

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: 03-1312	Issue Date: OCT 23 2003	CBL: 371 B010001
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Location of Construction: 150 Lester Dr	Owner Name: Gauvin Russell J &	Owner Address: 150 Lester Dr <i>CITY OF PORTLAND</i>	Phone: 650-6826
Business Name:	Contractor Name: Chase Custom Homes of Windham	Contractor Address: 1 Percy Hawks Road Windham	Phone: 2078922700
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R2

Past Use: Single Family	Proposed Use: Single Family w/garage addition	Permit Fee: \$921.00	Cost of Work: \$100,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: R3 BOCA 1999 SB	

Proposed Project Description: Build a 24x36 two story garage addition and front porch	Signature:	Signature: <i>10/23/03 jmb</i>
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: jmb	Date Applied For: 10/23/2003	Zoning Approval	
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<ol style="list-style-type: none"> 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 <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: <i>jmb 10/23/03</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>
	<i>Approved to remain a single family</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

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Business Name:	Contractor Name: Chase Custom Homes of Windham	Contractor Address: 1 Percy Hawks Road Windham	Phone (207) 892-2700
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family w/garage addition	Proposed Project Description: Build a 24x36 two story garage addition and front porch
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Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 10/23/2003

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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/23/2003

Note: **Ok to Issue:**

- 1) Design load specs for engineered products must be submitted to this office
- 2) Separate permits are required for any electrical or plumbing work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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.

10/23 3:47 PM

Handwritten signature/initials

Handwritten name: John

Current Owner Information

Card Number 1 of 1
Parcel ID 371 8010001
Location 150 LESTER DR
Land Use SINGLE FAMILY
Owner Address GAUVIN RUSSELL J & JANET C WINGER JTS
150 LESTER DR
PORTLAND ME 04103

Valuation Information

Book/Page 19751/226
Legal 371-B-1D
LESTER DR 146-152
12266 SF
Land \$35,700
Building \$90,630
Total \$126,530

Property Information

Year Built 1966
Style Cape
Sq. Ft. 1512
Total Acres 0.262
Bedrooms 3
Full Baths 2
Half Baths
Total Rooms 6
Attic None
Basement Full
Condition

Sales Information

Date 07/01/2003
Type LAND + BLDING
Price \$226,000
Book/Page 19751-226

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 emailed.

New Search



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>150 LESTER DRIVE</u>		
Total Square Footage of Proposed Structure <u>864</u>	Square Footage of Lot <u>12,266</u> 12,266	
Tax Assessor's Chart, Block & Lot Chart# <u>371</u> Block# <u>B</u> Lot# <u>10</u>	Owner: <u>RUSSELL GAUVIN</u>	Telephone: <u>650-6826</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>RUSSELL GAUVIN</u> <u>150 LESTER DR</u> <u>650-6826</u>	Cost Of Work: \$ <u>100,000</u> Fee: \$ <u>921.00</u>
Current use: <u>SINGLE FAMILY DWELLING</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>GARAGE & ADDITION</u> Project description:		
Contractor's name, address & telephone: <u>CHASE CUSTOM HOMES</u> <u>1 PERCY HAWKES RD</u> <u>WINDHAM ME.</u> <u>892-2700</u>		
Who should we contact when the permit is ready: <u>ABOVE</u>		
Mailing address:		
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>892-2700</u>		

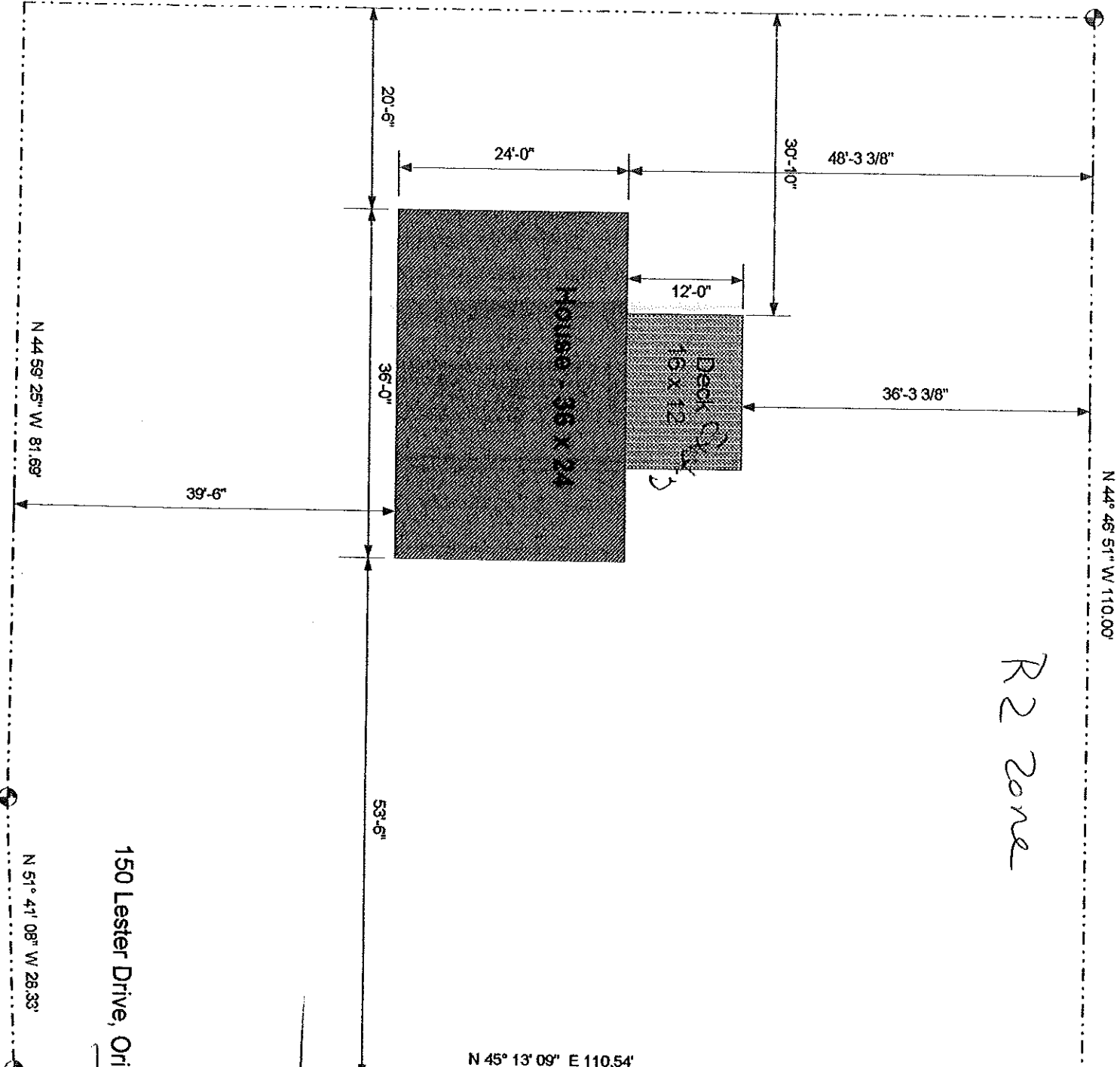
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>[Signature]</u>	Date: <u>10/17/03</u>
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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

