

Location of Construction: 267 Maine Ave Owner: Duball, Mary C. Phone: 709 709 78

Owner Address: SAA P114, ME 04103 Lessee/Buyer's Name: 180-33071 Phone: 180-33071 Business Name:

Contractor Name: James Jere Kallier Address:  Phone:

Past Use: 1-5 am Proposed Use: Same

Proposed Project Description: Construct Addition

|  |              |   |           |
|--|--------------|---|-----------|
| COST OF WORK:  | \$ 20,000.00 | PERMIT FEE:   | \$ 120.00 |
| FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied |              | INSPECTION: <input type="checkbox"/> Approved <input type="checkbox"/> Denied |           |
| Signature: <u></u>   |              | Signature: <u></u>  |           |

Permit Taken By: Mary Greall Date Applied For: 02 Sept ember 1997

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

**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: Mary Duball ADDRESS:  DATE: 02 September 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Permit No **9 709 78**

**PERMIT ISSUED**


Permit Issued: **SEP 12 1997**

**CITY OF PORTLAND**

Zone: \_\_\_\_\_ CBL: 405-A-N-012

- Zoning Approval: \_\_\_\_\_
- Special Zone or Reviews:
- Shoreland
  - Wetland
  - Flood Zone
  - Subdivision
  - Site Plan maj  minor  Dmm
- 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: 9/12/97

CEO DISTRICT 

**BUILDING PERMIT REPORT**

DATE: 24 Sept. 97  
 ADDRESS: 267 Maine St  
 REASON FOR PERMIT: Amenement to permit # 970978  
 BUILDING OWNER: Mary Dabail  
 CONTRACTOR: Gene Keller  
 PERMIT APPLICANT: Owner  
 APPROVAL:  $12 \times 16 \times 25 \times 30$   
 USE GROUP: R-3  
 BOCA 1996 CONSTRUCTION TYPE 5B

**CONDITIONS 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closers.
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

**BUILDING PERMIT REPORT**

DATE: 16 Sept 97  
 ADDRESS: 267 Marine Ave.  
 REASON FOR PERMIT: To Construct Addition/Alteration  
 BUILDING OWNER: Mary C Dubal  
 CONTRACTOR: Gene Keller  
 PERMIT APPLICANT: Mary Dubal APPROVAL: K1 x 2 x 8 x 9 x 10 x 11 x 12 x 16 ~~DENIED~~

**CONDITION(S) OF APPROVAL**

This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.  
 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)  
 Precaution must be taken to protect concrete from freezing.  
 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.  
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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.  
 Headroom in habitable space is a minimum of 7'6".  
 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.  
 The minimum headroom in all parts of a stairway shall not be less than 80 inches.  
 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.  
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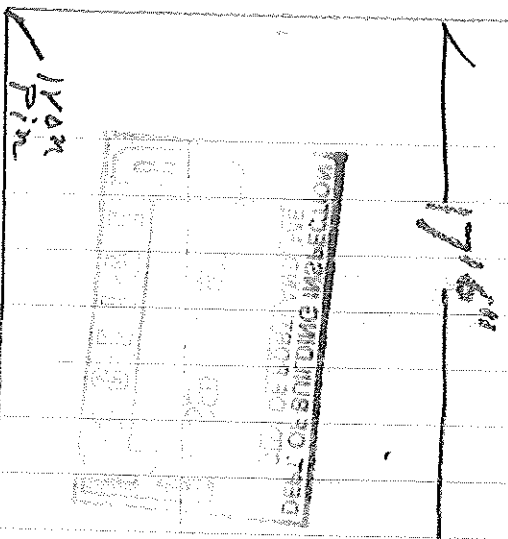
- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

X16  
15  
14  
13  
X12  
X11  
X10  
X9  
8  
7  
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5  
4  
3  
X2  
X1

