

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

PERMIT ISSUED

Permit Number: O31740Z

SEP 27 2005

CITY OF PORTLAND

BUILDING INSPECTION PERMIT

This is to certify that Stone Louise & /self

has permission to Build 8' x 35'-6" mudroom &

AT 131 Virginia St

new stair

405A A00208

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.

inspection must be made in person and written notice of this building or structure shall be filed with the Department of Public Works. IF NOT OTHERWISE REQUIRED:

Apply to Public Works for street line and grade if nature of work requires such information.

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 _____

Janice Danka 9/27/05
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: 05-1402	Issue Date: 09/27/2005	CBL: 405A A002001
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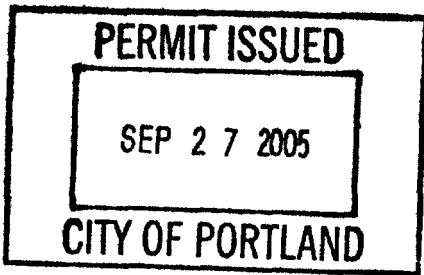
Location of Construction: 131 Virginia St	Owner Name: Stone Louise &	Owner Address: 131 Virginia St	Phone: 797-9706
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family w/8' x 35'-6" mudroom & new stair access to basement	Permit Fee: \$66.00	Cost of Work: \$5,000.00	CEO District: 4
Proposed Project Description: Build 8' x 35'-6" mudroom & new stair access to basement		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 9/27/05	
		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: 09/27/2005
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Zoning Approval		
Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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: JMB 9/27/05	<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:	<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: JMB

- 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..



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: 05-1402	Date Applied For: 09/27/2005	CBL: 405A A002001
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Location of Construction: 131 Virginia St	Owner Name: Stone Louise &	Owner Address: 131 Virginia St	Phone: () 797-9706
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

	Proposed Project Description: Build 8' x 35'-6" mudroom & new stair access to basement
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 0912712005**Note:** **Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 0912712005**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed wiownericontractor, with additional information as agreed on and as noted on plans.
- 2) 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: <u>131 VIRGINIA STREET</u>		
Total Square Footage of Proposed Structure <u>292.34 sq. ft.</u>	Square Footage of Lot <u>7000 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>105A</u> Block# <u>A</u> Lot# <u>110321104</u>	Owner: <u>L.B. STONE</u> <u>J.G. RUKS</u>	Telephone: <u>797-9706</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>5000.-</u> Fee: \$ <u>66.-</u>
Current Specific use: <u>RESIDENTIAL HOME</u>		
Proposed Specific use: <u>MUDROOM/ ENTRY WAY</u>		
Project description: <u>- SMALL ADDITION FOR ENTRY WAY 8X35'6"</u> <u>- BETTER SOLUTION FOR ACCESS TO BASEMENT</u>		
<u>OWNER</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>OWNER</u>		
Mailing address: <u>131 VIRGINIA ST.</u> <u>04103 PORTLAND, ME</u>		Phone: <u>797-9706</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: <u>[Signature]</u>	Date: <u>9.27.05</u>
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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.

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
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- A 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.

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

Signature of Applicant/Designee

Date

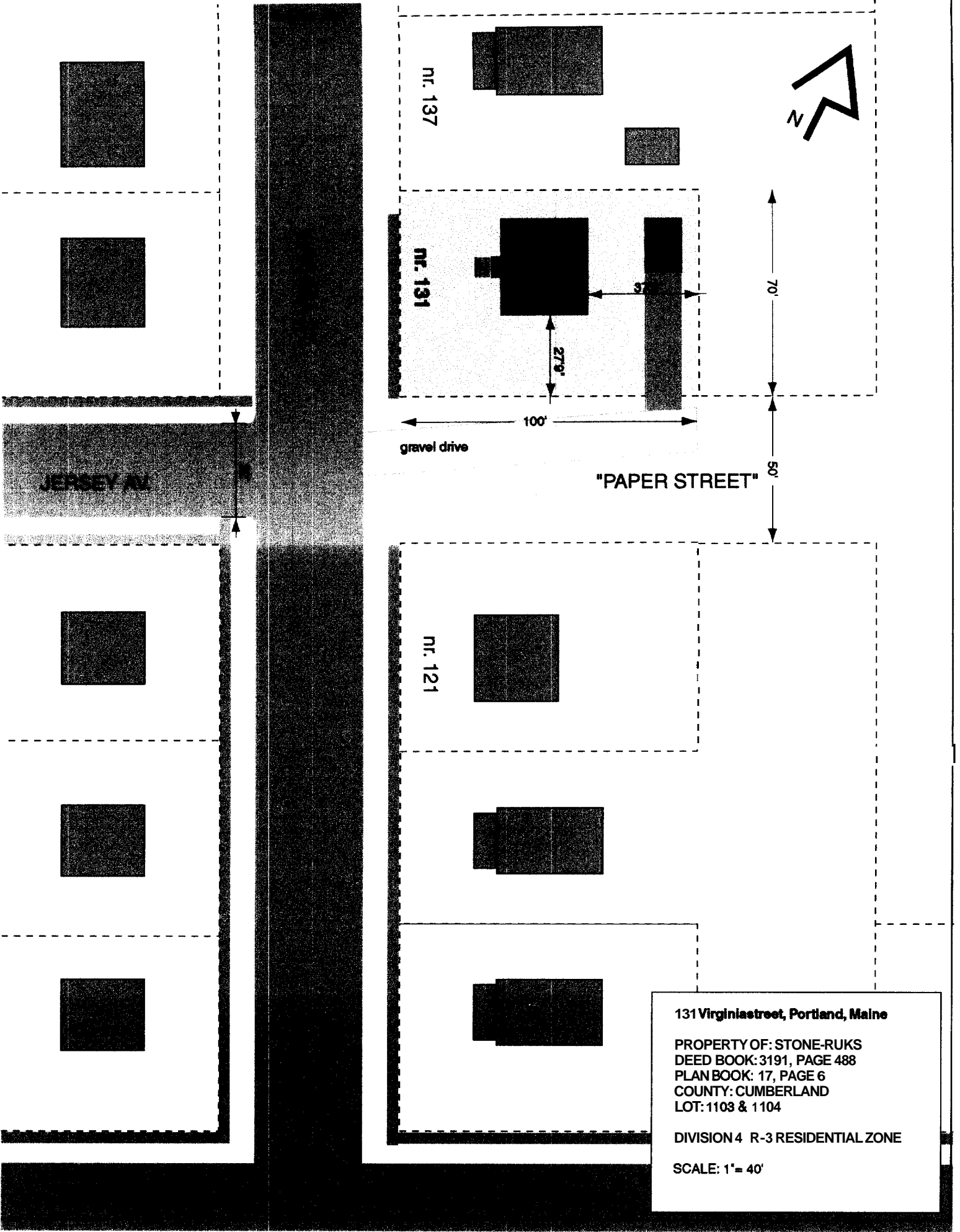
Signature of Inspections Official

Date

CBL: 405A-A-243

Building Permit #:

05-1402



nr. 137

nr. 131

nr. 121

JERSEY AV

gravel drive

"PAPER STREET"



100'

27'9"

37'

70'

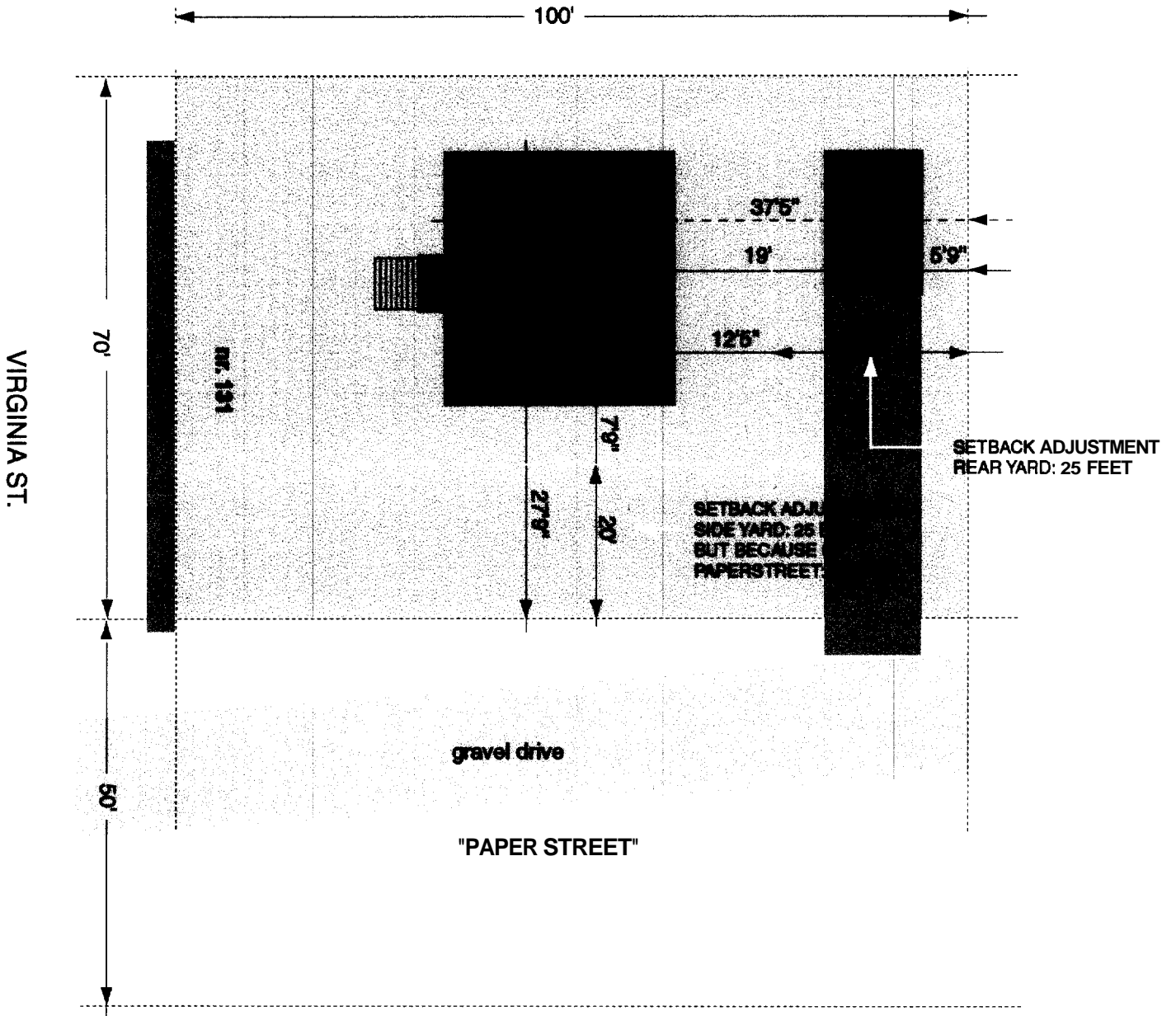
50'

