

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 060994
SEP - 6 2006

CITY OF PORTLAND

This is to certify that PAGE ELIZABETH / Gary by _____
 has permission to add 2nd story over 1/2 of single story house add bath
 AT 65 WOODVALE ST L. 277A A021001

provided that the person or persons firm or organization accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procured before this building or part thereof is lashed or enclosed-in. 4 HOUR 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

Jeanne Bourke 9/6/06
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

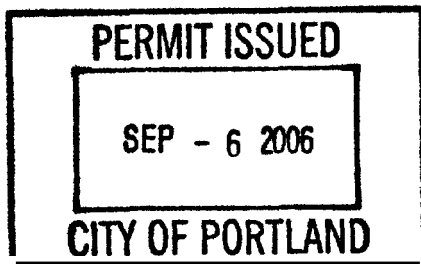
City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0994	Issue Date: 9/6/06	CBL: 277A A021001
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Location of Construction: 65 WOODVALE ST		Owner Name: PAGE ELIZABETH		Owner Address: 65 WOODVALE ST		Phone:	
Business Name:		Contractor Name: Gary Libby		Contractor Address: 52 Brookside Hollis		Phone 2078717416	
Lessee/Buyer's Name		Phone:		Permit Type: Additions - Dwellings		Zone: R3	
Past Use: Single Family Home		Proposed Use: Single Family Home/ add 2nd story over 1/2 of single story house add 2nd bath		Permit Fee:		Cost of Work: CEO District:	
Proposed Project Description: add 2nd story over 1/2 of single story house add 2nd bath				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB IRC-2003	
				Signature		Signature: <i>JMB 9/6/06</i> (b.)	
				Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
				Signature: _____ Date: _____			
Permit Taken By: Idobson		Date Applied For: 07/06/2006		Zoning Approval			

- 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..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmar
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Requie Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Pian	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied <i>ABN</i>
Date: <i>4/17/06</i> <i>ABN</i>	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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0994	Date Applied For: 0710612006	CBL: 277A A02 1001
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Location of Construction: 65 WOODVALE ST	Owner Name: PAGE ELIZABETH	Owner Address: 65 WOODVALE ST	Phone:
Business Name:	Contractor Name: Gary Libby	Contractor Address: 52 Brookside Hollis	Phone (207) 871-7416
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Single Family Home/ add 2nd story over 112 of single story house add 2nd bath	add 2nd story over 112 of single story house add 2nd bath
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 0711712006**Note:** **Ok to Issue:**

- 1) 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.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/06/2006**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 and new submittals on 9/6/06.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

08/3 112006-jmb:Received email from mjn to contact Gary L. As he is back in town and would like to review the plans. Left a vm for Gary to call. He called back and will submit the required details..

09/06/2006-jmb: Gary L. Came in with additional plans, ok to issue

07/13/2006-amachado: Left message with the owner. Need scalable elevation plans to check height of the addition.

08118/2006-mjn: Plans lack structural load path recognition, Left message with the owner, builder and district councilor.

From: Mike Nugent
To: Gary and Angie Libby
Date: 08/30/2006 7:44:05 PM
Subject: Re: 65 woodvale

If this project is for a one or two family home, Tammy Munson or Jeanie Bourke will assist you, I'm sorry for the confusion.

Jeanie or Tammy please contact these folks! Thanks!!!

Mike,

Tried to contact you at the office, heard your message and called the main office regarding 65 Woodvale. They instructed me to e-mail you. I spoke to you about 2 weeks ago, you wanted us to meet and go over the plans for this project. I just got back in town and would like to schedule a time when we can meet. My cell phone # 939-6576 or my home phone is 727-4743

Thanks,
Gary Libby

CC: Aaron Shapiro; Jeanie Bourke; Lee Urban; Tammy Munson

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0994	Date Applied For: 07/06/2006	CBL: 277A A021001
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Location of Construction: 65 WOODVALE ST	Owner Name: PAGE ELIZABETH	Owner Address: 65 WOODVALE ST	Phone:
Business Name:	Contractor Name: Gary Libby	Contractor Address: 52 Brookside Hollis	Phone (207) 871-7416
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use:
Single Family Home/ add 2nd story over 1/2 of single story house
add 2nd bath

Proposed Project Description:
add 2nd story over 1/2 of single story house add 2nd bath

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/17/2006

Note: **Ok to Issue:**

- 1) 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.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.

Dept: Building **Status:** Pending **Reviewer:** Residential Plan Review **Approval Date:**

Note: **Ok to Issue:**

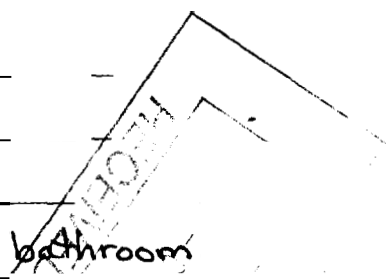
Comments:

7/13/2006-amachado: Left message with the owner. Need scalable elevation plans to check height of the addition.

8/18/2006-mjn: Plans lack structural load path recognition, Left message with the owner, builder and district councilor.

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.

