

| | | | | | |
|---|--|---|--|---|---------------------------------------|
| Location of Construction: 260 Veranda St | | Owner: Gooch, Timothy & Susan | | Phone: | |
| Owner Address: SAA 04103 | | Lessee/Buyer's Name: | | Phone: 775-2381 X279 | BusinessName: |
| Contractor Name: | | Address: | | Phone: | |
| Past Use: Legal 1-fam Illegal 2-fam | | Proposed Use: 2-fam dwelling w/1 rooming unit | | COST OF WORK: \$ | PERMIT FEE: \$ 25.00 |
| Proposed Project Description: Change Use | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group 03 Type: 5 B |
| | | | | Signature: | Signature: |
| Permit Taken By: Mary Gresik | | Date Applied For: 22 August 1997 | | | |

Permit No: **970957**

PERMIT ISSUED

Permit Issued:
SEP 11 1997

CITY OF PORTLAND

Zone: **R-5** CBL: 434-A-001

Zoning Approval: *OK with conditions*

Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor min

9/9/97

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..

PERMIT ISSUED WITH REQUIREMENTS

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *9/1/97*

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *Timothy Gooch* ADDRESS: DATE: 22 August 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **6**

m. LEARY

COMMENTS

9-10-91 11:00 AM at [unclear] [unclear] [unclear]

Inspection Record

| Type | Date |
|-------------------|-------|
| Foundation: _____ | _____ |
| Framing: _____ | _____ |
| Plumbing: _____ | _____ |
| Final: _____ | _____ |
| Other: _____ | _____ |



Certificate of Occupancy

LOCATION: 269 Varanda St

Issued to: Cooch, Timothy & Susan

Date of Issue: 11 September 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970957 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Two Family Dwelling
w/One Rooming Unit

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

9/11/97 *William H. Gray*
(Date) Inspector

P. Samuel Affe
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

BUILDING PERMIT REPORT

DATE: 10 Sept 97 ADDRESS: 260 Veranda ST
REASON FOR PERMIT: Change of use.
BUILDING OWNER: Gooch, Timothy & Susan
CONTRACTOR: Owner
PERMIT APPLICANT: ↑ APPROVAL: *1 *8 *12 *16 *25 *26 DENIED

CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
 3. Precaution must be taken to protect concrete from freezing.
 4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
 8. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
 9. Headroom in habitable space is a minimum of 7'6".
 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

LAND USE - ZONING REPORT

ADDRESS: 260 Veranda Street

DATE: September 9, 1997

REASON FOR PERMIT: Change of use to allow 2-family with 1 rooming unit with 1st floor apt.

BUILDING OWNER: Timothy & Susan Gooch

C-B-L: 434-A-001

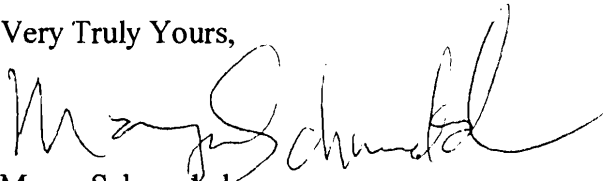
PERMIT APPLICANT: Timothy Gooch

APPROVED WITH CONDITIONS: See following

CONDITIONS OF APPROVAL:

1. There shall be no more than two persons occupying such room or rooms.
2. There shall be not more than two rooms per dwelling unit occupied for such use. You are presently showing two rooms as a maximum.
3. There shall be no increase in the bathroom and/or kitchen facilities in the dwelling unit. This is a rooming unit only, not an apartment. No kitchen facilities shall be installed in this area in the future without the notification of this office for a building permit and approvals.
4. Any changes of use shall require a separate application for review and approvals.

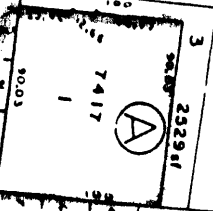
Very Truly Yours,



Marge Schmuckal
Zoning Administrator/
Asst. Chief of Insp. Services

SHEET 432A-B

SHEET 432-B



OREGON ST.

