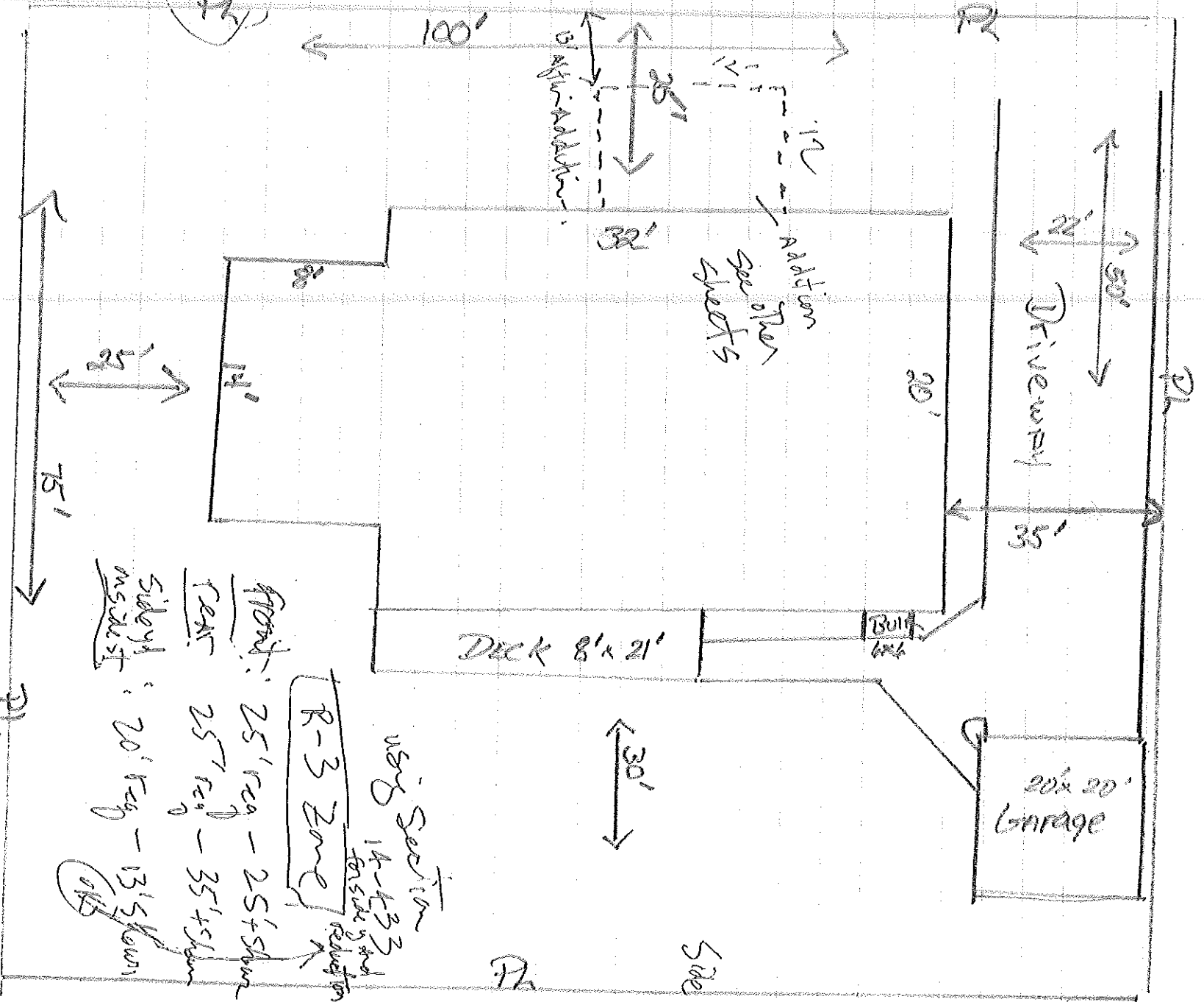


REAR



OK  
12/31

TAMPA  
100'

Side 28

12' Addition  
see other  
sheets

50'  
Driveway

20'

Deck 8' x 21'

Bull.  
6x6

20' x 20'  
Garage

30'