131 Virginiastreet, Portland, Maine

PROPERTY OF: STONE-RUKS
DEED BOOK: 3191, PAGE 488
PLAN BOOK: 17, PAGE 6
COUNTY: CUMBERLAND
LOT: 1103 & 1104

DIVISION 4 R-3 RESIDENTIAL ZONE

SCALE: 1" = 40'

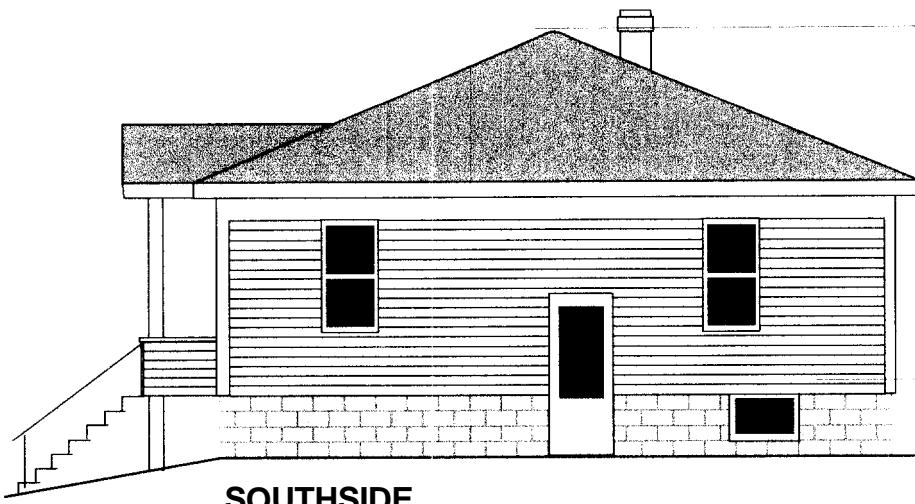


131 Virginiastreet, Portland, Maine

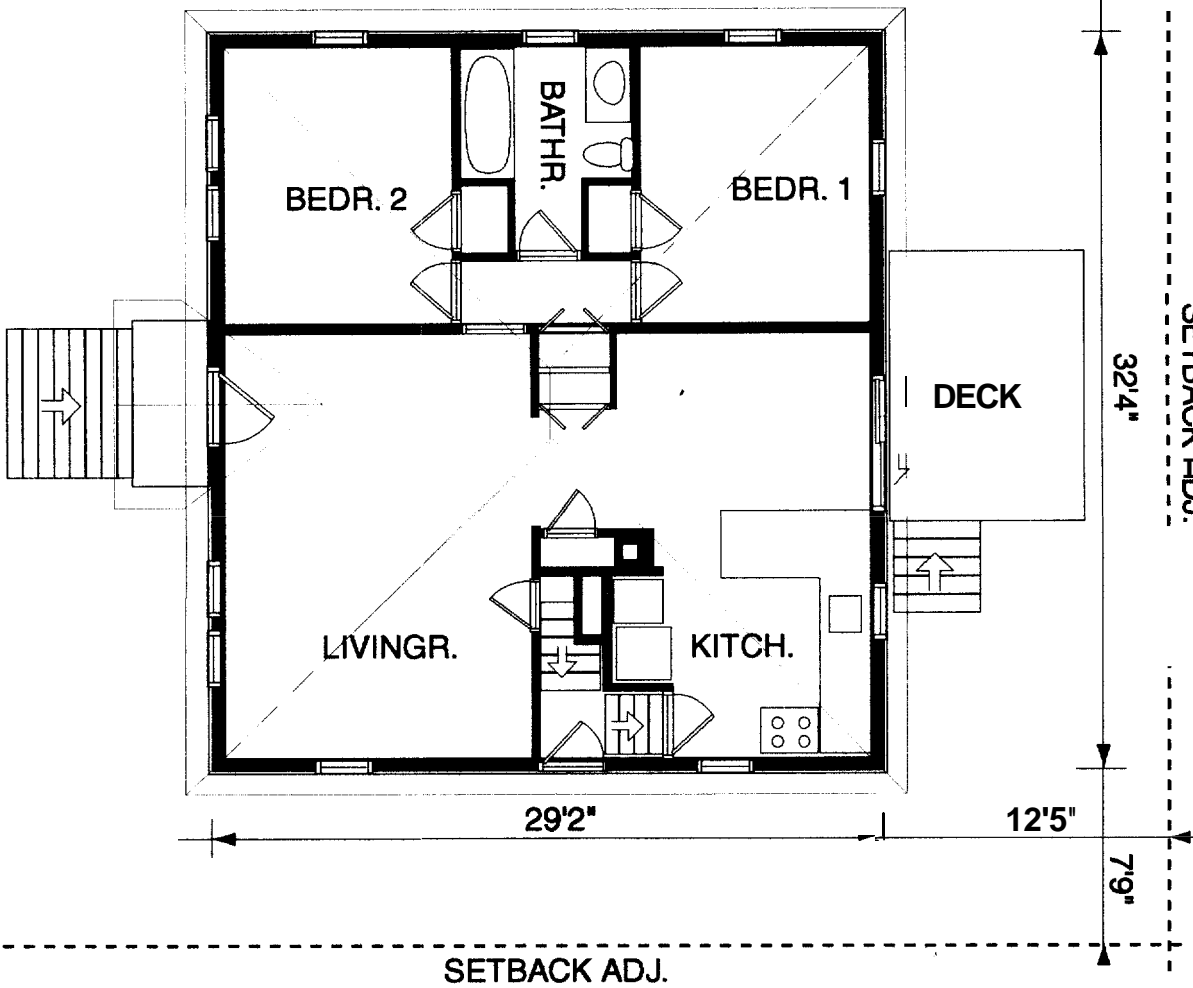
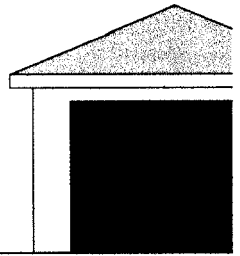
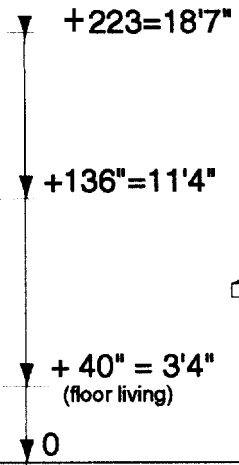
PROPERTY OF: STONE-RUKS
DEED BOOK 3191, PAGE 488
PLAN BOOK: 17, PAGE 6
COUNTY: CUMBERLAND
LOT: 1103 & 1104

DIVISION 4 R-3 RESIDENTIAL ZONE

SCALE: 1" = 20'



