66 w/ 2x10 headers double hung.



existing

Proposed

2x10 rafters
16' on centers

2x6 exterior walls
16" on center

2x2 on center
3/4" tongue & groove
plywood floor

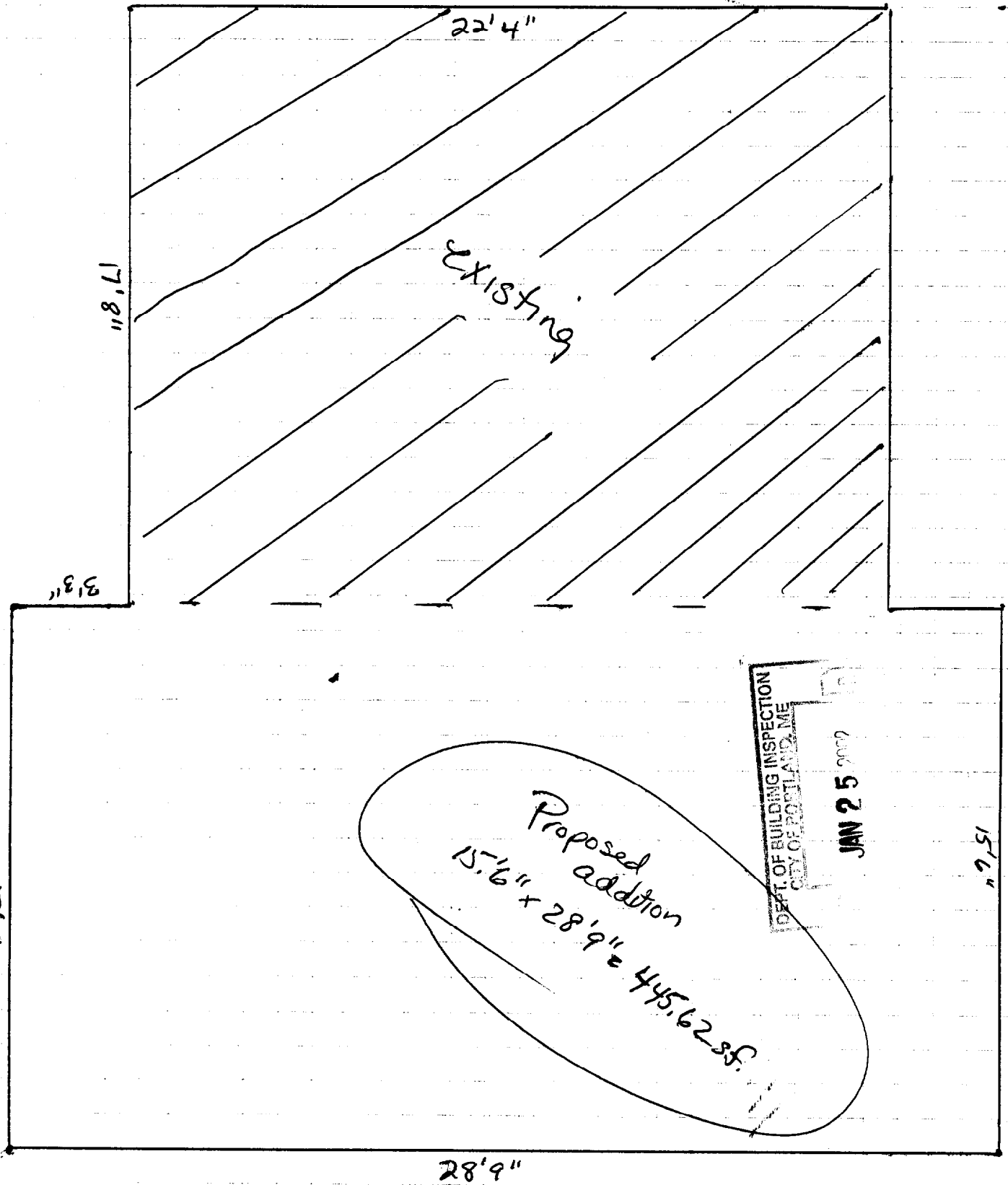
existing
2x4 roughcut

existing 2x8 roughcut w/
2 layers tongue & groove
pine flooring

brick foundation

17' 8"

15' 5"



22'4"

17'8"

EXISTING

3'3"

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JAN 25 2007

Proposed addition
15'6" x 28'9" = 445.62 SF.

