

City of Portland, Maine - Building or Use Permit Application

Permit No:		Issue Date:	CBL:
Location of Construction: 60 Buca Run	Owner Name: Stokes Kurt A & Kelly D Jts	Owner Address: 60 Buca Run	Phone:
Business Name:	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone: 2077735504
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R2
Past Use: single family	Proposed Use: single family garage w/ bedroom above and finish and unfinished basement	Permit Fee: \$921.00	Cost of Work: \$99,474.00
Proposed Project Description: 22x20 garage w/ bedroom above and finish and unfinished basement		CEO District: 5	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 BOCA 1999 Type: SB Signature: JMB 9/20/04	
		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: dmartin	Date Applied For: 09/15/2004	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 <i>approved</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>to remain orig. permit # 98-0553</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>JMB 9/20/04</i>	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: <i>JMB</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

Permit No: 04- 1373	Date Applied For: 09/15/2004	CBL: 336 H054001
-------------------------------	--	----------------------------

Location of Construction: 60 Buca Run	Owner Name: Stokes Kurt A & Kelly D Jts	Owner Address: 60 Buca Run	Phone:
Business Name:	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone (207) 773-5504
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

	Proposed Project Description: 22x20 garage w/ bedroom above and finish and unfinished basement
--	--

Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 09/20/2004

Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 09/20/2004

Note: **Ok to Issue:**

- 1) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heating.



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: 60 Buca Run

Total Square Footage of Proposed Structure

440 Sg Ft

Square Footage of Lot

8500 Sg Ft.

Tax Assessor's Chart, Block & Lot

Chart# 336 Block# H Lot# C54

Owner: Kurt + Kelly Stokes

Telephone:

797-0469

Lessee/Buyer's Name (If Applicable)

N/A

Applicant name, address & telephone:

Bob Davenport
Maine State Builders
245 Warren Ave 773-5504
Portland, ME 04103

Cost Of

Work: \$ 99,474.00

Fee: \$ 921⁰⁰/00

Current Specific use: Driveway + unused basement

Proposed Specific use: Garage + finished basement space

Project description:

Garage addition with finished bedroom above
Finish an unfinished basement

Contractor's name, address & telephone:

Maine State Builders

Who should we contact when the permit is ready: Bob Davenport 773-5504

Mailing address: 245 Warren Ave
Portland ME 04103

Phone: 773-5504

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:

9/15/04

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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

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.

9/20
9 AM
Bob D.

Current Owner Information

Card Number	1 of 1
Parcel ID	336 H054001
Location	60 BUCA RUN
Land Use	SINGLE FAMILY
Owner Address	STOKES KURT A & KELLY D JTS 60 BUCA RUN PORTLAND ME 04103
Book/Page	14258/247
Legal	336-H-54 BUCA RUN 56-62 LOT #4 BUCA RUN 10000 SF

R2

Valuation Information

Land	Building	Total
\$32,450	\$84,630	\$117,080

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1998	Cape	1.5	1456	0.23	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	6	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
10/30/1998	LAND + BLDING	\$120,250	14258-247

Picture and Sketch

Picture

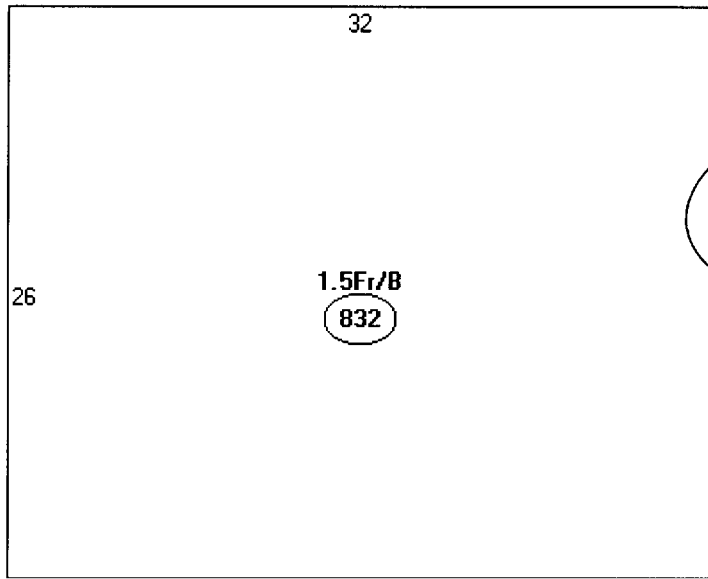
Sketch

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.

New Search!