N 45° 13' 09" E 111.78'



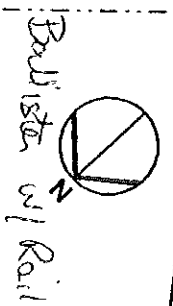
N 44° 48' 51" W 110.00'

R2 Zone

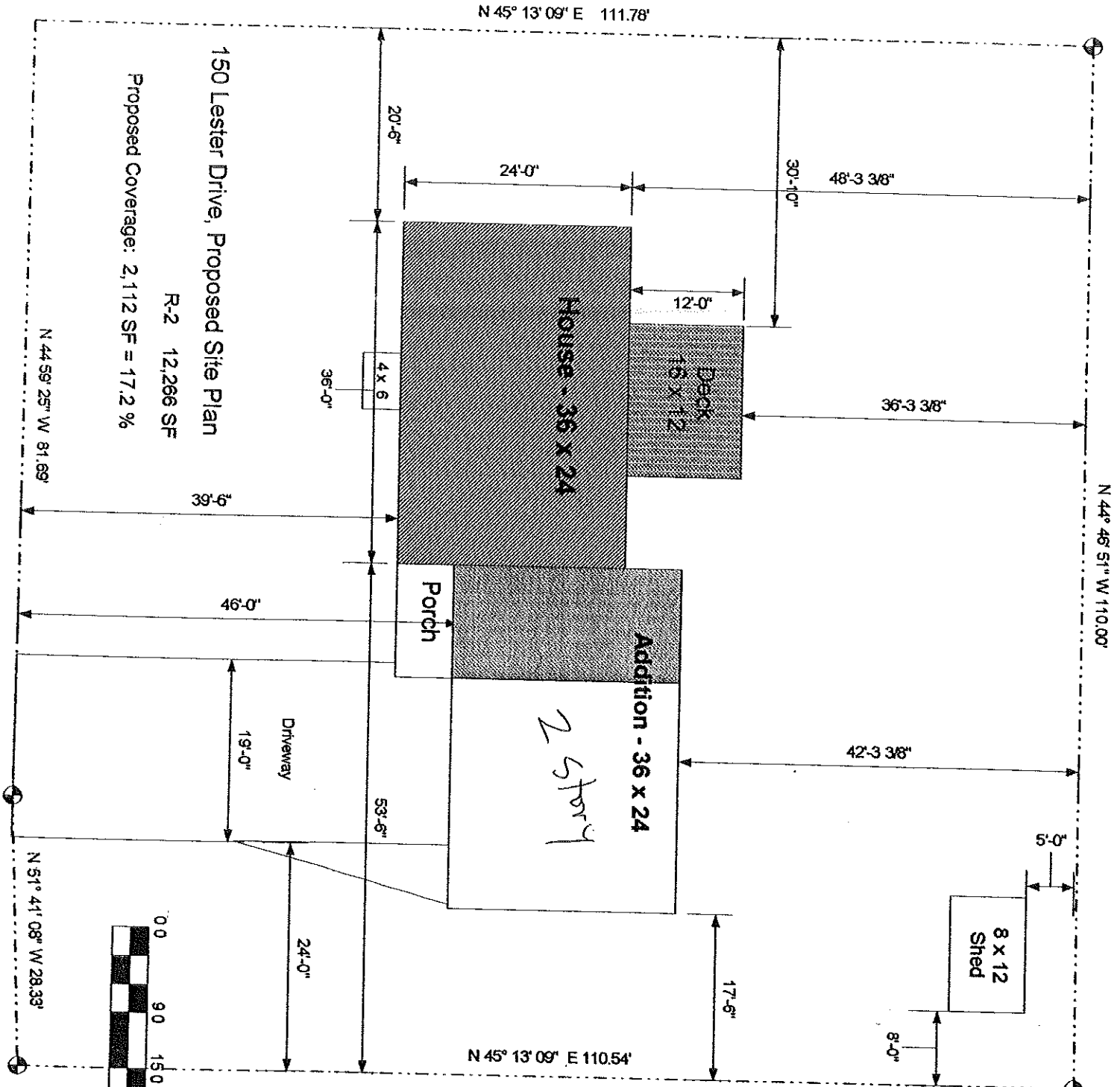
Site 14F

N 45° 13' 09" E 110.54'