SHEET 433-C



PRESUMPT SCOT

VERANDA

STATE

(B)

5

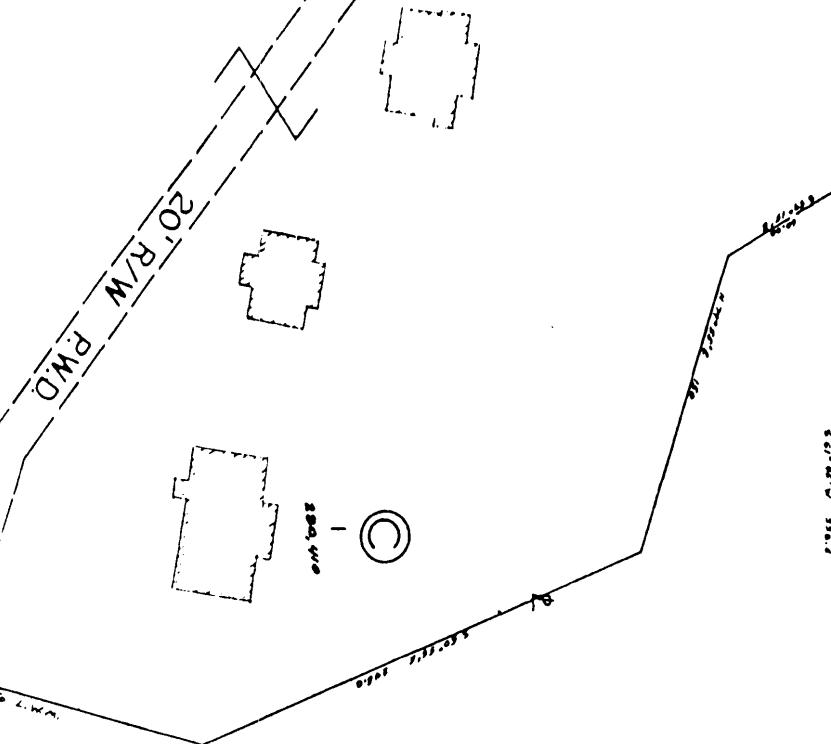
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RIVER

STR

TIDAL FLATS

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116764



RPPLST6 CAMA Real Property System - Residential Display 8/11/97

RPP092 Parcel Id: 434- - A-001-001 01/01 Acct: G1830098 08:44

Property Address 260 VERANDA ST

Owner Name1 GOOCH TIMOTHY L & SUSAN R JTS (1, f, i)

Name2

Address 256 VERANDA ST

City/State/Zip PORTLAND ME 04103

Entrance Code Land Use 12 # of Units 2

Route 1 Zone *R5* Nbhd 105 District 8 Traffic 1

Total Sq Ft

Utilities 2 3 4 Desc 434-A-1 Living Area 2,457

VERANDA ST 260

OREGON ST 2-8

7470 SF

House Style 4 Year Built 1966 Total Rms 06 Total Bedrms 03

Baths Full 2 Half 0 Kitchen Remodeled 1 Bath Remodeled 1 Basement 4

Attic 1 Phy Cond 3 CDU GD Heating Type 2 4 4 Wood/Coal Burn 0

Next Screen [] Bldg Sketch Screen [] Return []

PERMIT # 1584 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Anthony Bifulco

Address: 260 Veranda Street 04103

LOCATION OF CONSTRUCTION 260 Veranda Street

CONTRACTOR: Glen Stone SUBCONTRACTORS: mail to contractor

ADDRESS: Box 8198 Portland, ME 04104 772-3023

Est. Construction Cost: 8,000 Type of Use: 2 family

Permit: Single Family

Building Dimensions: L. _____ W. _____ Sq. Ft. _____ Stories: _____ Lot Size: _____

Is Proposed Use: Accessory Condominium Apartment

Conversion - Explain change of use with renovations _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

For Residential Buildings Only

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floors:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only

Date: December 9, 1987

Inside Fire Limits: _____

Blaze Code: _____

Time Limit: _____

Estimated Cost: 8,000

V. Ins. Structure: Yes

Permit Expires: _____

Ownership: _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size: _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other: _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:

1. Approval of soil test if required: Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Fixtures _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District: _____ Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain): _____

