

**PERMIT ISSUED**

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

Permit No: 03-0737	Issue Date: <b>JUN 26 2003</b>	CBL: 277A A022001
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Location of Construction: 57 Woodvale St	Owner Name: Coombs James P &	Owner Address: 57 Woodvale St <b>CITY OF PORTLAND</b>	Phone: 774-4719
Business Name:	Contractor Name: Scott Robinson	Contractor Address: Portland	Phone: 2077494543
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	Zone: <b>R3</b>

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$583.00	Cost of Work: \$80,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R3</b> Type: <b>SB</b> <b>BOCA 1999</b>	

**Proposed Project Description:**  
 Build 26x26 two story garage, add second floor to existing house w/12x19 addition

Signature: **JMB 6/26/03**

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jmb	Date Applied For: 06/26/2003	<b>Zoning Approval</b>	
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<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>	<b>Special Zone or Reviews</b> <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: <b>JMB 6/26/03</b>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: <b>JMB</b>
	<i>Approved w/conditions</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 \_\_\_\_\_

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

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

<b>Permit No:</b> 03-0737	<b>Date Applied For:</b> 06/26/2003	<b>CBL:</b> 277A A022001
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<b>Location of Construction:</b> 57 Woodvale St	<b>Owner Name:</b> Coombs James P &	<b>Owner Address:</b> 57 Woodvale St	<b>Phone:</b> ( ) 774-4719
<b>Business Name:</b>	<b>Contractor Name:</b> Scott Robinson	<b>Contractor Address:</b> Portland	<b>Phone:</b> (207) 749-4543
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Garages - Attached	

<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Build 26x26 two story garage, add second floor to existing house w/12x19 addition
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/26/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) This permit does not approve an exterior stairway off the rear 2nd story or a second story deck</li> <li>2) Separate permits shall be required for future decks, sheds, pools, and/or garages.</li> <li>3) 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.</li> <li>4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/26/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) Design load specs on all engineered products must be submitted to this office</li> <li>2) Separate permits are required for any electrical or plumbing work.</li> </ol>			

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 A022001  
**Location** 57 WOODVALE ST  
**Land Use** SINGLE FAMILY

**Owner Address** COOMBS JAMES P & HEIDI J MARTEL JTS  
 57 WOODVALE ST  
 PORTLAND ME 04102

**Book/Page** 13145/132  
**Legal** 277A-A-22  
 WOODVALE ST 53-61  
 10000 SF

**Valuation Information**

**Land** \$33,920      **Building** \$70,770      **Total** \$104,690

**Property Information**

<b>Year Built</b> 1966	<b>Style</b> Ranch	<b>Story Height</b> 1	<b>Sq. Ft.</b> 1025	<b>Total Acres</b> 0.23	
<b>Bedrooms</b> 3	<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
SHED-FRAME	1	1966	8X12	D	A
SHED-FRAME	1	1966	8X12	D	P

**Sales Information**

Date	Type	Price	Book/Page
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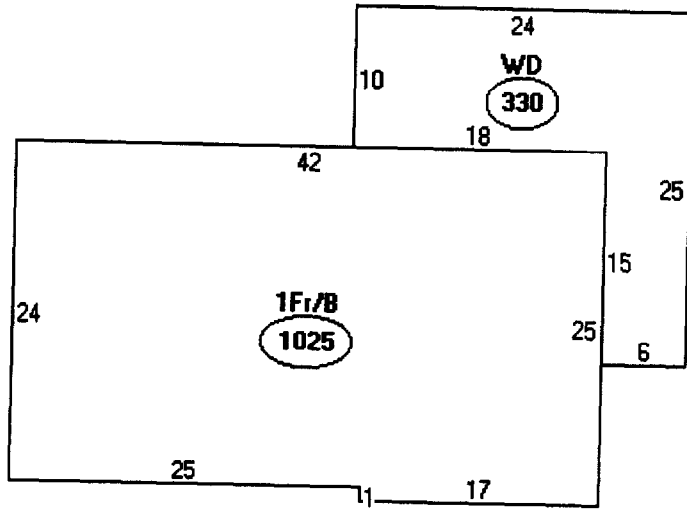
**Picture and Sketch**

Picture                      Sketch

[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](#).