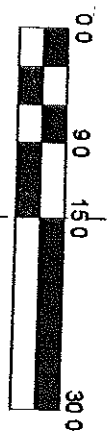
150 Lester Drive, Original Site Plan



- V-Windows OK
- No doors
- Stuck Ceilings
- Shutters gone
- Paint By Homeowner
- Loom Seal
- Cut Recessed Repair
- Flooring
- Fire Rated Door
- Remove (1) Bedroom Window
- Remove Stairs
- Cedar Siding

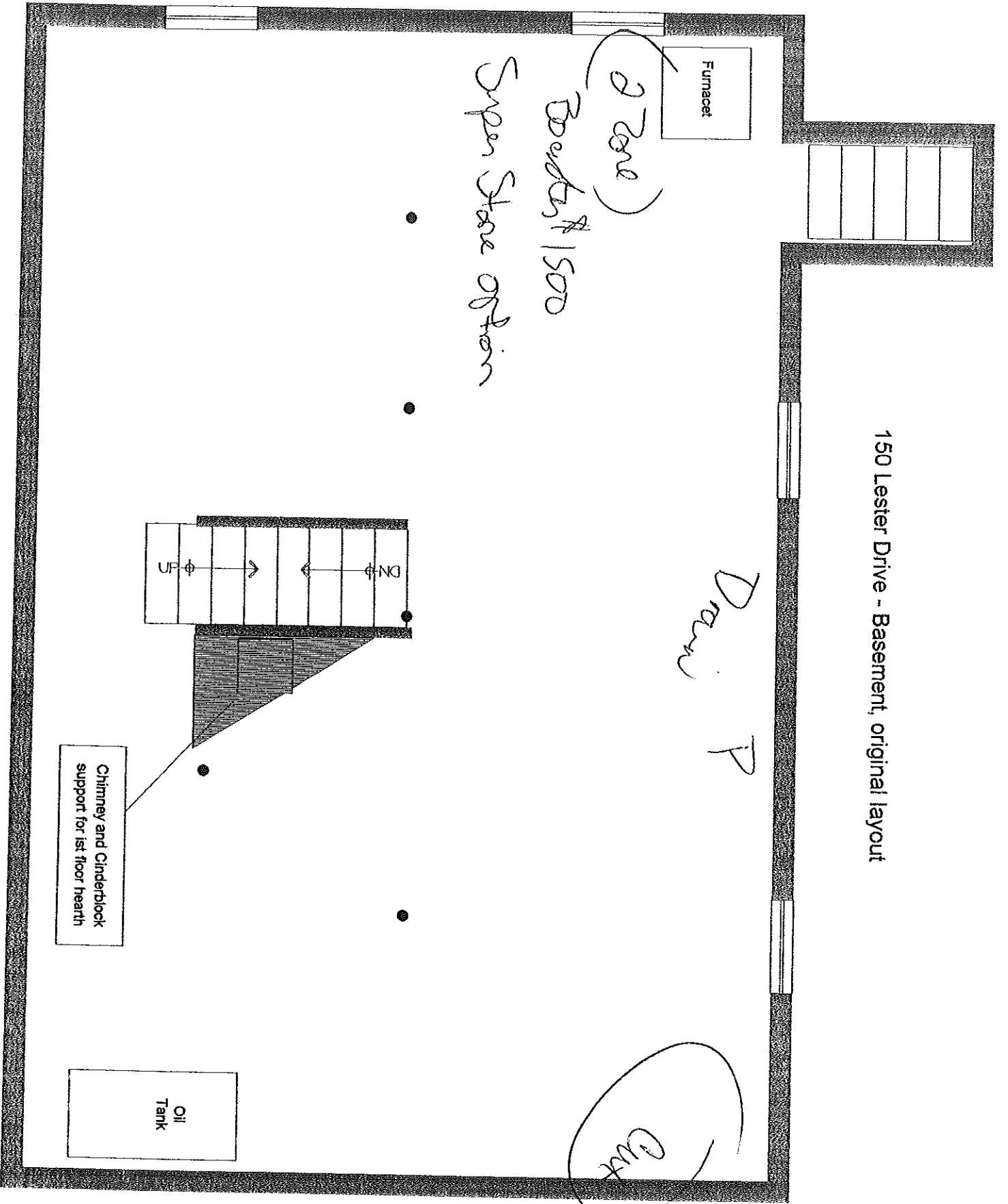


150 Lester Drive, Proposed Site Plan
 R-2 12,266 SF
 Proposed Coverage: 2,112 SF = 17.2 %



R2 Zone
 Front 25' Req 39' shown
 Rear 25' Req 42' shown
 Side 14' Req 17.6' shown