SOUTHSIDE



131 Virginia Street, Portland, Maine

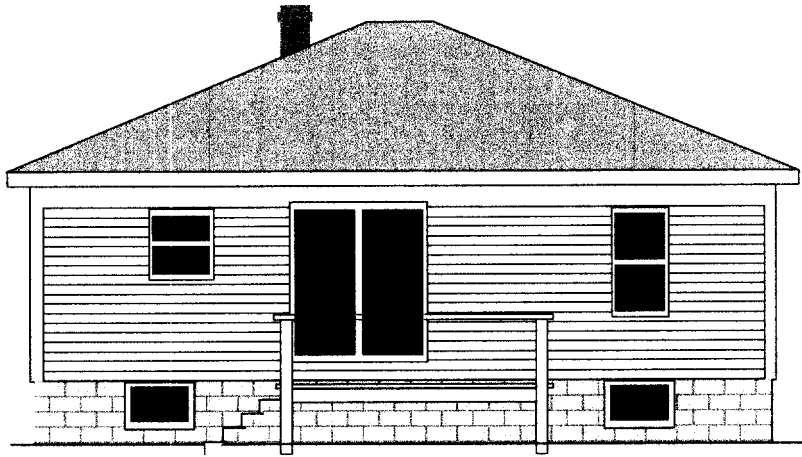
PROPERTY OF: STONE-RUKS
 DEED BOOK 3191, PAGE 488
 PLAN BOOK 17, PAGE 6
 COUNTY: CUMBERLAND
 LOT 1103 & 1104

DIVISION 4 R-3 RESIDENTIAL ZONE

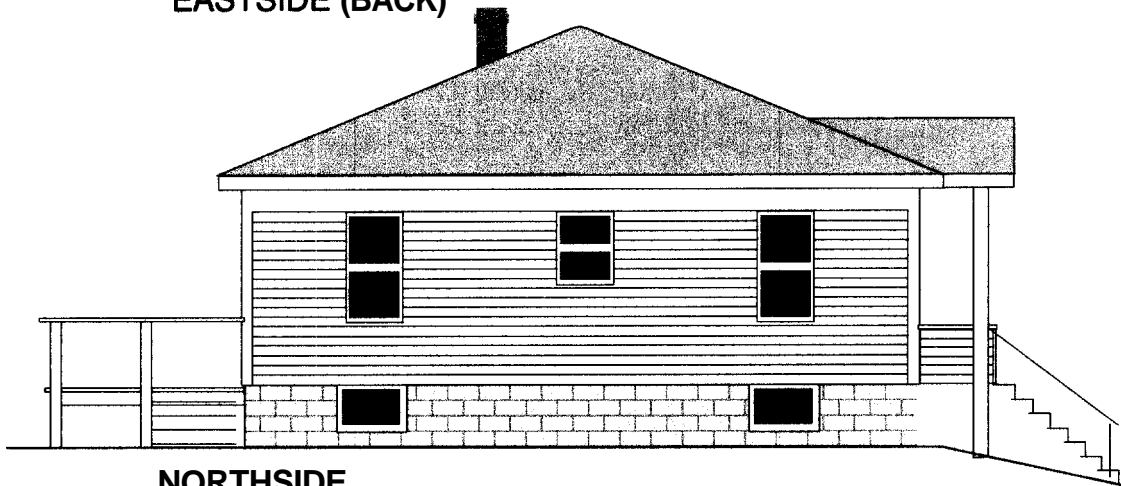
SCALE: 1" = 10'



WESTSIDE (FRONT)



EASTSIDE (BACK)



NORTHSIDE

131 Virginia Street, Portland, Maine

**PROPERTY OF STONE-RUKS
DEED BOOK 3191, PAGE 488
PLAN BOOK 17, PAGE 6
COUNTY: CUMBERLAND
LOT 1103 & 1104**

DIVISION 4 R-3 RESIDENTIAL ZONE

SCALE: 1" = 10'

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 405A A002001
 Location 131 VIRGINIA ST
 Land Use SINGLE FAMILY

Owner Address STONE LOUISE & JOHANNES G RUKS
 131 VIRGINIA ST
 PORTLAND ME 04103

Book/Page 22486/275
 Legal 405A-A-2-3
 VIRGINIA ST 129-133
 JERSEY AVE
 7000 SF

1030
 Jos 9/27

#1402

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$49,220	\$66,890	\$116,110

R 3

Estimated Assessed Valuation For Fiscal Year 2007"

Land	Building	Total
\$66,300	\$85,900	\$152,200

* 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 1929	Style Old Style	Story Height 1	Sq. Ft. 896	Total Acres 0.161	
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 5	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1970	12X18	C	A
SHED-FRAME	1	1970	8X9	C	A
CANOPY	1	1970	12X18	D	A

Sales Information

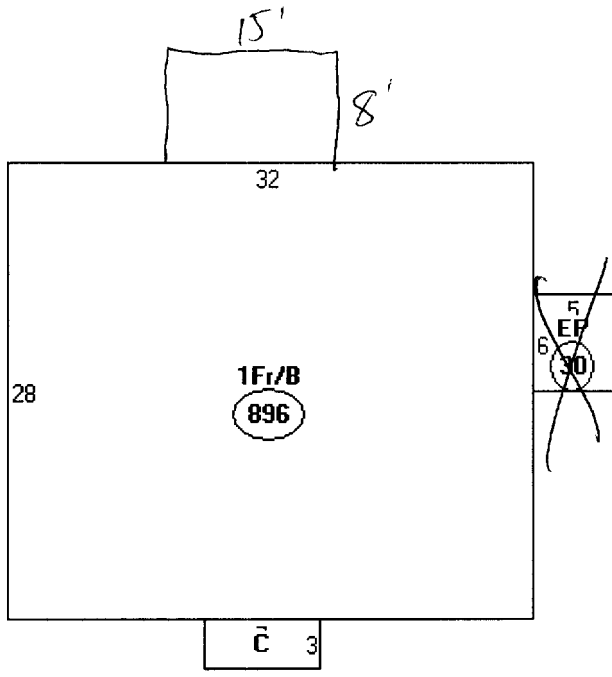
Date	Type	Price	Book/Page
07/27/2004	LAND + BLDING	\$184,000	21595-179
04/28/2004	LAND + BLDING	\$101,500	21180-330

Picture and Sketch

Picture Sketch Tax Map

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

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



Descriptor/Area

- A: 1Fr/B
896 sqft
- ~~B: EP
30 sqft~~
- C: OFF
21 sqft

120 Deck

1037
292 New mudroom

1329

OK

7000 SF
x 35%
2450



1:20

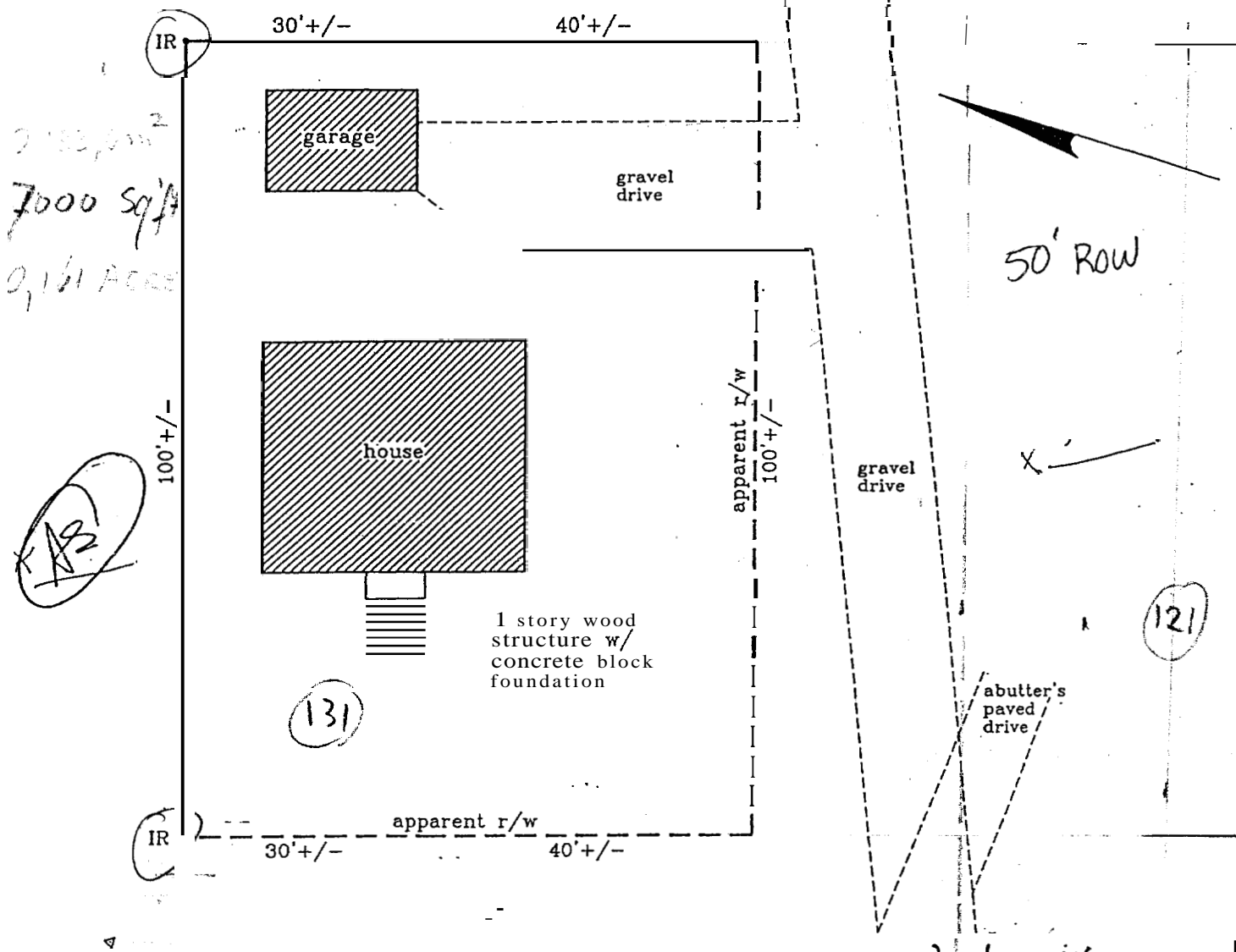
THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 3191 PAGE 488 COUNTY Cumberland
PLAN BOOK 17 PAGE 6 LOT 1103&1104