Descriptor/Area

A: 1Fr/B  
1025 sqft

B: WD  
330 sqft

$$\begin{array}{r} 1,355 \\ - 330 \\ \hline 1,025 \text{ SF} \end{array}$$

Shed 96

$$\begin{array}{r} 1,121 \\ \hline \end{array}$$

New

$$\begin{array}{r} 1,164 \\ \hline 2,285 \end{array}$$

$$\begin{array}{r} 1,000 \text{ SF} \\ \times 25 \\ \hline 2,500 \text{ SF} \end{array}$$

OK



277 A



STREETS



# Residential Building Permit Application

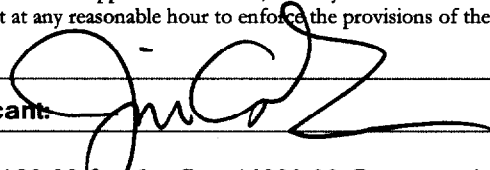
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>57 Woodvale St, Portland, ME</u>		
Total Square Footage of Proposed Structure <del>2,114</del> <u>1,164</u>	Square Footage of Lot <u>10,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>277</u> Block# <u>AA</u> Lot# <u>22</u>	Owner: <u>James &amp; Heidi Coombs</u>	Telephone: <u>207-774-4719 h</u> <u>828-7447 w</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jim Coombs</u> <u>57 Woodvale St</u> <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>80,000</u> Fee: \$ <u>583</u>
Current Specific use: <u>Single Family</u>		
Proposed Specific use: <u>Single Family</u>		
Project description: <u>Adding a second floor to a ranch</u> <u>Adding a garage w/ living space above</u> <u>* Our foundation work is scheduled for the 1st week of July</u>		
Contractor's name, address & telephone: <u>Scott Robinson 749-4543 (builder)</u>		
Who should we contact when the permit is ready: <u>Jim Coombs</u>		
Mailing address: <u>57 Woodvale St</u> <u>Portland, ME 04102</u>		Phone: <u>828-7447 w</u> <u>774-4719 h</u>

**Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.**

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant: 	Date: <u>6/16/03</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**

# 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 initialzing 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.

JB **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.

**Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

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

**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

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

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

[Signature]  
Signature of applicant/designee

6/26/03  
Date

[Signature]  
Signature of Inspections Official

6/26/03  
Date

CBL: 277 AA-22 Building Permit #: 03-0737



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

**PERMIT ISSUED**

Permit Number: 030737  
**JUN 26 2003**

This is to certify that Coombs James P &/Scott Robinson  
has permission to Build 26x26 two story garage and second floor to existing house w/12x19  
AT 57 Woodvale St City of Portland 277A A022001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the 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 is procured before this building or part thereof is started or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

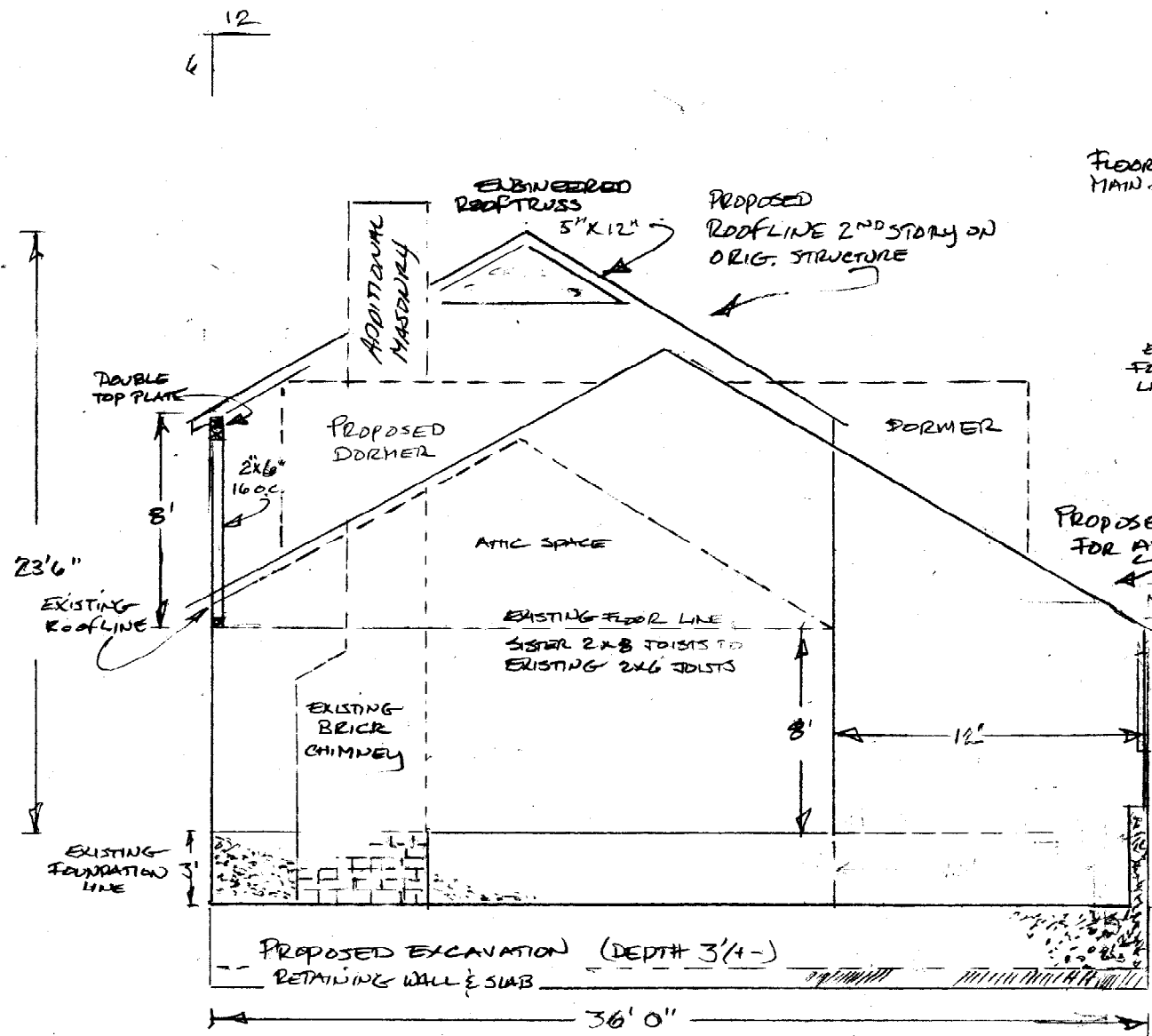
**OTHER REQUIRED APPROVALS**  
Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Jamie Bouke* 6/26/03  
Director - Building & Inspection Services