150 Lester Drive - Basement, original layout



Draw P

Check

Chimney and Cinderblock support for 1st floor hearth

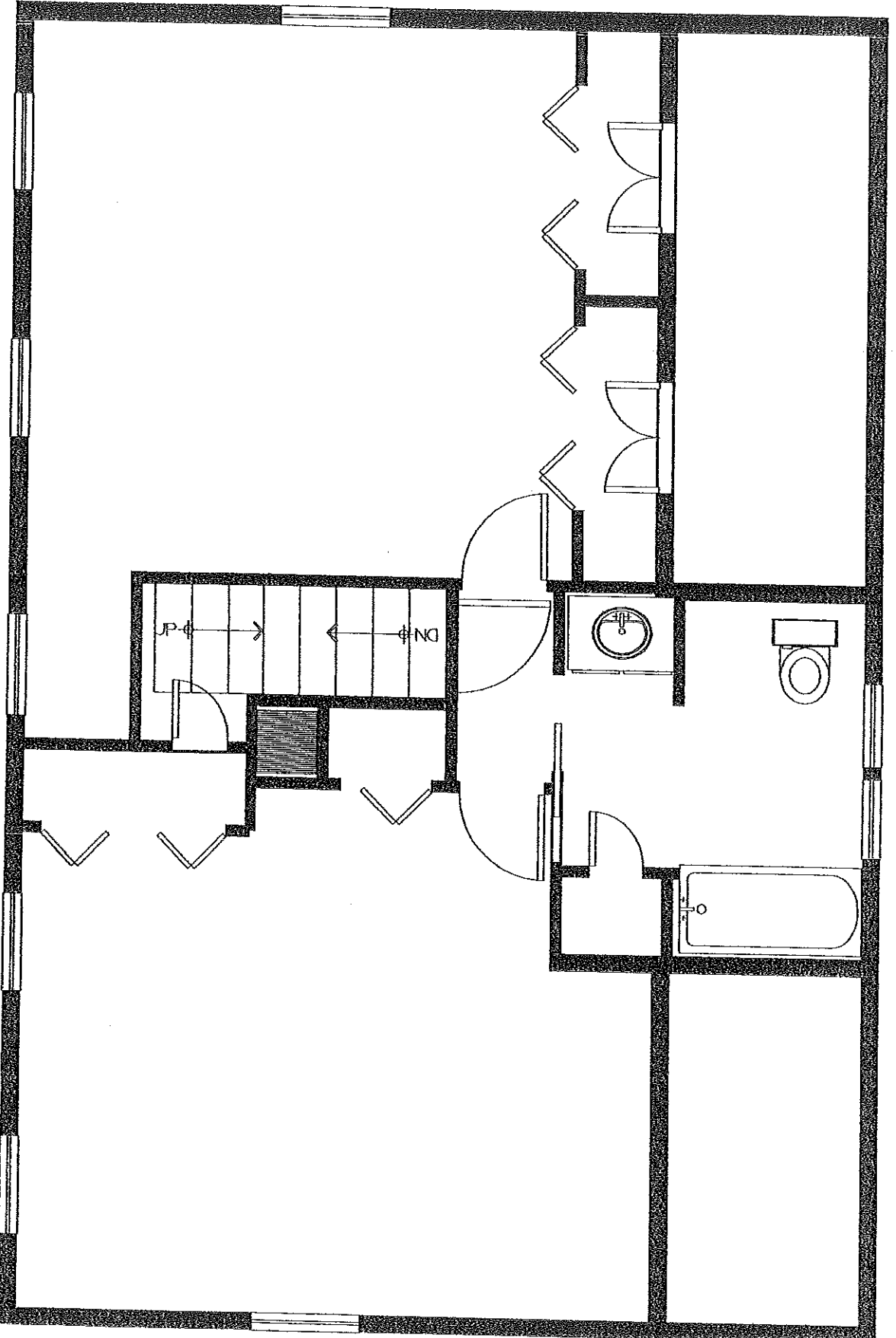
Oil Tank

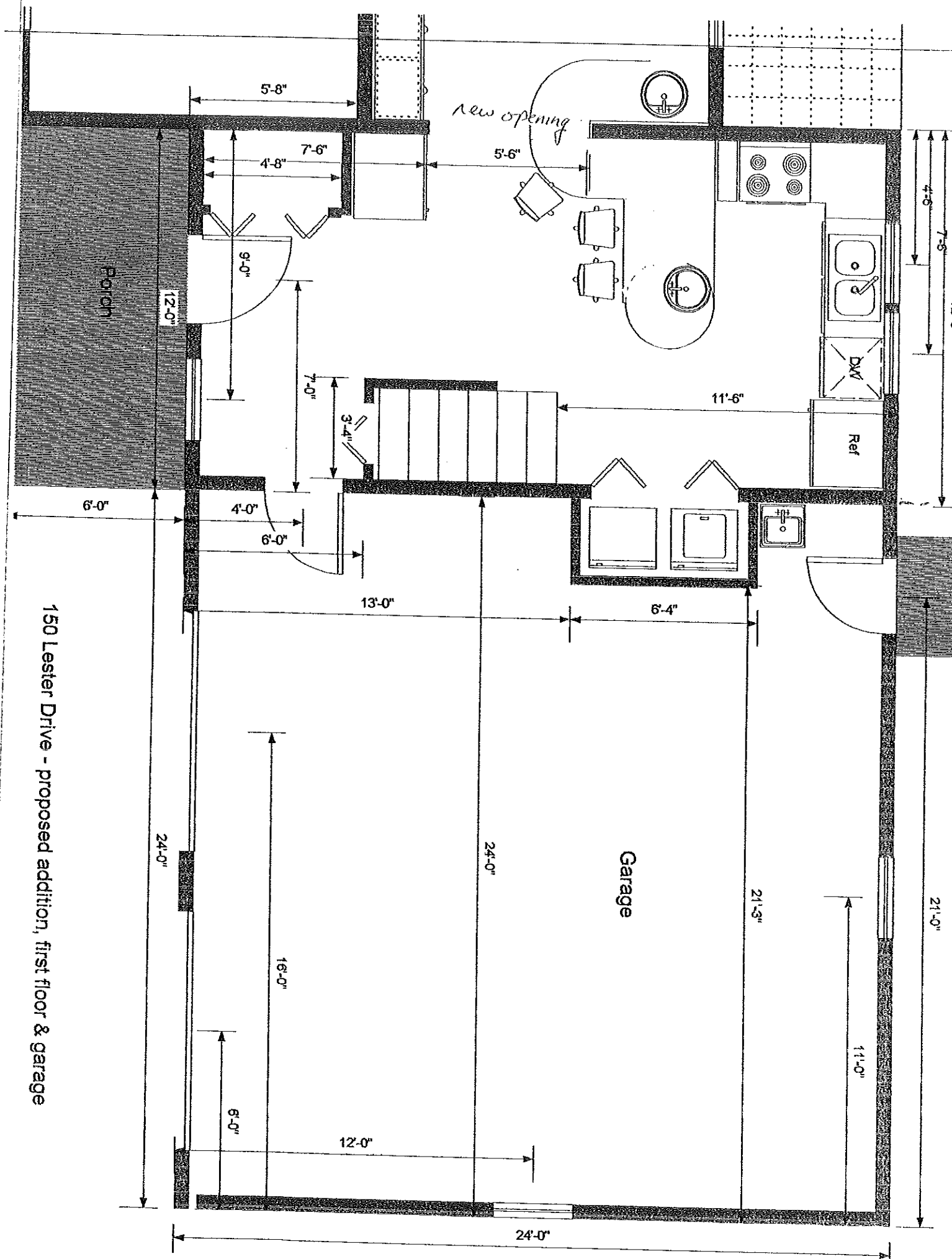
(2 zone)
Boilers \$1500
Super Store option

