

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: 03-0526	Issue Date: MAY 21 2003	CBL: ⁴⁰¹⁻⁰⁶⁻¹³ 407 D025001
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Location of Construction: 195 Ray St	Owner Name: Peightal Patricia M	Owner Address: 195 Ray St CITY OF PORTLAND	Phone: 797-2269
Business Name:	Contractor Name: Fred Titcomb	Contractor Address: PO Box 1067 Raymond	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family	Permit Fee:	Cost of Work: \$90,000.00	CEO District: 2
Proposed Project Description: Build 28x28 1-story garage w/12x24 kitchen expansion, 12x12 deck & 4x12 porch		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999	
		Signature: JMB 5/21/03		

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: 05/19/2003	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: JMB 5/21/03	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: JMB
	<i>Approved to remain SF Home</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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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Business Name:	Contractor Name: Fred Titcomb	Contractor Address: PO Box 1067 Raymond	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Build 24x28 1-story garage w/12x24 kitchen expansion, 12x12 deck & 4x12 porch
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Dept: Zoning **Status:** Open **Reviewer:** Jeanine Bourke **Approval Date:** 05/21/2003
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.
- 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:** 05/21/2003
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical or plumbing work.

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.

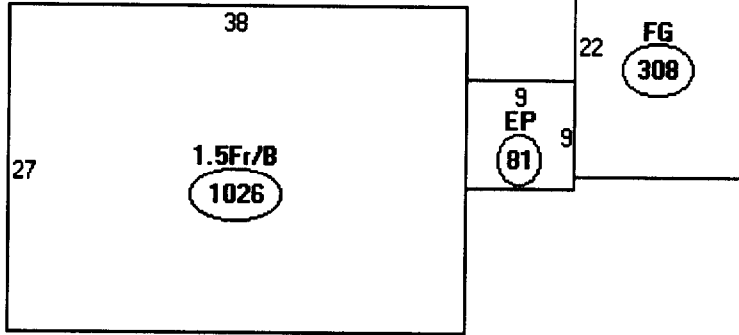
Location/Address of Construction: <u>195 Ray Street Portland Me</u>		
Total Square Footage of Proposed Structure <u>2,400</u> #	Square Footage of Lot <u>16,943</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>407</u> Block# <u>D</u> Lot# <u>25</u>	Owner: <u>Patricia M. Peightal</u>	Telephone: <u>797-2269</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>90,000</u> Fee: \$ <u>653.00</u>
Current use: <u>Single family home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>single family home</u>		
Project description: <u>24' x 28' garage w/ 12' x 24' kitchen expansion and 12' x 12' deck demo existing garage</u>		
Contractor's name, address & telephone: <u>Fred Titcomb, PO Box 1061 Raymond Me 04071</u>		
Who should we contact when the permit is ready: <u>Patricia Peightal</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: _____		

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>Patricia M. Peightal</u>	Date: <u>May 19, 2003</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



Descriptor/Area

A: 1.5Fr/B
1026 sqft

B: EP
81 sqft

C: FG
308 sqft

1415
308
81

1026

Lot 16,943 x .25% =

4,235.75

New = 728
- 40
288
144

~~288~~

2,400
+ 1,026

3,426

OK

Handwritten:
3PM
Fred

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	407 D025001
Location	195 RAY ST
Land Use	SINGLE FAMILY
Owner Address	PEIGHTAL PATRICIA M 195 RAY ST PORTLAND ME 04103
Book/Page	9283/65
Legal	407-D-25 RAY ST 187-195 16943 SF

Valuation Information

Land	Building	Total
\$38,850	\$91,040	\$129,890

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1955	Cape	1.5	1796	0.389		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
3	1	1	7	None	Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

<u>Picture</u>	<u>Sketch</u>
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[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!