ADDRESS: 131 Virginia Street, Portland, Maine

Job Number:
Inspection Date: 4-22-04
Scale:
Client File#: 40410

Buyers: 976 Roosevelt, LLC
Sellers: Estate of Leon Johnson



to Allen Ave. Virginia Street

HEREBY CERTIFY TO: Bay Area Title Services, Inc.; Corham Savings Bank and its title insurer.
Monuments found did not conflict with the deed description

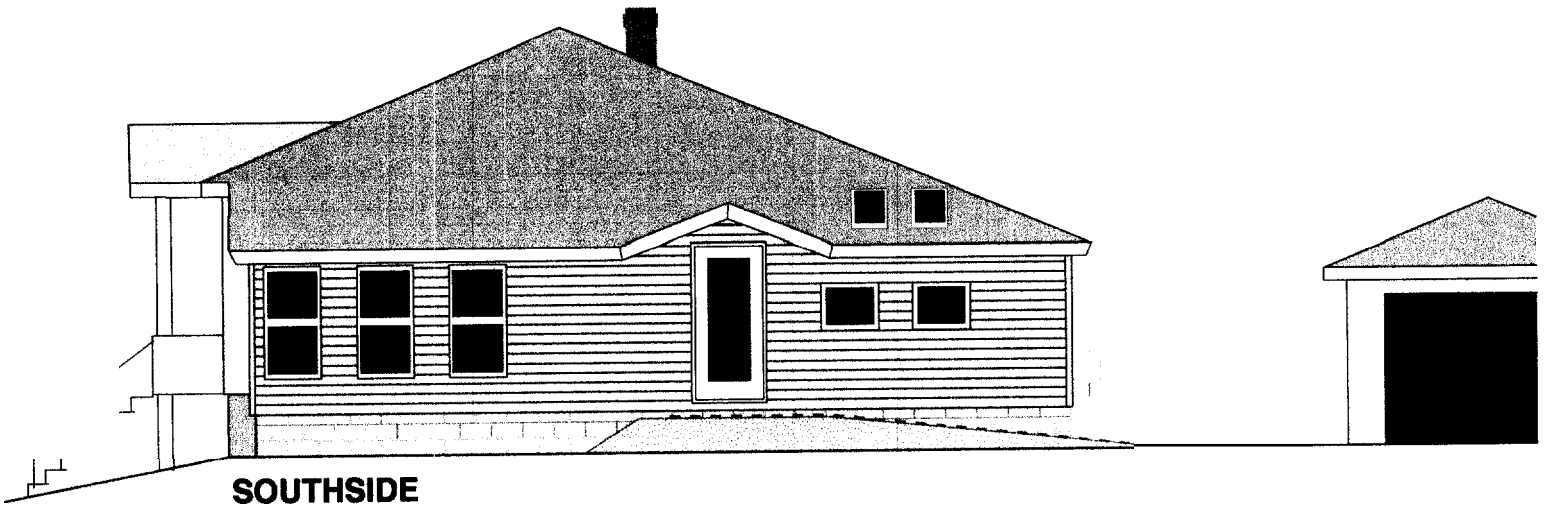
APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING

as delineated on the Federal Emergency Management Agency Community Panel: 230051-0002 C
The structure does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.
A wetlands study has not been performed.

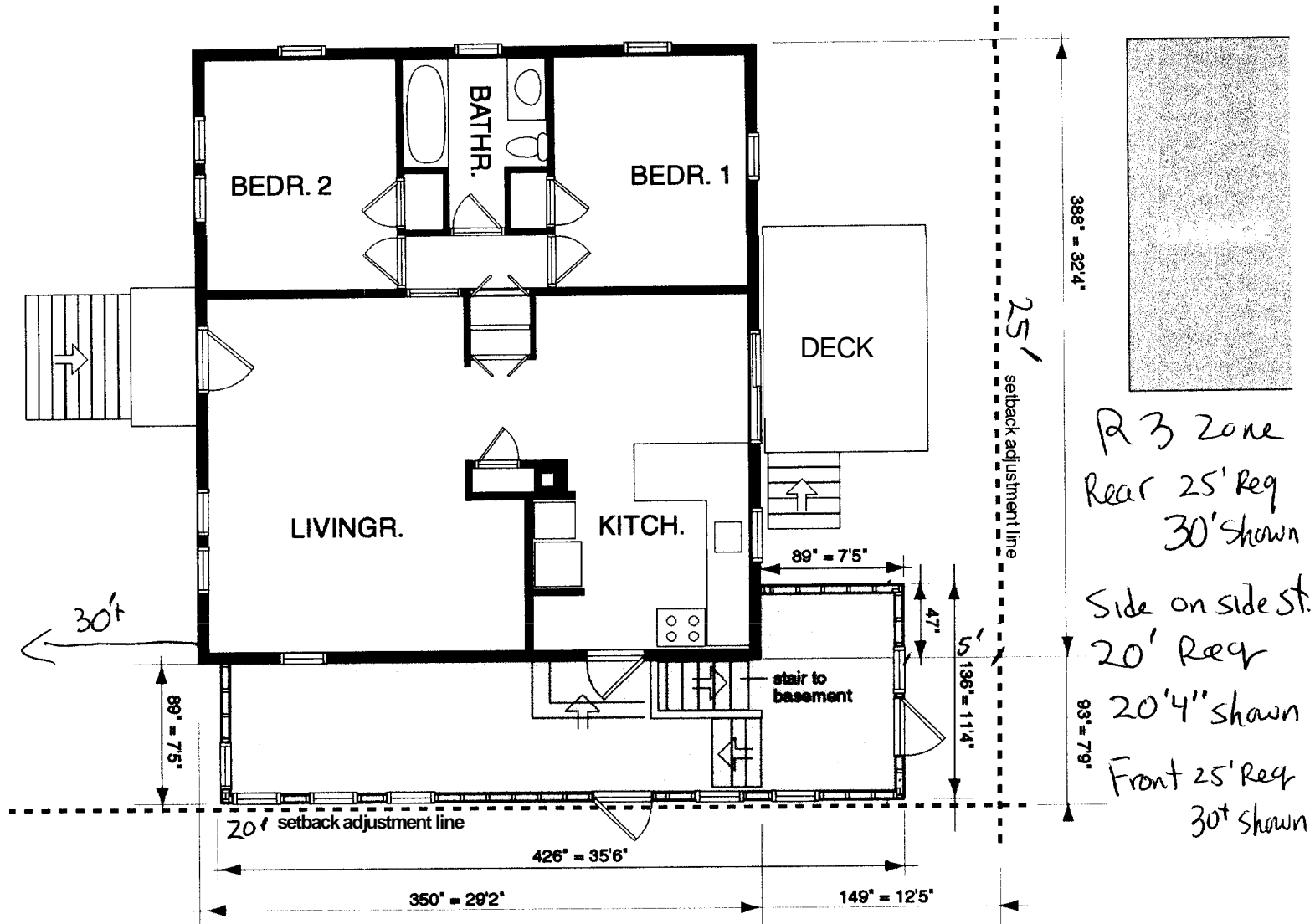
Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04046
207-967-9761 phone . 207-967-4831 fax

