

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
-----------------------	-----------------------------------	---------------------

Location of Construction: 150 Lester Dr	Owner Name: Gauvin Russell J &	Owner Address: 150 Lester Dr CITY OF PORTLAND	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
-----------------------------------	---	--------------------------------	--------------------------------------	---------------------------

Proposed Project Description:
Build a 24x36 two story garage addition and front porch

FIRE DEPT: Approved Denied

INSPECTION:
Use Group: R3 BOCA 1999 Type: SB
Signature: 10/23/03 JMB

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jmb	Date Applied For: 10/23/2003	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..

<p>Special Zone or Reviews</p> <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>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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>
---	---	---

approved to remain a single family

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: 03-1312	Date Applied For: 10/23/2003	CBL: 371 B010001
------------------------------	--	----------------------------

Location of Construction: 150 Lester Dr	Owner Name: Gauvin Russell J &	Owner Address: 150 Lester Dr	Phone: () 650-6826
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
---	---

Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 10/23/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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: <input checked="" type="checkbox"/>
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
3PM

Current Owner Information

Card Number 1 of 1
Parcel ID 371 B010001
Location 150 LESTER DR
Land Use SINGLE FAMILY

Owner Address GAUVIN RUSSELL J & JANET C WINGER JTS
 150 LESTER DR
 PORTLAND ME 04103

Book/Page 19751/226
Legal 371-B-10
 LESTER DR 146-152
 12266 SF

RZ
John

Valuation Information

Land	Building	Total
\$35,700	\$90,830	\$126,530

Property Information

Year Built 1986	Style Cape	Story Height 1.5	Sq. Ft. 1512	Total Acres 0.282		
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 6	Attic None	Basement Full	

Outbuildings

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

Sales Information

Date 07/01/2003	Type LAND + BLDING	Price \$228,000	Book/Page 19751-226
---------------------------	------------------------------	---------------------------	-------------------------------

Picture and Sketch

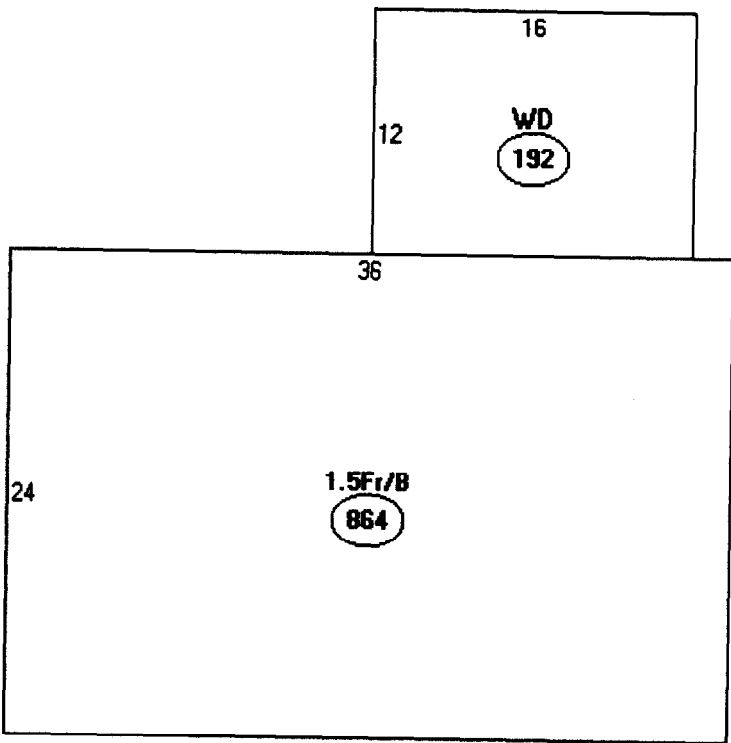
Picture Sketch

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.







Descriptor/Area

A: 1.5Fr/B
864 sqft

B: WD
192 sqft

1,056 SF
 + 864 New Garage
 1,920
 72 porch
 1,992
 96 shed
 2,088
 24 Front steps
 2,112 OK

12,266 SF
 X 20%
 2,453.2

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.