SCHEDULE A

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Ray Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southeasterly side of Ray Street at the northwesterly corner of Lot No. 1 on Plan of Ray Gardens recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 101; thence northeasterly along said side of Ray Street one hundred fifteen (115) feet to a stake; thence southeasterly at right angles with said street line to the northwesterly line of said Ray Gardens; thence southwesterly by Ray Gardens to the northeasterly corner of said Lot No. 1; thence northwesterly by said Lot No. 1 ninety-four and three-tenths (94.3) feet to Ray Street at the point of beginning.

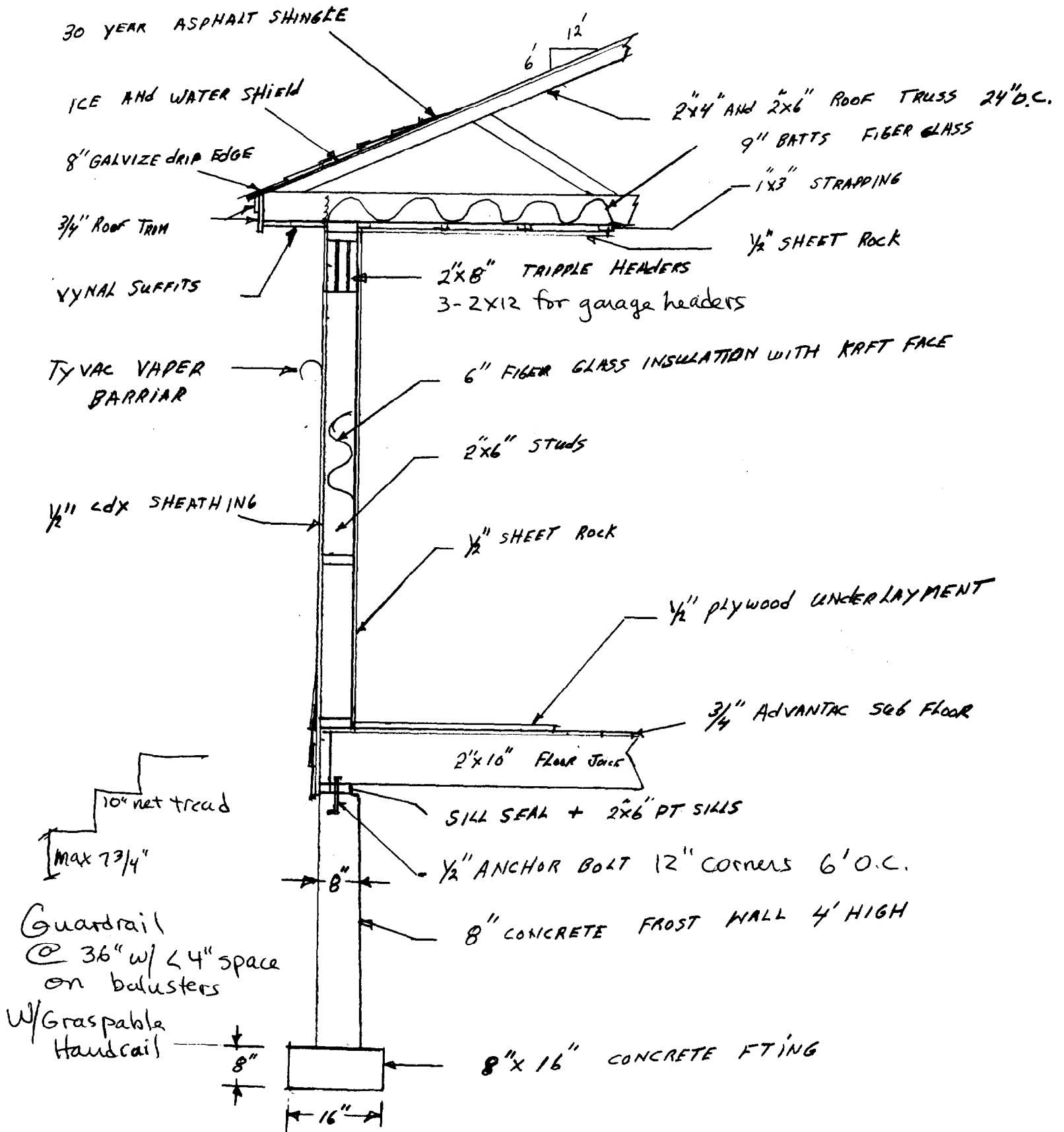
Being the same premises conveyed to the grantor herein by deed of Thomas C. Madden of even date to be recorded herewith.