Furnace

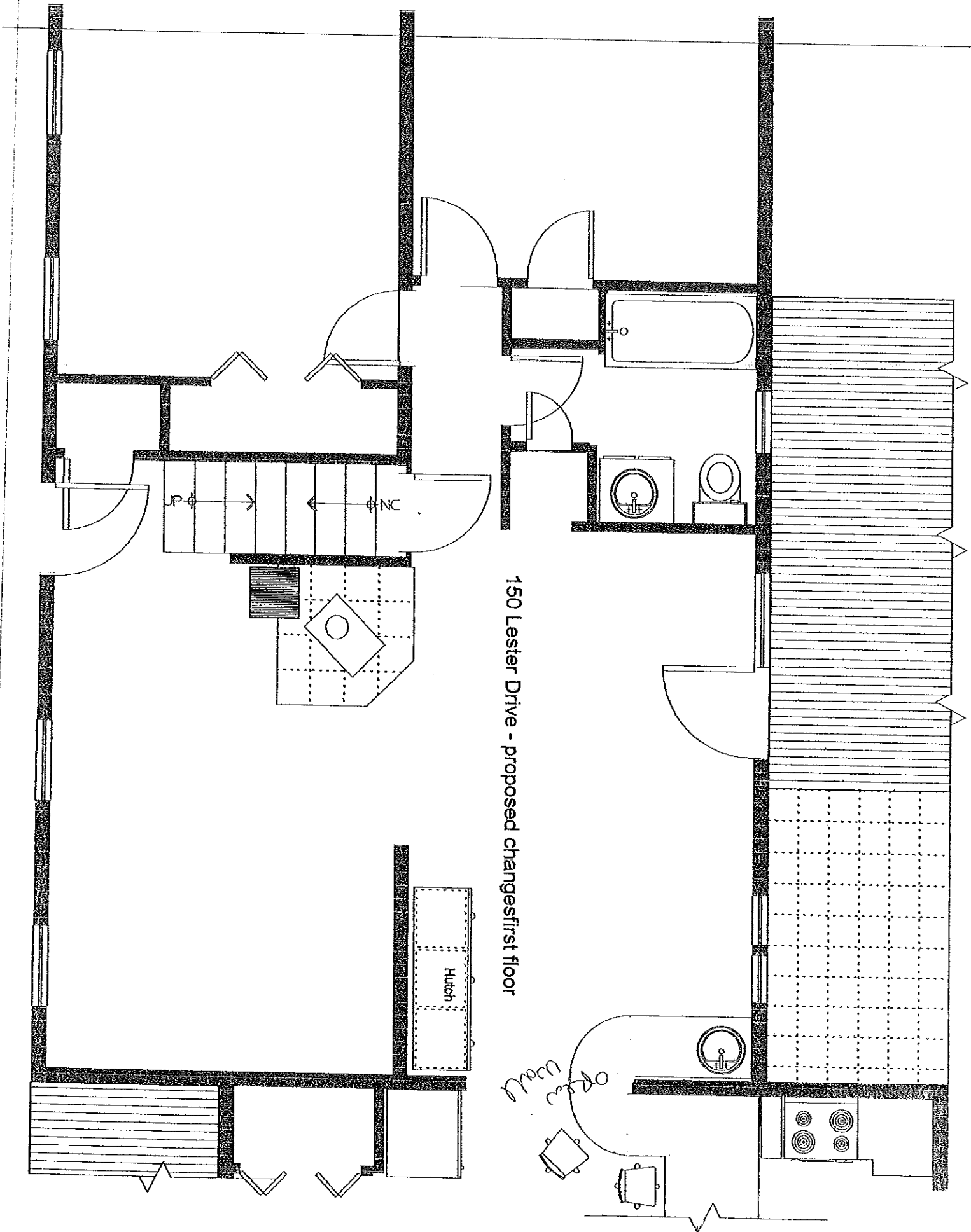
DN
UP

150 Lester Drive, 2nd floor, original layout



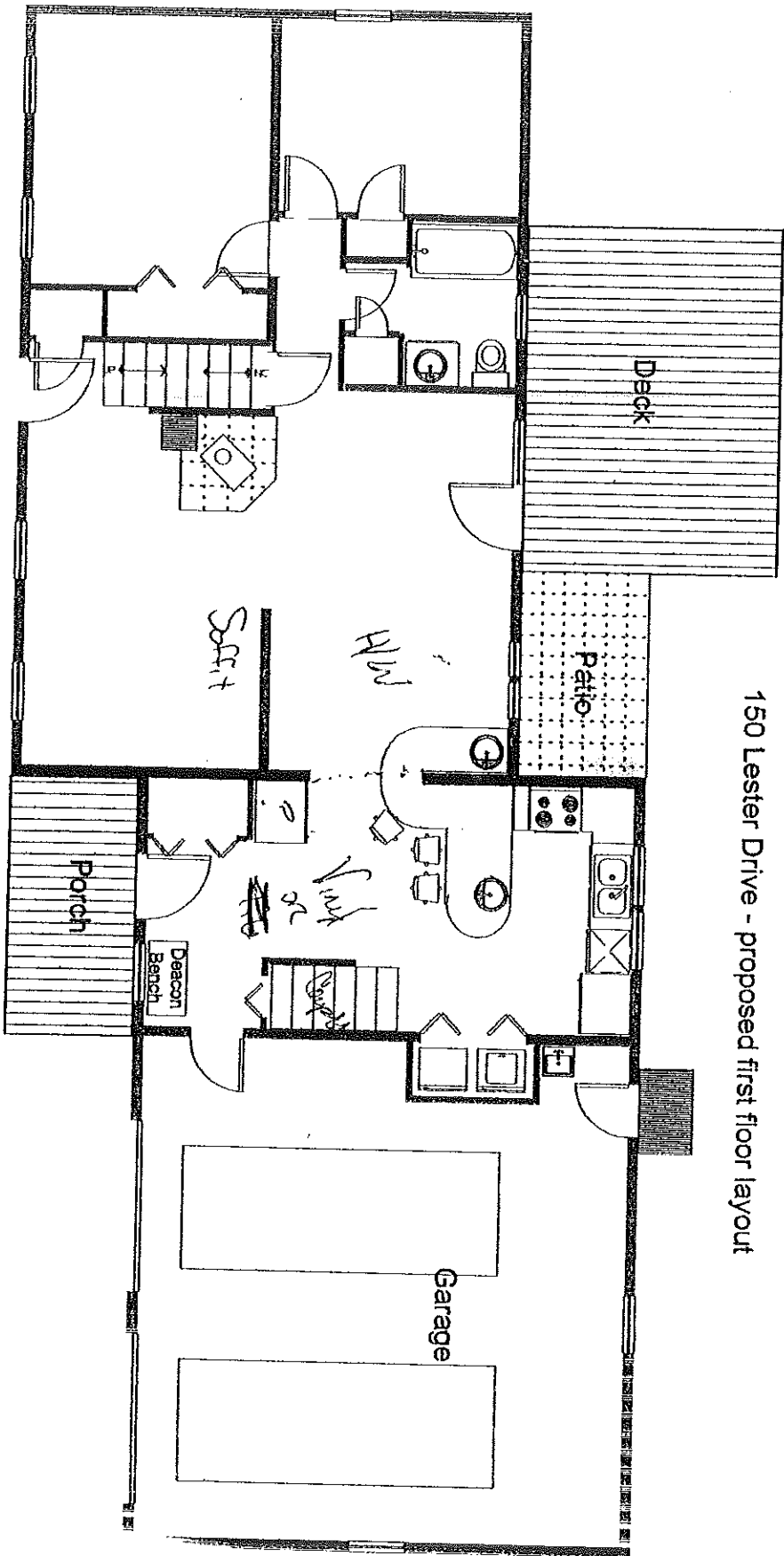