17'5 1/2"

28'9"

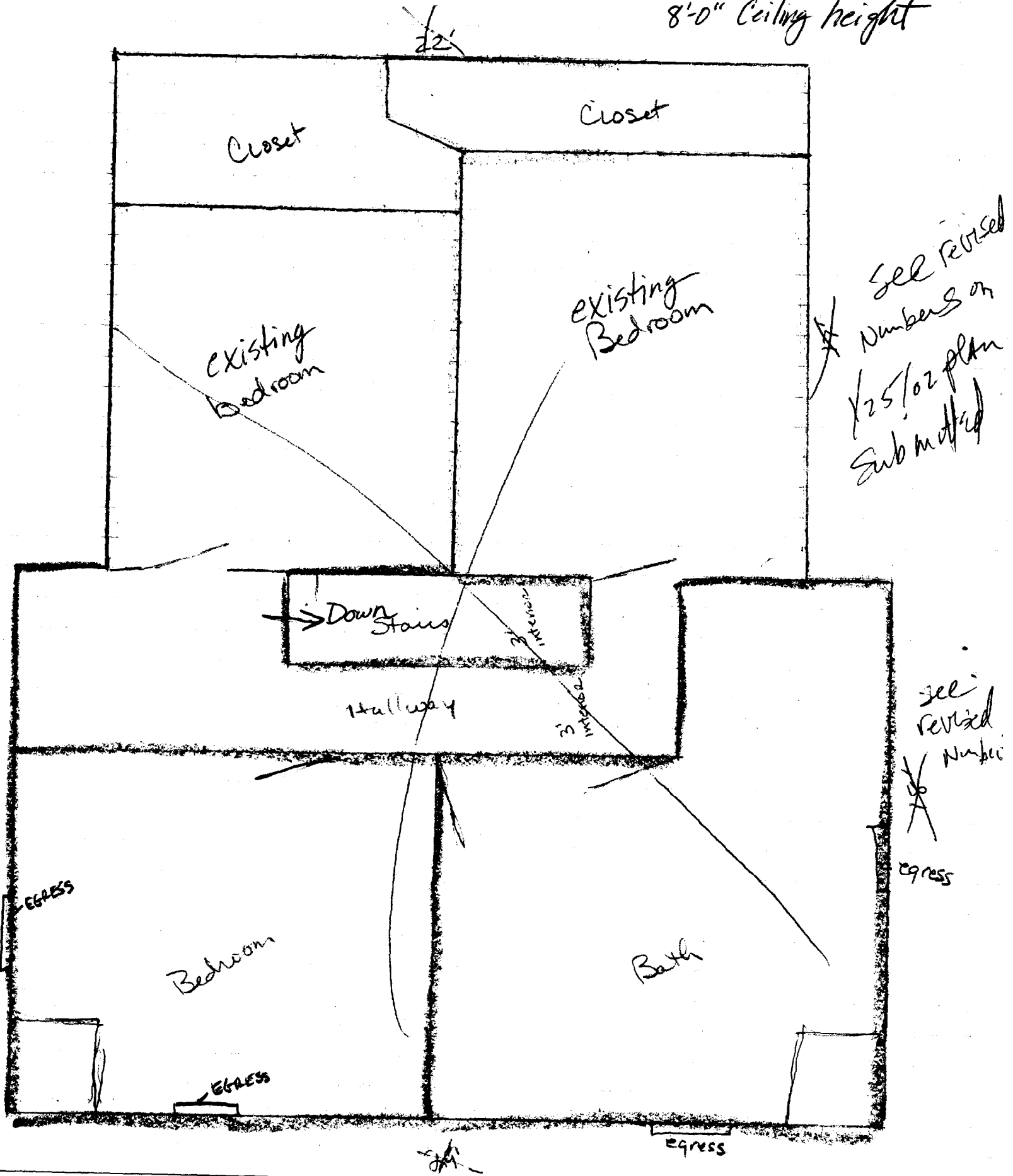
Proposed 2nd Floor
1915 Congress St.