Subject to restrictions and easements of record, if any.

PATRICIA PEIGHTAL

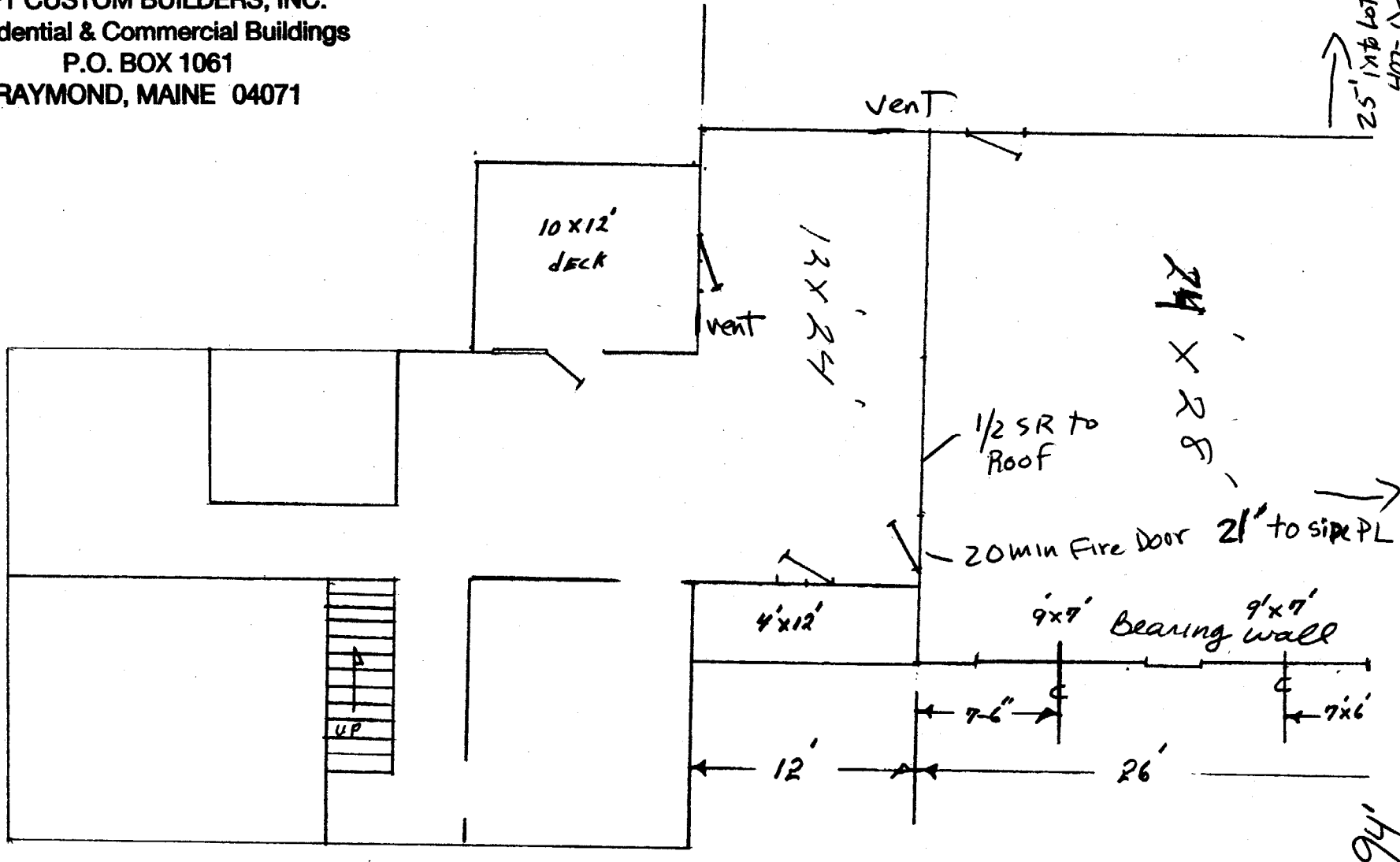
CROSS SECTION OF NEW ADDITION

GFT CUSTOM BUILDERS, INC.
Residential & Commercial Buildings
P.O. BOX 1061