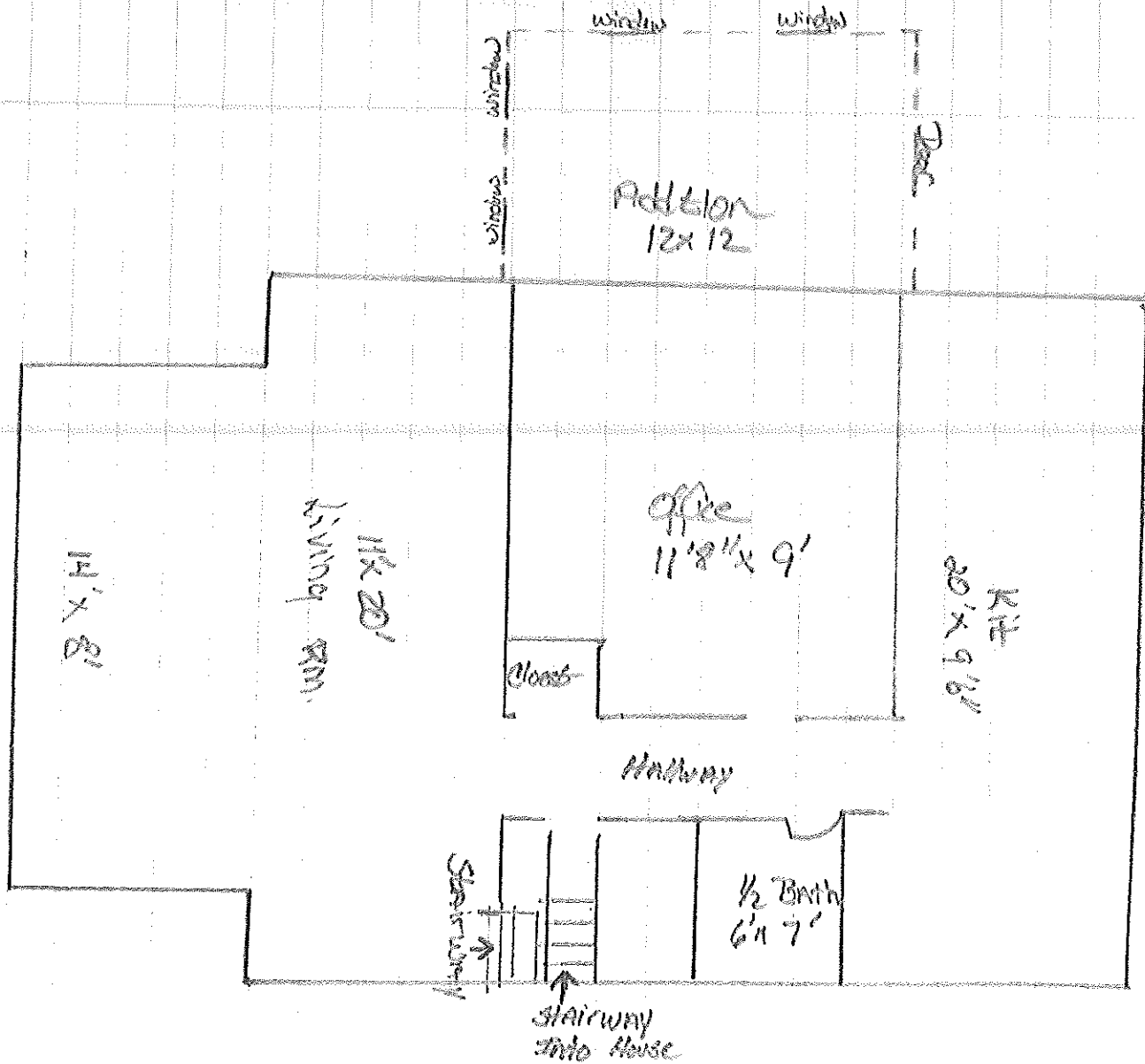
Side

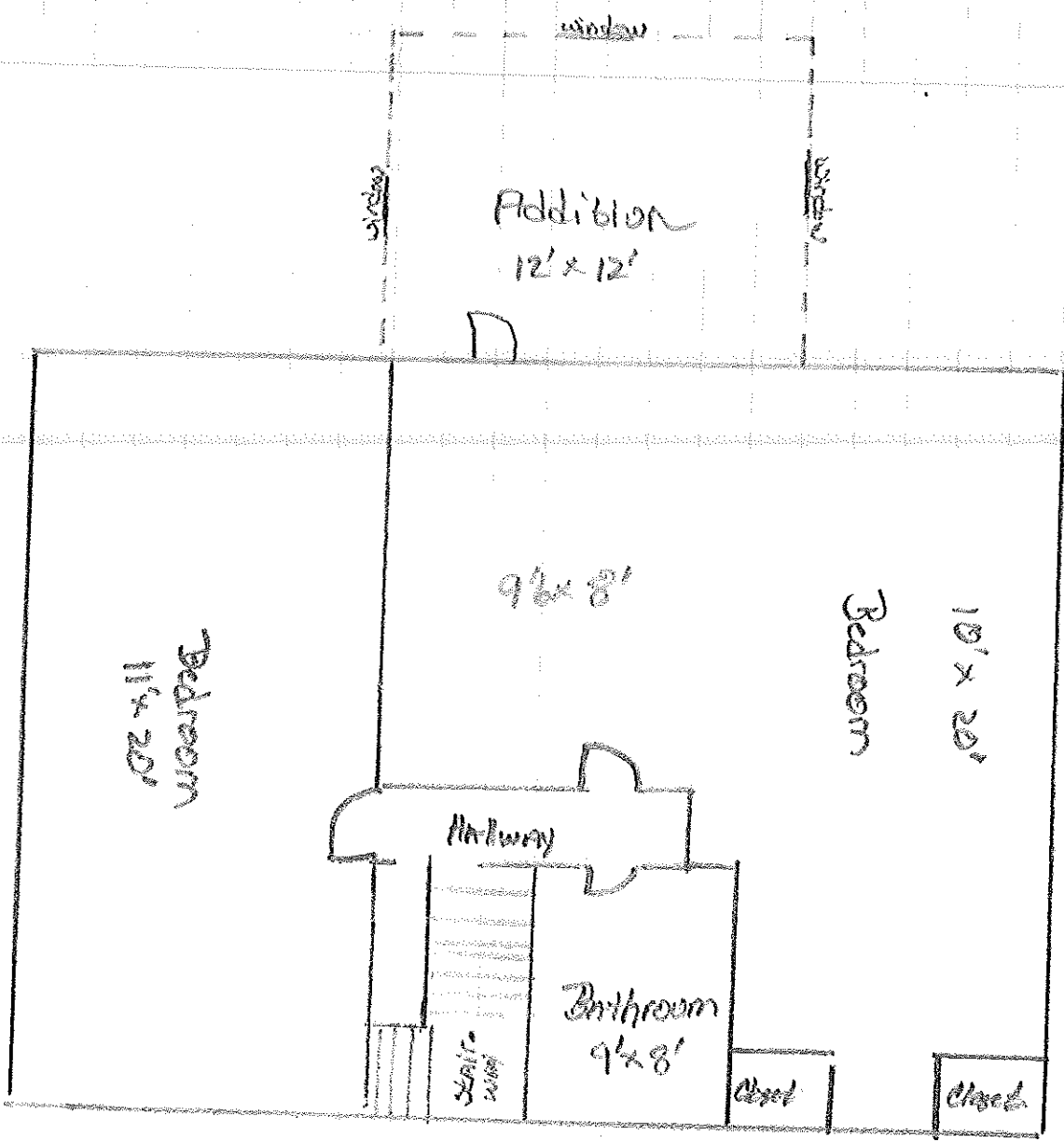
Front: 25' req - 25' shown  
 Rear: 25' req - 35' + shown  
 Sideyard: 20' req - 13' shown  
 OK

R-3 Zone  
 using Section  
 14-1-33  
 for side yard  
 reduction

Virginia St Front

OK







Paul Luce  
257 Virginia Street  
Portland, ME 04103

City of Portland Planning Dept.  
Congress Street  
Portland, ME 04102

Attn: Marge Schmuckal

Dear Marge,

I am writing with reference to the proposed 12' x 12' addition on the Tampa Street side of our home located at 257 Virginia Street.