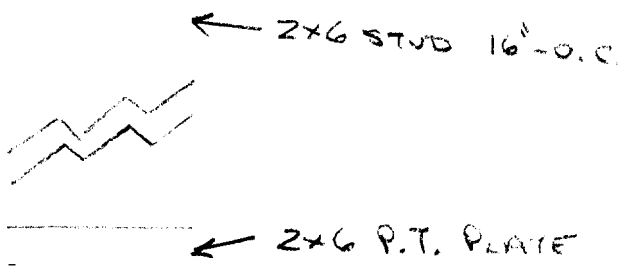
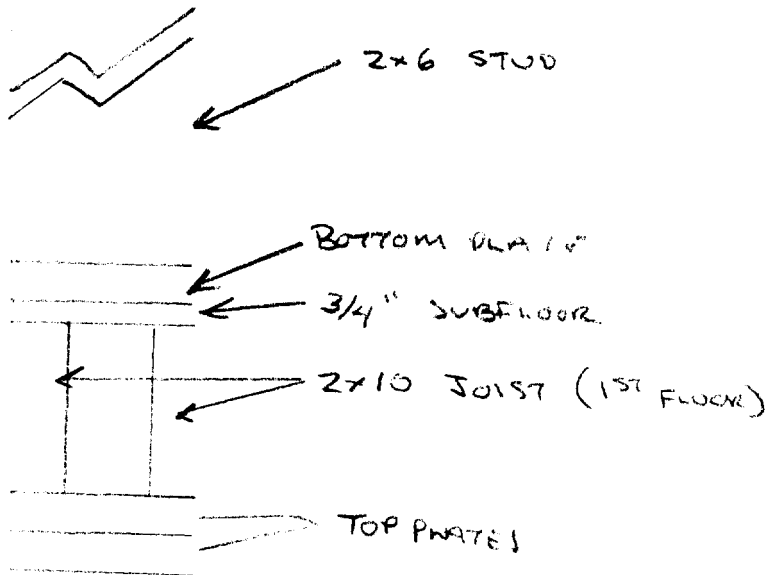
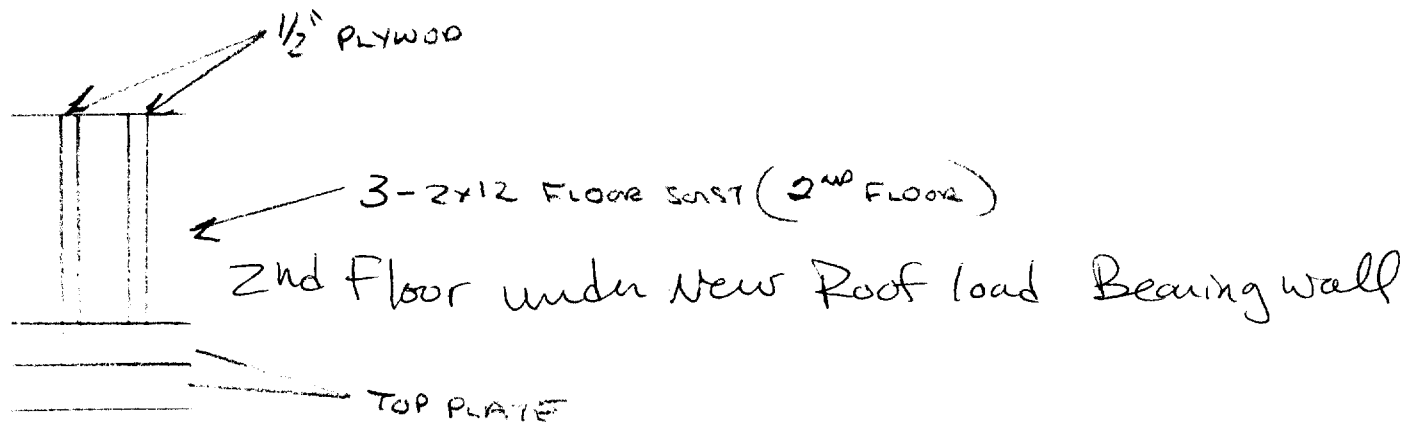
1.		
Total Square Footage of Proposed Structure 1729	Square Footage of Lot 10,560	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 277 AA 21	Owner: ELIZABETH PAGE	Telephone: (207) 871-7416
Lessee/Buyer's Name (If Applicable) —	Applicant name, address & telephone: ELIZABETH PAGE 65 Woodvale Street (207) 831-7416	cost Of Work: \$ 80,000 Fee: \$
<div style="text-align: right; margin-right: 50px;">  <p style="margin: 0;">bathroom</p> </div>		

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.

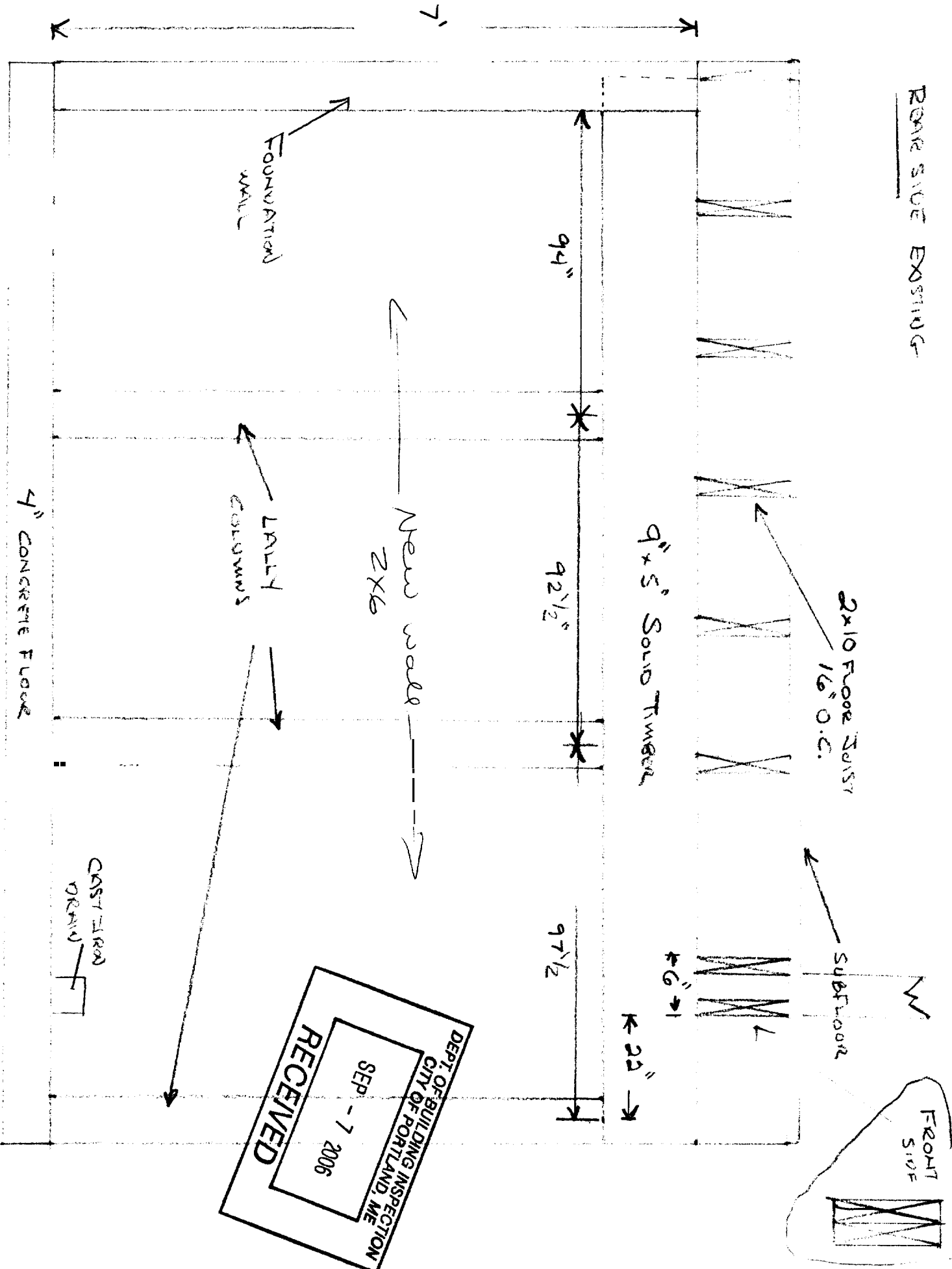
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Elizabeth Page	Date: July 5, 2006
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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



REAR SIDE EXISTING



2x10 FLOOR JOIST
16" O.C.