Descriptor/Area

A: 1.5Fr/B
832 sqft

440 New Garage

1,272 SF

RZ

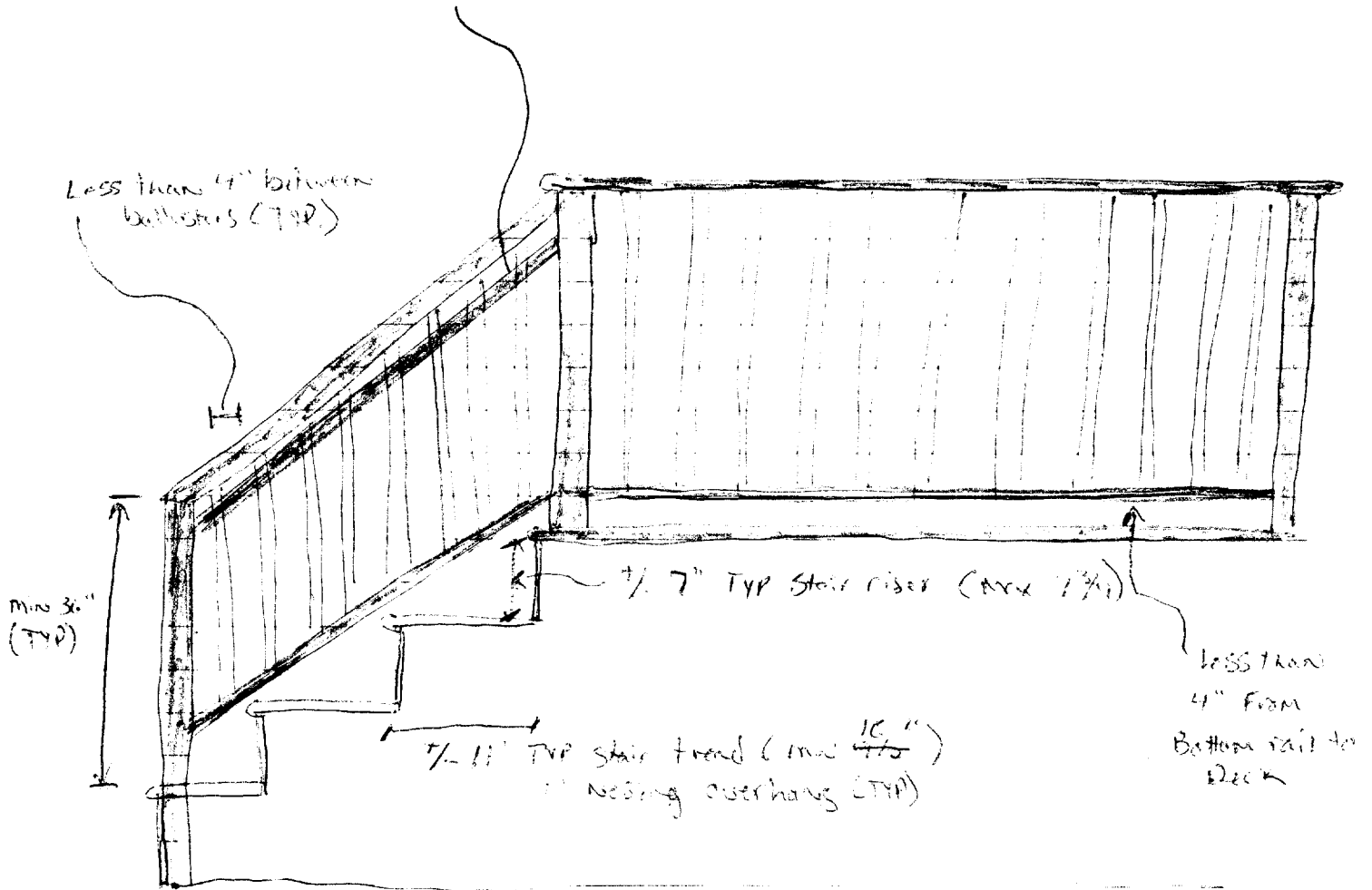
Lot = 10,000 SF
x 20%

2,000 SF

OK

Stair Detail (Not to Scale)

Handrail between 34"-38" where more than 2 risers exist





8. Excavate for the new concrete footings and foundation wall and haul away any excess fill materials. Excavate the bottom of the footings to an effective minimum depth of ~~48~~ inches below finished grade.
 - A. The lawn, shrubs, and remaining pavement around the perimeter of the addition will be affected by the transit of construction vehicles and equipment, and may be damaged during the performance of the work.
 - B. The Contractor shall be obligated to perform *only* the maintenance and/or repairs for these items that is specifically described later in these specifications.
9. Form and place concrete footings approximately 16-inches wide by 10-inches high. ✓
10. Provide two continuous No. 4 steel rebar in the footings for reinforcement. Steel rebar shall be continuous at all comers and shall have a minimum lap of 24-inches.
11. Provide vertical No. 4 steel rebar dowels at 24-inches on center that extend a minimum of 24 inches above the top of the footing.
12. Form and place a 10-inch thick concrete foundation wall. Provide anchor bolts embedded in the top of the wall for attachment of the sill.
13. Provide 36-inch x 36-inch L-shaped No. 4 steel rebar every 24-inches extending from the top of the side and rear foundation walls to tie into the concrete floor slab.
14. Provide two continuous No. 4 steel rebar at the top of the foundation wall, and two continuous No. 4 steel rebar at the bottom of the wall. Steel rebar shall be continuous at all comers and shall have a minimum lap of 24-inches.
15. Backfill and compact around the foundation and provide 12 inches of compacted gravel, crushed stone, or sand as a base for the new concrete floor slab, and for the new pavement at the front of the garage.
16. Form and place one 10-inch diameter concrete pier with 24-inch square footing to support the new steps at the mudroom entryway.
17. Place 4-inches of loam in the excavated areas behind and on the side of the addition and place new sod to cover the excavation. Significant wheel ruts in the existing lawn shall filled with loam and then seeded.
 - A. Owner shall be responsible for all landscape care, including the



- watering of the new sod and seed, and protection from erosion.
18. Place and compact new bituminous pavement at the front of the addition, from the addition to the saw cut in the original pavement.
 19. Place and finish a new 4-inch thick concrete slab inside the new addition. Provide 6x6 welded wire mesh reinforcement. Saw-cut control joints as required.
 - A. The garage portion of the slab shall slope toward the garage door.
 20. Provide pressure-treated 2x6 sills, bolted to the top of the foundation.
 21. Frame the walls, floors, and roof of the addition as shown in the drawings.
 - A. Wall framing shall be 2x6 @16-inches O.C.
 - B. First floor joists under mudroom shall be 2x6 @16-inches O.C.
 - C. Second floor joists above the garage shall be 2x12 @12-inches O.C.
 - D. Second floor joists above the mudroom shall be 2x6 @16-inches O.C.
 - E. Roof rafters shall be 2x10 @16-inches O.C.
 - F. Collar ties/ceiling joists shall be 2x6 @16-inches O.C.
 - G. Interior partitions and knee wall shall be 2x4 @16-inches O.C.
 22. Provide 1/2-inch CDX fir plywood sheathing on the walls, and 5/8-inch CDX fir plywood sheathing on the roof.
 23. Install 25-year asphalt shingles similar to existing. Provide ice-and-water shield and aluminum drip-edge at the eaves and at the sidewall intersection.
 24. Provide a ridge vent and soffit venting on the addition.
 25. Provide fiberglass insulation in the walls and ceiling as follow:
 - A. Walls: R-19
 - B. Roof: R-30
 - C. Garage Ceiling: R-38
 - D. Mudroom Floor: R-19
 26. Provide 3/4-inch T&G Advantech underlayment on the new mudroom floor and on the second floor. Underlayment shall be glued and screwed into place.



27. Provide 1/2-inch additional underlayment board beneath the new portion of the mudroom floor tile area.
28. Construct exterior porch and steps as shown on the drawings using pressure-treated framing and decking. Provide wall-mounted hand railing.
29. Construct interior garage steps as shown on the drawings using pressure-treated lumber in contact with the floor. Provide wall-mounted hand railing.
30. Provide a new fiberglass entry door with glass and sidelight at the exterior entrance, and a new fiberglass door without glass at the garage entrance.
31. Provide one new insulated steel overhead garage door with electric operator and remote control.
32. Provide two new Andersen 200 series double-hung windows in the garage.
33. Provide one new Andersen 200 series double-hung window in the mudroom.
34. Provide four new Andersen 200 series double-hung windows in the second floor addition, even though the two windows in the end wall are not shown on the elevation drawing.
 - A. The windows on the rear of the house and the windows on the end of the house may not be the same size due to physical limitations imposed by the roof line.
35. Open up the existing wall of the house to create the mudroom.
36. Construct a window seat in the mudroom, and provide a clothing shelf with pegs below along a portion of the mudroom wall.
37. Install 5/8-inch fire-code sheetrock on the garage walls and ceiling. ✓
38. Install 1/2-inch sheetrock on new mudroom walls & ceiling.
39. Frame the new bathroom partition at second floor and install sheetrock on one side only.
40. Cut-in new double doors to the new bedroom on the second floor.
 - A. Double doors are included in the price, but may not fit in the designated space. It will be close.