City of Portland Public Works





SOUTHSIDE



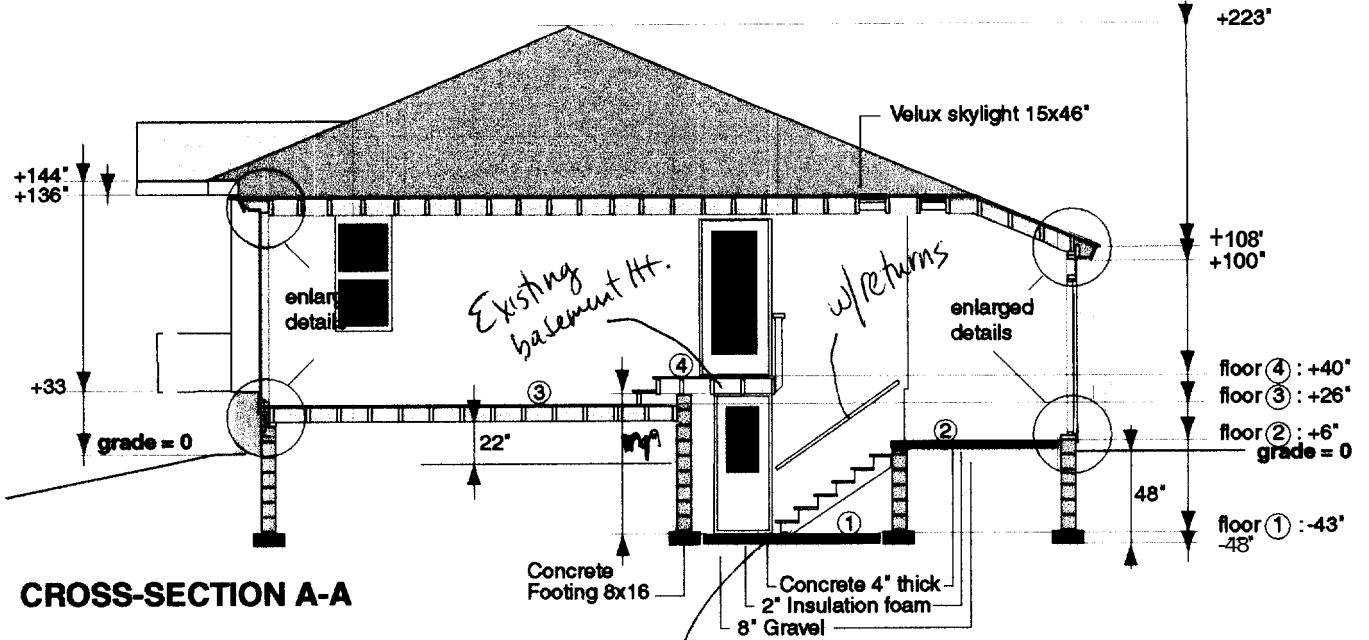
R3 Zone
 Rear 25' Req
 30' shown
 Side on side st.
 20' Req
 20'4" shown
 Front 25' Req
 30' shown

TOTAL NEW SURFACE:
 42,097 square inch = 292.34 sq. ft.

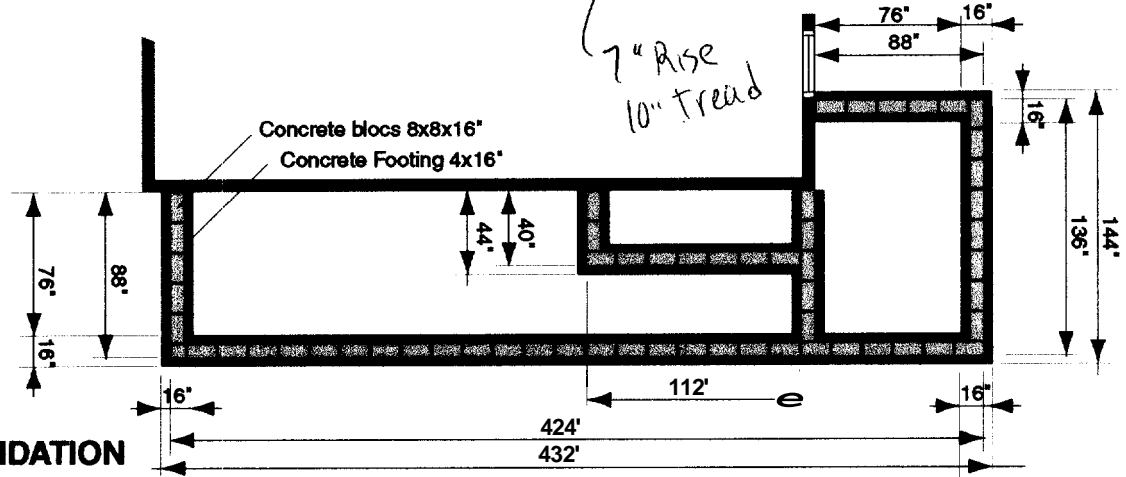
wall system: 2x4
 inside: sheetrock 5/8"
 outside: plywood 3/4" + bevelsiding

Plot Plan

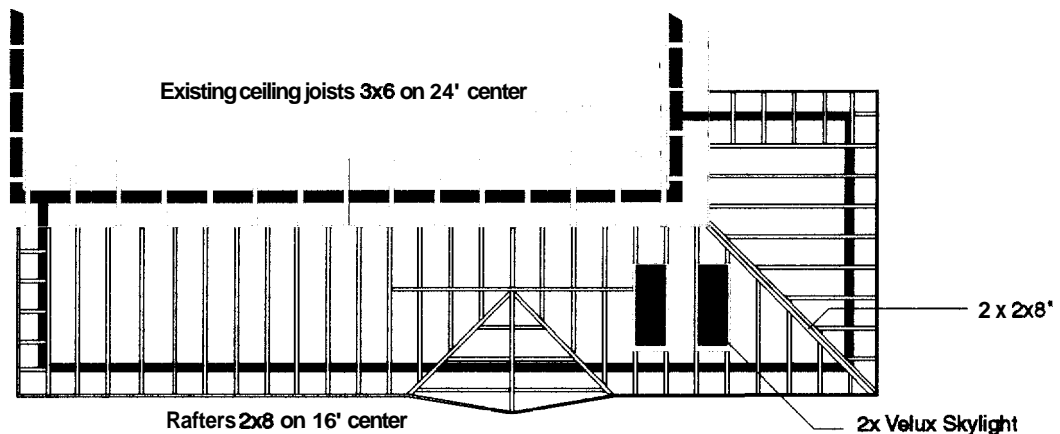
NEW SITUATION
 131 Virginiastreet, Portland, Maine
 PROPERTY OF: STONE -RUKS
 DEED BOOK 3191, PAGE 488
 PLAN BOOK 17, PAGE 0
 COUNTY CUMBERLAND
 LOT 1103 & 1104
 DIVISION 4 R-3 RESIDENTIAL ZONE
 SCALE: 1" = 10'