9" x 5" Solid Timber

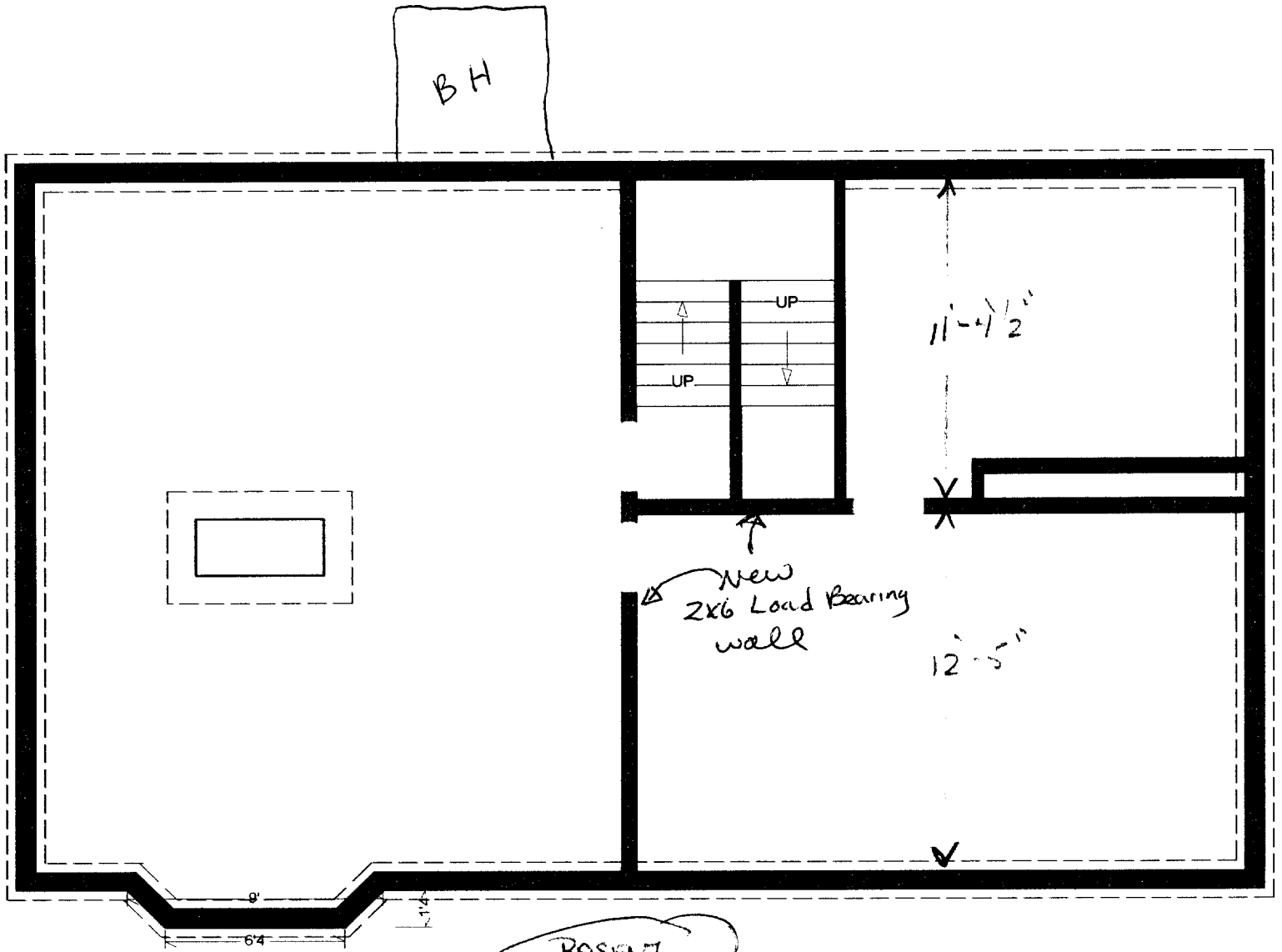
SUB FLOOR

FRONT SIDE

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
SEP - 7 2006
RECEIVED

CAST IRON
DRAIN

Existing Basement Garden & Walkways

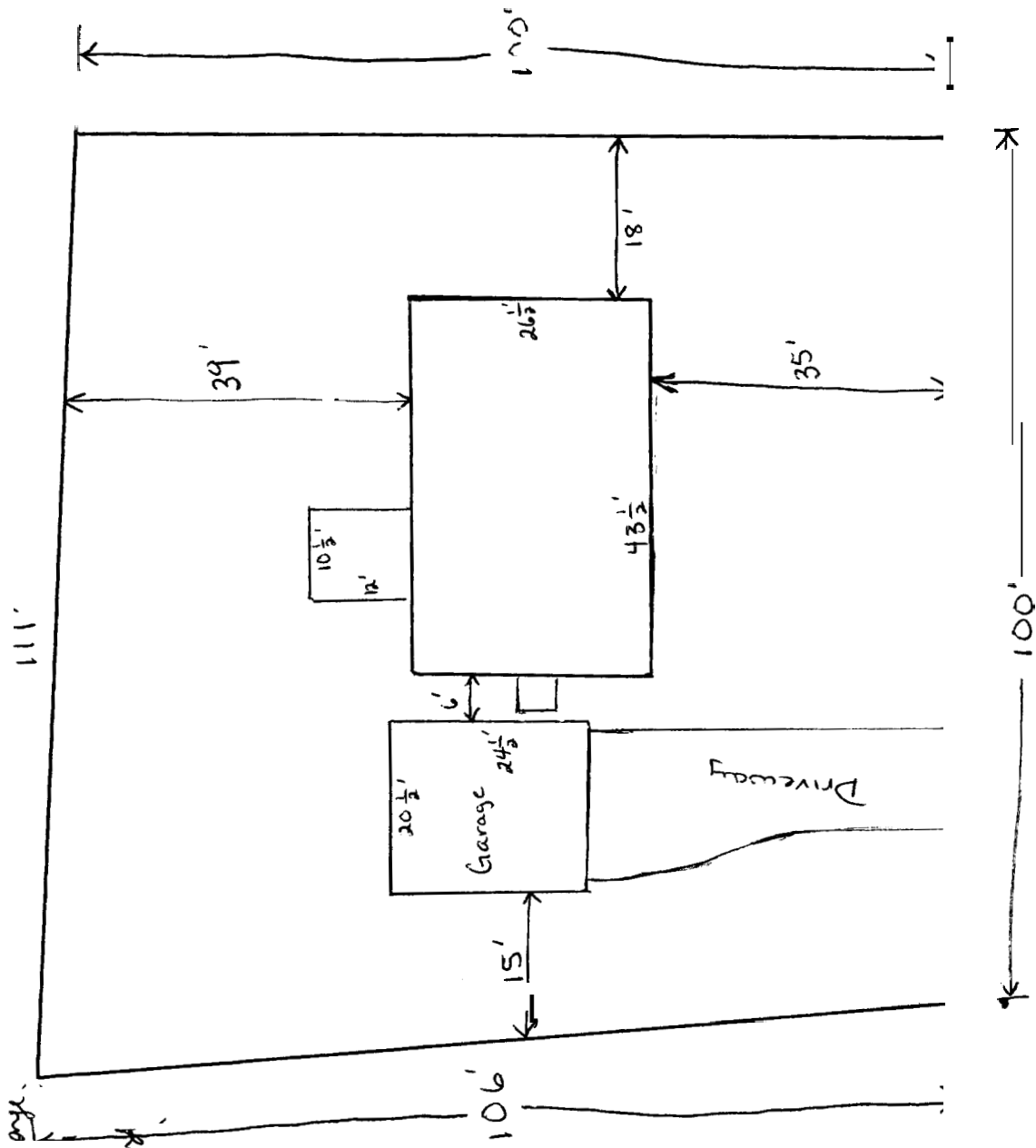


BASMENT
LIVING AREA
 1141 sq ft

Wall
 2x6
 Sheath w/ 7/16 OSB
 double top plate
 PT shoe plate

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 SEP - 7 2006
 RECEIVED

R3 - lot size 14,560 sq ft
 front - 25' reg. - 35' given
 side - 25' reg. 39' given
 side - 25' reg. 18' given
 coverage 55%
 max height - 35' - 25'
 Scaled