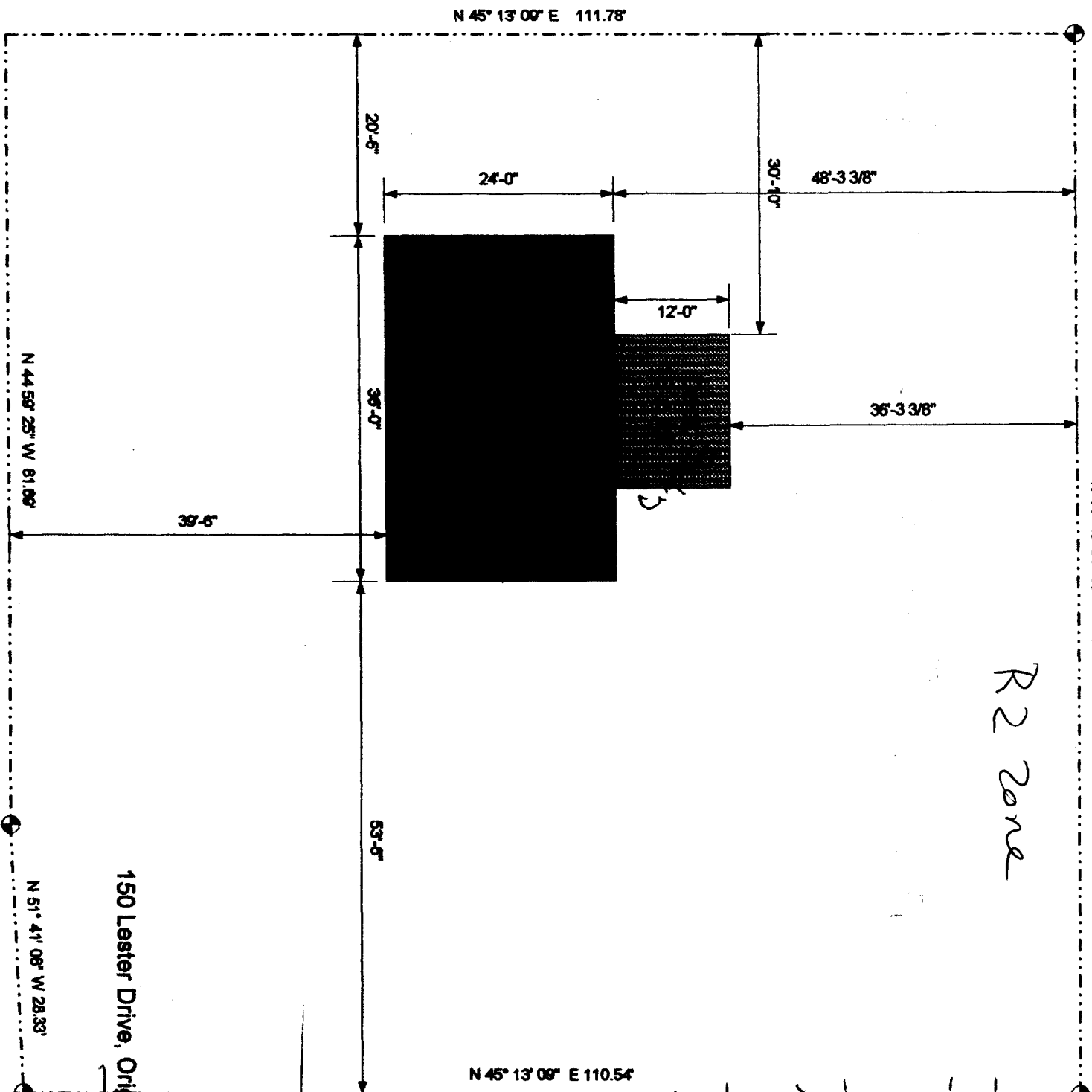
Location/Address of Construction: <u>150 LESTER DRIVE</u>		
Total Square Footage of Proposed Structure <u>864</u>	Square Footage of Lot <u>12,266</u> 12,266	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>371</u> <u>B</u> <u>10</u>	Owner: <u>RUSSELL GAUVIN</u>	Telephone: <u>650-6826</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>RUSSELL GAUVIN</u> <u>150 LESTER DR</u> <u>650-6826</u>	Cost Of Work: \$ <u>100,000⁰⁰</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><i>John M. Burke</i></u>	Date: <u>10/17/03</u>
---	-----------------------

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

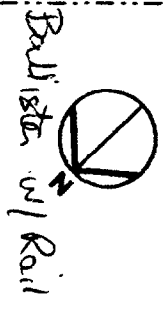


N 44° 46' 51\" W 110.00'

R2 Zone

Site 14ft

- Cedar Siding
- Remove Stairs
- Remove (1) Bedroom Windows
- Fire Retard Door
- Flooring
- Gut Removal & Repair
- Lawn Seed
- Paint By Homeowner
- Shingles Gens
- Kitchen
- Hardware
- Sinks Ceilings
- V-Windows OK