Our reason for adding to our home is that we are expecting our third child in May, 2001 and our home is presently a two bedroom dwelling. We are asking that it be on the left side of the home rather than the right, because of the inside structure of our home. The right side has the only two entrances to the house as well as the only stairway going upstairs. If we were to add on to this side of the home it would mean adding substantially more cost to the project in order to properly connect the third bedroom to the second floor.

Sincerely,

  
Paul Luce

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Minor/Minor Site Review for New Detached Single Family Dwelling,  
All Purpose Building Permit Application**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\*** 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: 257 Virginia Street

Total Square Footage of Proposed Structure 288 sq. ft. Square Footage of Lot 7500 sq. ft.

Tax Assessor's Chart, Block & Lot Number <u>257 Virginia St</u>	Owner: <u>Paul + Kelly Lee</u>	Telephone#: <u>207-878-8456</u>
Chart# <u>399</u> Block# <u>A</u> Lot# <u>021</u>		

Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <u>257 Virginia St.</u>	Cost Of Work: Fee: <u>\$ 20,000</u>
-------------------------------------	-----------------------------------------------------------	-------------------------------------

Current use: Single Family home Proposed use: SAME

Project description: 12' x 12' Two story addition 1st level dining room 2 level Bedroom

Contractor's Name, Address & Telephone  
Timothy Pomerleau 6035-7550 Raymond, ME.

Rec'd By: [Signature]

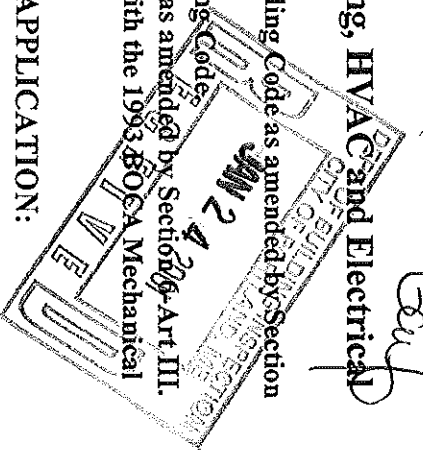
**Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.**

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

**YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:**

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached) ON PAPER NO LARGER THAN 11" x 17" if you are doing anything other than interior rehab work.

Call Paul June  
878 8456



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**A complete plot plan (Site Plan) includes:**

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**Building Plans are required for all construction, including interior rehab (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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.*

<b>Signature of applicant:</b> 	<b>Date:</b> 1-24-01
------------------------------------------------------------------------------------------------------------------	----------------------

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERCIAL PROJECTS**

399 - A - 21

Paul Lewis

2/17/05



BUILDING PERMIT REPORT

DATE: 27 January 2001 ADDRESS: 257 Virginia St. CBL: 399-A-021

REASON FOR PERMIT: 12' x 12' Two Story Addition.

BUILDING OWNER: The Luces

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Timothy Tomerback

USE GROUP: A-3 CONSTRUCTION TYPE: 5-1B CONSTRUCTION COST: \$40,000 PERMIT FEES: 14400

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)


CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*4, \*5, \*6, \*11, \*13, \*15, \*19, \*27, \*29, \*32, \*33, \*35, #31

- \*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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- \*4. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- \*5. Precast concrete must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/Masonry Sections 2111.3-2111.4.
- \*6. It is strongly recommended that a registered hand surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. 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). Chapter 12 & NPPA 211
- \*10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. Guardrails & 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". In occupancies in Use Group A, B,H-4, I-1, I-2, M, R, 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. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/2" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- \*12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- \*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- \*15. 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. (Section 1010.4)
- 16. Each apartment shall have access to two (2) separate, remove 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. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (UNIT 3 STORIES in height requirements for fire rating is two (2) hours. (Section 710.0))
- 18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

1124

- 21. 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 920.3.2 (BOCA National Building Code/1999), 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
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year"
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- 27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1999); (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements: *To remain a single family, this is not an approved for an address in dwelling in*
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code *As noted*
- 33. Bridging shall comply with Section 2305.16.
- 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0) *When fields are*
- 35. All flashing shall comply with Section 1406.3.10.
- 36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999) *be added*