- B. Deduct \$250.00 if a single door is used instead of a double door.
 - C. Door style to match existing.
41. Cut-in a single door between the new bedroom and new bathroom.
- A. Door style to match existing.
42. Provide electrical lighting and outlets as shown on the first floor plan.
- A. Very basic light fixtures are included and may be upgraded at a later date.
43. Provide electrical outlets on the perimeter wall of the new bedroom, one ceiling light fixture and wall switch, one cable television feed from the basement, and one telephone feed from the basement, even though these items are not shown on the drawing.
- A. Cable and phone connections and terminations shall be by others.
 - B. No changes to the existing electrical on the second floor of the house are figured at this time.
44. Install 1/2-inch sheetrock on the walls and ceiling of the new bedroom.
45. Tape, coat, and sand all new sheetrock to a smooth finish.
46. Provide interior window, door, and base trim to match existing.
- A. Base and window trim in the garage shall be 1x4 pine.
47. Cut and patch as necessary to bring plumbing feed and waste lines up to the future second floor bathroom.
- A. The work does not include fixture rough-in, or bringing the piping to each fixture.
48. Provide a new heating zone off the existing boiler, with baseboard convectors in the new bedroom.
- A. No changes or modifications to the existing heating system on the second floor of the house are figured at this time.
49. Prime and paint walls, ceiling, trim, window seat, clothing shelf, and new doors in the new mudroom.
- A. No other painting is included on the first floor.



- 50. Prime and paint the walls, ceiling, trim, and doors in the bedroom addition.
 - A. No other painting is included on the second floor.
- 51. Provide exterior trim to blend with existing.
- 52. Install new and salvaged siding on the exterior of the addition and on the end wall of the original house to blend with existing.

Allowance Item - Addition

STKS - 01 - A1

- 53. Provide 6x6 ceramic tile flooring in the mudroom at an installed allowance of **\$1,000.00.**
- 54. Provide carpet and pad in the new bedroom at an installed allowance of \$1,200.00.

Base Contract Work - Basement Renovations

STKS - 02 - C

- 1. Prepare and submit standard building permit application and fee.
- 2. Frame exterior perimeter walls and interior walls with 2x4 16-inches **O.C.**
- 3. Frame around existing plumbing waste line on two walls.
- 4. Rework and frame around plumbing near washer.
- 5. Insulate all new partitions with 3-1/2-inch fiberglass insulation.
- 6. Provide additional insulation at framed foundation walls.
- 7. Relocate plumbing and heating pipes to within **1-1/2-inches** of the ceiling.
- 8. Strap the existing floor joists with **2x4.**
- 9. Create a partial open carpeted stairway with partial open oak handrail and balusters.
- 10. Install **1/2-inch** sheetrock on all walls and ceiling. Tape and sand to a smooth



finish.

11. Provide four new single doors and one new double door, similar to existing doors in the house.
12. Raise-up or cut-down the existing door to bulkhead to accommodate the new floor height.
13. Provide four wood shelves in the closet.
14. Provide **1-1/2-inch** thick Styrofoam floor insulation between 2x4 sleepers, and install pre-finished oak hardwood flooring in all rooms except for a small area around the boiler.
15. Provide interior window and door trim to match existing.
16. Provide electrical lighting and outlets as shown on the drawing.
17. Construct a lined concrete block chimney with brick veneer. Provide thimble and clean-out holes through the foundation, and an interior braised brick hearth and wall surround.
18. Relocate dryer vent discharge, oil fill and vent, and water meter sensor to the front wall of the house.
19. Replace existing frost-proof sill-cock with a longer sill-cock.
20. Box-in radon pipe and extend vacuum meter to outside the enclosure.
21. Run new cable for satellite television.
22. Provide a new heating zone off the existing boiler with baseboard convectors in the new den only.
23. Prime and paint all walls, ceiling, trim, doors, and windows in the basement.

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.

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

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- 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 CERTIFICATE OF OCCUPANCIES MUST BE **ISSUED** AND PAID FOR, **BEFORE** THE SPACE MAY BE OCCUPIED

Bob Davenport
Signature of Applicant/Designee

9/20/04
Date

Janice Boule
Signature of Inspections Official

9/20/04
Date

CBL: 336-H-054

Building Permit #: 04-1373

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 041373

PERMIT ISSUED
SEP 20 2004
CITY OF PORTLAND

This is to certify that Stokes Kurt A & Kelly D Its line Stat
has permission to 22x20 garage w/ bedroom ab and fin and un finished bas ment
AT 60 Buca Run 336 H054001

provided that the person or persons, firm or corporation accepting 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 work on permit must be completed before this building or part thereof is leased or occupied. 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 _____

Janie Bouke 9/24/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

10/1/04 for Gostey/Setbacks - NO - No pins
lines or marks of any type to verify Setbacks
Esp Right Side. Red Logdon front door
latch @

10/4/04 - Rechecked setbacks - line cut pin to pin OK @

12-10-04 Not ready yet Move to TUES. 12-14-04

12/14/04 Close In - Garage only - OK

Two drop of interior of house - nobody there,
I left note that close in is
garage only @

Cannot determine from plans where
full protection wall will be.
Top & bottom risers on Exterior
Stairs in question? @