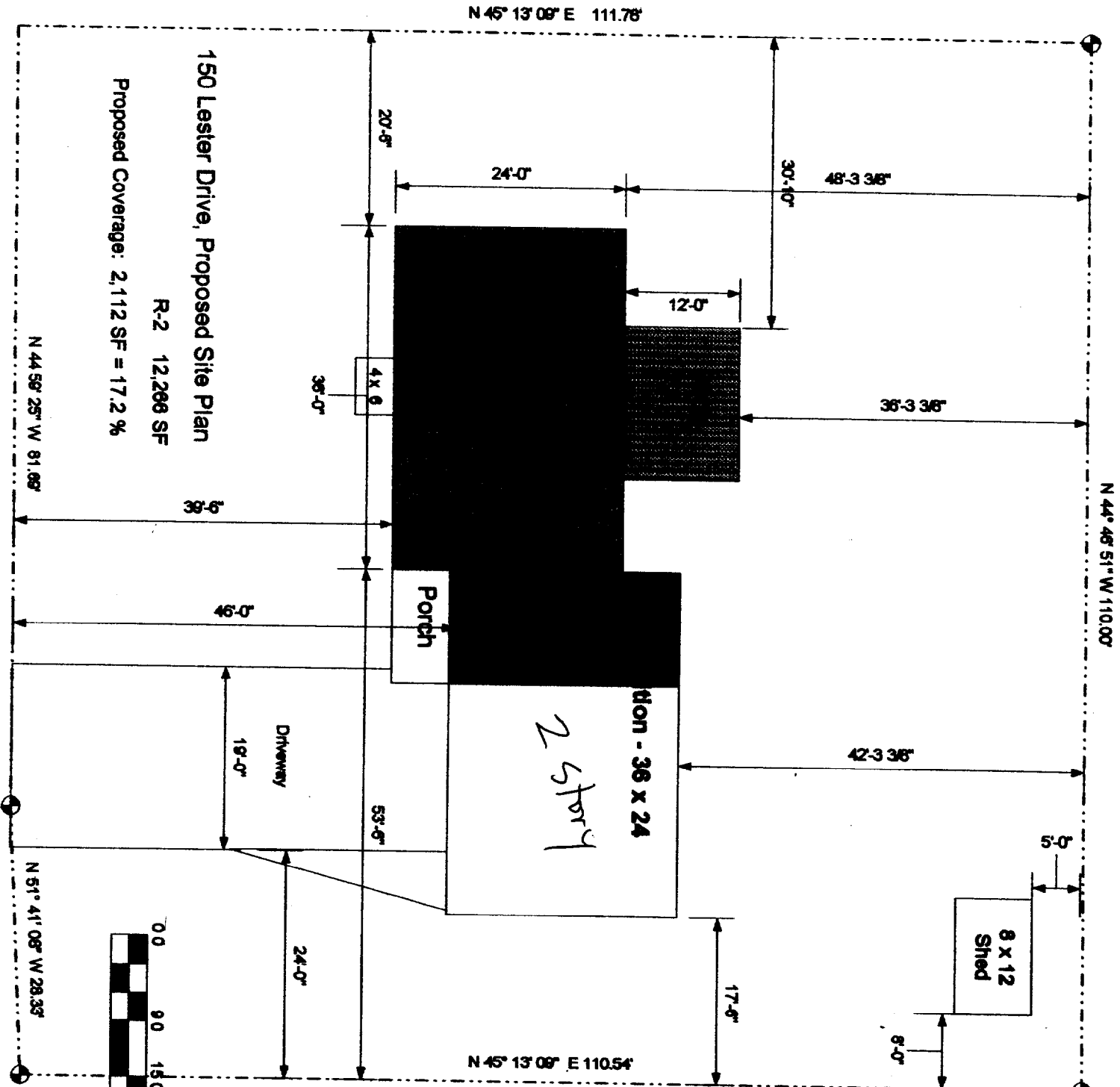
150 Lester Drive, Original Site Plan

N 44° 50' 25\" W 81.60'

N 51° 41' 08\" W 28.33'

N 45° 13' 00\" E 111.78'

N 45° 13' 00\" E 110.54'

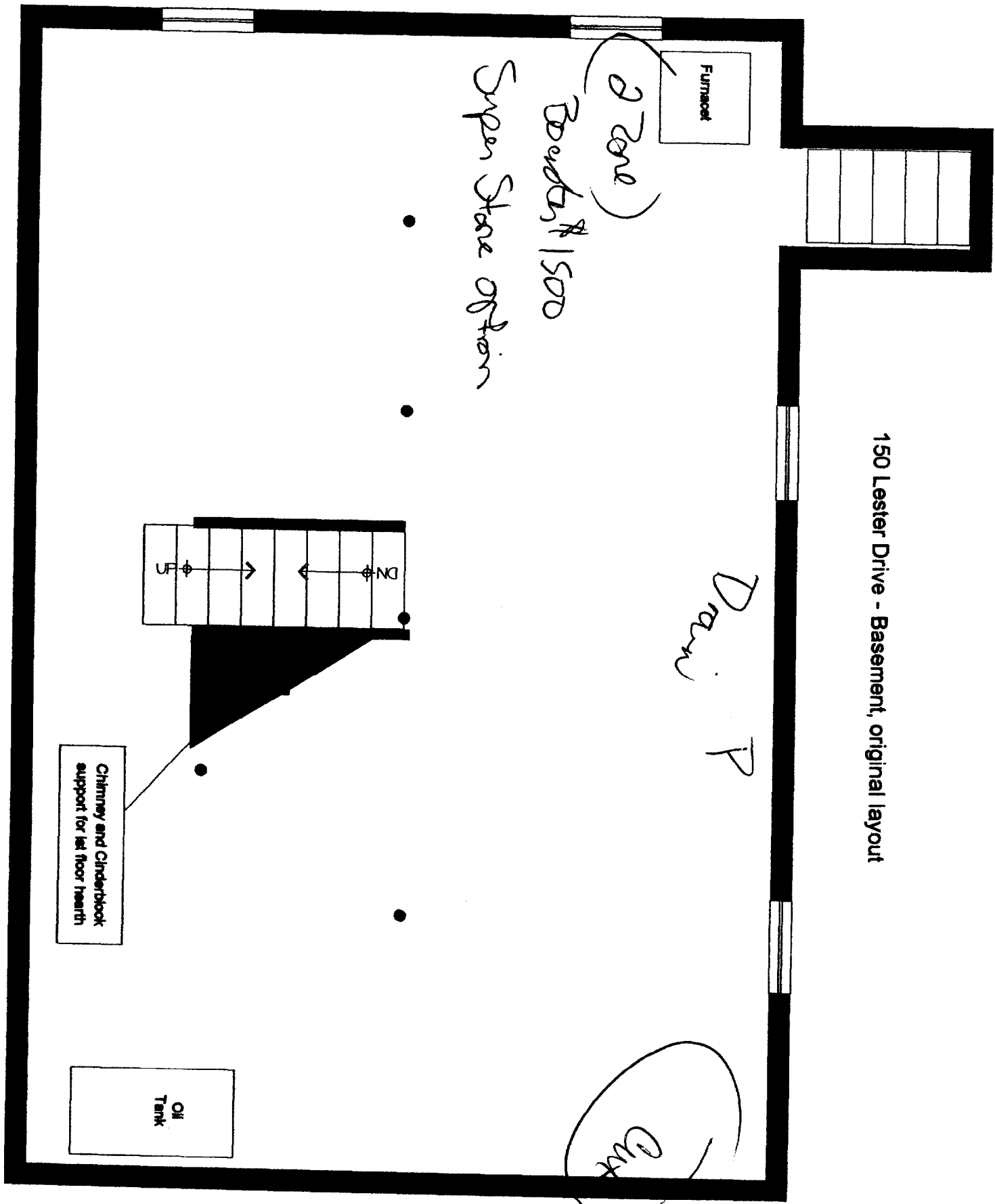


N 44° 46' 51" W 110.00'