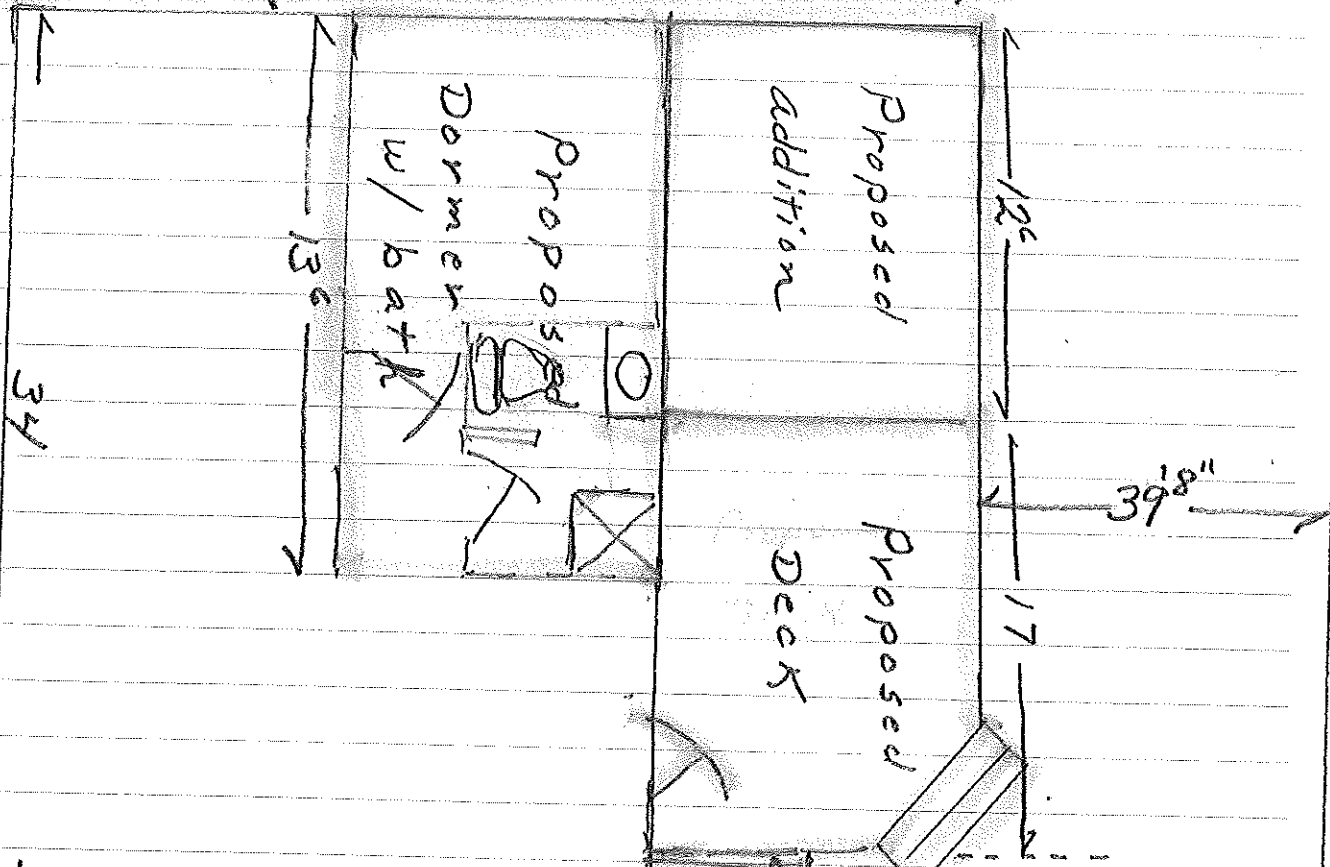
2

10x10  
Shed  
10'

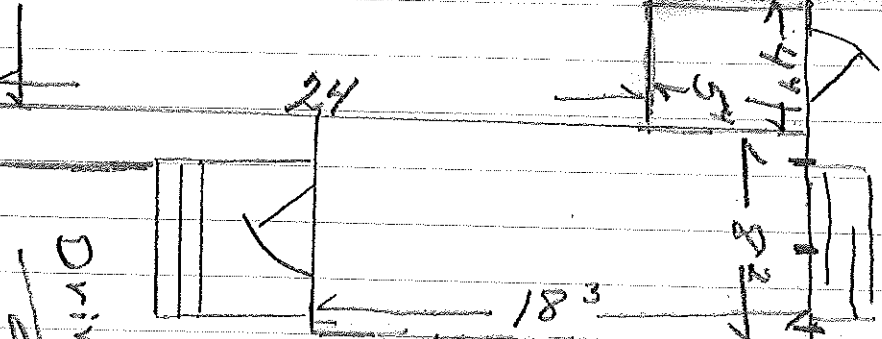
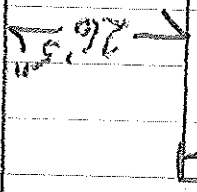
10'



12' 10'



Maine Ave.