Date Approved: _____

Permit Received By: L. Benoit

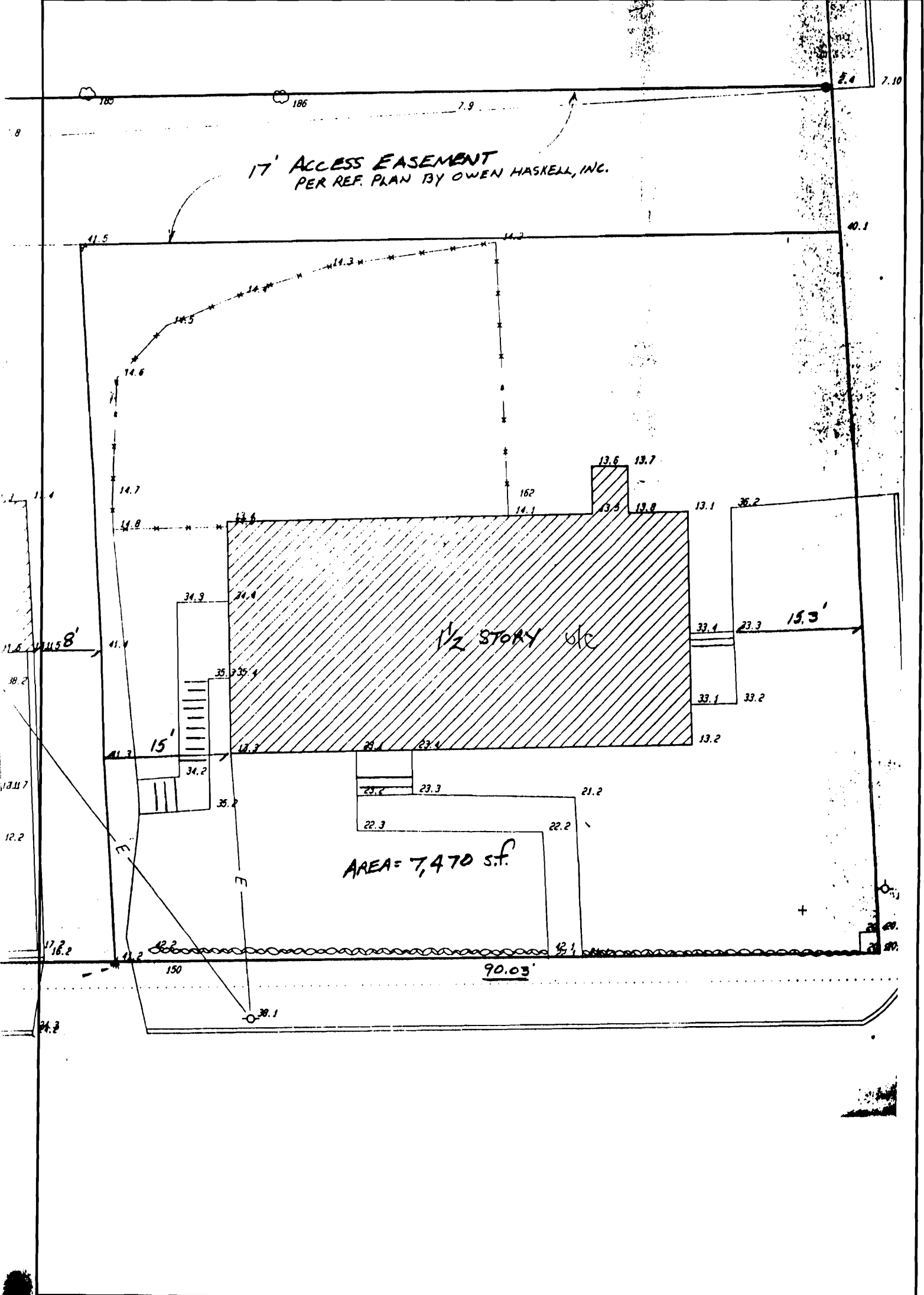
Signature of Applicant: [Signature] Date: 12/9/87