CROSS-SECTION A-A

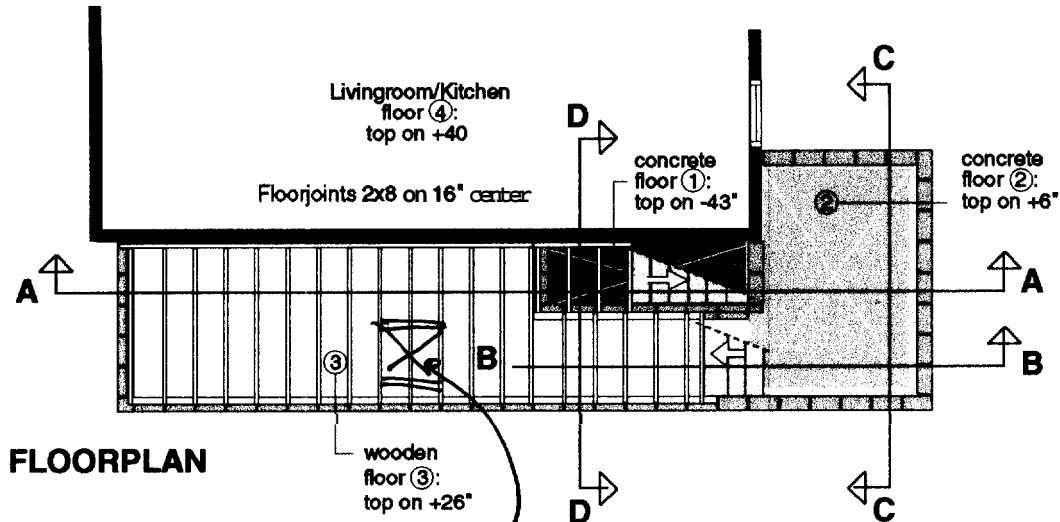


FOUNDATION

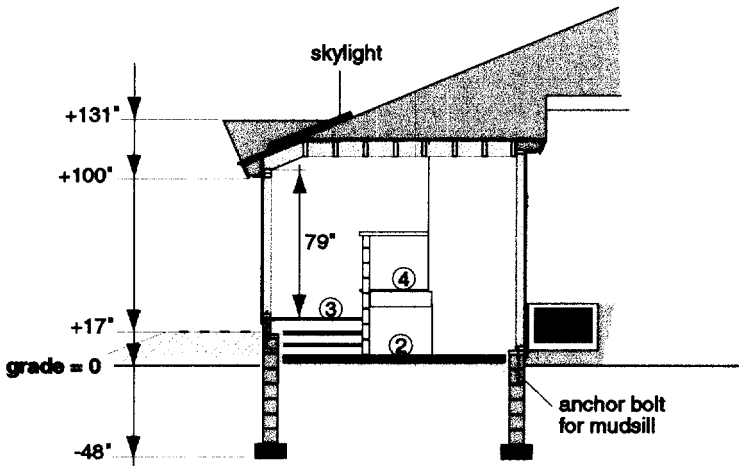
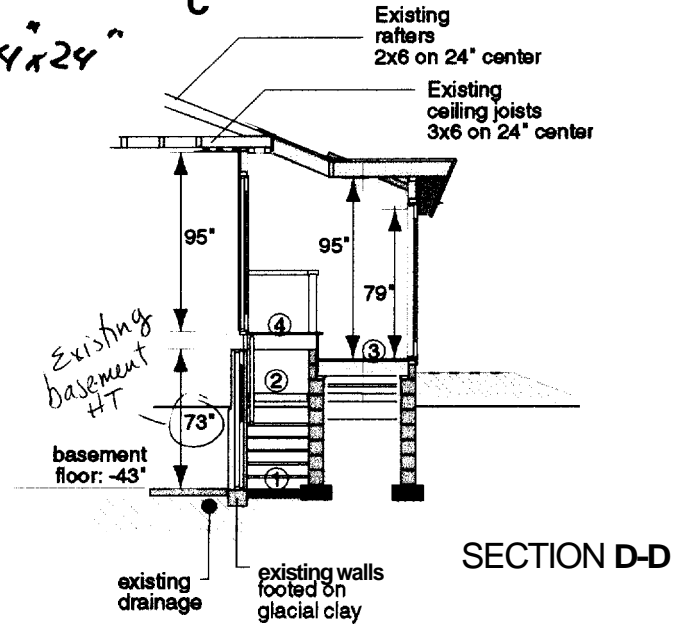
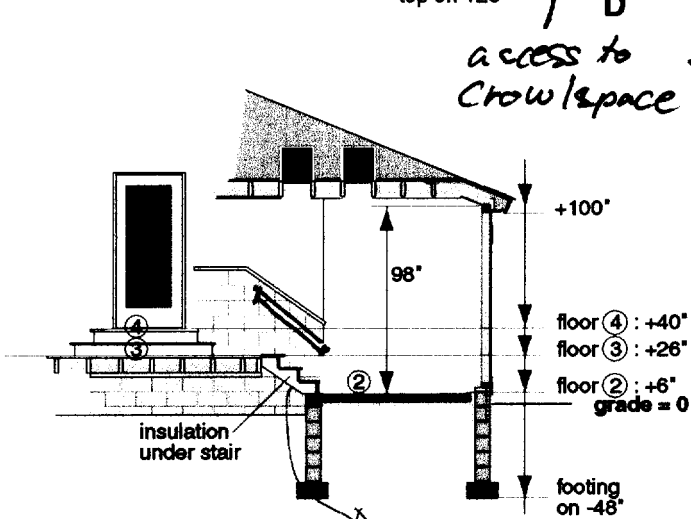


ROOFPLAN

NEW SITUATION
 131 Virginia Street, Portland, Maine
 PROPERTY OF: STONE -RUKS
 DEED BOOK 3191, PAGE 488
 PLAN BOOK 17, PAGE 6
 COUNTY: CUMBERLAND
 LOT: 1103 & 1104
 DIVISION 4 R-3 RESIDENTIAL ZONE
 SCALE: 1" = 10"