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



150 Lester Drive - Basement, original layout



Draw P

Garage

Chimney and Cinderblock support for 1st floor hearth

Oil Tank

Furnace

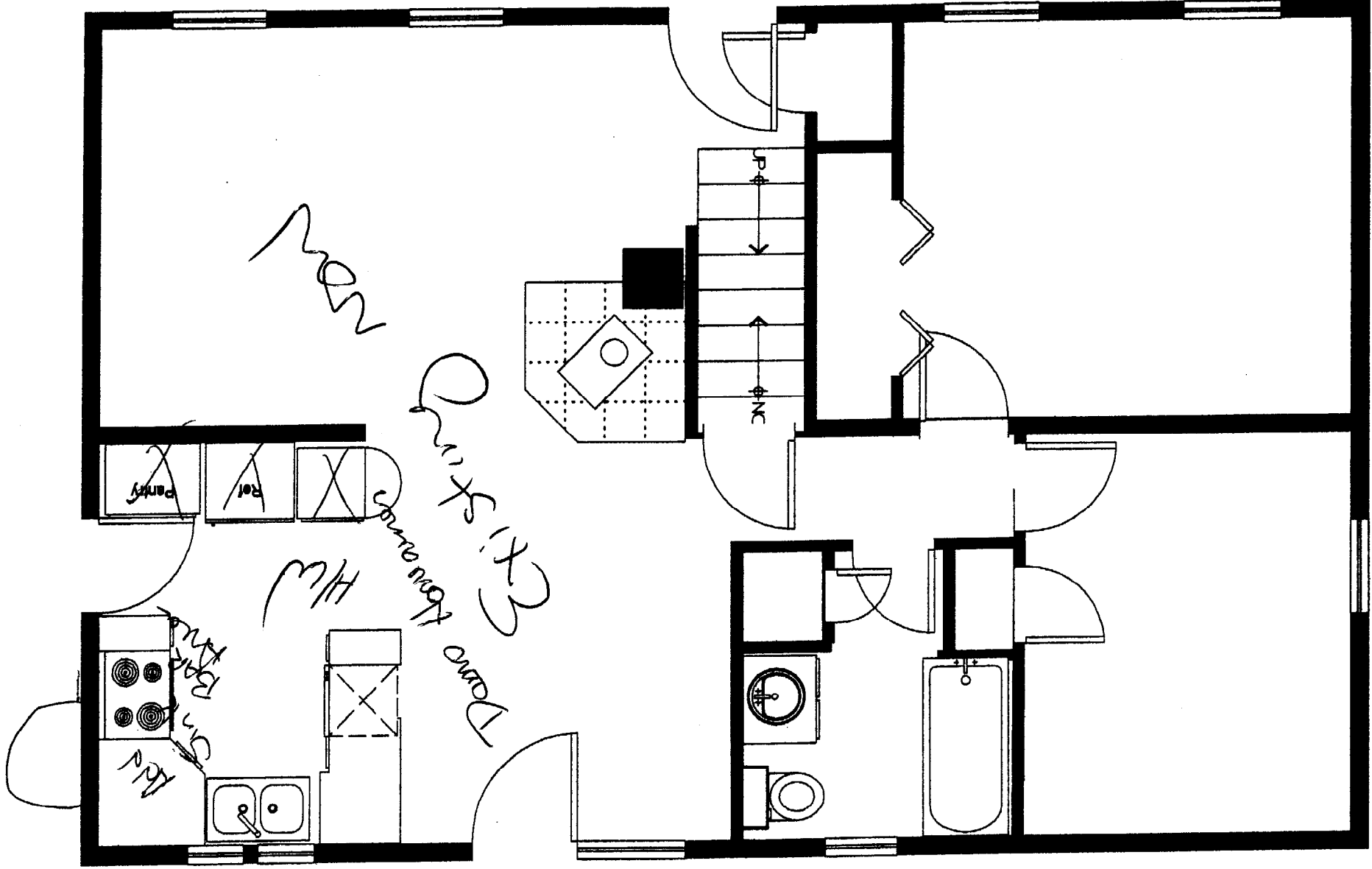
UP
DN

Super Stone option

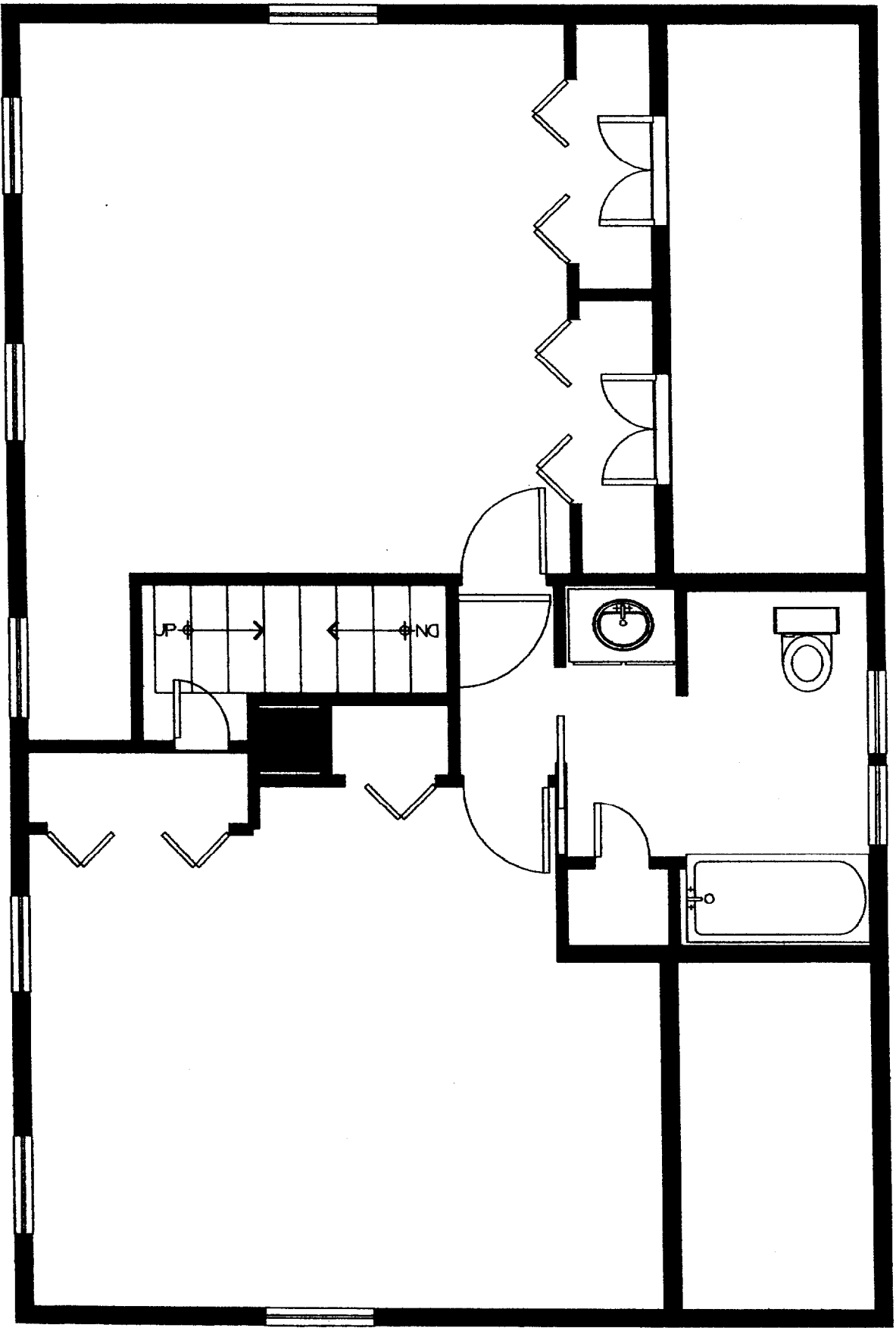
Boards \$1500

(2 zone)

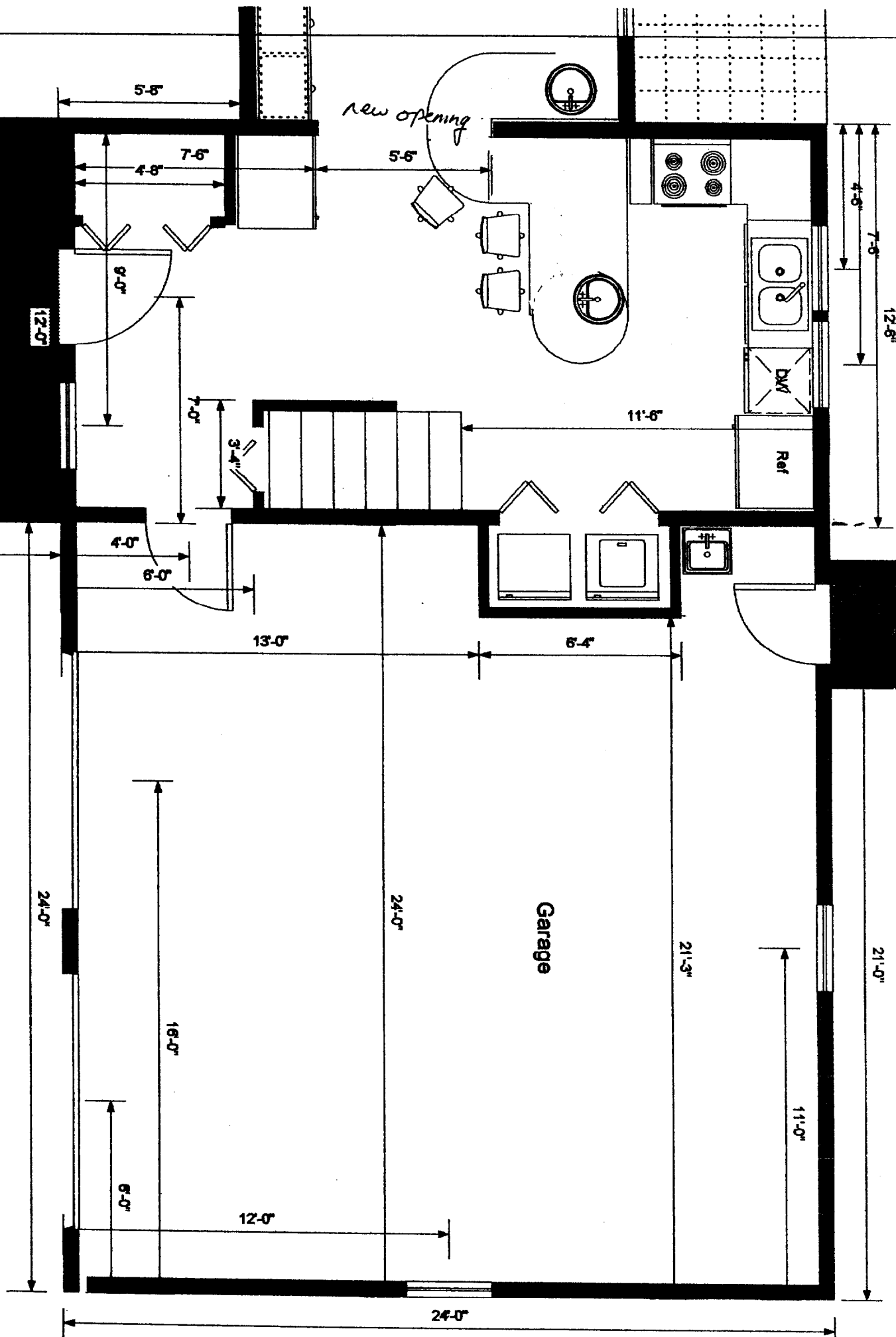
150 Lester Drive, First Floor - original layout