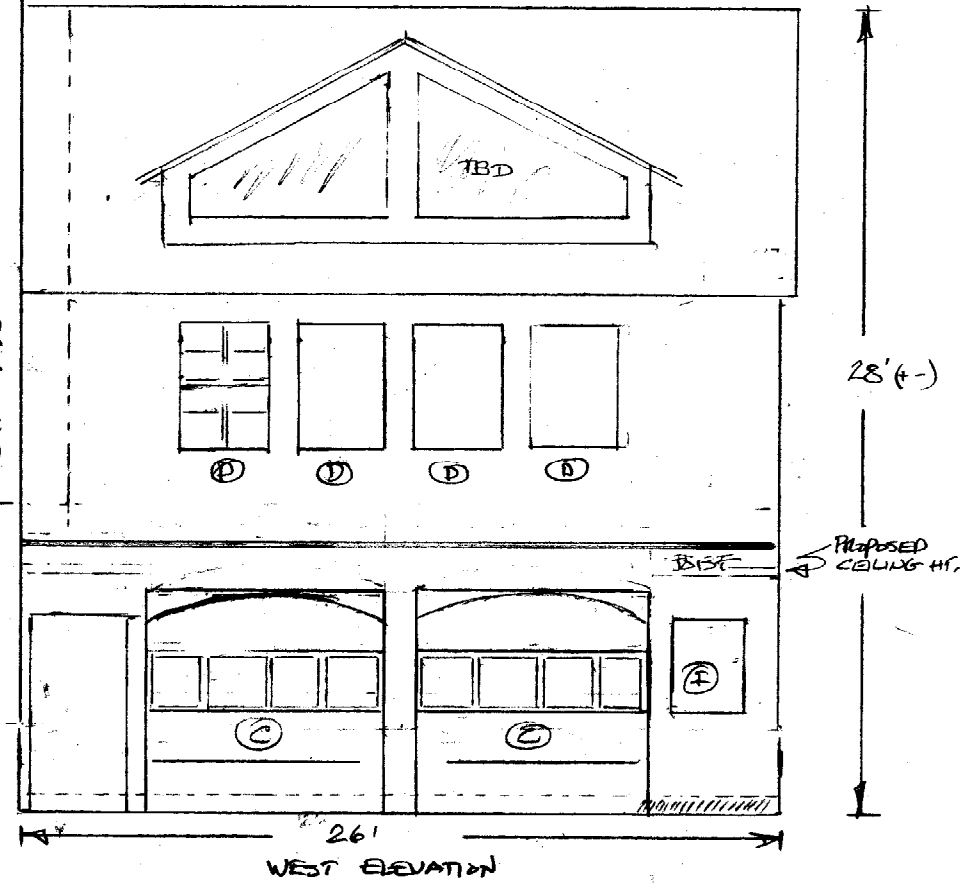
**PENALTY FOR REMOVING THIS CARD**







SOUTH ELEVATION



FLOOR LINE MAIN HOUSE  
 EXISTING FOUNDATION LINE / MAIN HOUSE  
 PROPOSED ROOFLINE FOR ADDITION

NOTE:  
 HT. & PLACEMENT OF GARAGE CEILING T.B.D BY DEPTH OF FOUNDATION

HT. OF RETAINING WALL ABOVE EXISTING FOUNDATION LINE - T.B.D

PROPOSED ADDITION  
 RESIDENTIAL - R-3  
 JIM & HEIDI COOMBS  
 57 WOODVALE  
 PORTLAND, ME  
 DWGS. PREPARED BY  
 NATIVE SON PRODUCTIONS  
 E. MATHESON  
 6 BEVERLY TERRACE  
 CAPE ELIZABETH, ME 04107  
 SCALE APPROX 1/4" = 1'  
 REVISED 6.24.03 EJM