2nd floor
yellow = existing
red = proposed

ok for floor
plan

10" Tread } stairs
7 1/2" Rise }

8'-0" Ceiling height



02 ~~000~~ 0059

All Purpose 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>1915 Congress St Portland ME 04102</u>		
Total Square Footage of Proposed Structure <u>expansion from 1350sf to 1825sf.</u>	Square Footage of Lot <u>8450 s.f.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>217</u> Block# <u>A</u> Lot# <u>2</u>	Owner: <u>Paul Dubois</u>	Telephone: <u>878-7934</u> <u>cell 415-6874</u>
Lessee/Buyer's Name (If Applicable) <u>/</u>	Applicant name, address & telephone: <u>878-7934</u> <u>Paul Dubois</u> <u>1915 Congress St</u> <u>Portland ME 04102</u>	Cost Of Work: <u>\$18,500</u> Fee: <u>\$156.00</u>
Current use: <u>residential</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>residential</u>		
Project description: <u>addition of 2nd floor bath + bedroom, replacement of roof.</u>		
Contractor's name, address & telephone: <u>none</u>		
Who should we contact when the permit is ready: <u>Paul Dubois</u>		
Mailing address: <u>1915 Congress St</u> <u>Portland ME 04102</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>415-0874</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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:
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

29094

SUBJECT PHOTOGRAPH ADDENDUM

Borrower/Client: Paul & Kim Dubois
Address: 1915 Congress St.
City: Portland County: Cumberland State: Me Zip Code: 04102
Lender/Client: Beacon Mortgage Co, LLC



Front View



Rear View



Street View

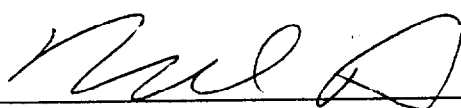
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

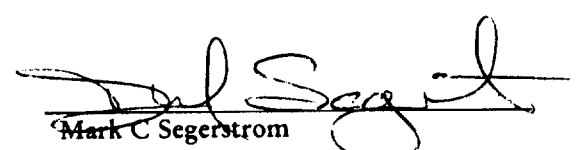
THAT, *Mark C Segerstrom* of 54 Old Mast Road, Portland , County of Cumberland , State of Maine for consideration paid, grants to *Paul A. Dubois and Kimberly A. Dubois* of 400 Riverside Street , Portland, County of Cumberland , State of Maine , with WARRANTY COVENANTS as joint tenants , the land in Portland, County of Cumberland, State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of January, 2002 .



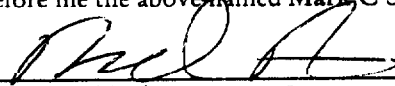
Witness



Mark C Segerstrom

STATE OF Maine
COUNTY OF Cumberland

On this 10th day of January, 2002 , personally appeared before me the above named *Mark C Segerstrom* , and acknowledged the foregoing to be his free act and deed.



Notary Public/Attorney at Law
David Prasse
My Commission Expires:

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the Northerly side of Congress Street, 70 feet from the Westerly side of the lane which leads from said street to land now or formerly of the heirs of Henry Chapman; thence Westerly by said Congress Street, 65 feet to land now or formerly of Olive Hanson; thence Northerly by said Hanson land, 130 feet to land formerly of Lenora Haskell; thence Easterly by said Haskell land, 65 feet to a point; thence Southerly, 130 feet to said Congress Street at the point of beginning.

Subject to easements and restrictions of record, if any.

Meaning and intending to convey the same premises conveyed to the Grantor herein by deed of Mary G Johnson dated March 3, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14590, Page 227.