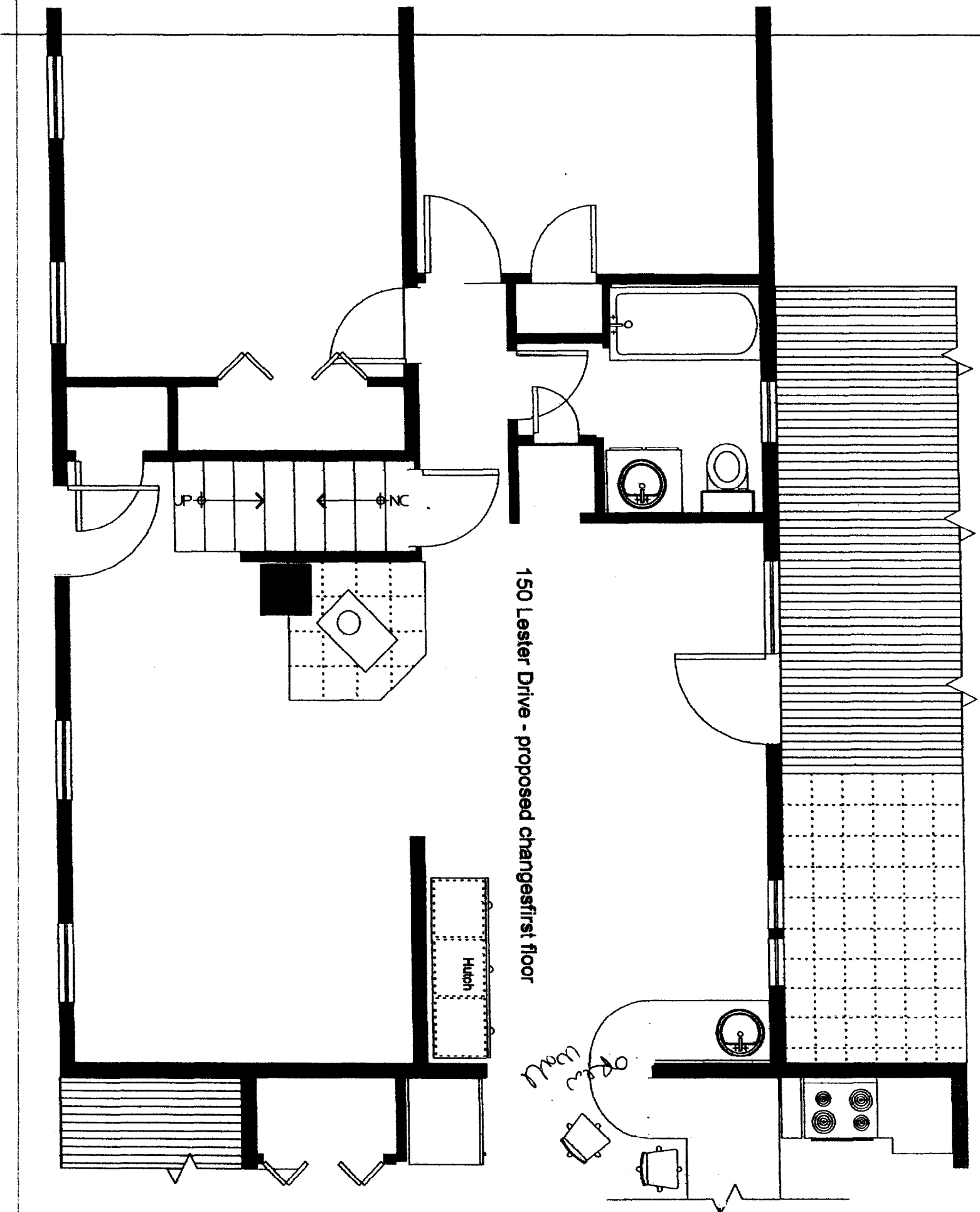


150 Lester Drive, 2nd floor, original layout



150 Lester Drive - proposed addition, first floor & garage