Driveway

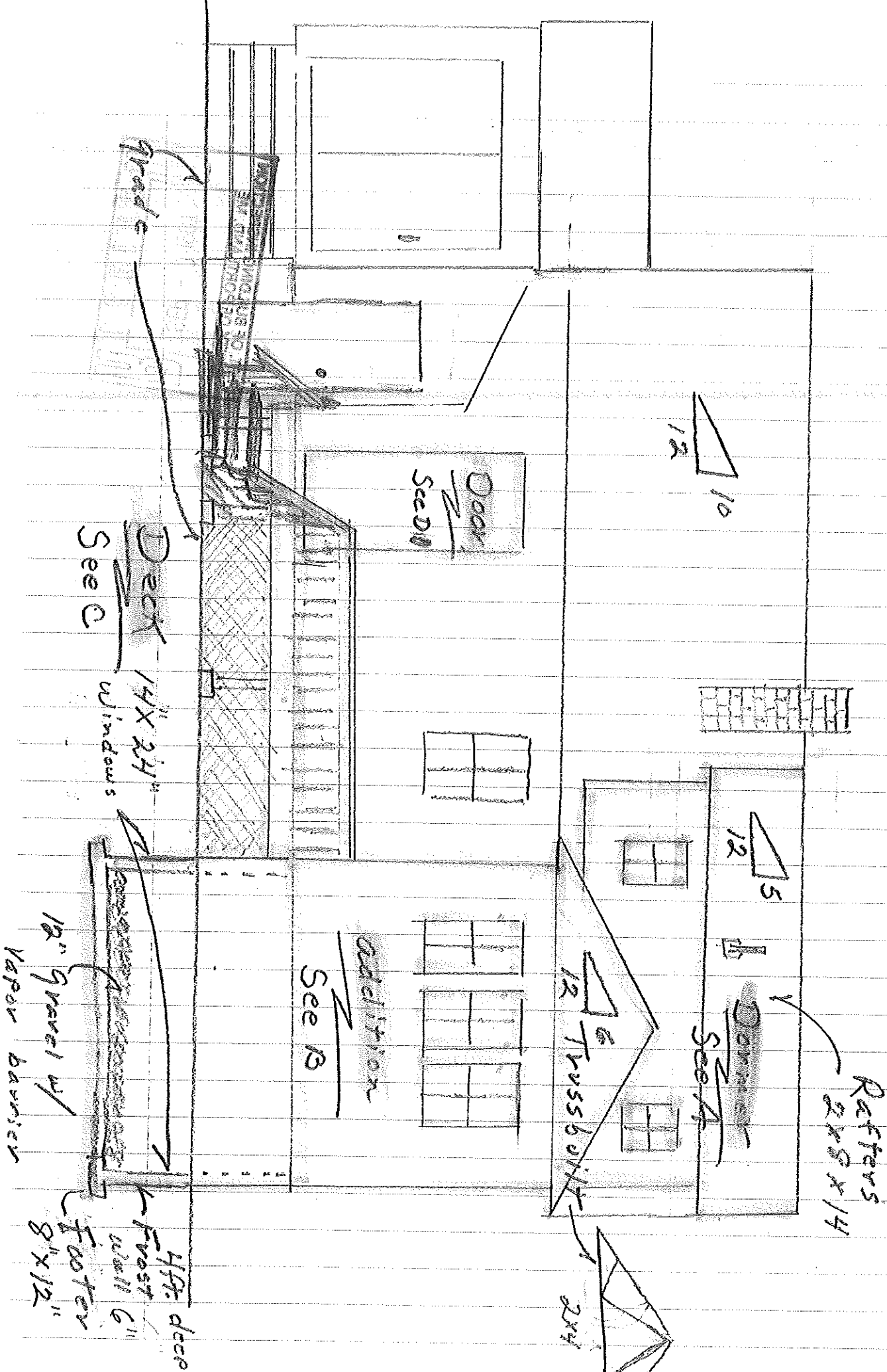
8-30-97

44'0"

Iron Pin

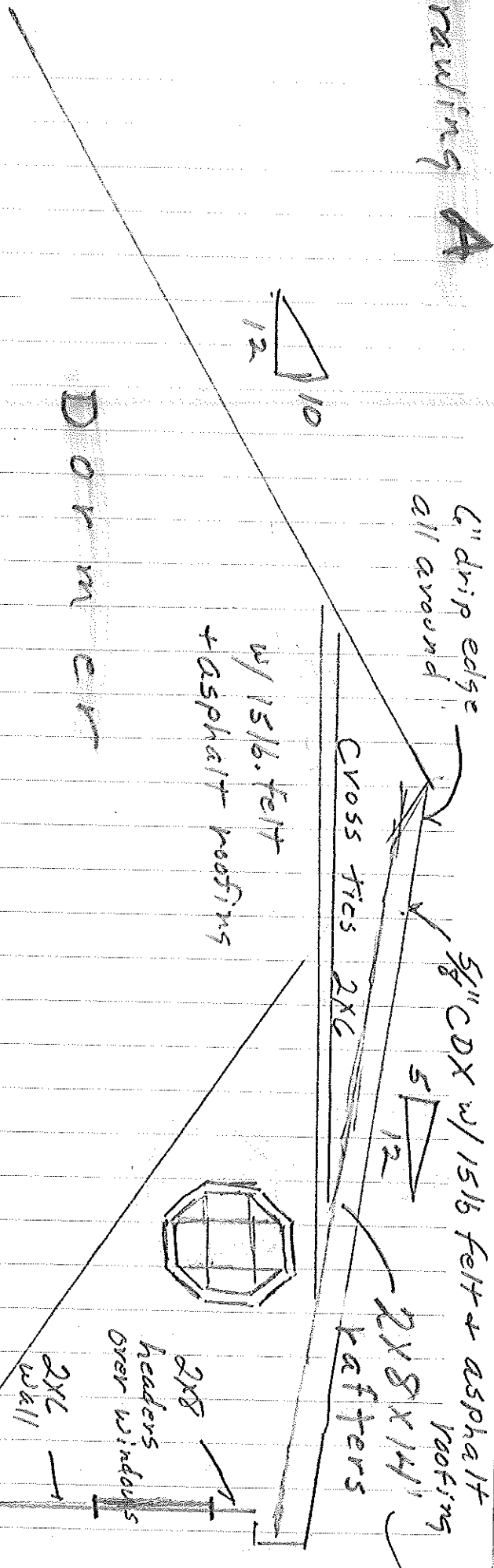
Iron Pin

South View



# Drawing A

(4)



1" drip edge all around

5/8" CDX w/ 15/16 felt + asphalt roofing

Cross ties 2x6

w/ 15/16 felt + asphalt roofing

Dormer

Headers

Windows 2x8 w/ 1/2" ply laminate + g100

Doors 2x5 " " " "

Walls

2x6 on So + West Side

2x4 on East Side to match existing wall

Sheathed w/ 5/8" CDX ply

Vinyl Siding + trim to match existing siding

Bath w/ 1 flush, 1 sink + interior 1/2" sheetrock

Shower stall.