CITY OF PORTLAND, MAINE
Department of Building Inspections

7.15 2007

Received from Maine State Building

Location of Work 600 Bona Run

Cost of Construction \$ _____

Permit Fee \$ 921.00

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 321154

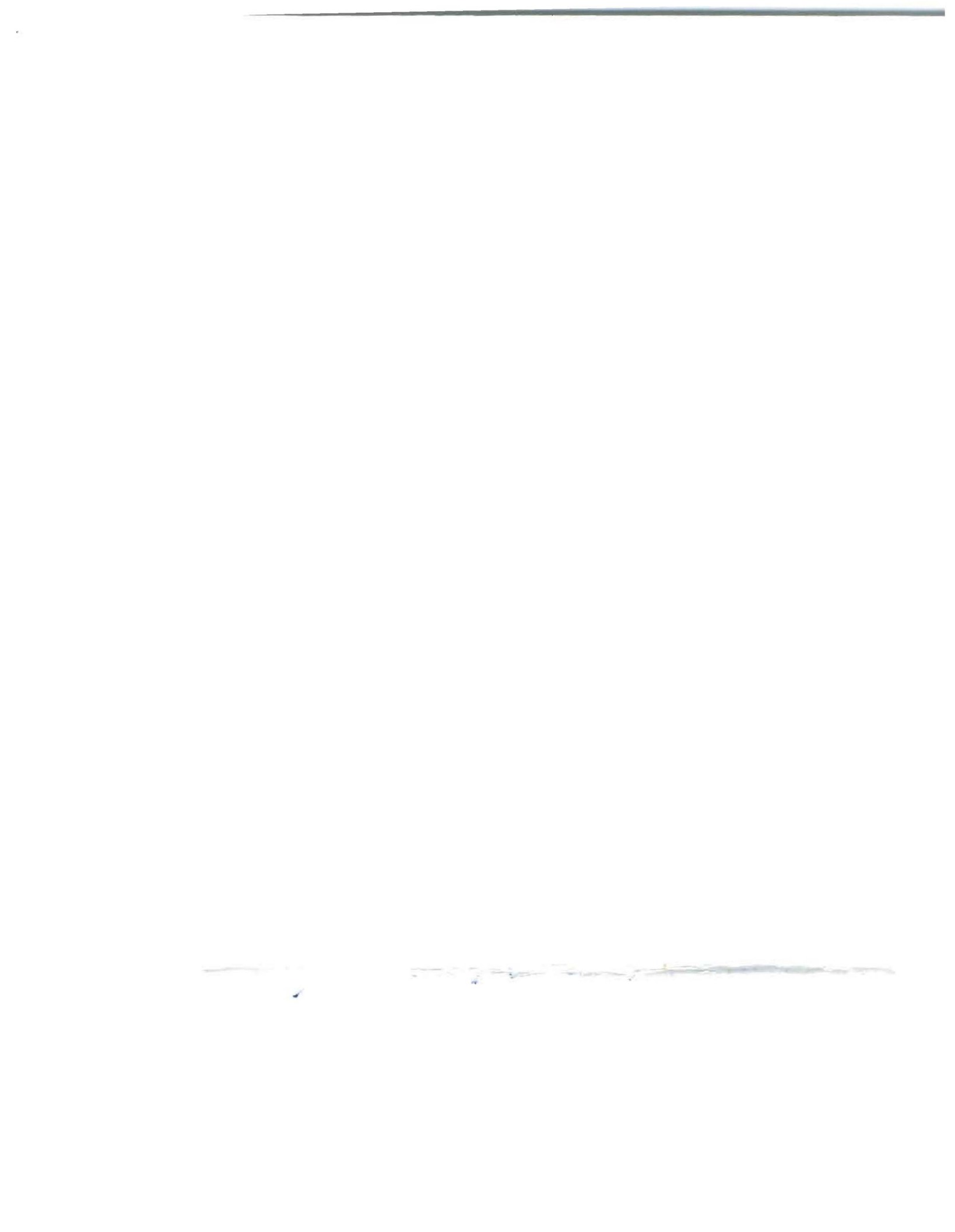
Check #: 39542

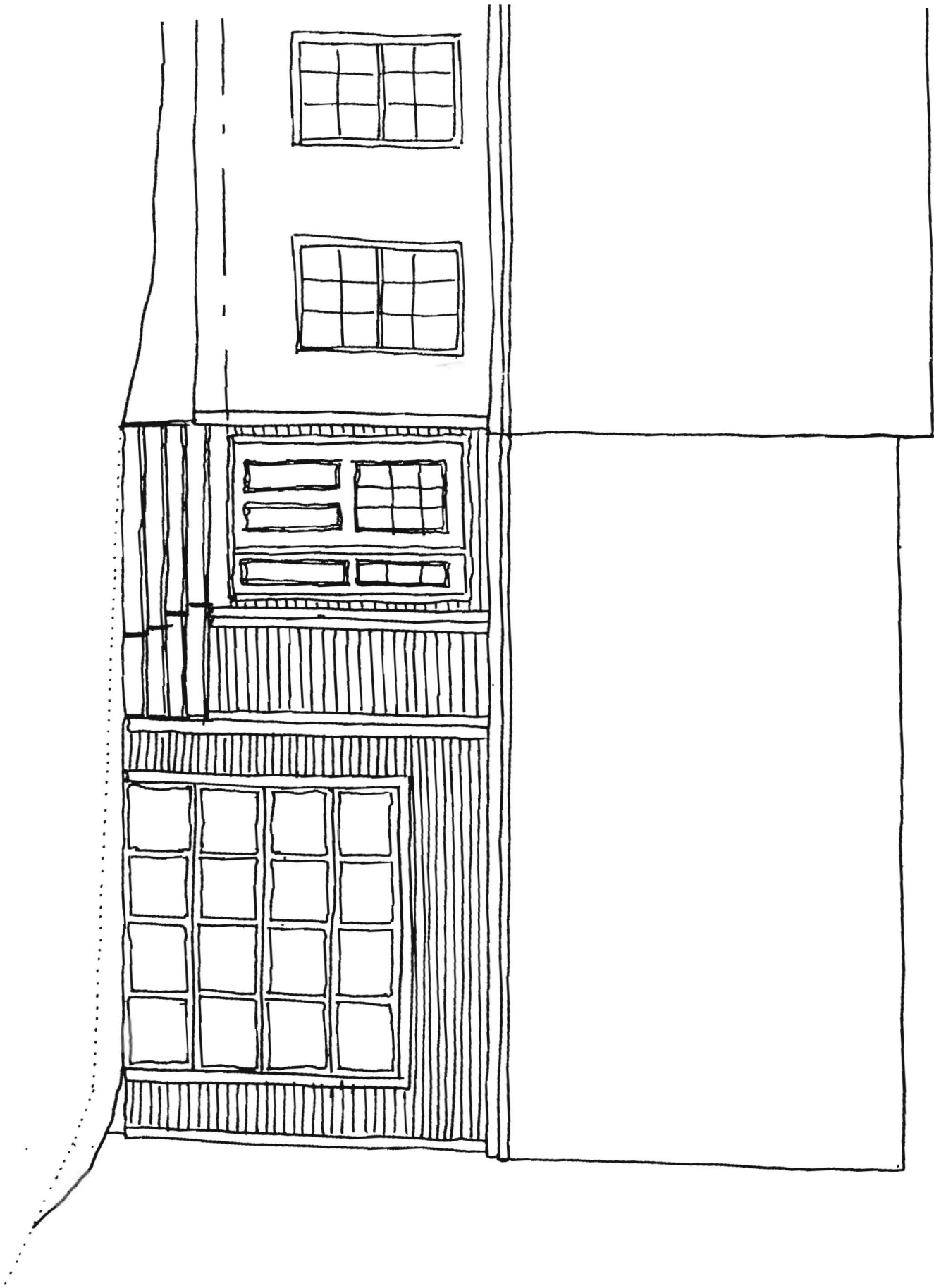
Total Collected \$ 921.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy





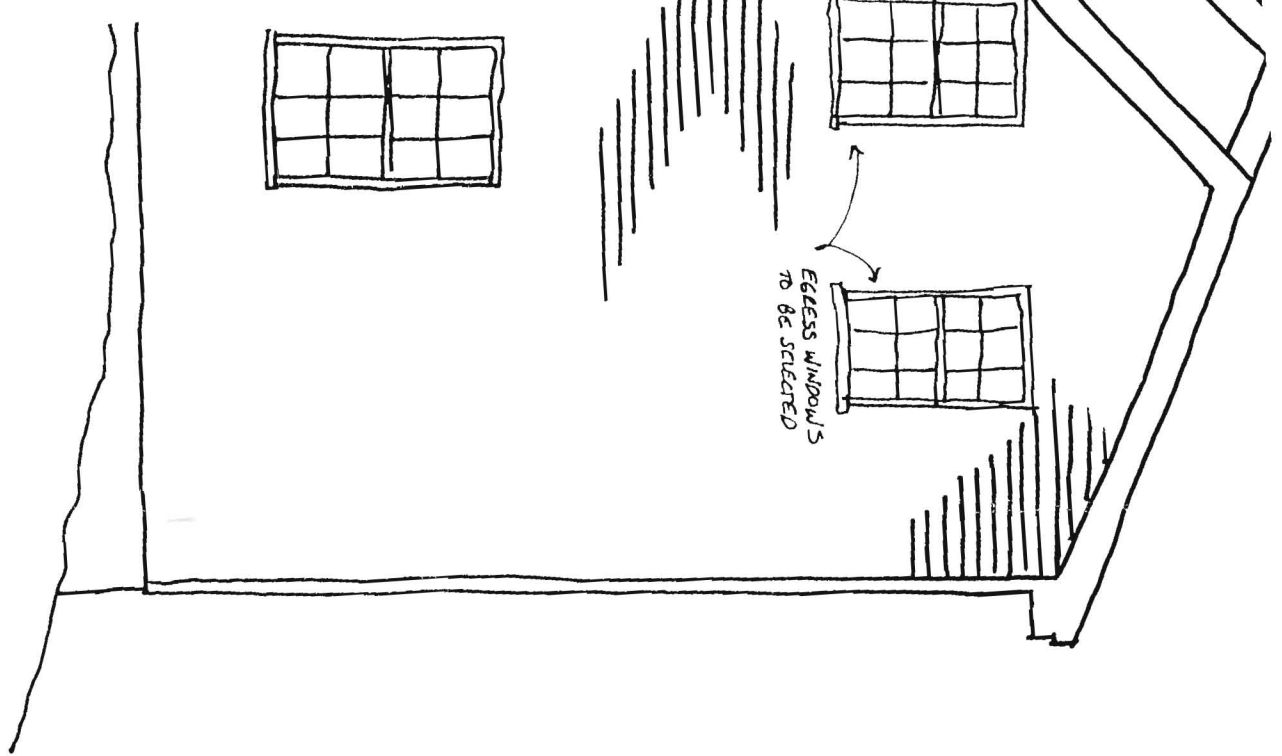
FRONT ELEVATION

SCALE 1/4 INCH = 1 FOOT

July 26, 2004

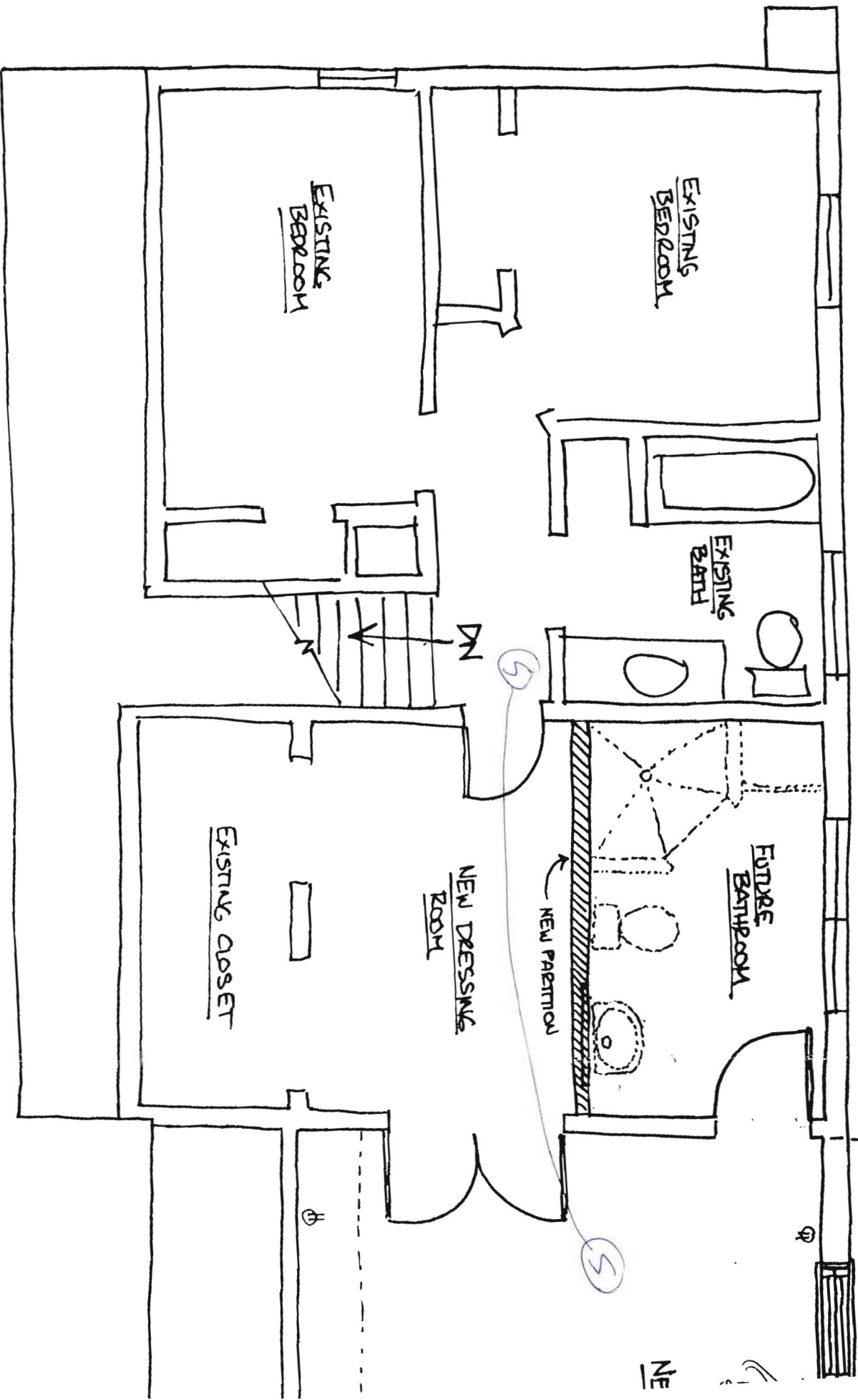
PROPOSED ADDITION FOR
Kurt & Kelly Stokes
60 BUCA RUN
PORTLAND, ME 04103