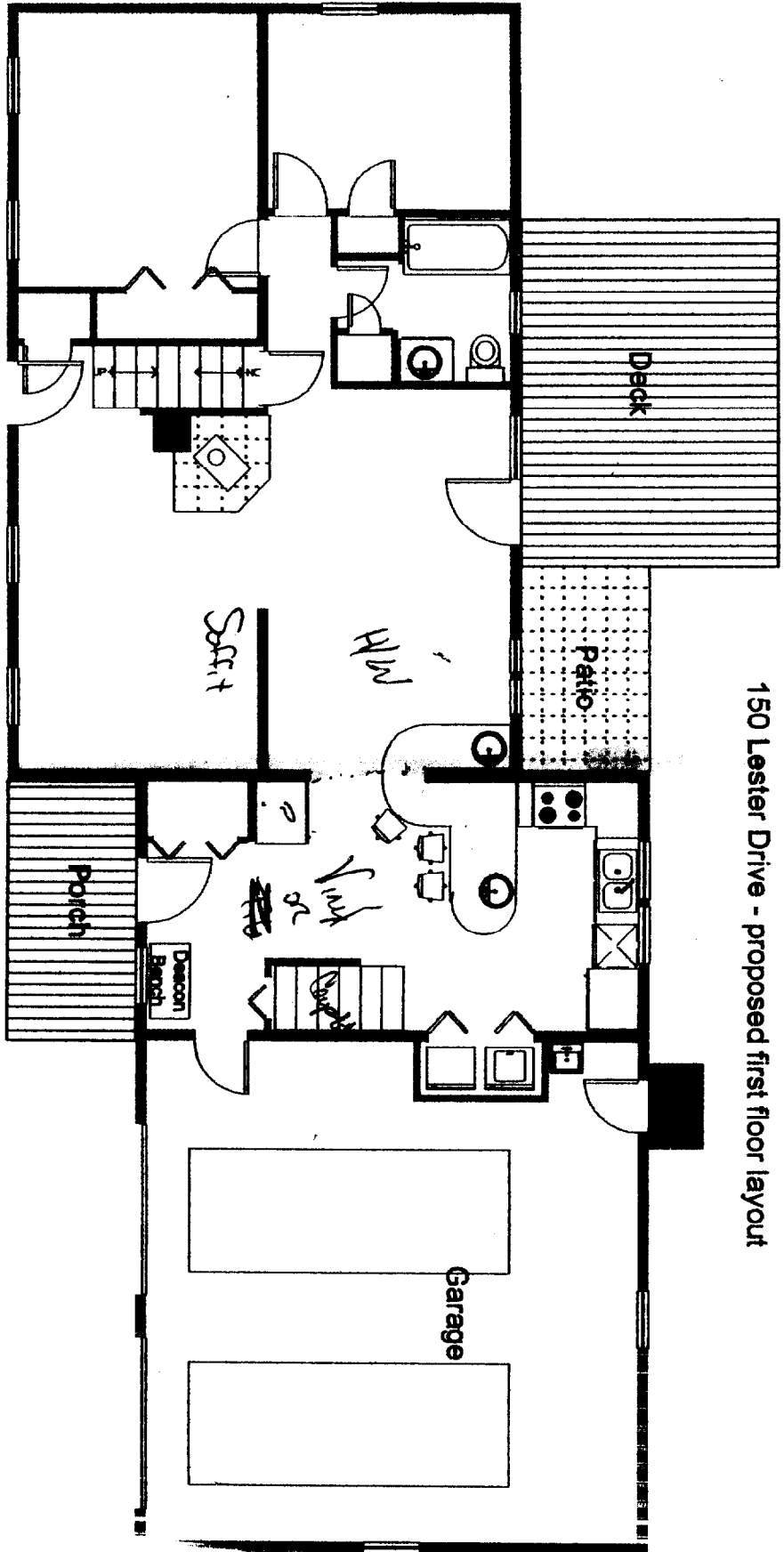
150 Lester Drive - proposed changes first floor

Hutch

new wall

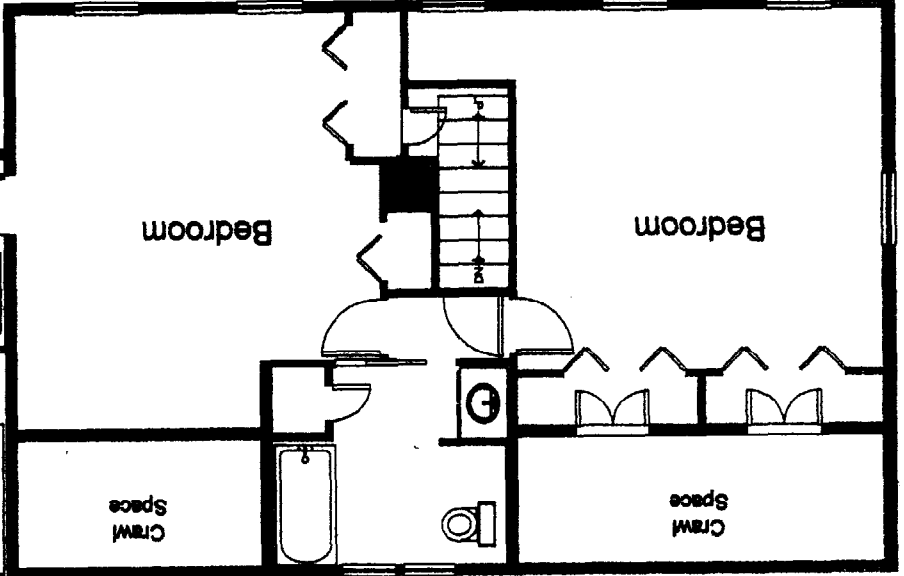
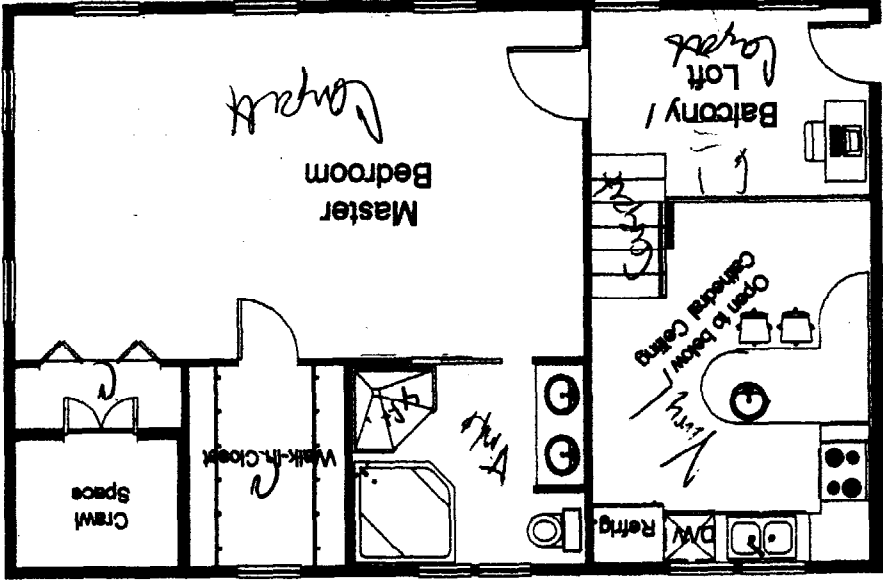
UP