DK

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 14590 PAGE 227 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 1915 Congress Street, Portland, Maine

Job Number: 351-42

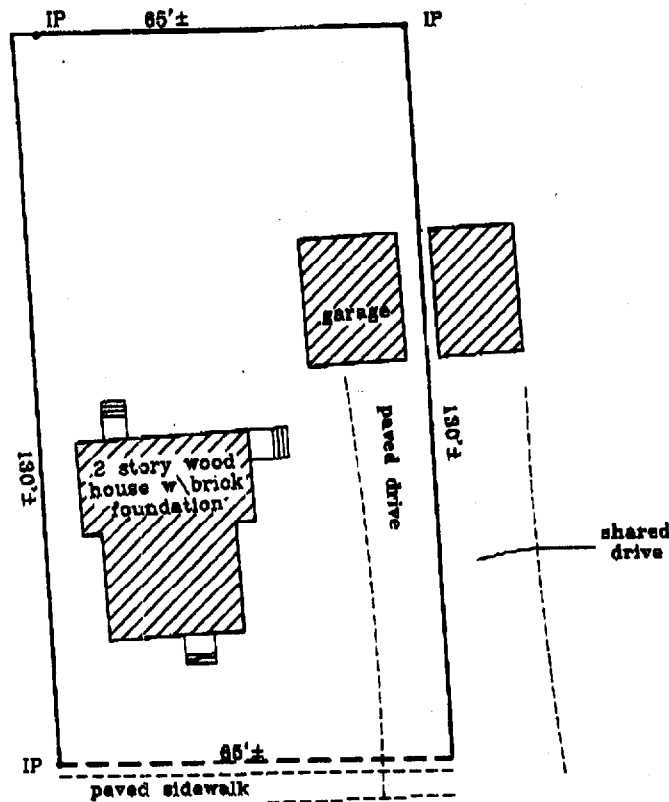
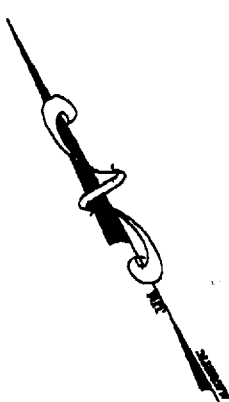
Inspection Date: 01-04-02

Scale: 1"=30'

Buyers: Paul & Kimberly Dubois

Client #: 21-2887

Seller: Mark Segerstrom



Congress Street

[Handwritten signature]

I HEREBY CERTIFY TO: Guaranty Title Corp.
Beacon Mortgage Company, LLC
and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 290051 0012 B