WOODVALE STREET

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	277A A021001
Location	65 WOODVALE ST
Land Use	SINGLE FAMILY
 Owner Address	 PAGE ELIZABETH 65 WOODVALE ST PORTLAND ME 04102
 Book/Page	 13192/319
Legal	277A-A-21 WOODVALE ST 63-69 10560 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$51,320	\$99,290	\$150,610

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$68,200	\$119,100	\$187,300

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1965	Style Ranch	Story Height 1	Sq. Ft. 1144	Total Acres 0.242	
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 5	Attic None	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1991	Size 20X24	Grade C	Condition A
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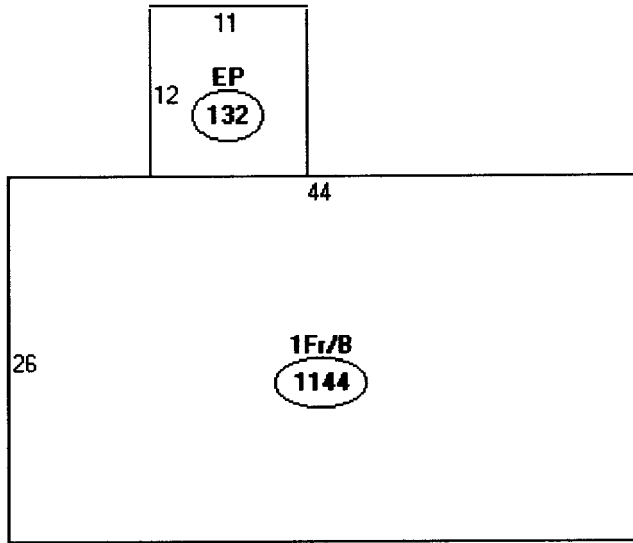
Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Map</u>
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[Click here](#) to view Tax Roll Information.



Descriptor/Area

A: 1Fr/B
1144 sqft

B: EP
132sqft

back



front

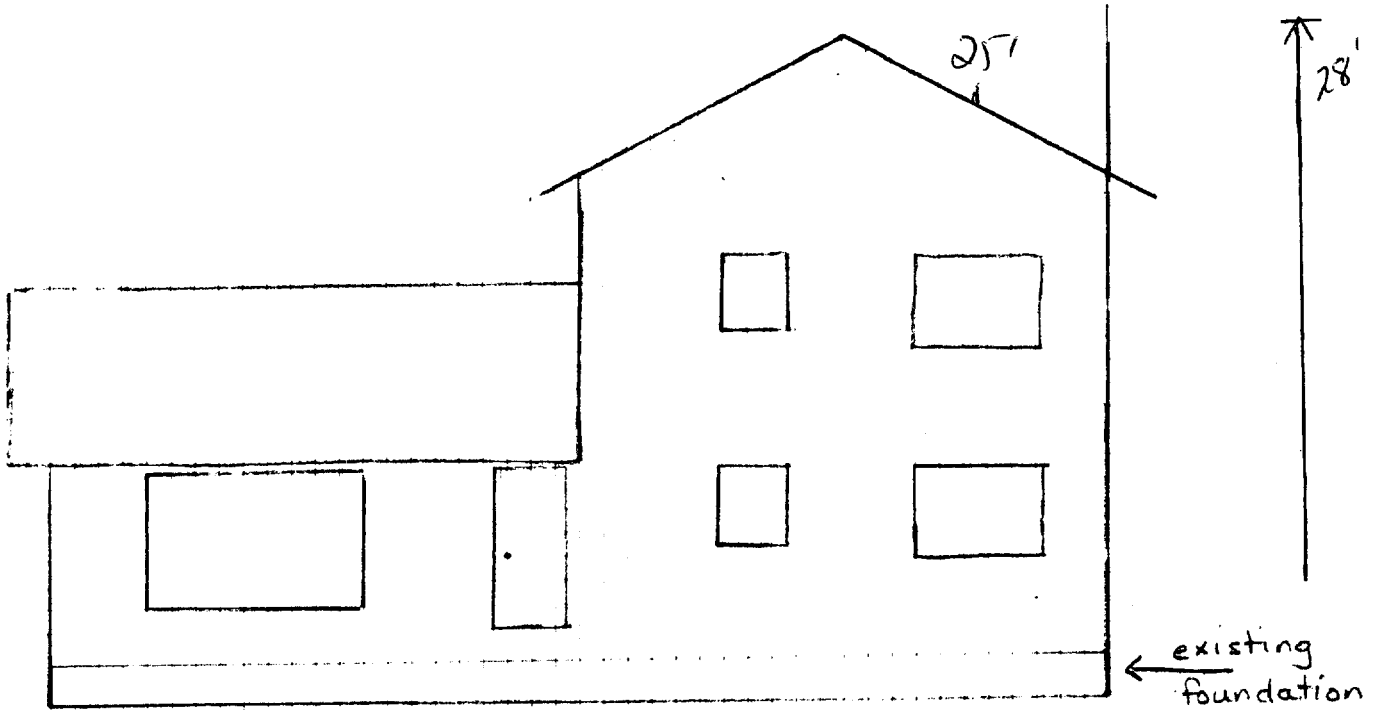


65 Woodvale Street

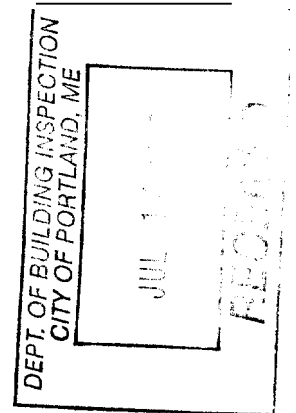
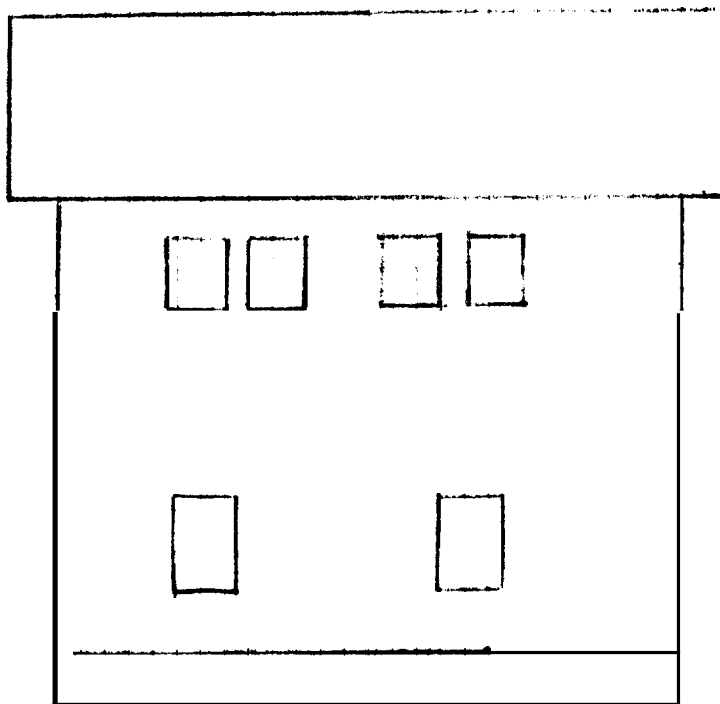
7/14/06