DWG # 2

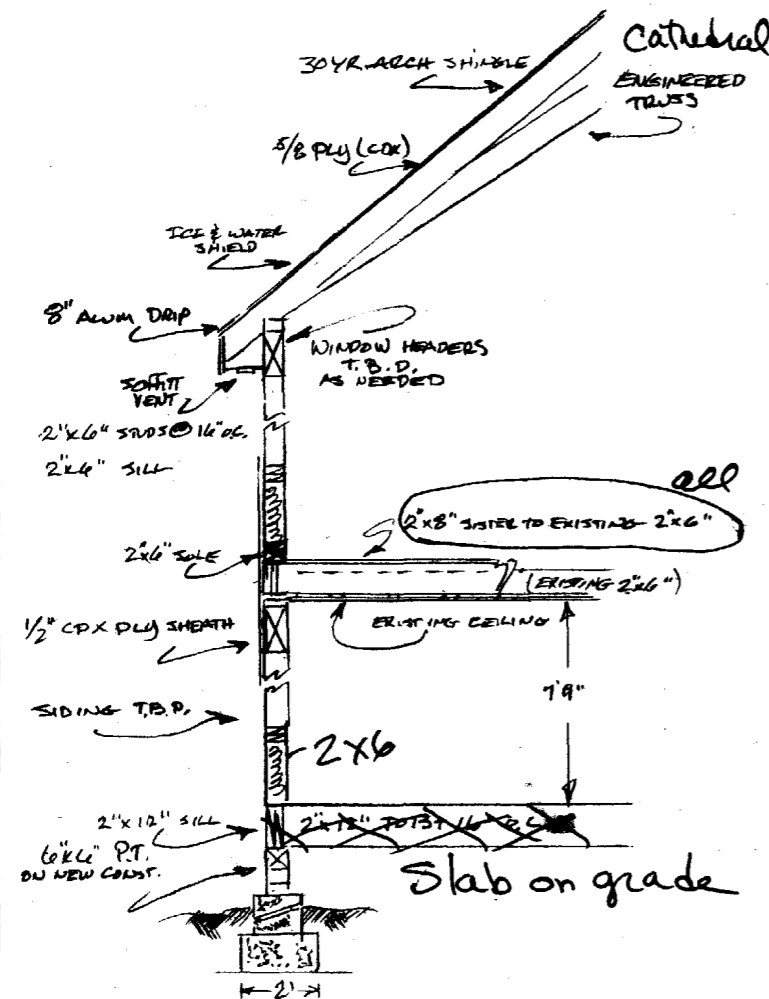
PROPOSED ADDITION  
RESIDENTIAL R-3

DWG # ①  
(FRAME & FOUNDATION)  
DETAILS

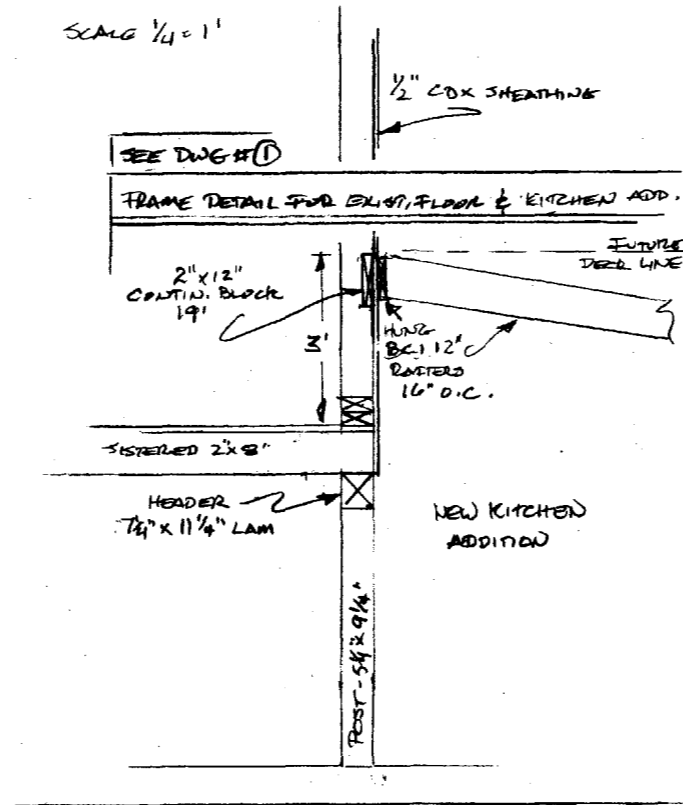
JIM & HEIDI COOMBS  
57 WOODVALE  
PORTLAND ME