RAYMOND, MAINE 04071



a/s o w n s 407-D-6-13 Contiguous

GFT CUSTOM BUILDERS, INC.
Residential & Commercial Buildings
P.O. BOX 1061
RAYMOND, MAINE 04071



25' 1x4 lot
407-11-6

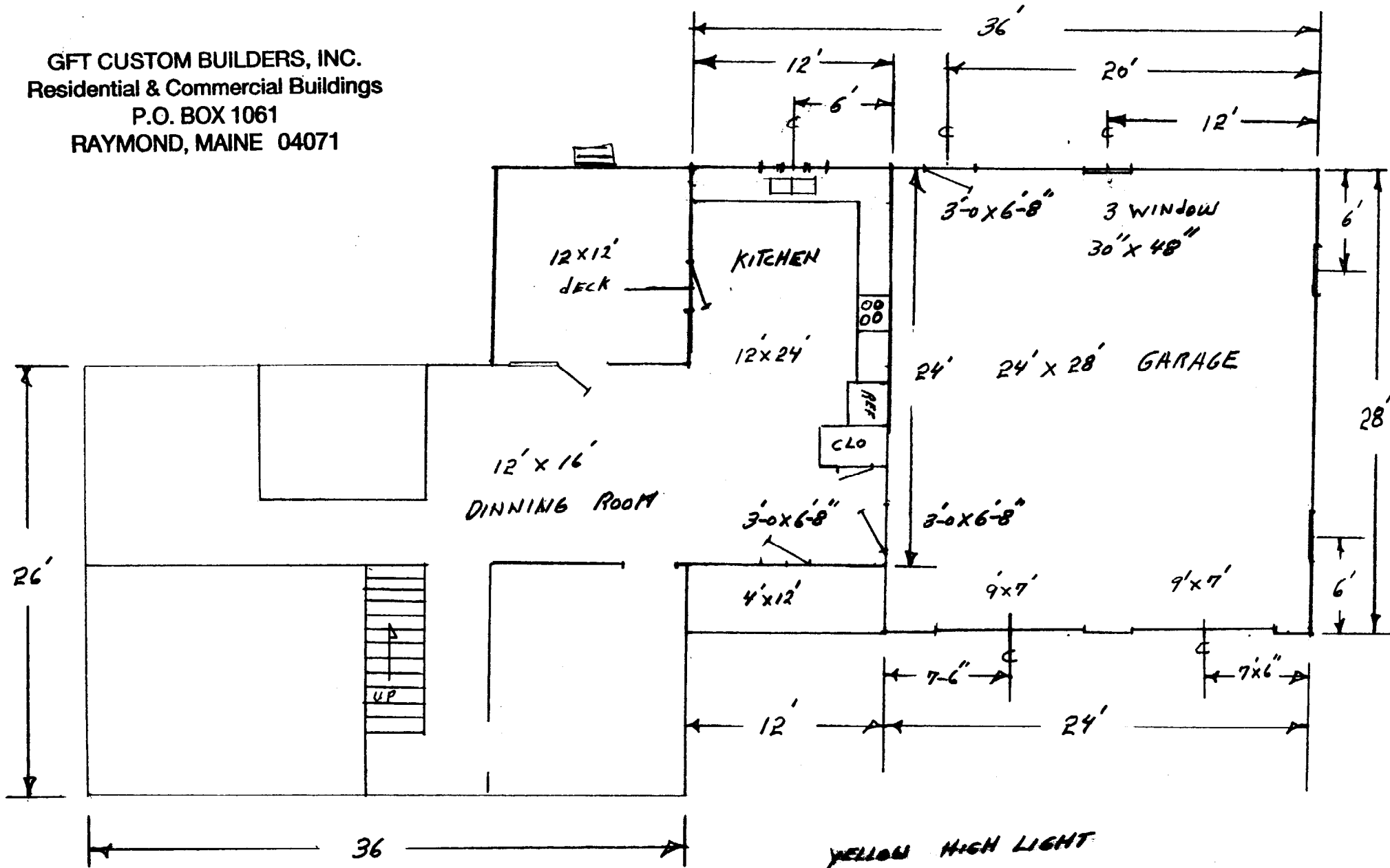
195'