CBL 277AA21

FRONT
(street side)



South side



Elizabeth Page
871-7416

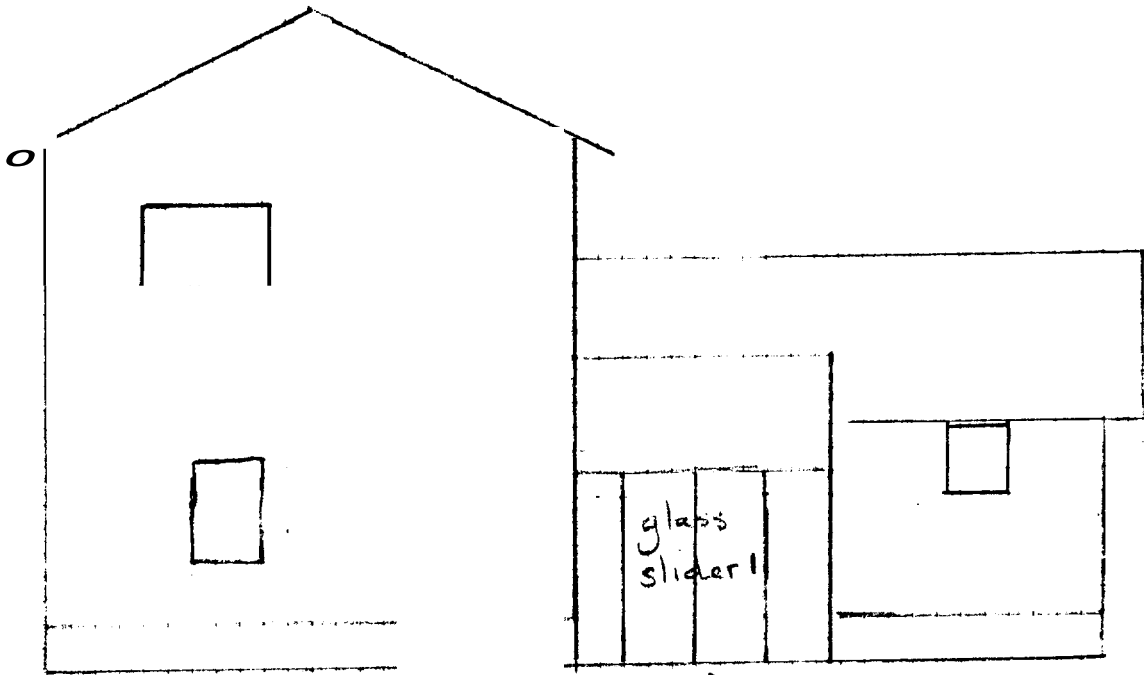
Scale
1 inch = 8 feet

65 Woodvale Street

7/14/06

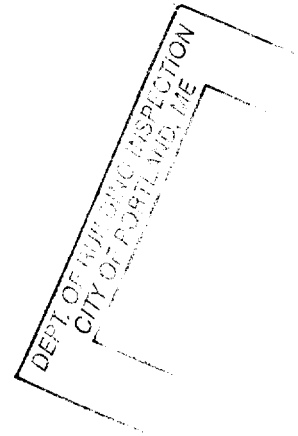
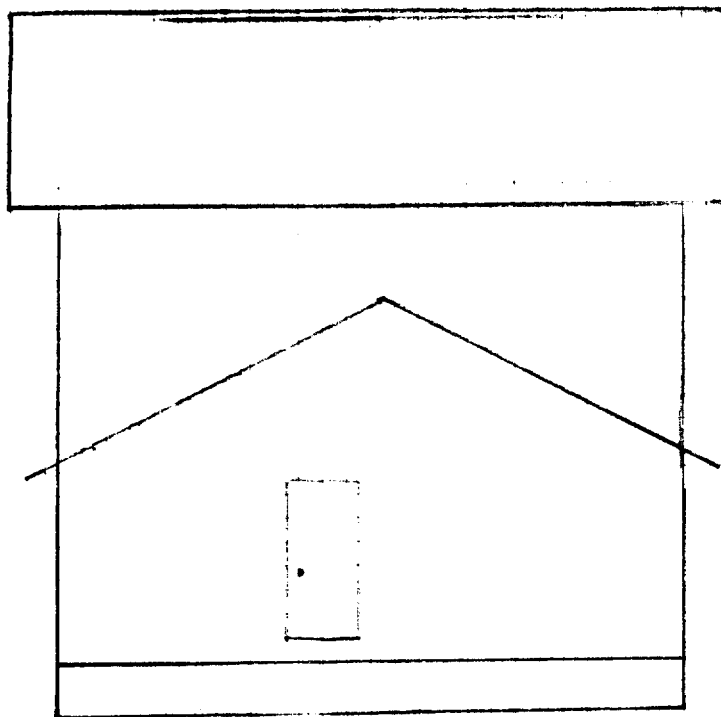
CBL 277AA21