Signature of CEO: Glen Stone Date: _____

Inspection Dates: _____

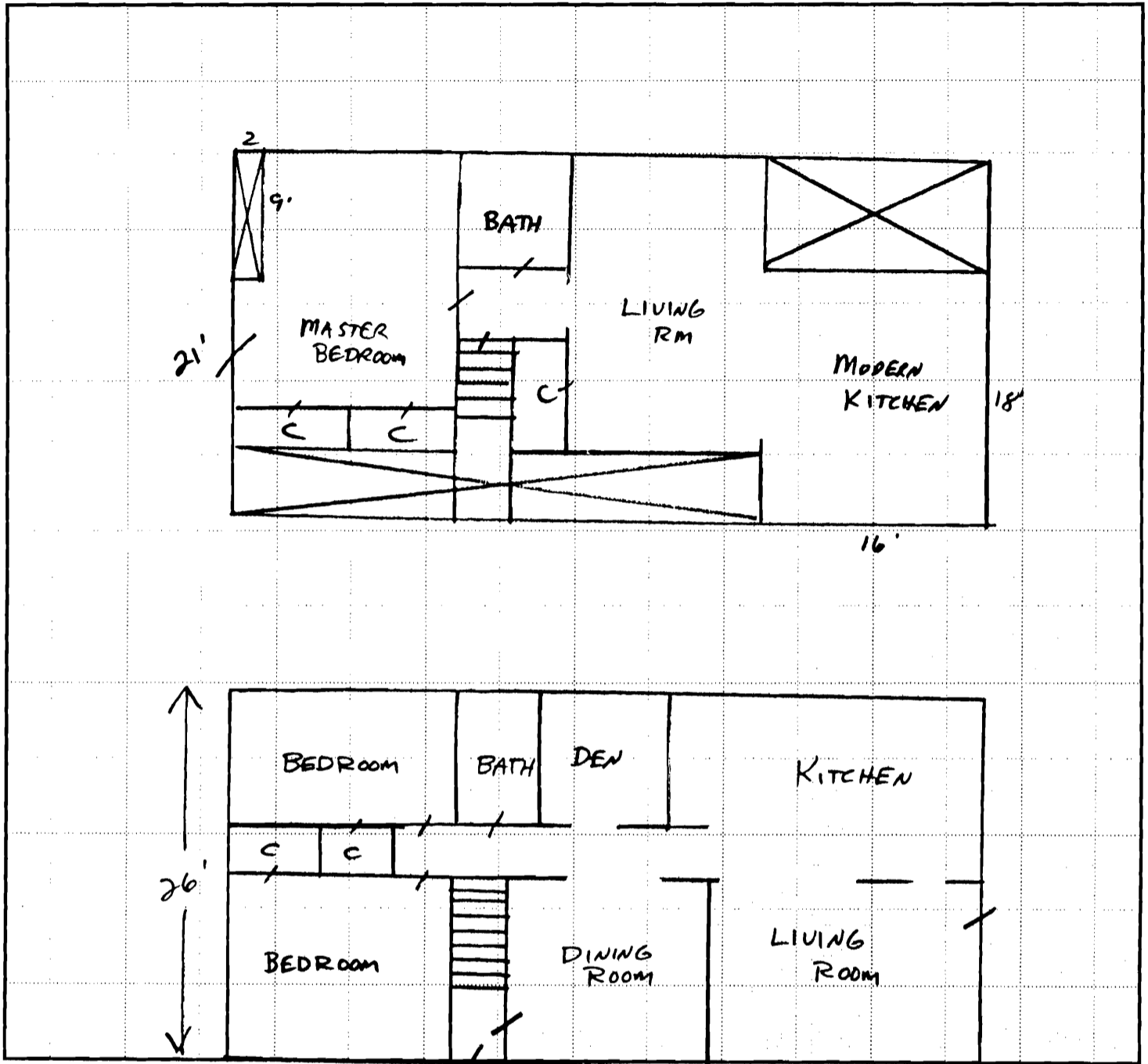
PLAT MAP

| | | | |
|-----------------|----------------------------|----------|--------------------------|
| Borrower/Client | Tim & Susan Gooch | | |
| Address | 260 Veranda St. <i>N/F</i> | | |
| City | Portland | County | Cumberland <i>WILKEY</i> |
| | | State | Me <i>14/484</i> |
| Lender/Client | Peoples Heritage Savings | | |
| | | Zip Code | 04103 <i>4</i> |



SQUARE FOOT AREA CALCULATIONS

Borrower/Client **Tim & Susan Gooch**
 Address **260 Veranda St.**
 City **Portland** County **Cumberland** State **Me** Zip Code **04103**
 Lender/Client **Peoples Heritage Savings**



| Building Area Summary | |
|-----------------------|-----------------|
| 1st Floor | 1,404 SF |
| 2nd Floor | 1,068 SF |
| 3rd Floor | SF |
| Basement | SF |
| Garage | SF |
| Total GLA | 2,472 SF |

| SQUARE FOOT CALCULATIONS | | | | | | |
|--------------------------|------------|---|----|--------|-------------|-------|
| Level | Dimensions | | | Factor | Square Feet | |
| 1 | 26 | X | 54 | X 1 | = | 1,404 |
| 2 | 16 | X | 18 | X 1 | = | 288 |
| 2 | 21 | X | 38 | X 1 | = | 798 |
| 2 | 2 | X | 9 | X -1 | = | -18 |

This was used for Appraisal

Received 9/8/97