DWGS. PREPARED BY  
NATIVE SON PRODUCTIONS  
E. MATHESON  
6 BEVERLY TERRACE  
CAPE ELIZABETH, ME

SCALE APPROX  $\frac{3}{8}'' = 1'$

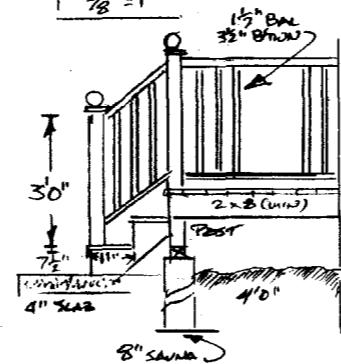


SCALE  $\frac{1}{4}'' = 1'$



EXT. STAIR DETAILS

$\frac{3}{8}'' = 1'$



(RISE & RUN OF STAIRS  
TBD BY GRADE)  
36\"/>

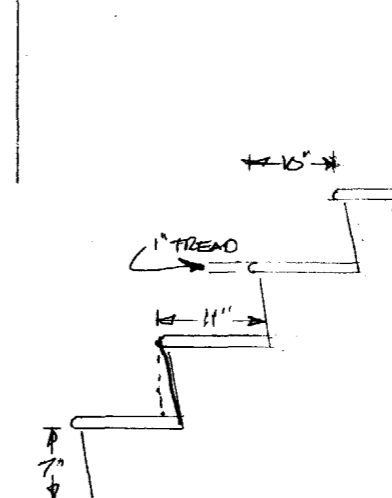
NOTES:

INTERIOR STAIRS (ENCLOSED)

GARAGE STAIRS: HANDRAIL EACH SIDE @ 3' HT, ENCLOSED FIRE RATED STAIRS & HALL @ 34\"/>

STAIR DETAIL AS SHOWN BELOW; FINAL RISE DETERMINED BY DEPTH OF GARAGE EXCAVATION;

INSIDE STAIR WIDTH TO BE 4' OR 3'



net 10\"/>

PROPOSED ADDITION  
RESIDENTIAL R-3

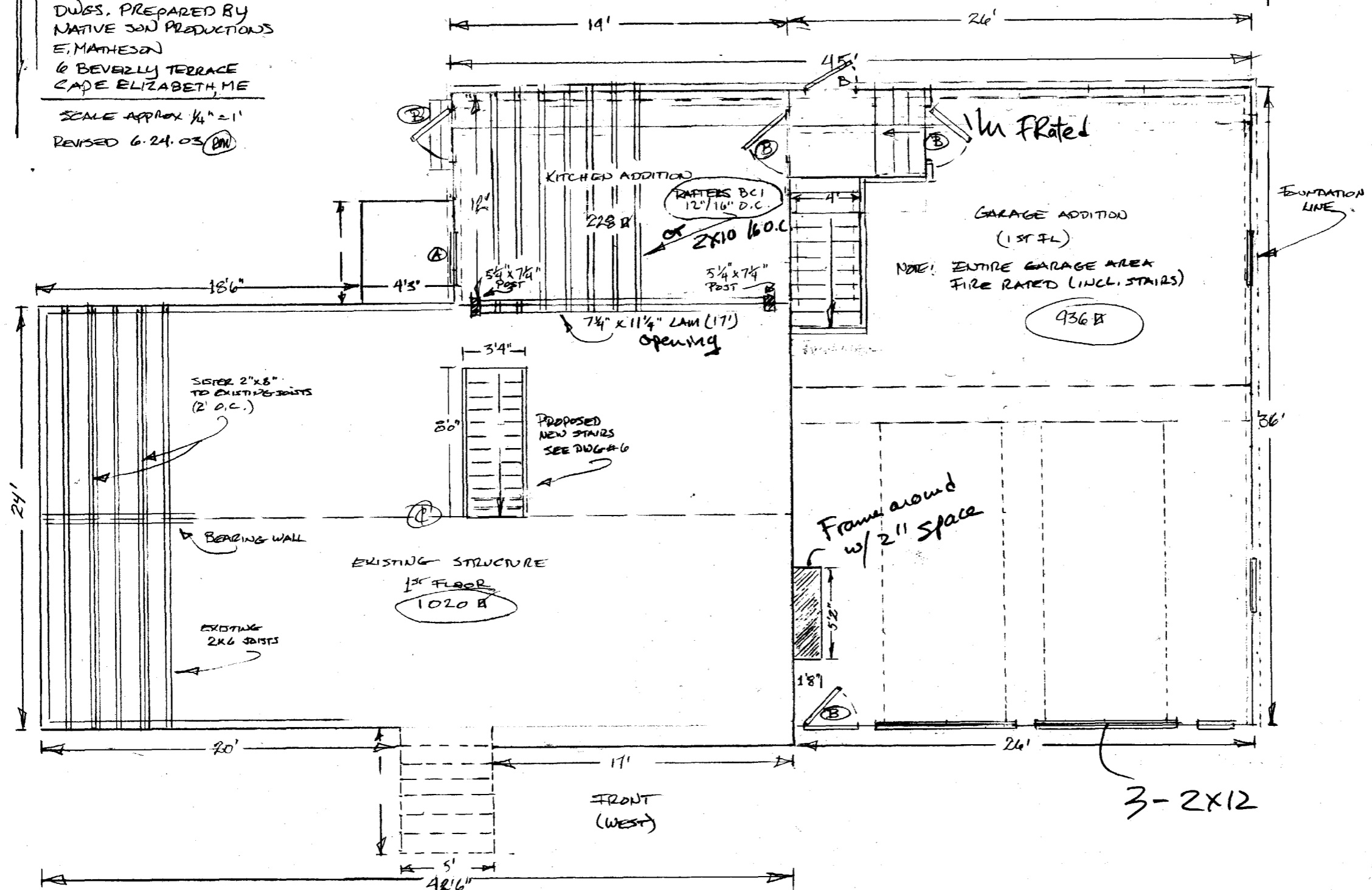
JIM & HEIDI COOMBS  
57 WOODVALE  
PORTLAND ME