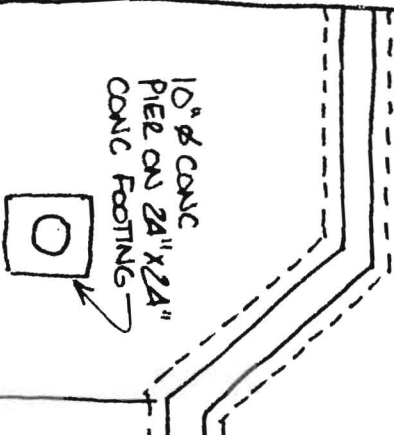
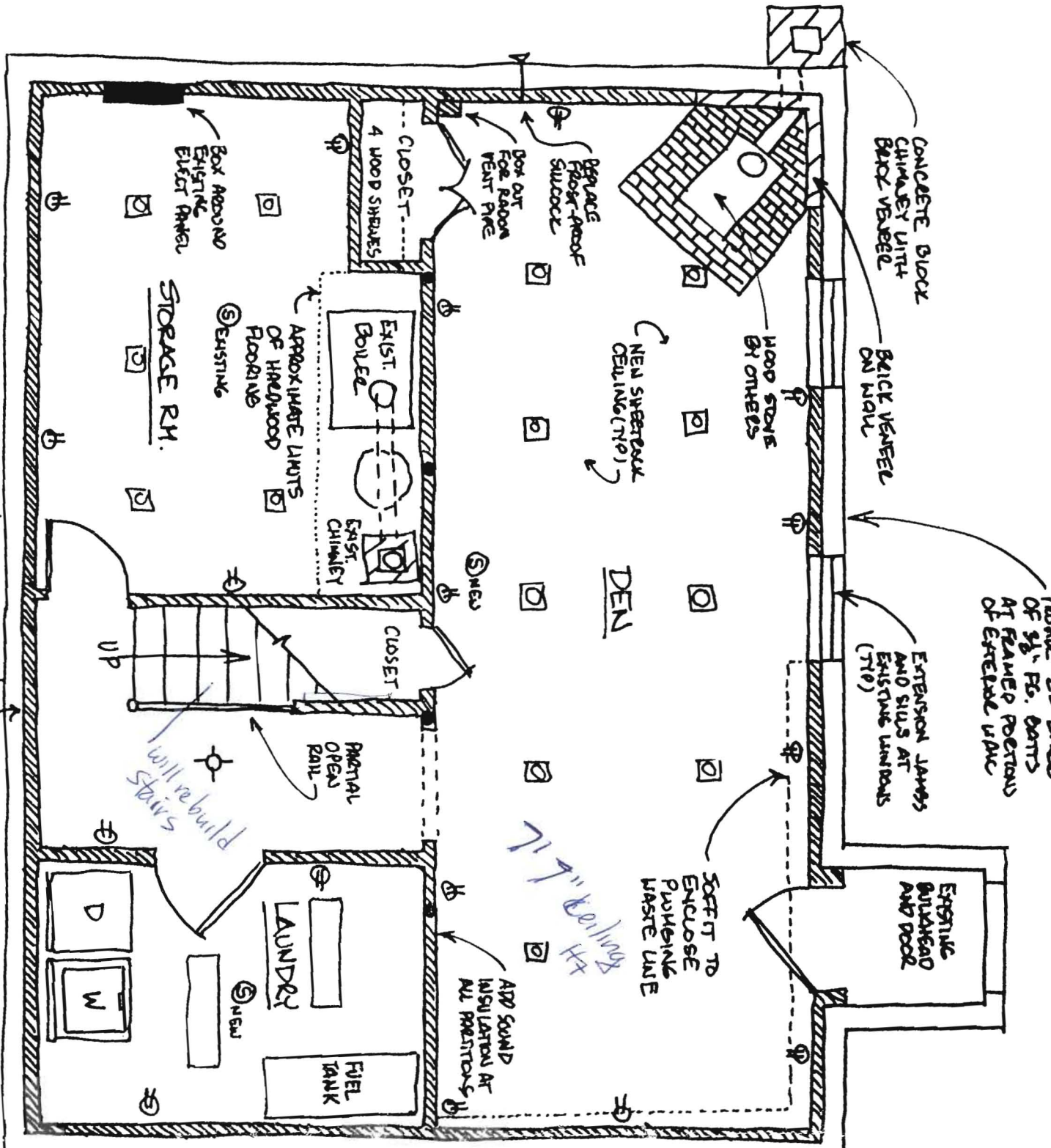
MAINE STATE BUILDERS, INC.
245 WARREN AVENUE
PORTLAND, MAINE 04103
207-773-5504