access to 24"x24" crawl space



New addition is not heated

roof insulation R19 6.5' thick

wall insulation R13 3.5' thick

floor insulation R19 6.5' thick

foamboard insulation 2' thick

glass in all windows, doors + skylight is insulation glass

NEW SITUATION

131 Virginia Street, Portland, Maine

PROPERTY OF F STONE -RUKS

DEED BOOK: 3191, PAGE 488

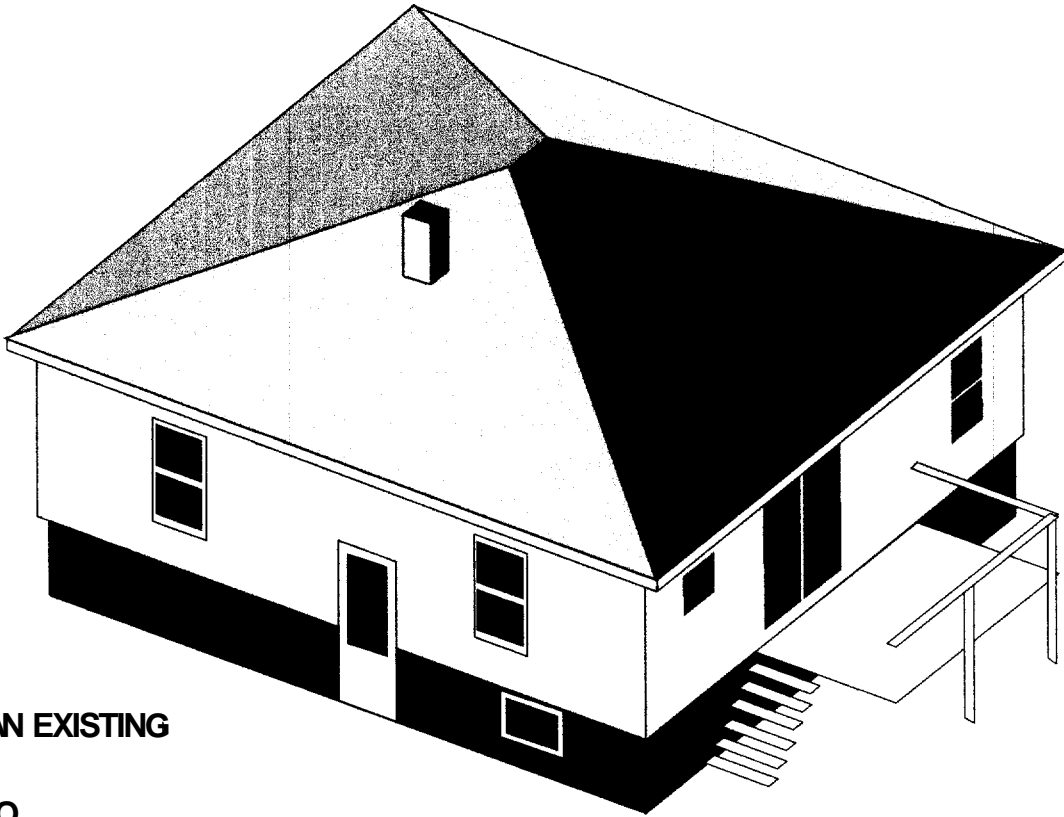
PLAN BOOK: 17, PAGE 6

COUNTY: CUMBERLAND

LOT: 1103 & 1104

DIVISION 4 R-3 RESIDENTIAL ZONE

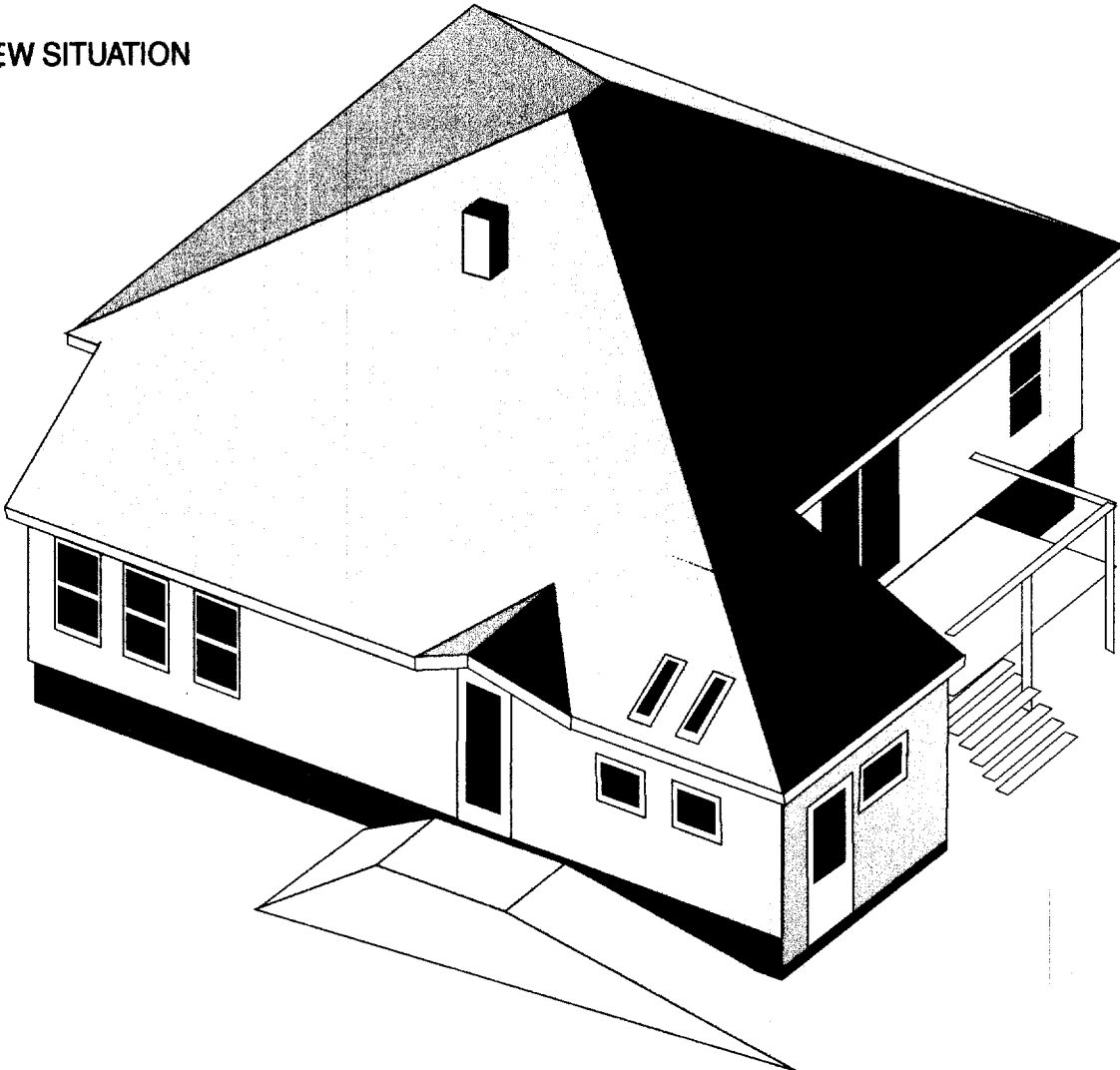
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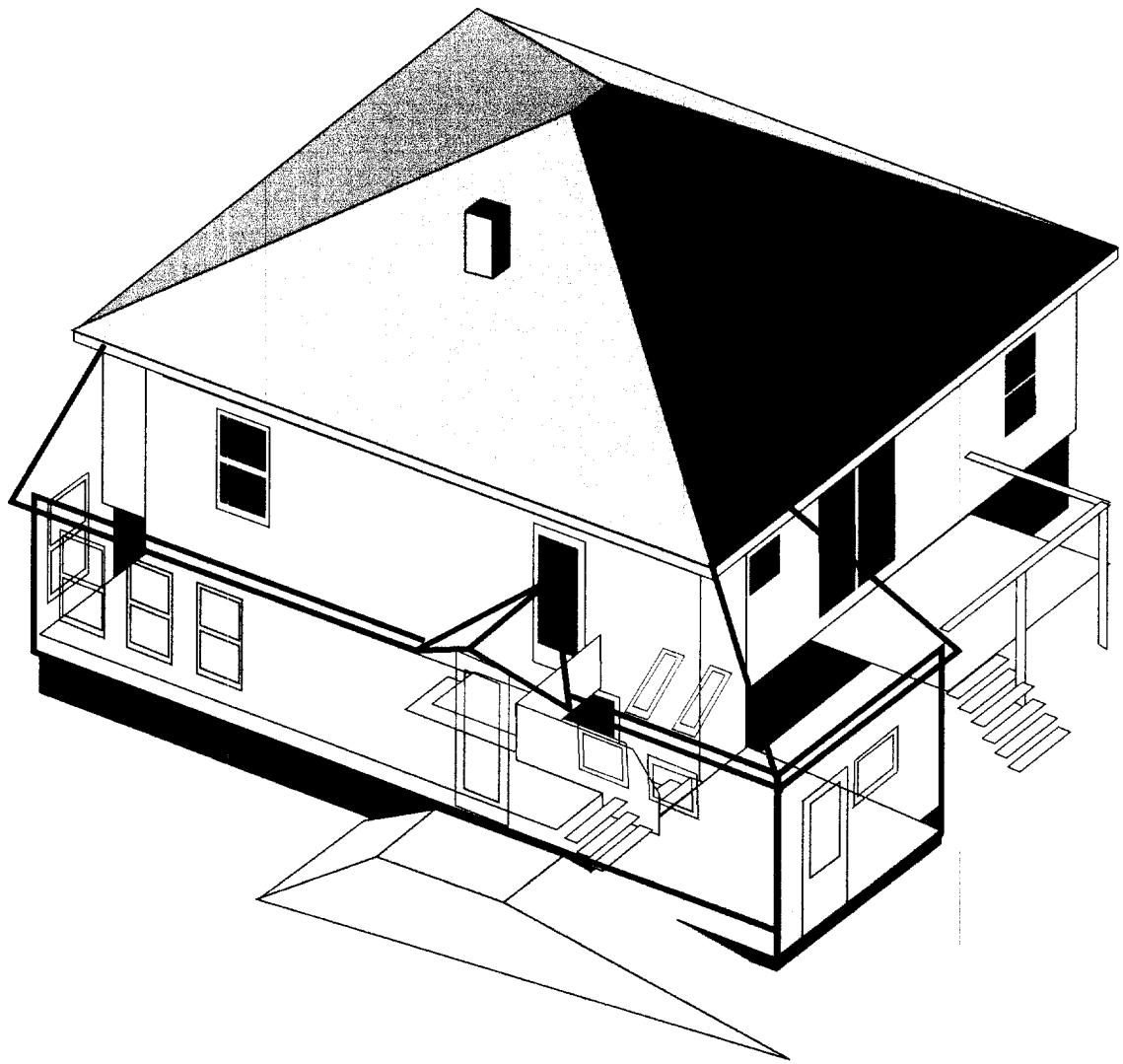


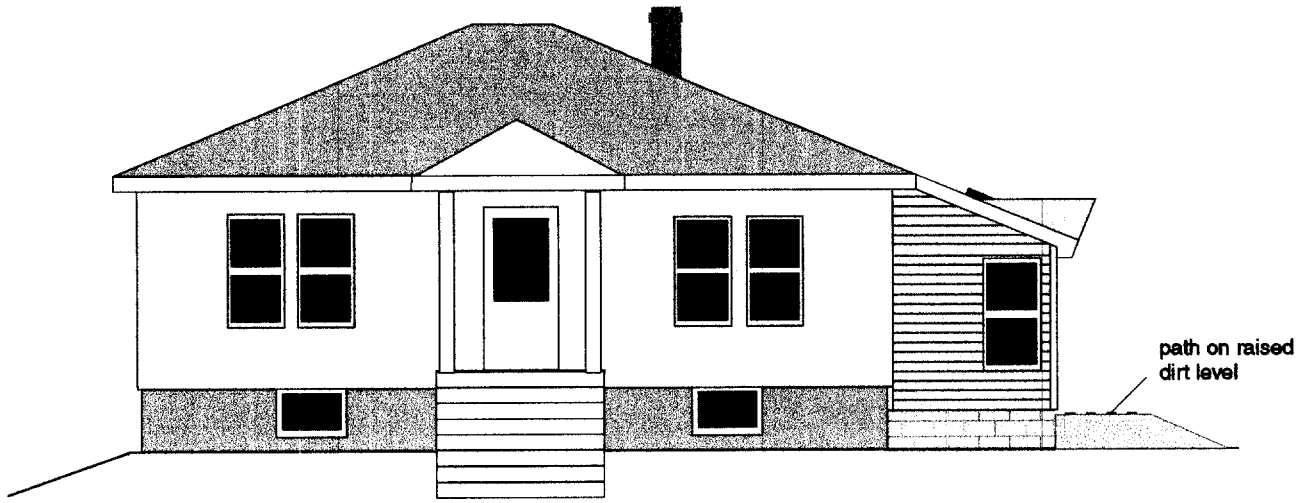
FROM AN EXISTING

TO

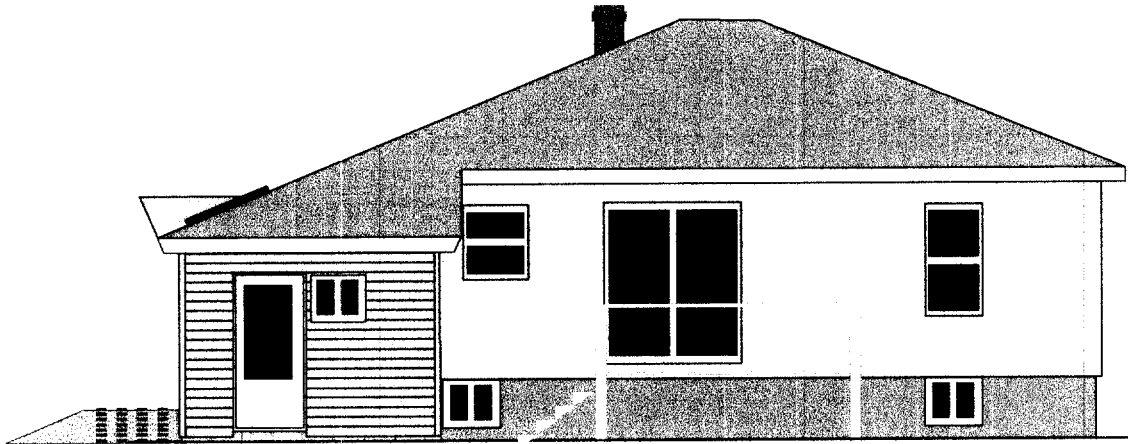
A NEW SITUATION



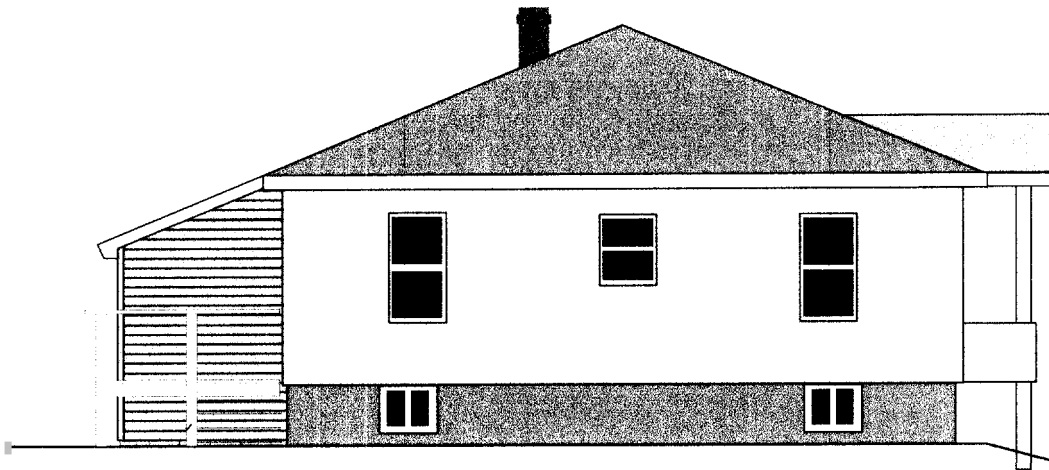




WESTSIDE (FRONT)