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

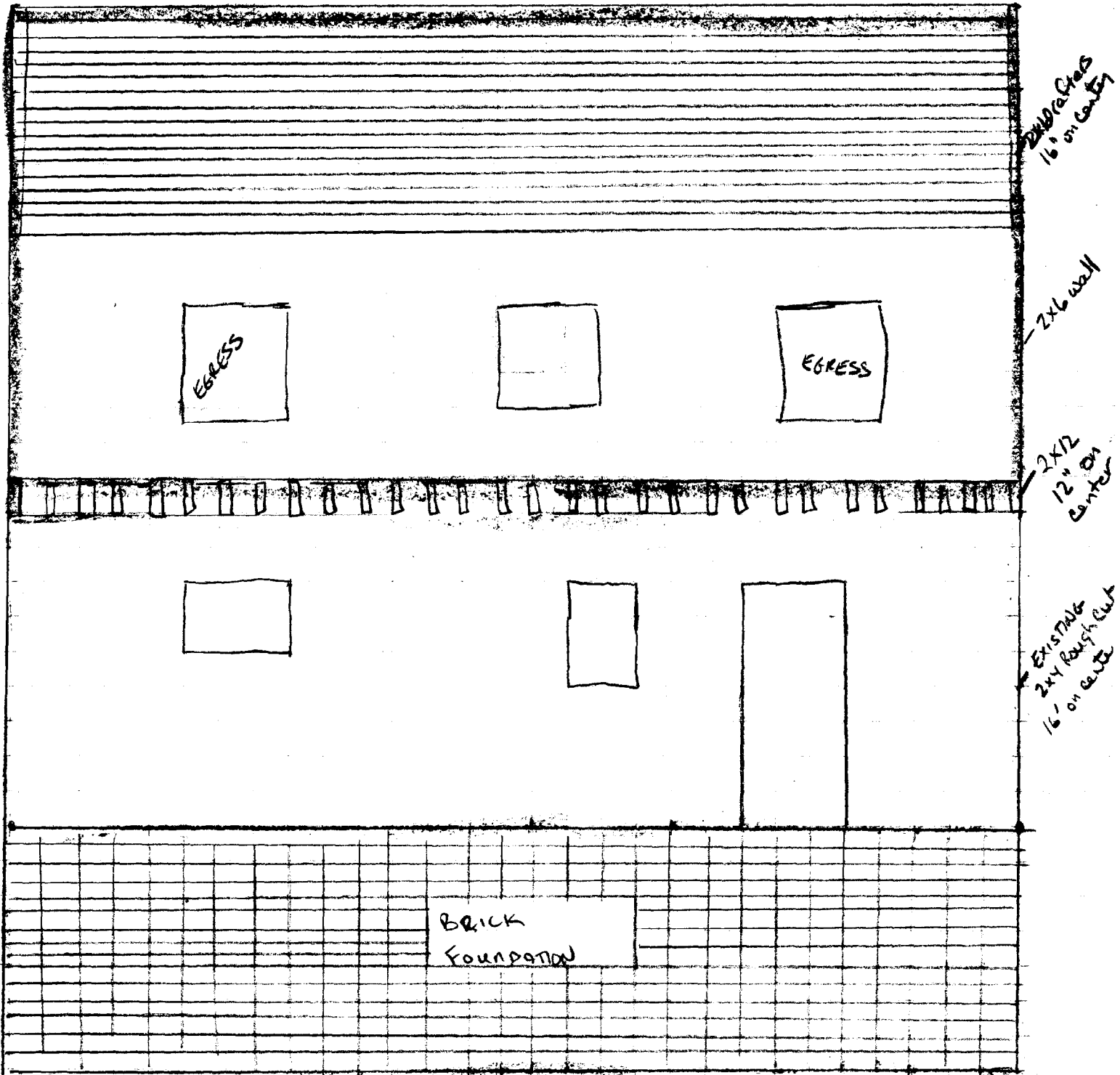
copyright 1999

Livingston - Hughes
Professional Land Surveyors & Foresters
88 Guinea Road
Kennebunkport - Maine 04046
207-967-9781 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