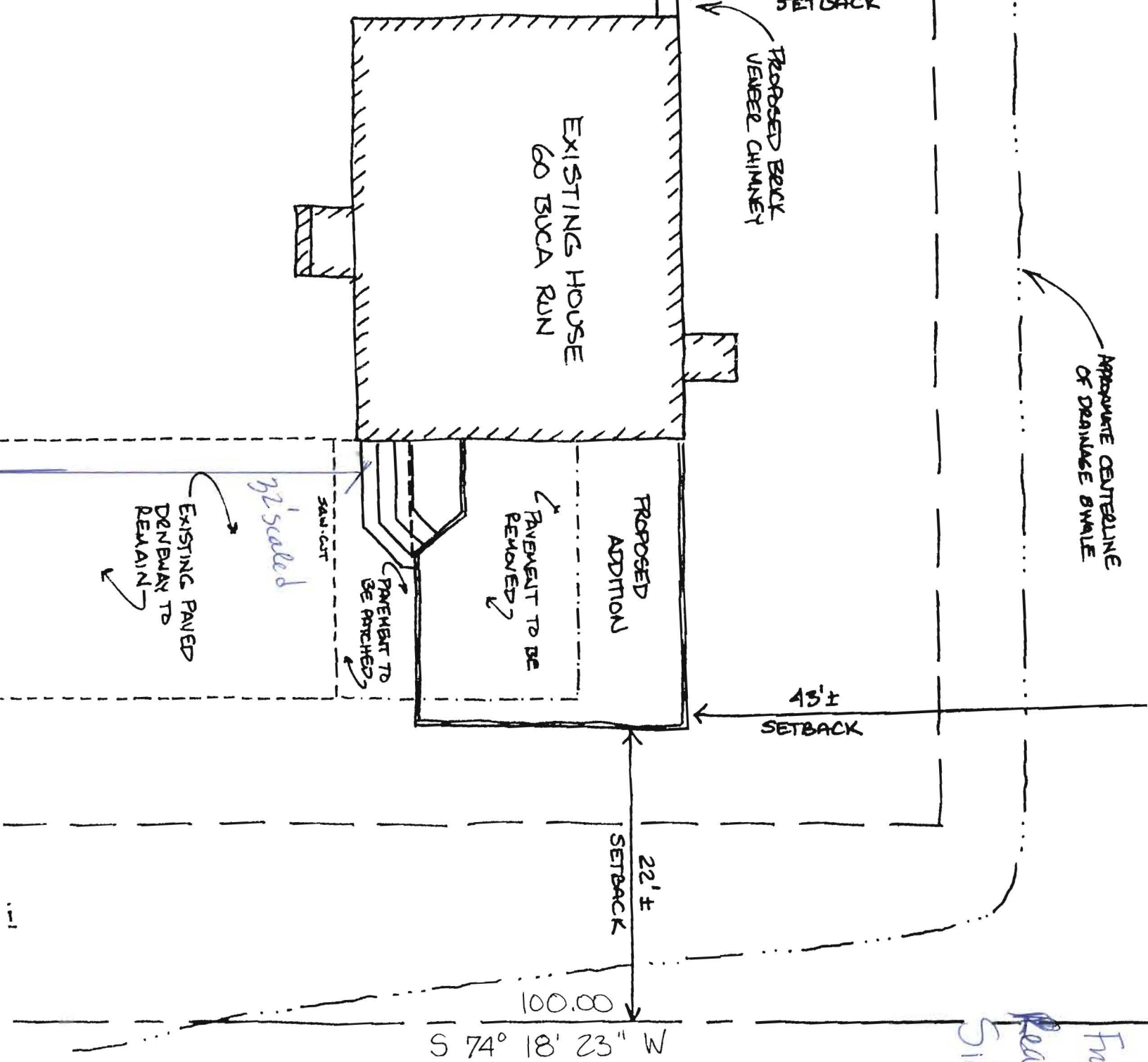
REVISED 9-3-04 Add 2F WINDOWS

SIDE ELEVATION	PROPOSED ADDITION FOR Kurt & Kelly Stokes 60 BUCA RUN PORTLAND, ME 04103	MAINE STATE BUILDERS, INC. 245 WARREN AVENUE PORTLAND, MAINE 04103 207-773-5504
SCALE 1/4 INCH = 1 FOOT	July 26, 2004	





91'-0"