BACK



North Side

existing sunporch



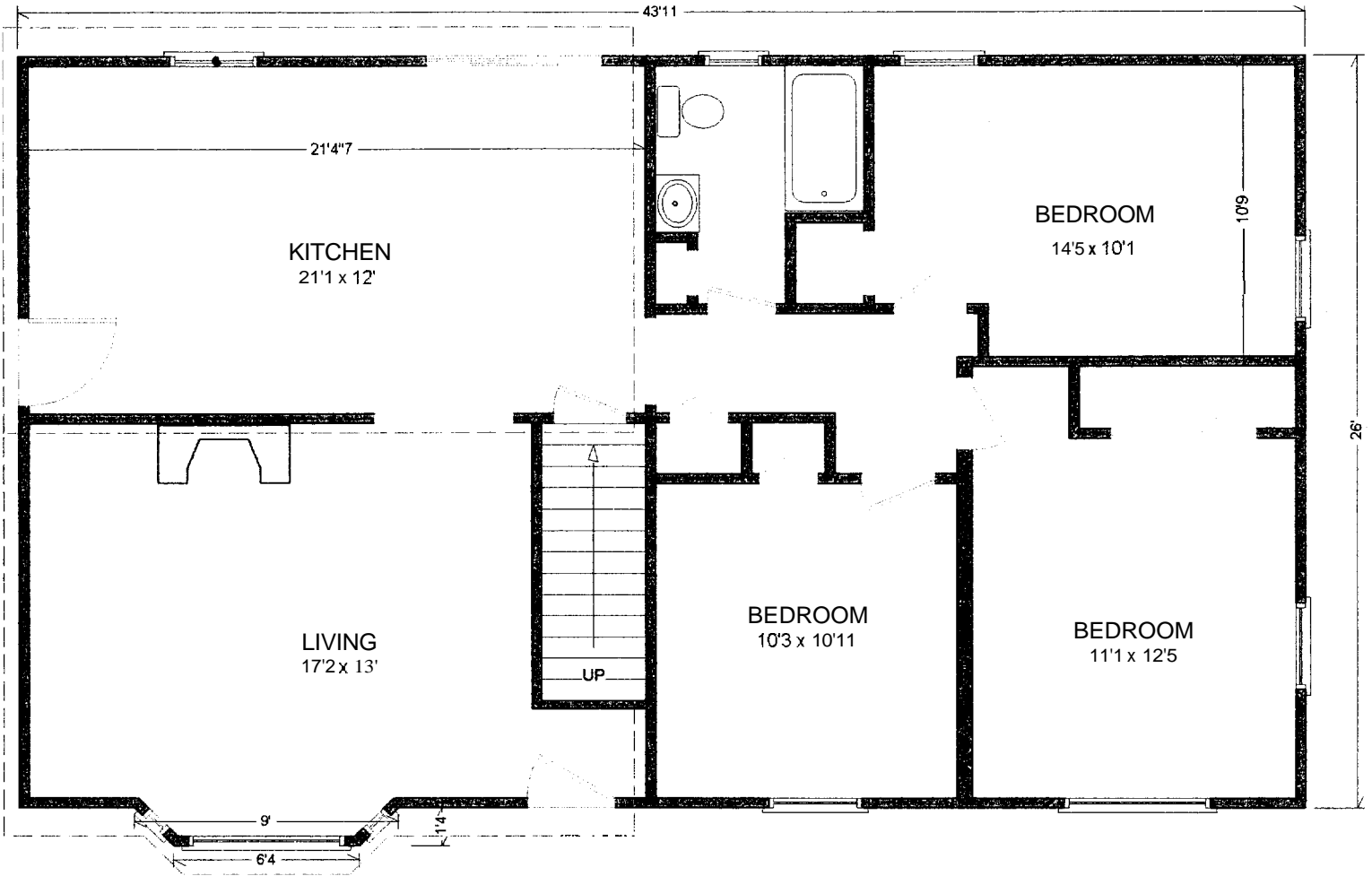
E. Page

871-7416

Scale

1 inch = 2 feet

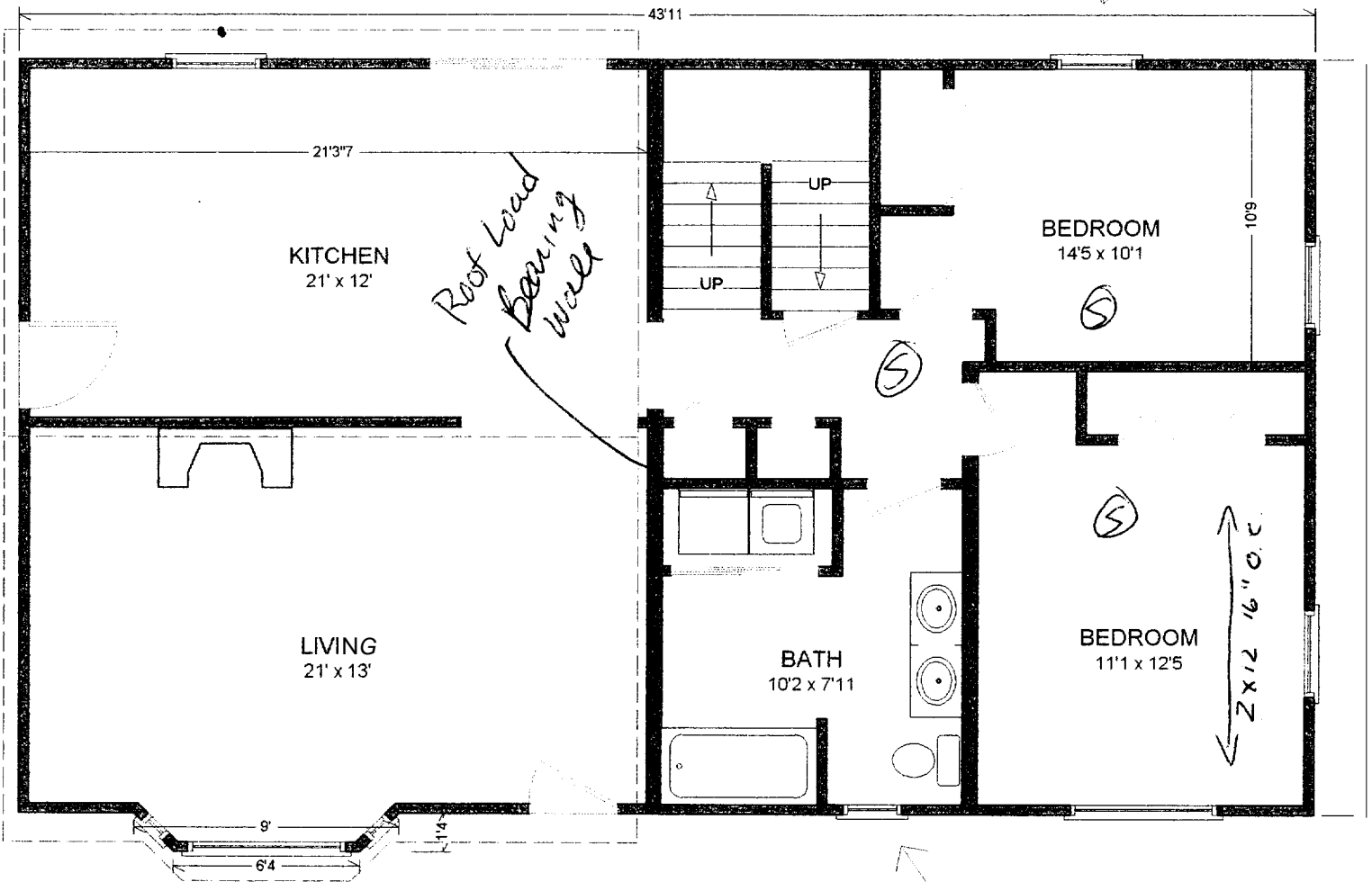
Current



LIVING AREA
1141 sq ft

Proposed 1st floor