NC

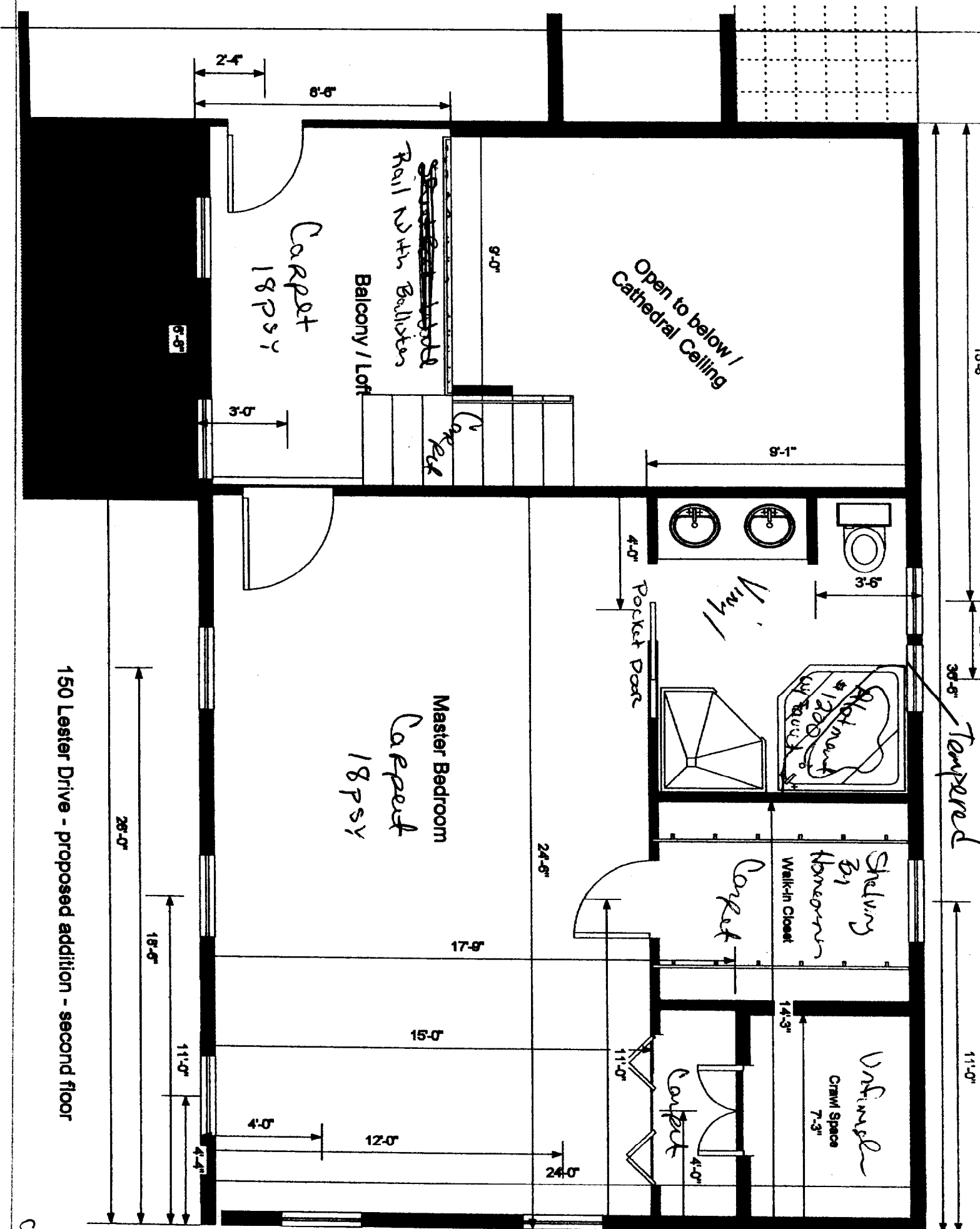


150 Lester Drive - proposed first floor layout

No Vest
No Vest
No Vest
in Price By Homeowner



150 Lester Drive - proposed second floor layout



Windows

9

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

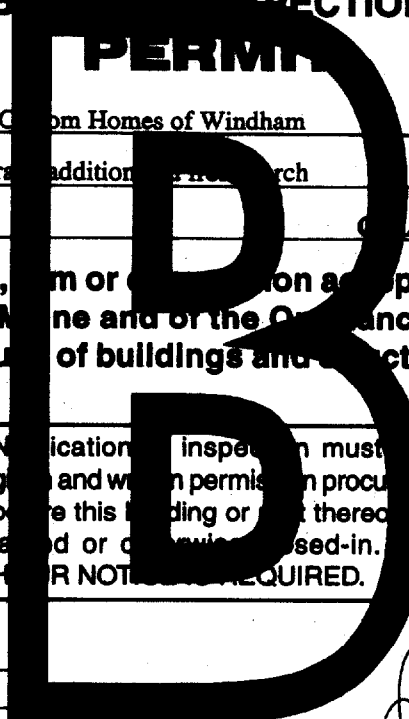
BUILDING INSPECTION

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 on rear porch **CITY OF PORTLAND**

AT 150 Lester Dr 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 work on permit must be completed before this building or part thereof is occupied or otherwise used-in. **NO OTHER NOTICES 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 Bernick 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 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 874-8693 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

10/22/03
Date

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