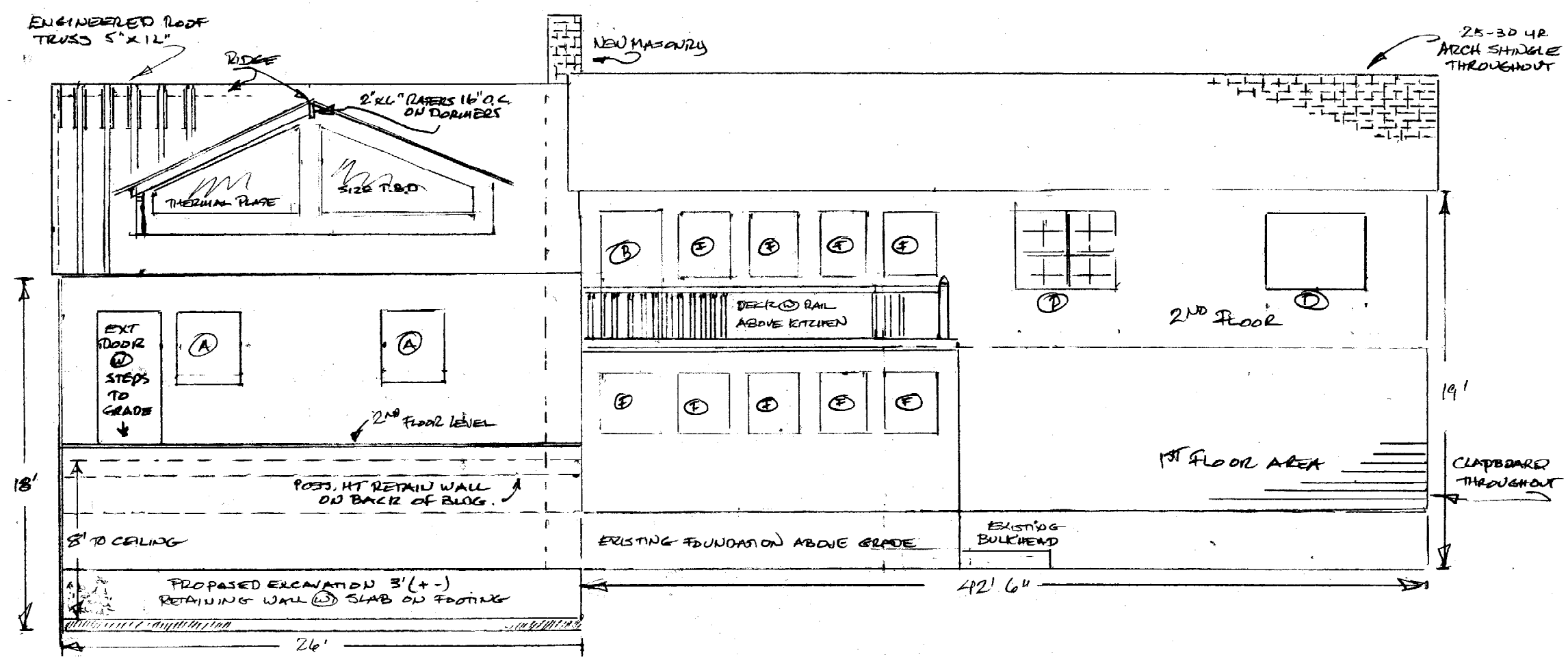
DWGS. PREPARED BY  
NATIVE SON PRODUCTIONS  
E. MATHESON  
6 BEVELLY TERRACE  
CAPE ELIZABETH, ME

SCALE APPROX 1/4" = 1'  
REVISED 6.24.03 *EMW*

DWG # 1

1164 sq (TOTAL ADDITIONAL sq)  
2084 sq (TOTAL sq FOOTPRINT)