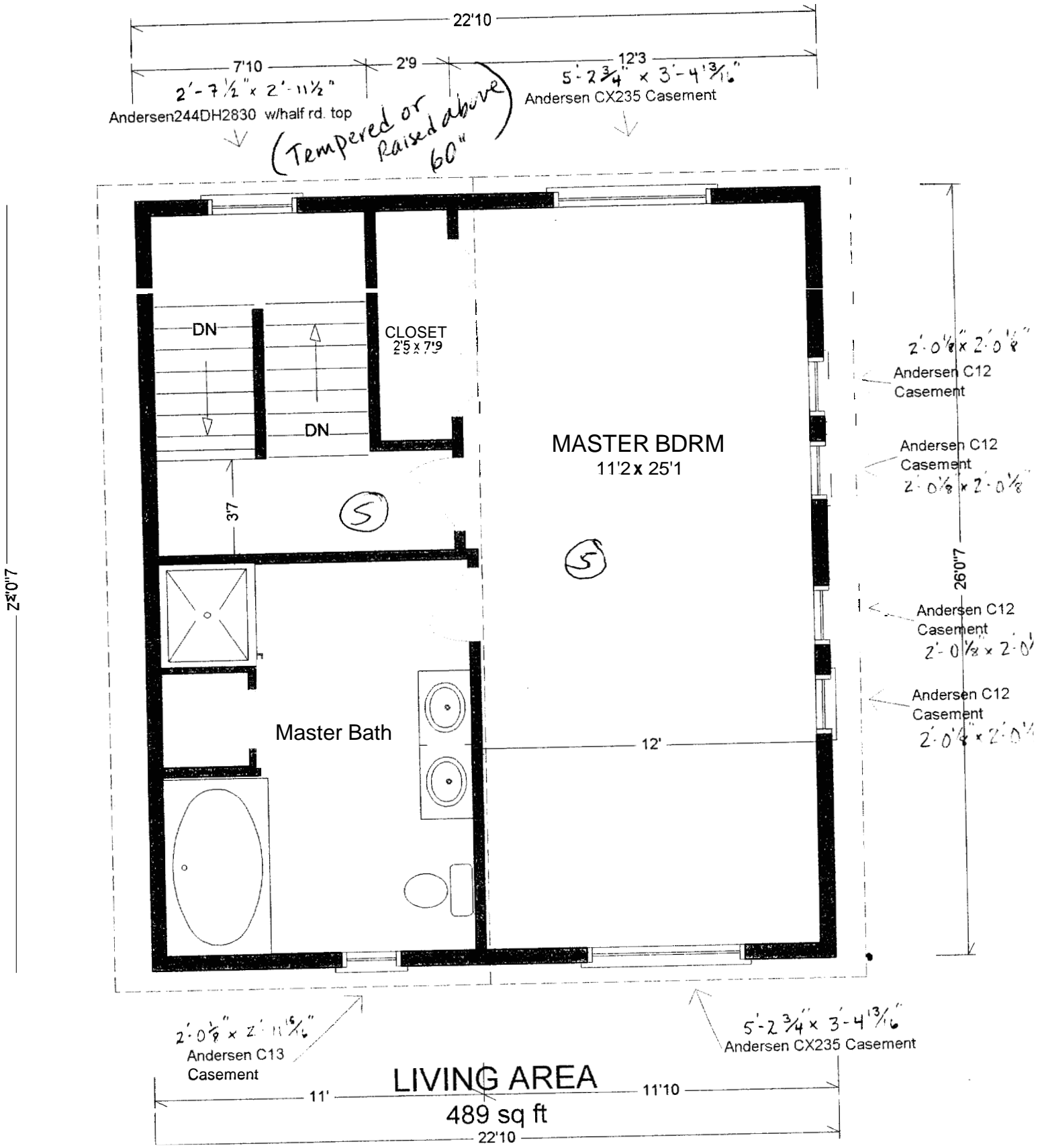
u Factor .30-45 per G.L.
2'-7 1/2" x 4'-0"
Anderson CX14 Casement
Egress

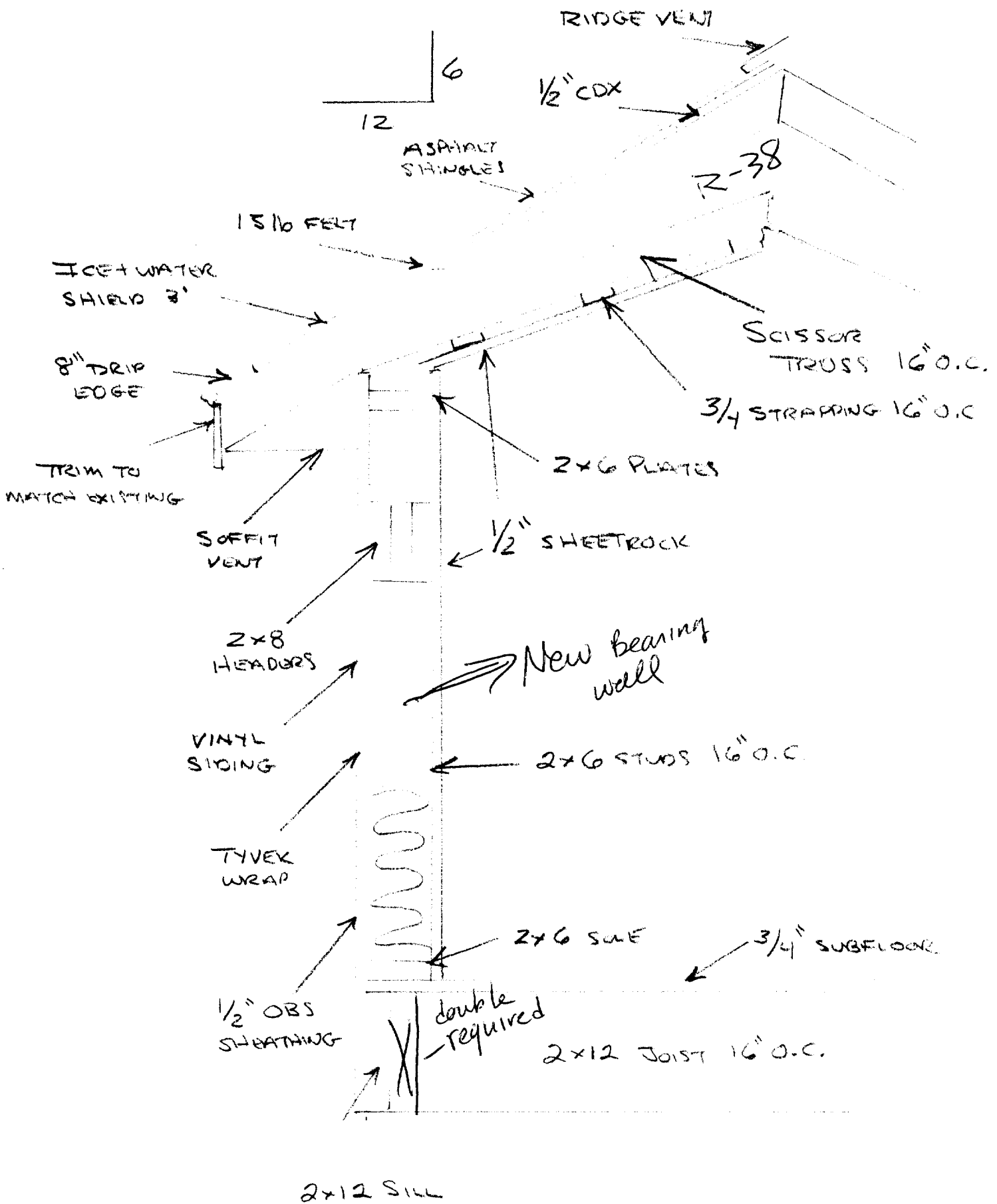


LIVING AREA
1141 sq ft

Anderson C13 Casement
2'-0 1/8" x 2'-11 1/2"