Interior 1/2" sheetrock



Roof of addition and main house to be shingled w/ 20 yr or better asphalt shingles

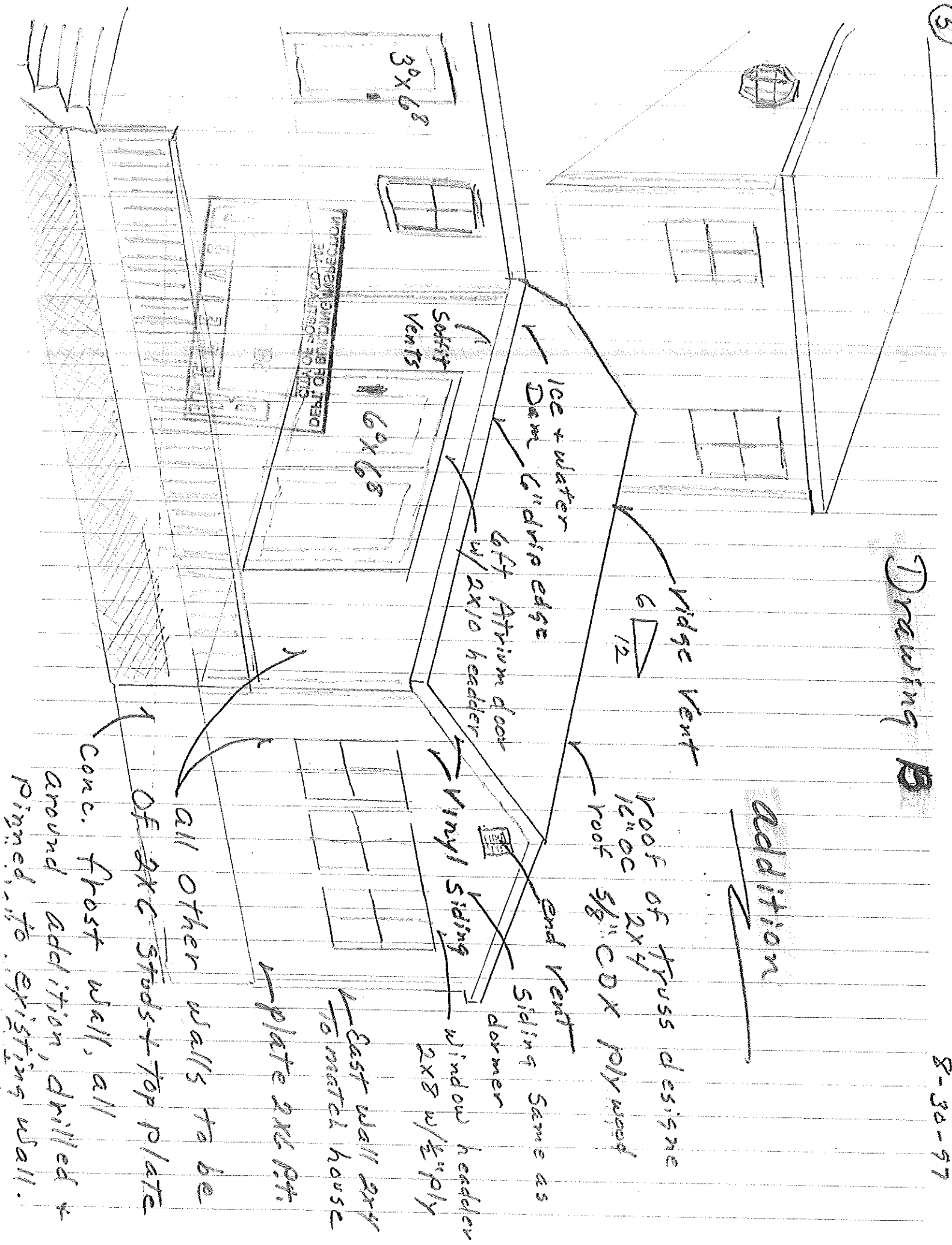
2x" Ice + water dam on edge of roof

DBI Top plate 2x6

Sure Vent in all rafters w/ soffit vents + ridge

# Drawing B

## Addition



Ridge Vent  
6/12

Ice + water Dam  
6" drip edge

6ft Attic door  
w/ 2x10 header

Soffit Vents

60x68

30x68

DEPT OF BUILDING INSPECTION  
CITY OF BOSTON

Roof of truss design  
1 1/2" OC  
roof 5/8" CDX plywood

End Vent

Siding Same as  
dormer

Vinyl Siding

Window header  
2x8 w/ 1/2" ply

East wall 2x4  
1/2" match house  
plate 2x4 Pt.

all other walls to be  
of 2x6 studs + top plate  
Conc. frost wall, all  
around addition, drilled &  
pinned to existing wall.