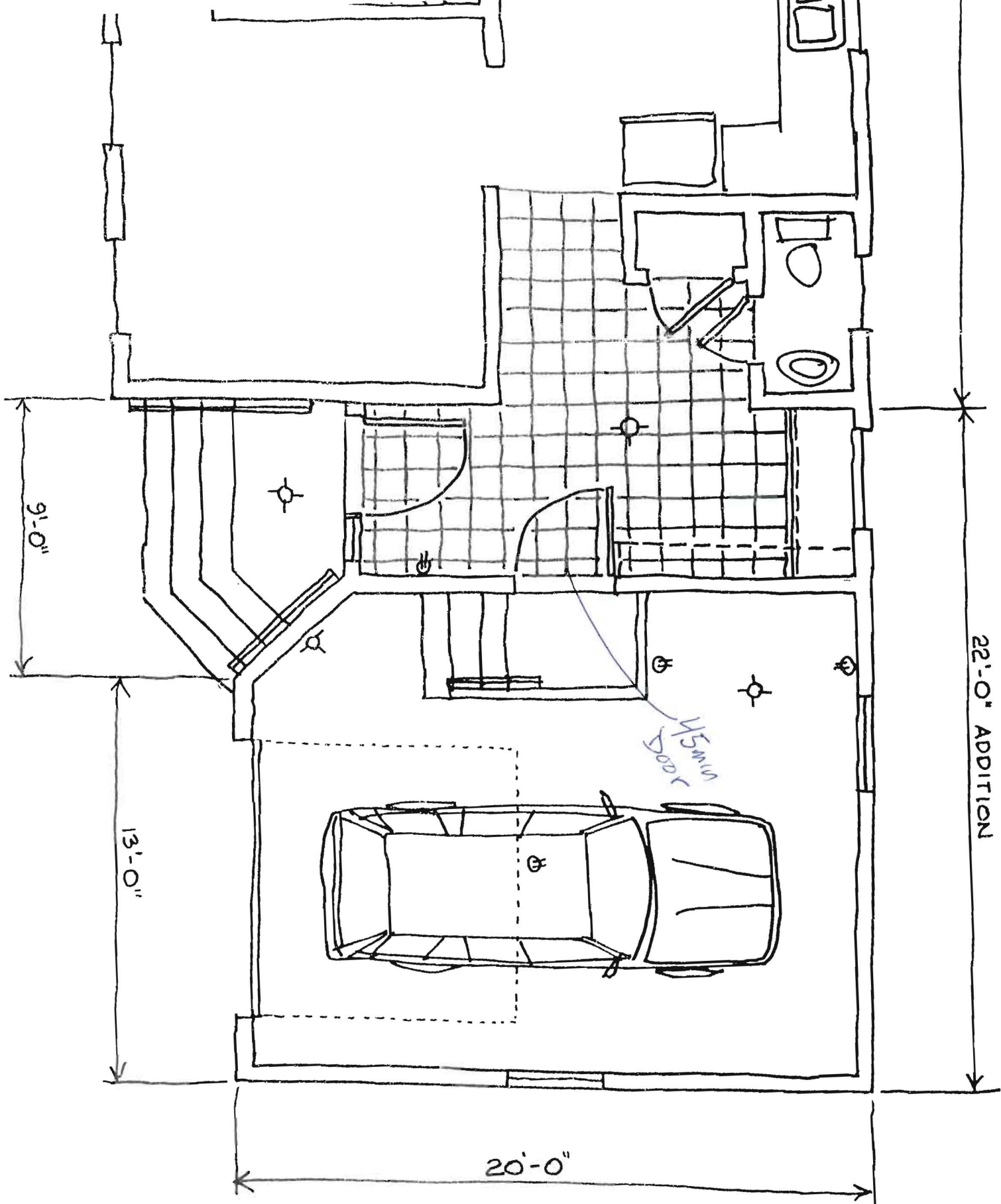


Front 25' Req. 32' scaled
 Rear 25' Req. 43' shown
 Side 25' Req. 14' Req.
 22' shown

SITE PLAN
 SCALE 1 INCH = 10 FEET
 July 26, 2004

PROPOSED ADDITION FOR
 Kurt & Kelly Stokes
 60 BUCA RUN
 PORTLAND, ME 04103

MAINE STATE BUILDERS, INC.
 245 WARREN AVENUE
 PORTLAND, MAINE 04103
 207-773-5504



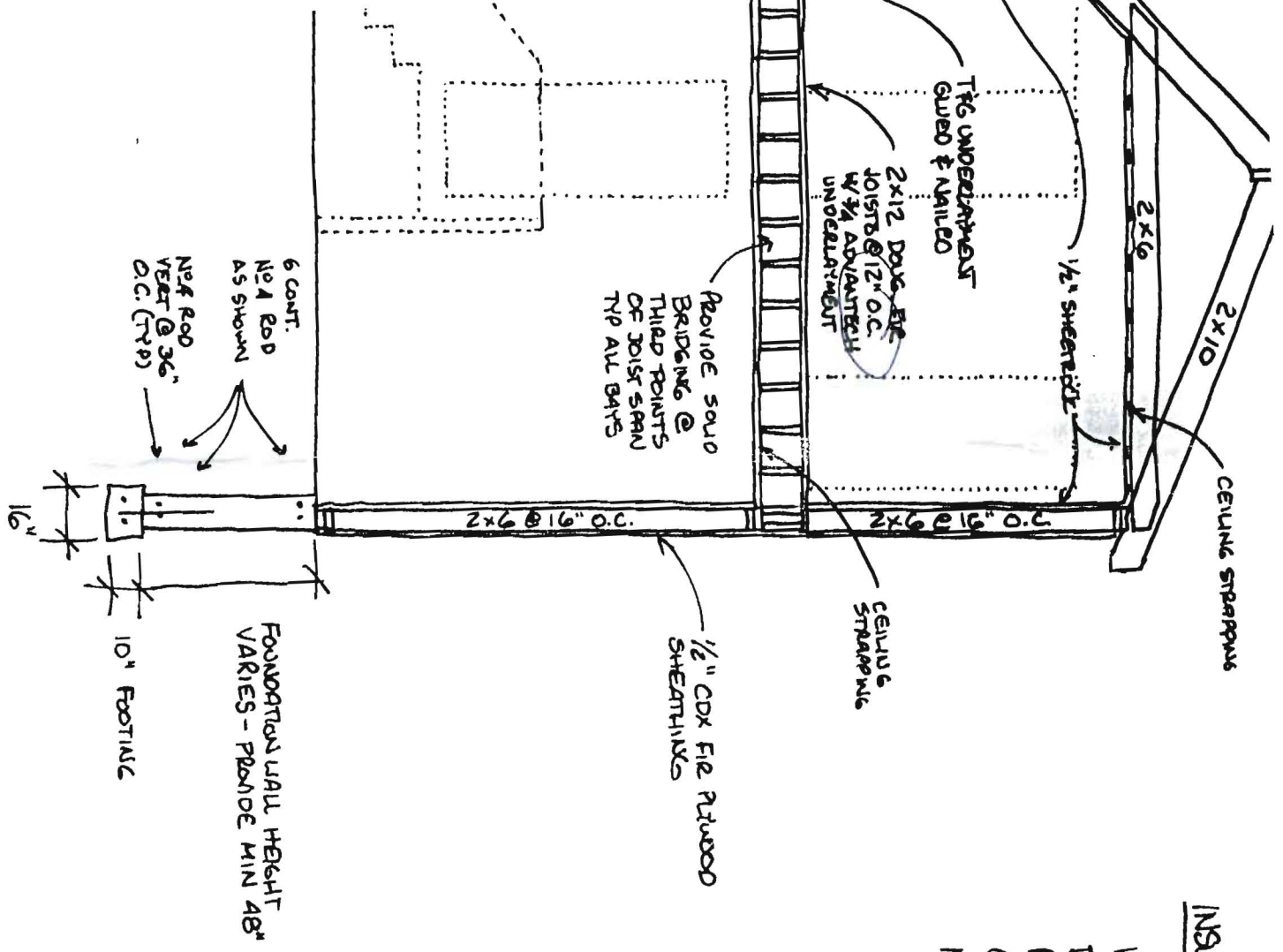
FIRST FLOOR PLAN

SCALE 1/4 INCH = 1 FOOT

July 26, 2004

PROPOSED ADDITION FOR
 Kurt & Kelly Stokes
 60 BUCA RUN
 PORTLAND, ME 04103

MAINE STATE BUILDERS, INC.
 245 WARREN AVENUE
 PORTLAND, MAINE 04103
 207-773-5504



INSULATION NOTES:

WALLS:	R-19	6" F.G.
BASEMENT WALLS:	R-11	3 1/2" F.G.
ROOF:	R-30	8 1/4" F.G.
GARAGE CEILING:	R-38	10 1/4" F.G.
HUBROOM FLOOR:	R-19	6" F.G.

SECTION & DETAILS

SCALE 1/4 INCH = 1 FOOT

July 26, 2004

PROPOSED ADDITION FOR
 Kurt & Kelly Stokes
 60 BUCA RUN
 PORTLAND, ME 04103

MAINE STATE BUILDERS, INC.
 245 WARREN AVENUE
 PORTLAND, MAINE 04103
 207-773-5504