2nd floor Addition





Interior Doors

Swing Doors :

HollowCore Masonite

16" on center

2" x 4" walls / 2" x 6" header

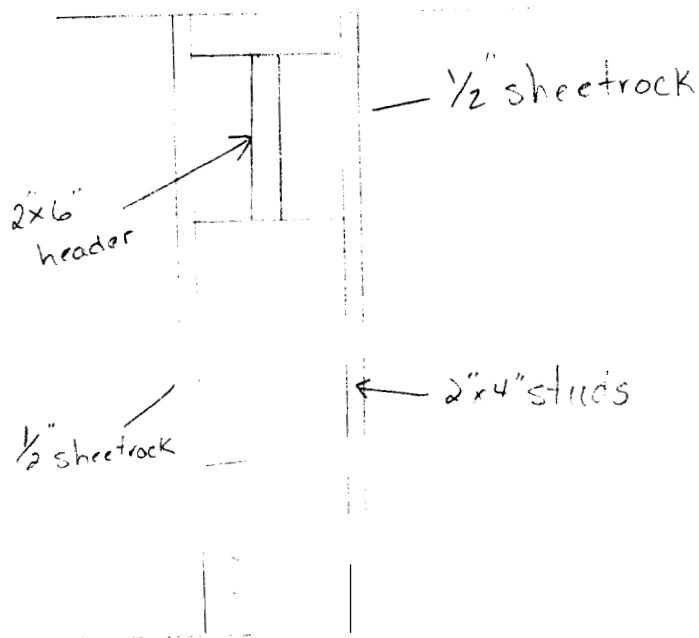
2'6" x 6'8"

Bifold Doors for Closets :

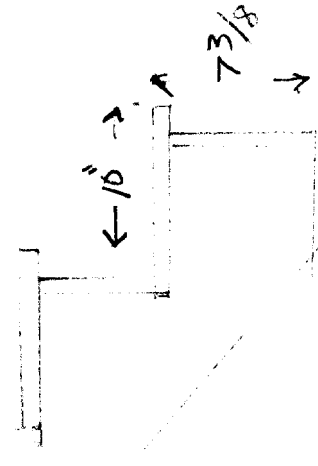
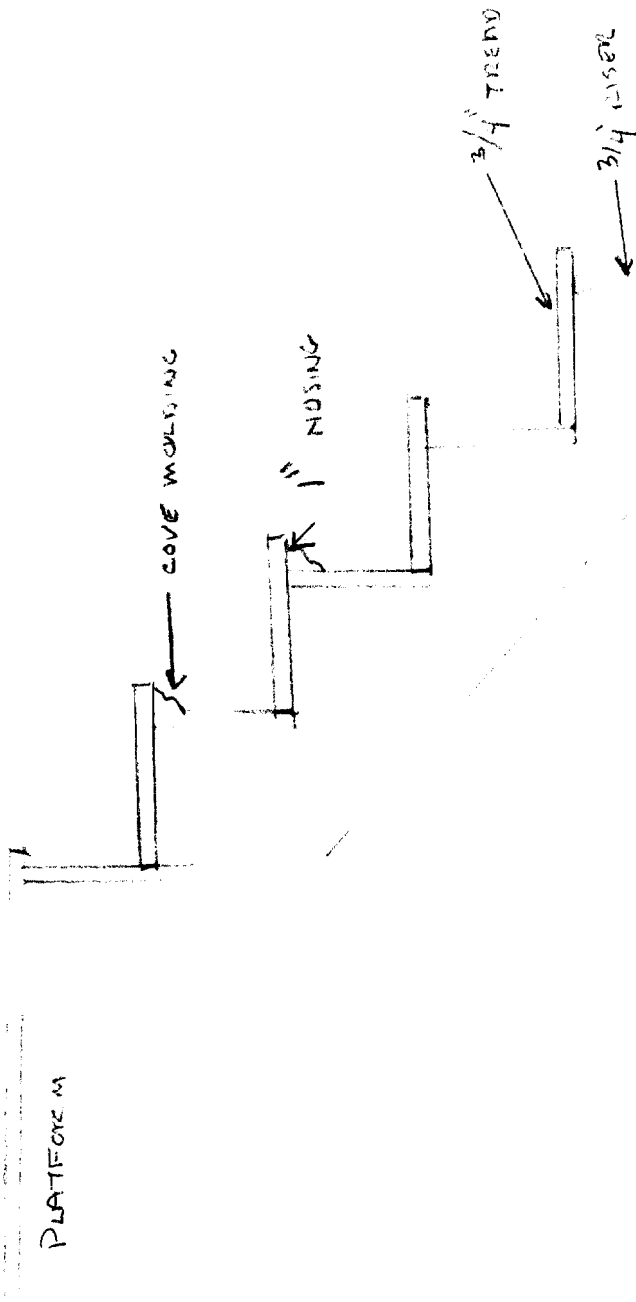
2 36" x 6'8"

2 30" x 6'8"

2 2'0" x 6'8"



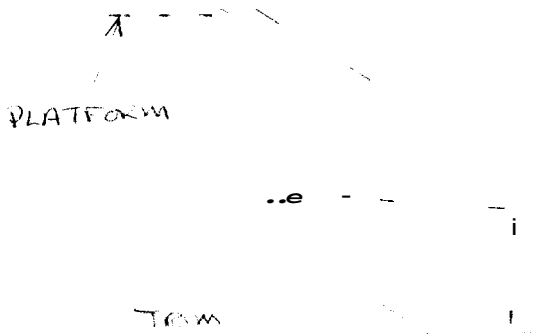
STAIR WIDTH 39"
HANDRAIL HGT. 36"



NOTE: 2ND FLOOR LANDING HAS A
BALLUSTED HANDRAIL 42" HGT.

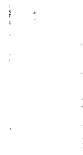
WALL

6' 8" headroom per Gary L.
may be close in basement
OK
\$MB

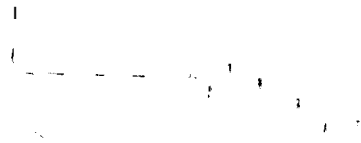


WALL

HANDRAIL 36" HGT.



BALLUSTED
4" MAX. SPACING



~~BUILDING PERMIT~~
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 below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- LVII Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- II Foundation Inspection: Prior to placing ANY backfill
- Framing/rough Plumbing/Electrical: Prior to any insulating or dr
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or 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.

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

[Signature] 9-6-06
Signature of Applicant/Designee Date
[Signature] 9/6/06
Signature of Inspections Official Date

CBL: 277A-A-1 Building Permit 06-19911