6

Kitchen

Bath

existing

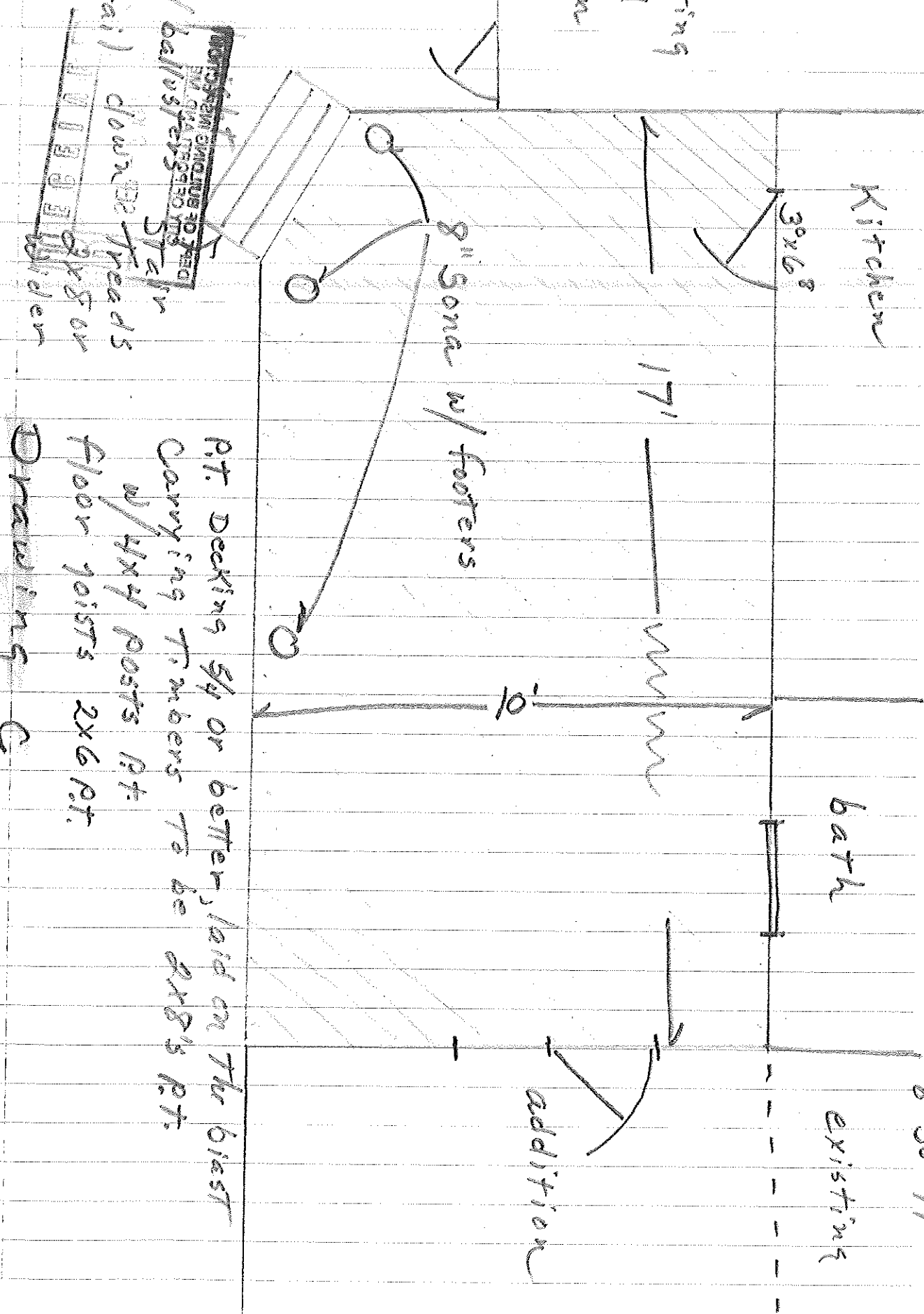
existing mud room

railings  
36" w/ balusters  
hand-rail  
Steps  
down  
Treads  
Riser  
or  
Slider

8" Sona w/ footers

P.T. Decking 5/4 or better, laid on the best  
Carrying Timbers to be 2x8's P.T.  
w/ 4x4 posts P.T.  
Floor joists 2x6 P.T.  
Drawing C