150 Lester Drive - proposed addition, first floor & garage



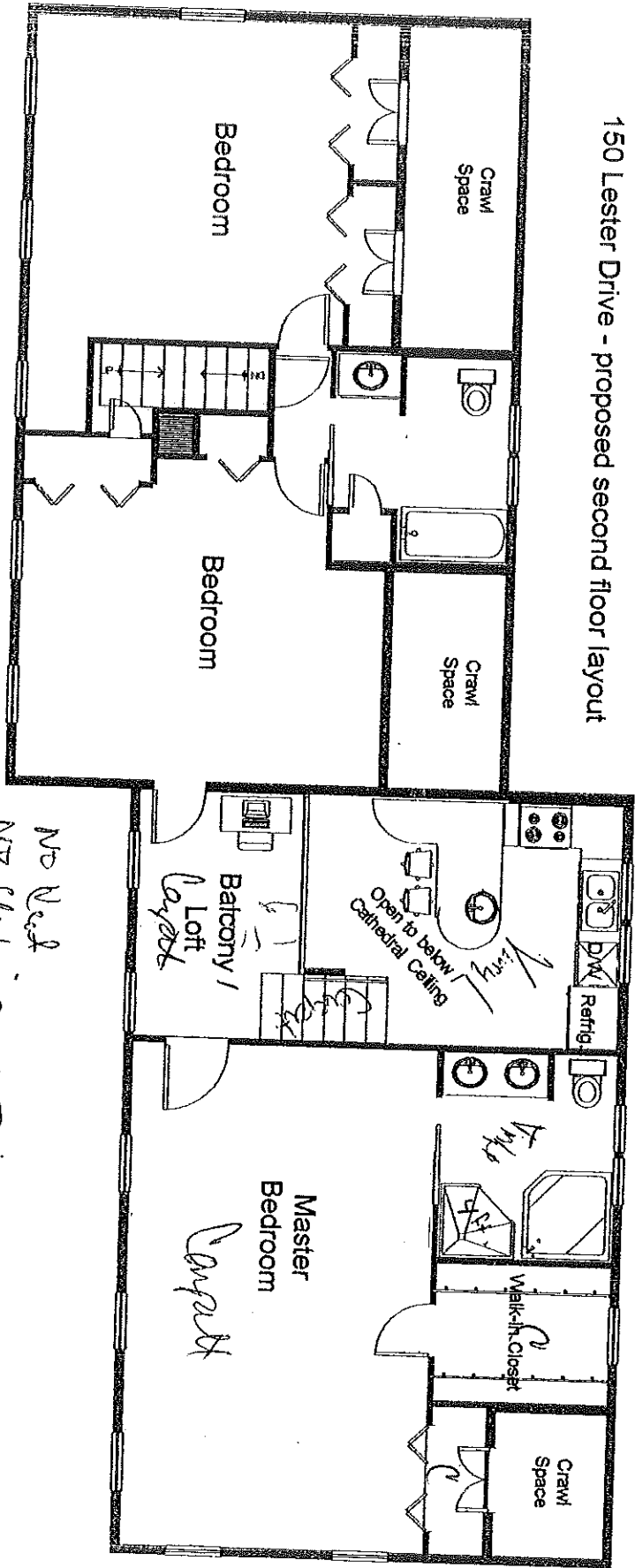
150 Lester Drive - proposed changes first floor

new work

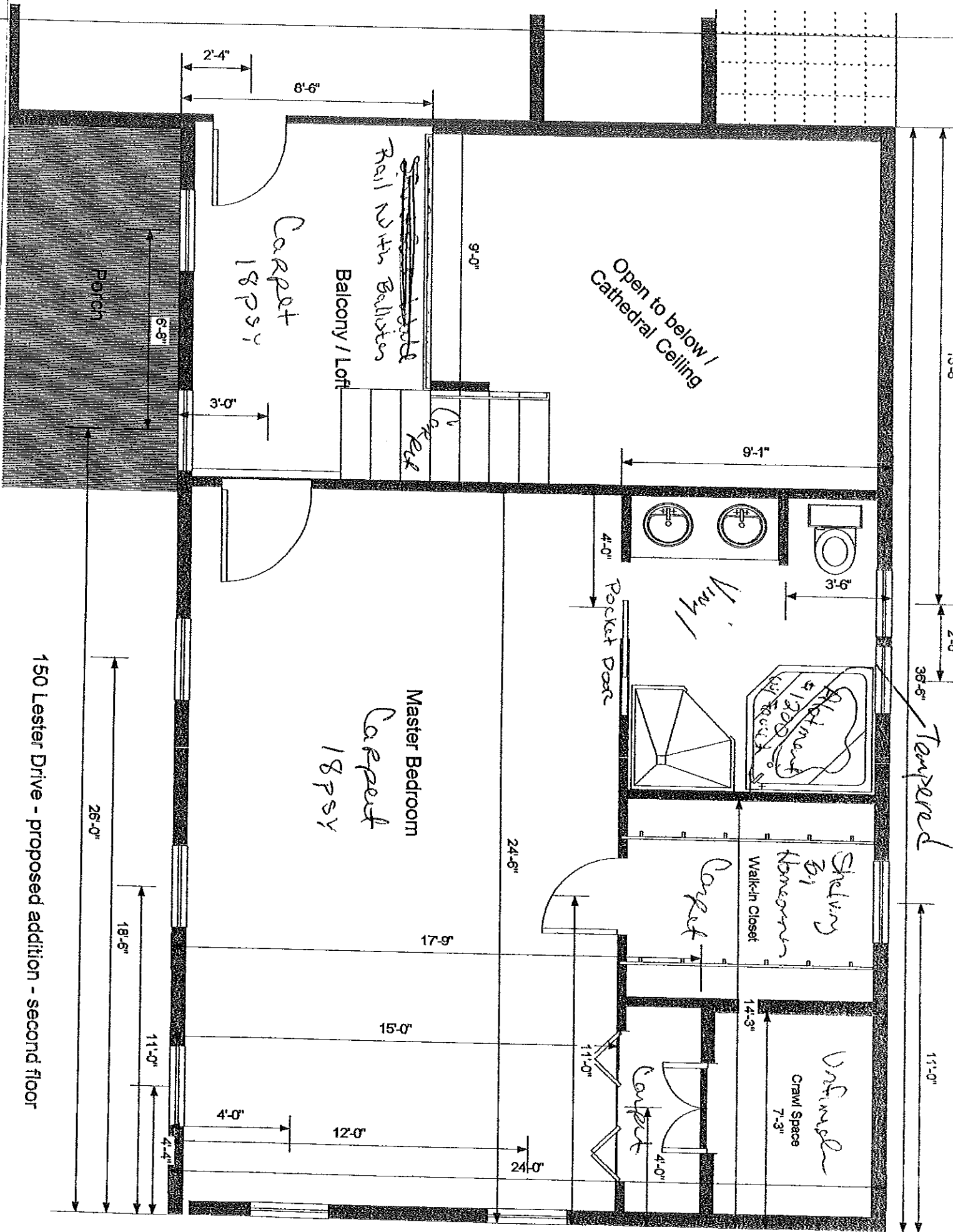


150 Lester Drive - proposed first floor layout

150 Lester Drive - proposed second floor layout



NO Bed
 NO Staircase in Price By Agreement!