94'

115'

66' to Garage

GFT CUSTOM BUILDERS, INC.
 Residential & Commercial Buildings
 P.O. BOX 1061
 RAYMOND, MAINE 04071



YELLOW HIGH LIGHT
 REPRESENT NEW CONSTRUCTION

JOB PATRICIA PEIGHTAL
 195 RAY ST
 PORTLAND ME

SCALE 1/8" = 1'

G.F.T. CUSTOM BUILDERS INC.
P.O.BOX 1061
RAYMOND, ME 04071
TEL: 207-655-2577

PATRICIA PEIGHTAL
195 RAY STREET
PORTLAND, ME 04103
RES:207-797-2269
OFC:207-874-8626

MAY20, 2003

MATERIAL TO BE USED

1. SILL SEAL
2. 2" X6" PT SILL PLATES
3. 2" X 10" FLOOR JOISTS
4. 3/4" T&G ADVANTAC DECKING
5. 2" X 6" KD SHOES, PLATES AND STUDS
6. 1/2" SHEATHING ON WALLS
7. TYVEK BENEATH SIDING
8. ANDERSON VINYL WINDOWS
9. CEDAR SIDE WALL SHINGLES
10. VINYL SOFFITS
11. 30' ROOF TRUSSES 24" OC
12. 5/8 ADVANTAC SHEATHING ON ROOF WITH H CLIPS
13. 1" X 8" AND 1" X 4" ROOF TRIM
14. 8" GALVANIZE DRIP EDGE
15. ICE AND WATER SHIELD BENEATH SHINGLES
16. 30 YEAR ARCHITECTURAL ROOF SHINGLES
17. ROLLED RIDGE VENT
18. PROPER VENTS BETWEEN TRUSSES
19. 9" FIBER GLASS ROOF INSULATION WITH VAPOR BARRIER
20. 1" X 3" STRAPPING 16" OC
21. 1/2" SHEET ROCK ON WALLS AND CEILINGS
22. 5/8" FIRE CODE ON GARAGE WALL FROM GARAGE FLOOR TO ROOF RIDGE
23. 1/2" UNDERLAYMENT ON TOP OF SUB FLOOR

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT ISSUED

PERMIT

Permit Number: 030526

MAY 21 2003

Please Read Application And Notes, If Any, Attached

This is to certify that Peightal Patricia M/Fred Titcomb
has permission to Build 24x28 1-story garage with 24x24 kitchen expansion, 12x12 deck & 4x12 porch
AT 195 Ray St 407 D025001

CITY OF PORTLAND

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 when permission is procured before this building or part thereof is occupied 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 Bourke 5/21/03
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**

Patricia M. Peichel
Signature of applicant/designee

5-21-23
Date

James Bonke
Signature of Inspections Official

5/21/23
Date

CBL: 407-D-25 Building Permit #: 03-0526