Deck



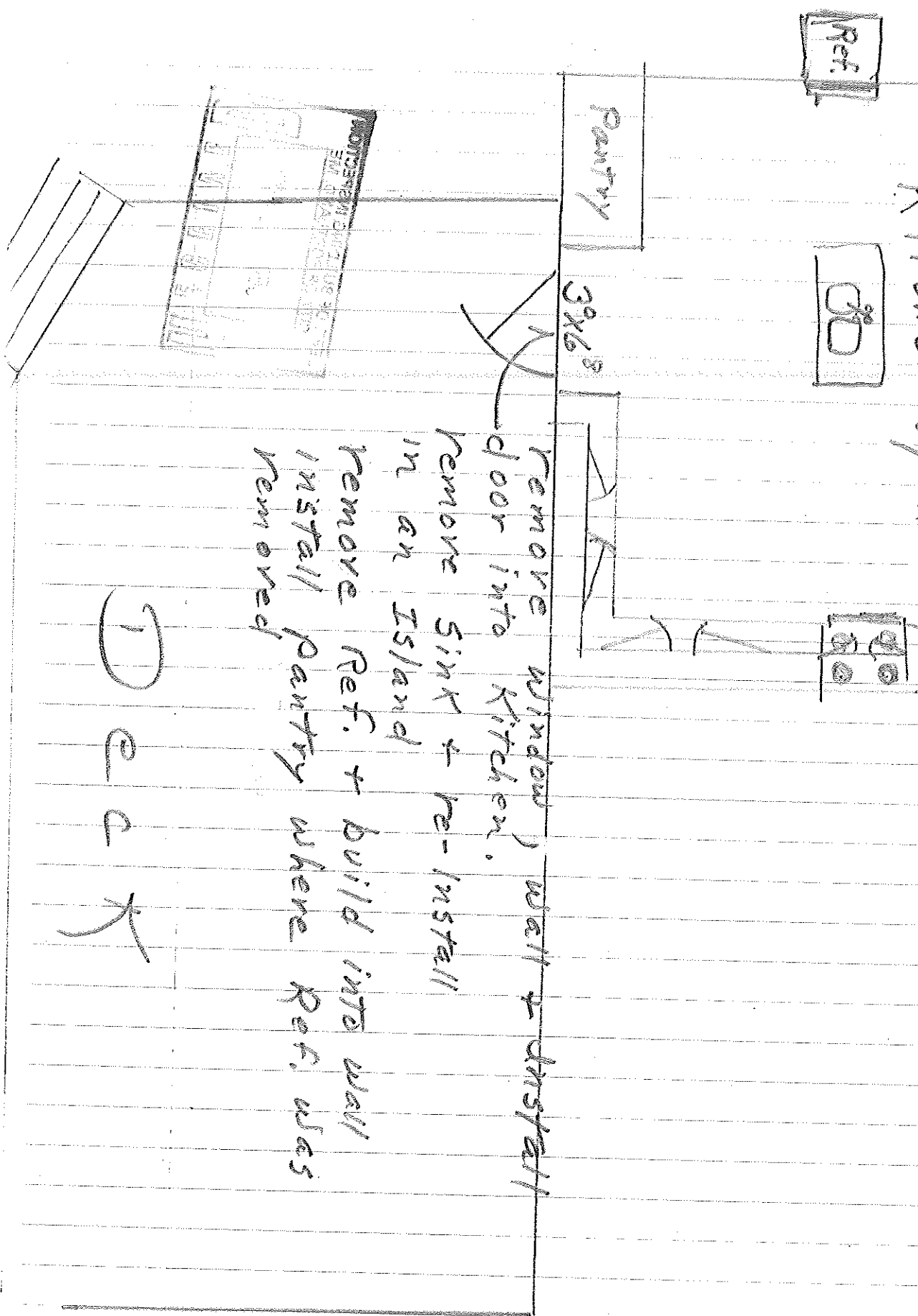
8-30-97



Drawing D

Kitchen w/ dining rm.

Door to Kitchen



Remove window, wall + install door into kitchen.

Remove sink + re-install in an Island

Remove Ref. + build into wall install Pantry where Ref. was removed

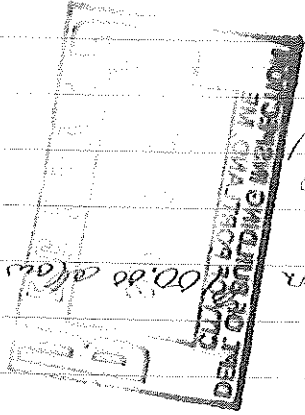
Dining Table

extreme living - room  
 (no wire - foundation, no siding)  
 etc. no gutters

2x12x14 - 3 per (header into addition)  
 1 sheet 4x8x1/2 CDX (heads)  
 35 ps 2x6x8 ft KD sp (water & window frames)  
 110 lin ft. 2x6 tp. plate + floor 10's + 14's  
 2x10x8 - 3 ps (door head 8 ft)

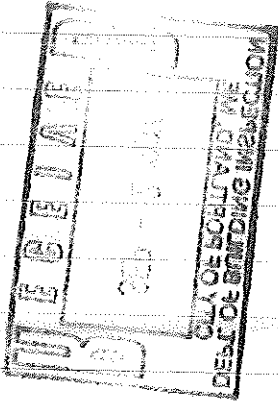
1 - 8'x8' studs or aluminum floor  
 3 - windows 30x36. Dbl hung, vinyl  
 2x8x14 → 10 floor joist  
 2x8x10 - 4 ps, 2x8x14 - 2 ps (top air)  
 5 sheets 4x8x3/4" vls flooring + G  
 2x8x10 - 30 ps (rafters) 8' top

14' 8 roof 1x10x10 KD 5 p on pine center lb  
 4x5x5/8" CDX 10 roof + 10 water = 20 sheets  
 insulation 2x8 floor 150 sq. ft. foil  
 2x6 water 300 " " foil  
 below floor 19" roof 150 " " in floor  
 floor exterior w/ water or plywood  
 core flooring 150"  
 door + windows clear glass 150 lin. ft.  
 4x8x3/4" sheathing ply (2 sides)  
 Kick 30 lin. ft.  
 sheetrock 14 sheets 2x4x8  
 bridging  
 2x6x14 - 10 ps cross braces  
 door hardware to enter addition  
 foundation windows - 3  
 add it plywood, face plywood,  
 door handle



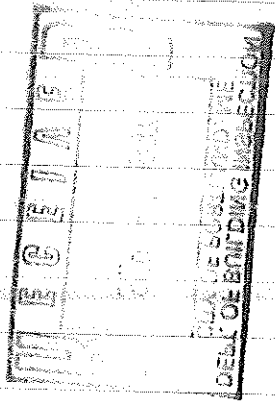
drain edge 6" - 50 lin. ft.  
 water dam 12"x50' ?  
 shift supports a clip

53.55  
 14/16 14/5  
 14/16  
 32  
 14  
 14  
 35  
 35  
 105  
 35 lin ft.  
 20x14



Drywall both ceiling

- \* 6-5 gal pairs joint compound
- \* 5 rolls tape
- \* 10 corner strips



corner cabinets (top + base unit)  
not w/ bar

counter top

island

box in Mt.

~~Kitchen work allowance \$1,500.~~

2x6x16' - 25 pcs floor joists

1-2x12x10 ft. main truss

Door into kitchen 3'x6' full glass →  
1/2 glass →

lattice work

parts, nails and cap?

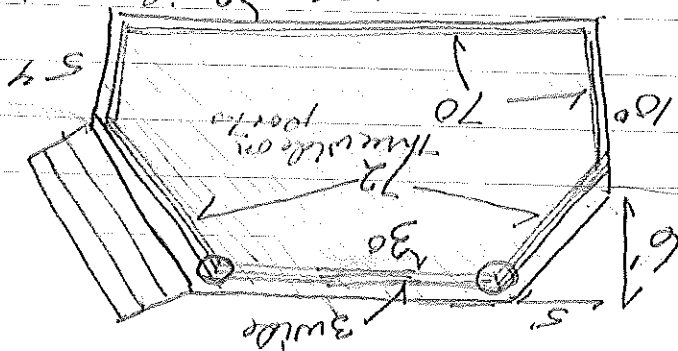
floor 250

2x10x10' - 2 pcs steps

1/4x10x8' - 1 pc

2x8x175 lb. ft.