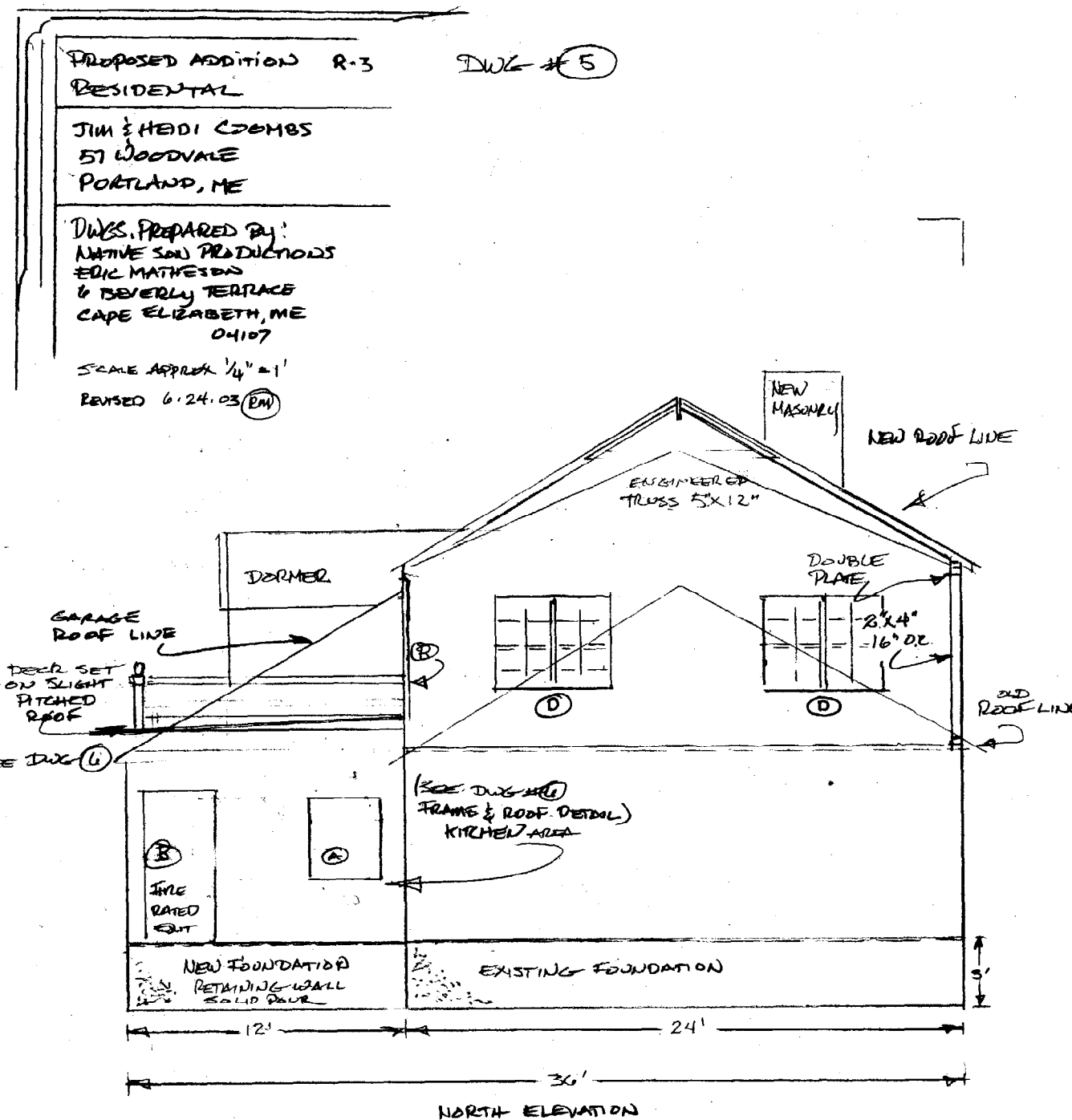
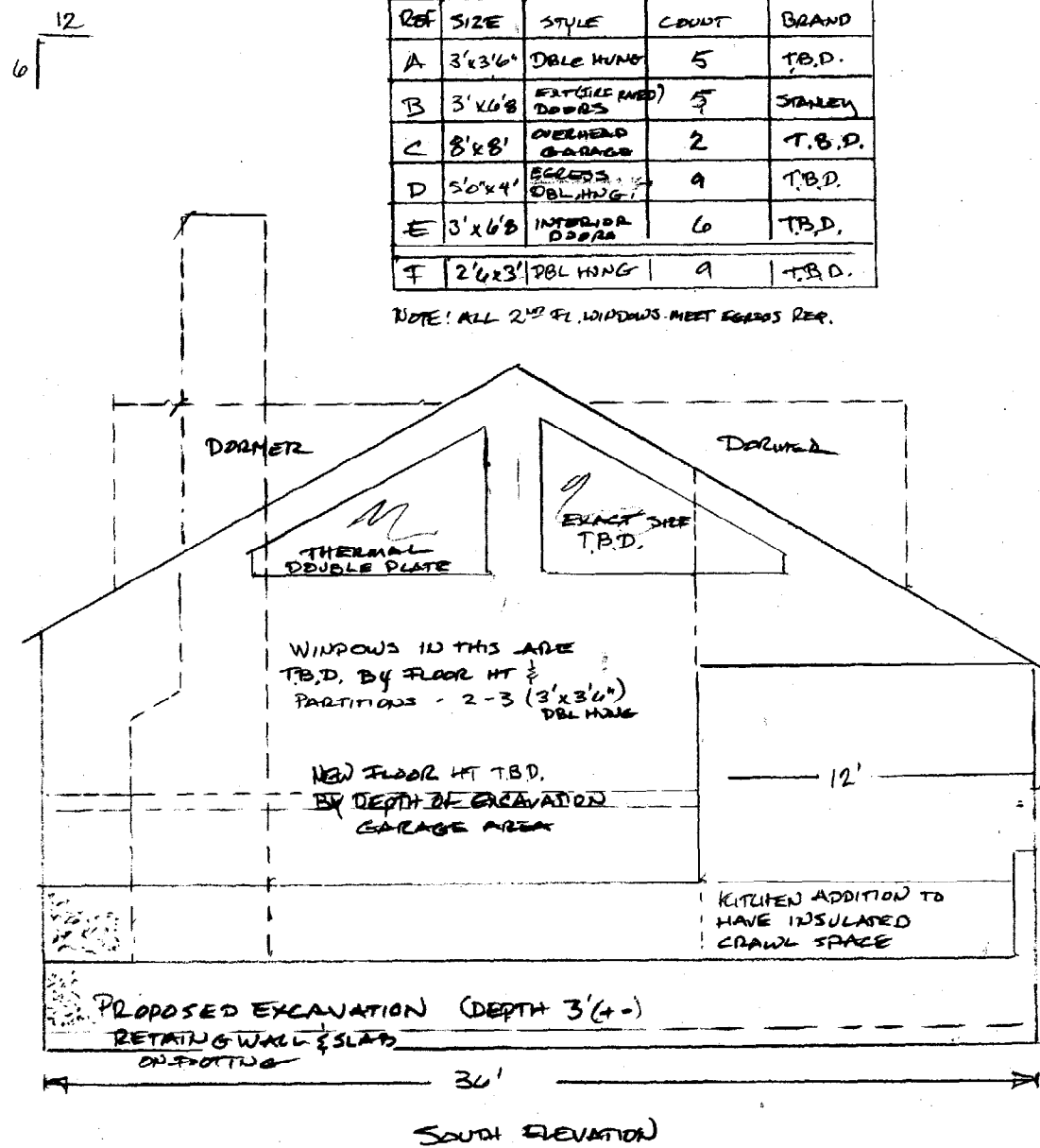