  
 Lt. McDougall, PFD  
 Building Inspector  
 Marge Schmuckel, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/100

\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.  
 \*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections )

\*\*\*\*\* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00

"Schedule A"  
257 Virginia Street  
Portland ME 04103

Paul G. Luce & Kelly M. Luce

The land with the buildings thereon situated in Portland, Cumberland County, State of Maine known and being numbered 257 Virginia Street:

Being lots numbered sixteen hundred and eighty-five (1685) and sixteen hundred and eighty-six (1686) on Virginia Street, so-called, containing seven thousand five hundred (7,500) square feet, more or less, as shown on Plan of E. O. Stephenson, dated June, 1926 and recorded in the Cumberland County Registry of Deeds in Plan Book 17, Page 7.

The premises are conveyed subject to and with the benefit of all rights, rights of way, easements, appurtenances, reservations, restrictions, and layouts and takings of record, insofar as they are in force and applicable.

Meaning and intending to mortgage the same premises by deed of Donald K. Lockhart, Jr. and Jane H. Lockhart to Paul G. Luce and Kelly M. Luce, dated 03/21/1991 and filed with the Cumberland County Registry of Deeds at Record Book 9500, Page 254; wherein a more detailed description of the premises is set forth.

Filed with:

CUMBERLAND COUNTY REGISTRY OF DEEDS  
142 Federal Street Portland ME  
Tel: (207) 871-8389

When recorded, please return to:  
Fleet Bank, N.A. - Maine  
Document Control Office  
Fleet Bank, N.A. - Maine  
315-317 Court Street  
Utica, NY 13502

Discrepancy Codes:

10

Printed On: 11:51:15AM, 11/15/99

(Page 1 of 1)

Cust Reference: 993130832490

ADI Tracking #: 67738-96396

# 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 4-6-01

Permit # 1397

CBL # 8994021

LOCATION: 257 Virginia St.  
 CMP ACCOUNT # \_\_\_\_\_  
 TENANT \_\_\_\_\_

METER MAKE & # \_\_\_\_\_  
 OWNER Dev'l Inc.  
 PHONE # \_\_\_\_\_

							TOTAL EACH FEE
OUTLETS	10	Receptacles	3	Switches		Smoke Detector	20
FIXTURES	3	Incandescent		Fluorescent		Strips	20
SERVICES		Overhead		Underground		TTL AMPS	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		Ranges		Cook Tops		Wall Ovens	5.00
		Insta-Hot		Water heaters		Fans	2.00
		Dryers		Disposals		Dishwasher	2.00
		Compactors		Spa		Washing Machine	2.00
MISC. (number of)		Others (denote)					2.00
		Air Cond/win				Pools	3.00
		Air Cond/cent				Thermostat	10.00
		HVAC		EMS			5.00
		Signs					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
		Circus/Catrv					25.00
		Alterations					5.00
		Fire Repairs					15.00
		E Lights					1.00
		E Generators					20.00
PANELS		Service		Remote		Main	4.00
TRANSFORMER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
INSPECTION:		MINIMUM FEE/COMMERCIAL	45.00			TOTAL AMOUNT DUE	
		Will be ready				MINIMUM FEE	35.00
		or will call					35.00

CONTRACTORS NAME Kevin Blout MASTER LIC. # \_\_\_\_\_  
 ADDRESS 34 Herts way Gorham  
 TELEPHONE 833-8626 LIMITED LIC. # 1450616780  
 SIGNATURE OF CONTRACTOR [Signature]

COMMENTS

3/20/01 Phone conversation w/ Mrs Luce, owner, for pre-con. I faxed her a copy of plans because she couldn't find hers. A. Rube

3/27/01 Setback inspection w/contractor 13' Feet from Tampa Street property line. Paul Luce staked out line from Abutters record and Street Engineer Jim Robbins figure of 50' of street ROWay. From The apparent Center of Tampa 25' to the property will leave more than the 13 foot setback requirement. JB

4/13/01 Close in inspection - Framing & electric ok - Egress ok. to close JB

Inspection Record

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