190 "wide on walls"



36  
36  
72

30  
12  
12  
172

Dear

13.  
25  
240

Material list (no elec. - no plumbing - no vinyl)

shingle main roof w/ upstairs dormer only  
 ridge vent 30' ice & water dam  
 3 rolls felt 15 lb.  
 shingles 20' x 35'  
 water seal 2 rolls  
 nails, <sup>1 box</sup> flashing, etc allowance 100.00?  
 drip edge 6" x 100 lin. ft.

Upstairs dormer

door handle (both + bed)

clo door 24 x 5' to 6' ? louvered

3/4" T & G flooring 6 x 13 3 sheets

Oak flooring 6' x 6'

lovan 1/4" 3 sheets

32" x 78" lovan 2x4 wall pre-hung

2x6's 8 ft. - 24 pcs KD sp

2x4's 8 ft. - 30 pcs " "

2x8's 14 ft. - 15 pcs.

13 x 13 x 2

4 x 8 x 5/8" ply wood sheathing - 8 sheets

insulation 6 rolls 2x6 walls R-? extra for crawl

17' + 30'

" 3 rolls 2x4 " R-11

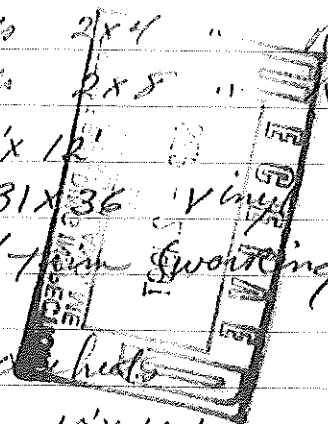
" 3 rolls 2x8 " R-?

sove vent 12' x 12'

windows 2 - 31 x 36 vinyl

1 hex lpt. w/ trim (swaiting)

24 x 24



14' x 14' Ceiling 400<sup>24</sup>

shut wcr 20 sheets

interior 8x8 x 2 170

1 roll plastic 10' x 100'

32' | 600<sup>19</sup>

1 roll tyvac

20

interior clam shell 100 lin. ft. pine

Kick 75 lin. ft. pine

36 x 32 shower stall

sink / top cabinet w/ mirror + lts.

Cabinet 26 - 32

faucets

1 x 12 # 2 pine 20' lin. ft.

14  
14  
56  
145  
176  
3  
3

8  
8  
52  
12  
56  
168



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 2

Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE  
01 October 1997

The undersigned hereby applies for amendment to Permit No. 970978 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 267 Maine Ave Within Fire Limits?            Dist. No.           

Owner's name and address Duball, Mary G. SAA PEID, ME 04103 Telephone 780-3387

Lessee's name and address Jere Keller Telephone           

Contractor's name and address Jere Keller Telephone           

Architect            Plans filed            No. of sheets           

Proposed use of building I-Fam w/addition No. families           

Last use Same No. families           

Increased cost of work            Additional fee 25.00

## Description of Proposed Work

Convert from front wall to full foundation as per plans.

## Details of New Work

Is any plumbing involved in this work?            Is any electrical work involved in this work?           

Height average grade to top of plate            Height average grade to highest point of roof           

Size, front depth            No. stories            solid or filled land?            earth or rock?           

Material of foundation            Thickness, top            bottom            cellar           

Material of underpinning            Height            Thickness           

Kind of roof            Rise per foot            Roof covering           

No. of chimneys            Material of chimneys            of lining           

Framing lumber — Kind            Dressed or full size?           

Corner posts            Sills            Girt or ledger board?            Size           

Girders            Size            Columns under girders            Size            Max. on centers           

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

Joints and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

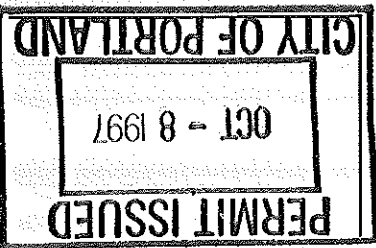
Approved:            *10/1/97*

Signature of Owner            *14' W side 10' - 39' S.W. corner*

Approved:            *10/1/97*

INSPECTION COPY — WHITE  
FILE COPY — PINK  
ASSESSOR'S COPY — GOLDEN  
APPLICANT'S COPY — YELLOW

Approved:            Inspector of Buildings





# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. \_\_\_\_\_

Portland, Maine, \_\_\_\_\_

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 19 September 1997

The undersigned hereby applies for amendment to Permit No. 970978 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 267 Maine Ave

Owner's name and address Mary Duball SAA PEID, ME 04103

Lessee's name and address \_\_\_\_\_

Contractor's name and address Jere Keller

Architect \_\_\_\_\_

Proposed use of building 1-Fam w/addition

Last use 1-Fam

Increased cost of work \$0.00

Additional fee 25.00

## Description of Proposed Work

Extend addition (Proposed) additional 2'.

## Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_

Is any electrical work involved in this work? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_

Height average grade to highest point of roof \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_

No. stories \_\_\_\_\_

solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_

Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_

cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_

Height \_\_\_\_\_

Thickness \_\_\_\_\_

Kind of roof \_\_\_\_\_

Rise per foot \_\_\_\_\_

Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_

Material of chimneys \_\_\_\_\_

of lining \_\_\_\_\_

Framing lumber - Kind \_\_\_\_\_

Dressed or full size? \_\_\_\_\_

Corner posts \_\_\_\_\_

Sills \_\_\_\_\_

Girt or ledger board? \_\_\_\_\_

Size \_\_\_\_\_

Columns under girders \_\_\_\_\_

Size \_\_\_\_\_

Max. on centers \_\_\_\_\_

Joints and rafters: \_\_\_\_\_

1st floor \_\_\_\_\_, 2nd \_\_\_\_\_

On centers: \_\_\_\_\_

1st floor \_\_\_\_\_, 2nd \_\_\_\_\_

Maximum span: \_\_\_\_\_

1st floor \_\_\_\_\_, 2nd \_\_\_\_\_

Approved: \_\_\_\_\_

9/24/97

Signature of Owner \_\_\_\_\_

Approved: \_\_\_\_\_

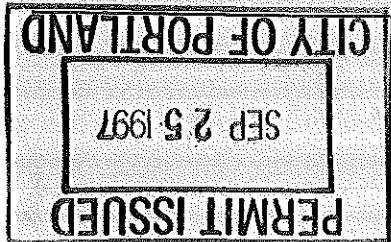
FILE COPY - PINK

INSPECTION COPY - WHITE

ASSESSOR'S COPY - GOLDEN

APPLICANT'S COPY - YELLOW

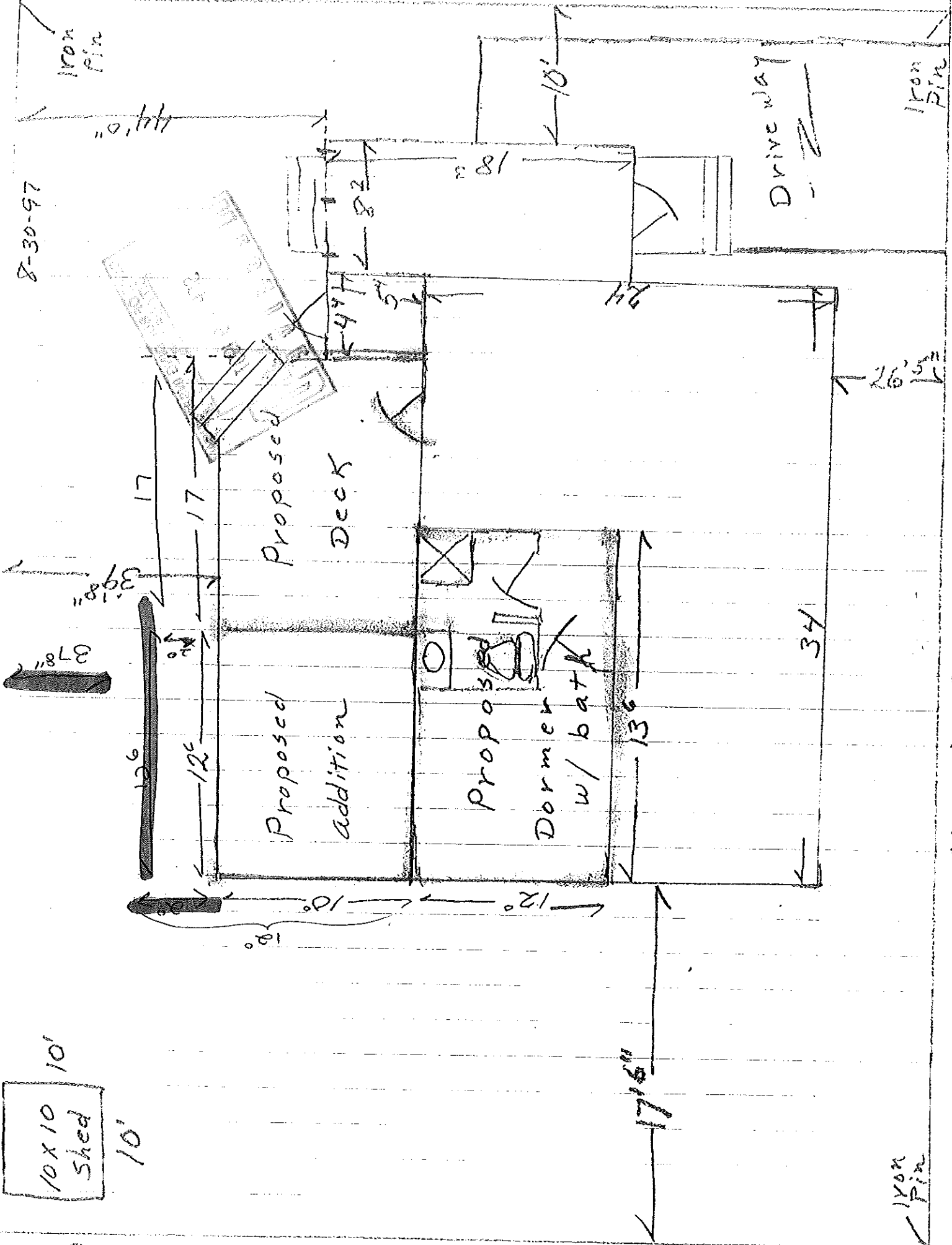
Inspector of Buildings \_\_\_\_\_



971045

8-30-97

10x10 Shed  
10'



M A R I N E A V E.

Iron Pin