REAR VIEW

yellow = existing structure
red = proposed



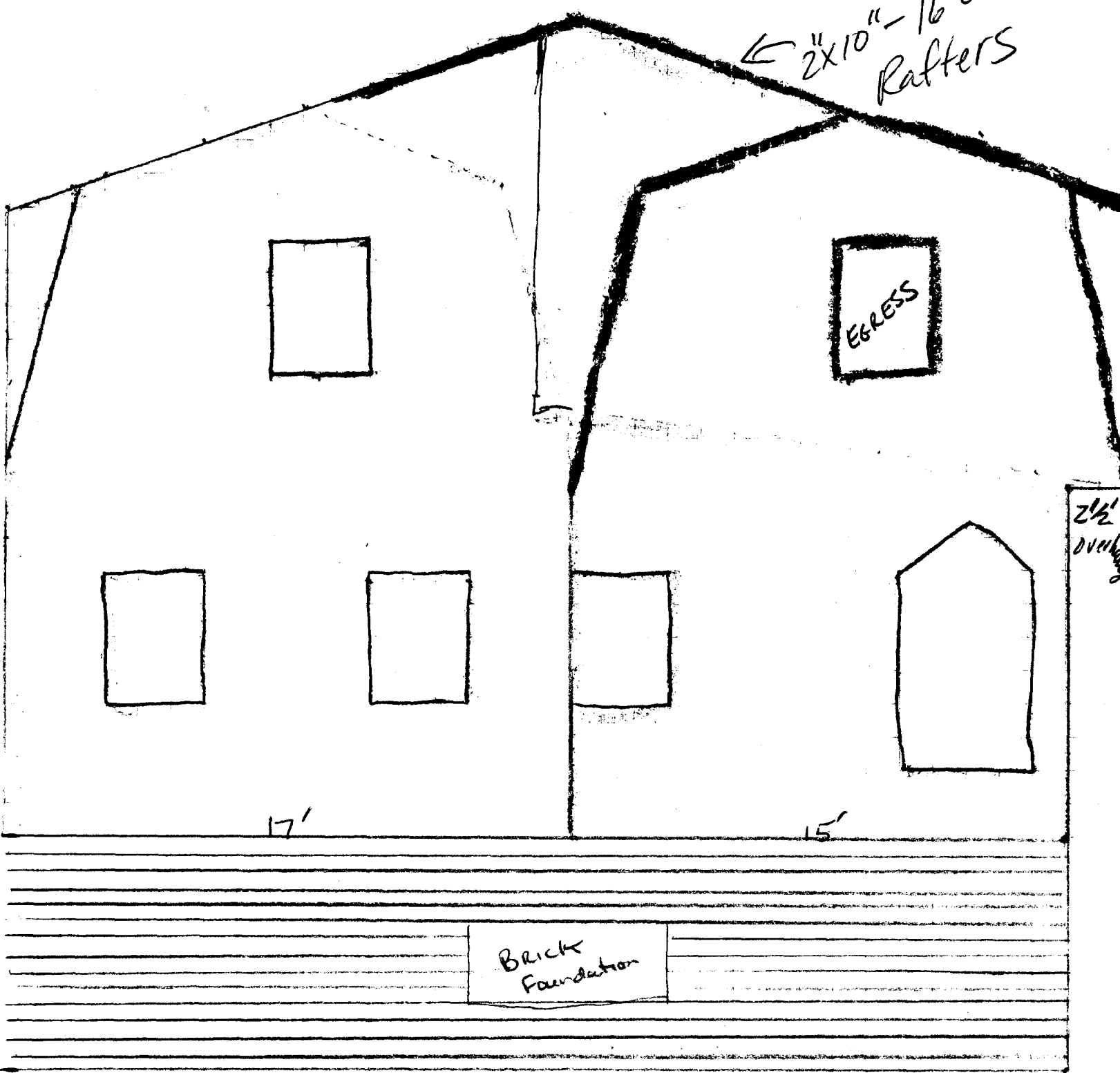
SIDE VIEW

yellow = existing structure
red = proposed/addition

3-2"x6" S Headers

Center Bearing Wall to
continue to roof rafters.

← 2"x10" - 16" OC
Rafters



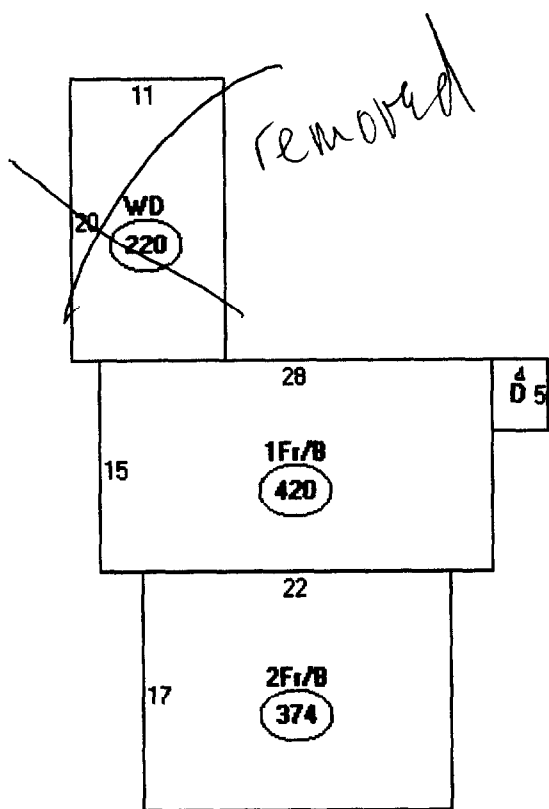
2 1/2'
overhang

Brick
Foundation

17'

15'





- Descriptor/Area
- A: 2Fr/B
374 sqft
 - B: 1Fr/B
420 sqft
 - C: WD
220 sqft
 - D: OFP
20 sqft