depth will be based on possible ledge or 48" Frostwall  
 BACK ELEVATION (EAST)

PROPOSED RESIDENTIAL ADDITION/RESIDENTIAL R-3 DWG# 3  
 JIM & HEIDI COOMBS  
 57 WOODVALE  
 PORTLAND, ME  
 DWGS. PREPARED BY:  
 NATIVESON PRODUCTIONS  
 ERIC MATHESON  
 6 BEVERLY TERRACE  
 CAPE ELIZABETH, ME  
 04107  
 SCALE APPROX 1/4" = 1'  
 REVISED 6.24.03 (DM)

WINDOW & DOOR SCHEDULE				
REF	SIZE	STYLE	COUNT	BRAND
A	3'x3'6"	DBL HUNG	5	T.B.D.
B	3'x6'8"	EXT (SLIDE AND) DOORS	5	STANLEY
C	8'x8'	OVERHEAD GARAGE	2	T.B.D.
D	5'0"x4'	EGRESS DOOR (HUNG)	9	T.B.D.
E	3'x6'8"	INTERIOR DOOR	6	T.B.D.
F	2'6"x3'	DBL HUNG	9	T.B.D.

NOTE: ALL 2<sup>ND</sup> FL. WINDOWS MEET EGRESS REQ.



PROPOSED ADDITION R-3 DWG # 5  
 RESIDENTIAL  
 JIM & HEDI COMBS  
 57 WOODVALE  
 PORTLAND, ME  
 DWGS. PREPARED BY:  
 NATIVE SON PRODUCTIONS  
 EDIC MATHESON  
 & BEVERLY TERRACE  
 CAPE ELIZABETH, ME  
 04107  
 SCALE APPROX 1/4" = 1'  
 REVISED 6.24.03 (EM)