EASTSIDE (BACK)



NORTHSIDE

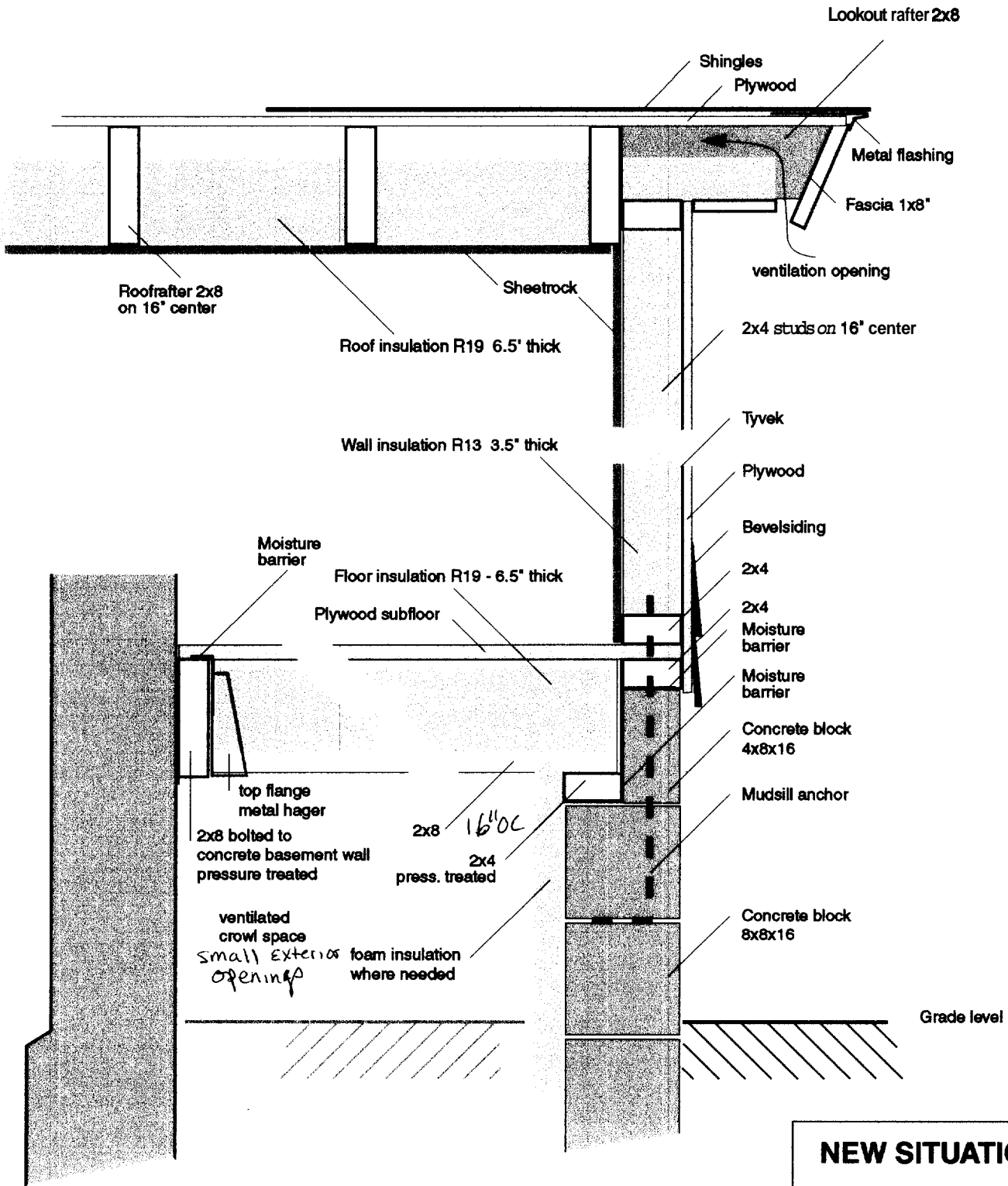
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NEW SITUATION

131 Virginiastreet, portland, Maine

PROPERTY OF: STONE -RUKS

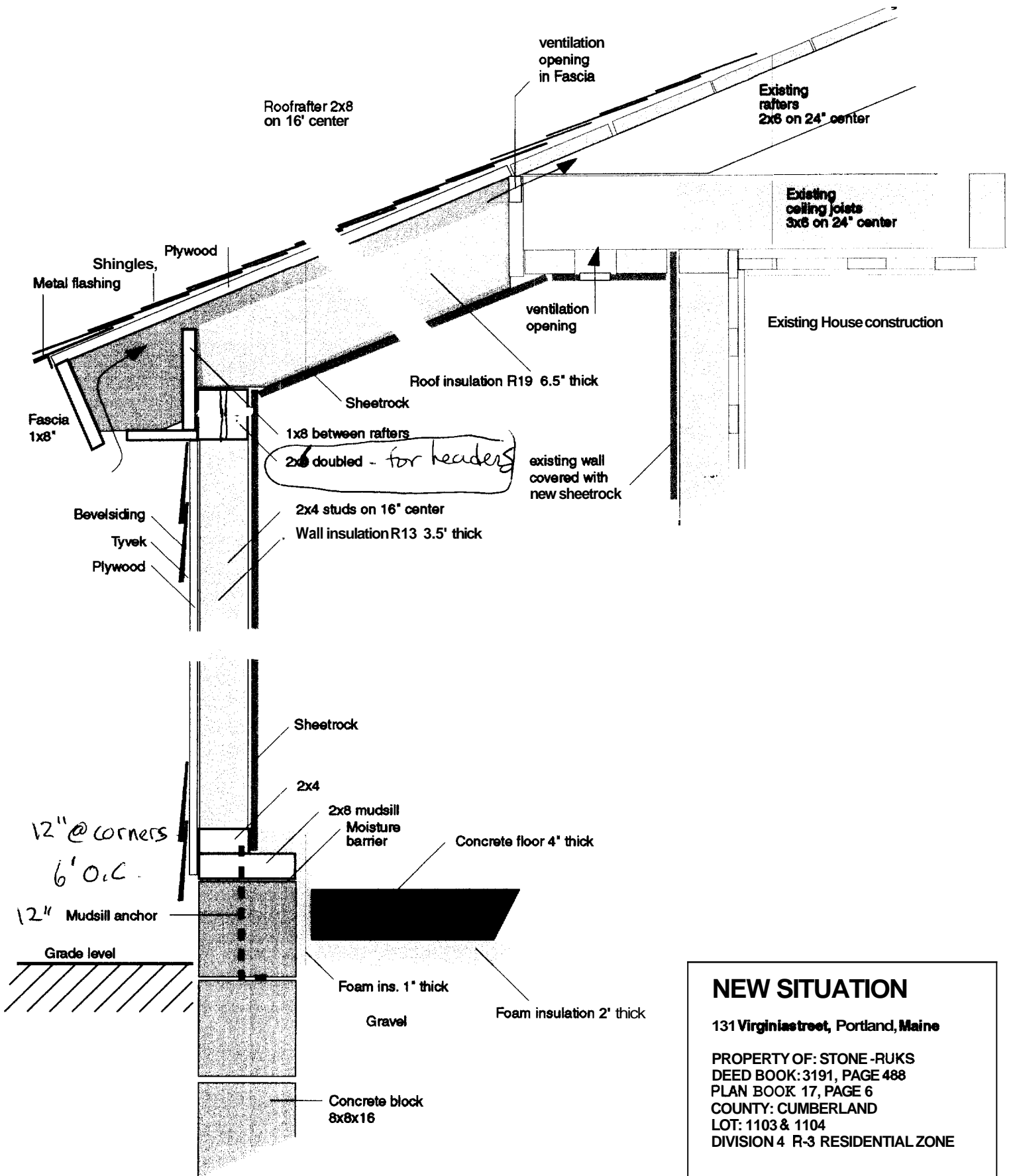
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