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 031312

OCT 23 2003

Please Read Application And Notes, If Any, Attached

This is to certify that Gauvin Russell J & /Chase Custom Homes of Windham

has permission to Build a 24x36 two story garage addition and front porch

CITY OF PORTLAND

AT 150 Lester Dr

CALL 371 B010001

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 written permission procured before this building or part thereof is altered or otherwise closed-in. **HOURLY NOTICES ARE 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

James Borne 10/23/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

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

10/23/03
Date

[Signature]
Signature of Inspections Official

10/23/03
Date

CBL: 371-B-10 Building Permit #: 03-1312

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation: City of Portland
Street Subdivision Lot #: 150 Lester Drive

PROPERTY OWNERS NAME

Last: Gavin First: Russell

Applicant Name: Martin & Sons PlH
Mailing Address of Owner/Applicant (If Different): 25 Strawwater Street Westbrook Me 04092

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 12-10-03

2003-8410

PORTLAND Date Permit Issued: 12/11/03 8717 TOWN COPY \$ 60.90 If Double Fee FEE Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # 560

371-B-010

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
 - 2. OIL BURNERMAN
 - 3. MFG'D. HOUSING DEALER/MECHANIC
 - 4. PUBLIC UTILITY EMPLOYEE
 - 5. PROPERTY OWNER
- LICENSE # 027271

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE
[\$6.00]

Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
	Hosebibb / Sillcock	1	Bathtub (and Shower)
	Floor Drain	1	Shower (Separate)
	Urinal	1	Sink
	Drinking Fountain	2	Wash Basin
	Indirect Waste	1	Water Closet (Toilet)
	Water Treatment Softener, Filter, etc.	1	Clothes Washer
	Grease / Oil Separator	1	Dish Washer
	Dental Cuspidor	1	Garbage Disposal
	Bidet		Laundry Tub
	Other: _____		Water Heater
	Fixtures (Subtotal) Column 2	9	Fixtures (Subtotal) Column 1
		9	Fixtures (Subtotal) Column 2
		9	Total Fixtures
			Fixture Fee
			Transfer Fee
			Hook-Up & Relocation Fee
			Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FROM CITY OF PORTLAND, ME FOR CALCULATING FEE

DEC 11 2003
RECEIVED TOWN COPY

60.00

CR# 5867

ELECTRICAL PERMIT City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 11/26/2003
Permit # _____
CBL# 371-9010

LOCATION: 150 Lester Drive METER MAKE & # _____
CMP ACCOUNT # _____ OWNER Russell J. Gauvin
TENANT _____ PHONE # 797-9653

					TOTAL EACH FEE			
OUTLETS	30	Receptacles	20	Switches	3	Smoke Detector	.20	10.60
FIXTURES	18	Incandescent		Fluorescent		Strips	.20	3.60
SERVICES		Overhead		Underground		TTL AMPS <800	15.00	
		Overhead		Underground		>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
METERS		(number of)					25.00	
MOTORS		(number of)					1.00	
RESID/COM		Electric units					2.00	
HEATING		oil/gas units		Interior		Exterior	1.00	
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens	5.00	
		Insta-Hot		Water heaters		Fans	2.00	2.00
		Dryers	1	Disposals	1	Dishwasher	2.00	2.00
		Compactors	1	Spa	1	Washing Machine	2.00	6.00
		Others (denote)					2.00	4.00
MISC. (number of)		Air Cond/win					3.00	
		Air Cond/cent				Pools	10.00	
		HVAC		EMS		Thermostat	5.00	
		Signs					10.00	
		Alarms/res					5.00	
		Alarms/com					15.00	
		Heavy Duty(CRKT)					2.00	
		Circus/Carry					25.00	
		Alterations					5.00	
		Fire Repairs					15.00	
		E Lights					1.00	
		E Generators					20.00	
PANELS		Service		Remote		Main	4.00	4.00
TRANSFORMER		0-25 Kva					5.00	
		25-200 Kva					8.00	
		Over 200 Kva					10.00	
		MINIMUM FEE/COMMERCIAL	45.00			TOTAL AMOUNT DUE		
		MINIMUM FEE				MINIMUM FEE	35.00	

CONTRACTORS NAME _____ MASTER LIC. # OWNER
ADDRESS _____ LIMITED LIC. # _____
TELEPHONE _____

SIGNATURE OF CONTRACTOR [Signature]

**SECTION R302
FIRE-RESISTANT CONSTRUCTION**

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1.

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of dwellings and accessory structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exception: A common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

R302.2.1 Continuity. The fire-resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures.

R302.2.2 Parapets. Parapets constructed in accordance with Section R302.2.3 shall be constructed for townhouses as an extension of exterior walls or common walls in accordance with the following:

1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.
2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface.

Exception: A parapet is not required in the two cases above when the roof is covered with a minimum class C roof covering, and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by a minimum of nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a minimum distance of 4 feet (1219 mm) on each side of the wall or walls.

3. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than 30 inches (762 mm) above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a 1-hour fire-resistance rating. The wall shall be rated for exposure from both sides.

**TABLE R302.1
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	(Not fire-resistance rated)	0 hours	≥ 5 feet
Projections	(Fire-resistance rated)	1 hour on the underside	≥ 2 feet to 5 feet
	(Not fire-resistance rated)	0 hours	5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 5 feet
		None required	5 feet

For SI: 1 foot = 304.8 mm.
N/A = Not Applicable.