



30 Monument Street Single Family Residence  
Project Summary

R6, CLB 16-E-10  
Lot Size 2380 Sq.Ft.  
Existing Footprint 1214 Sq.Ft.  
Proposed Footprint 1093 Sq.Ft.

Existing Lot coverage 51%  
Proposed lot coverage 46%

Overview

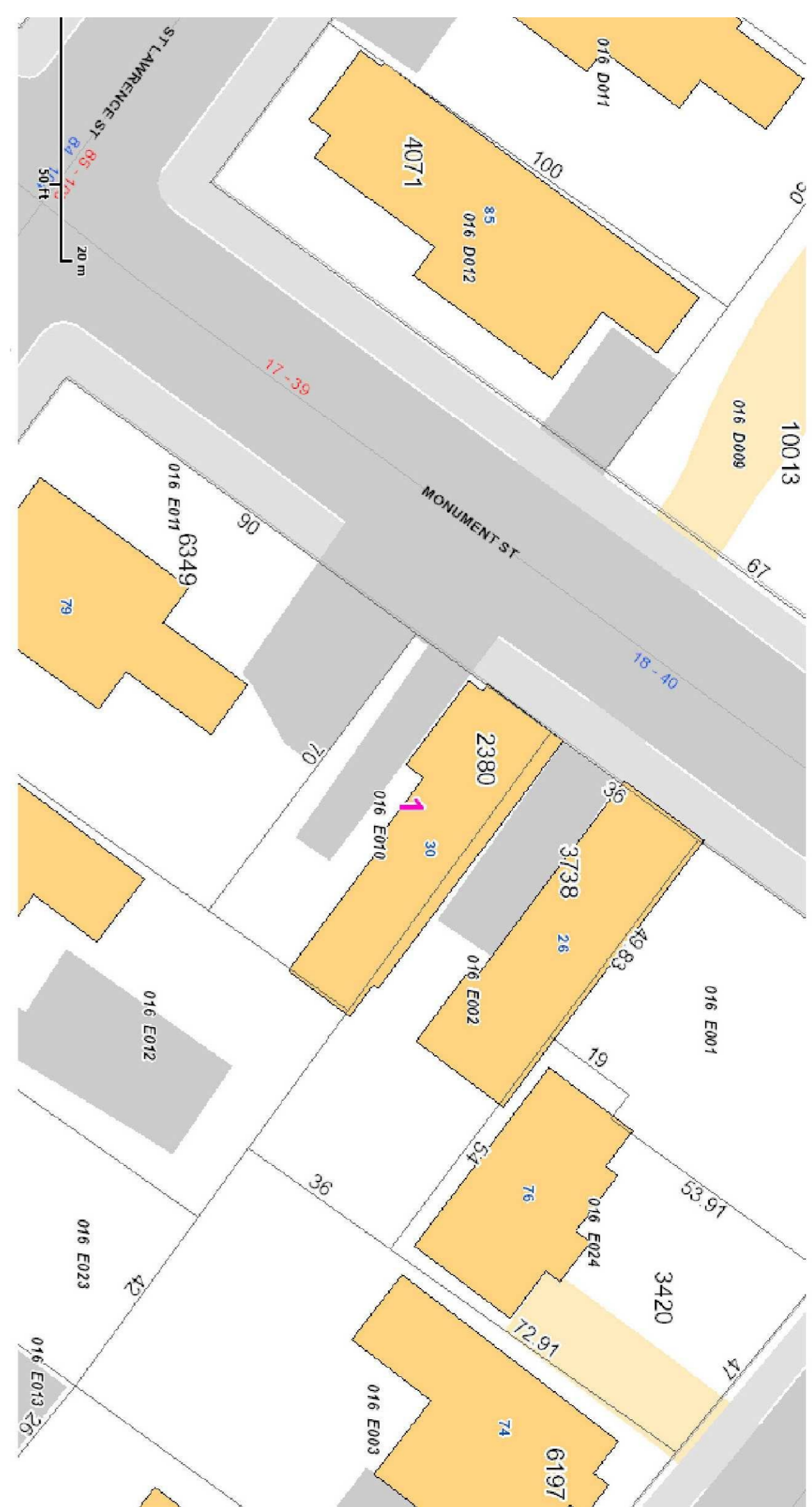
The existing structure is substantially deteriorated and will be entirely replaced. The new footprint will be smaller than the existing footprint and will be less non-conforming. A rear yard will be created by the reduction in footprint. The existing structure is two stories and will be replaced with a three story building with a two level roof top deck.

Code Summary

IRC 2009, NFPA 101 2009

Sprinkler system installed per NFPA 13D.

Smoke and CO detectors installed. Smoke alarms shall be installed in all sleeping rooms, outside of each sleeping area, and on each level of dwelling unit including basement. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.



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- S103 FOURTH FLOOR/ROOF & UPPER DECK FRAMING PLANS
- S201 FOUNDATION DETAILS
- S301 FRAMING DETAILS
- S401 SHEAR WALL ELEVATIONS

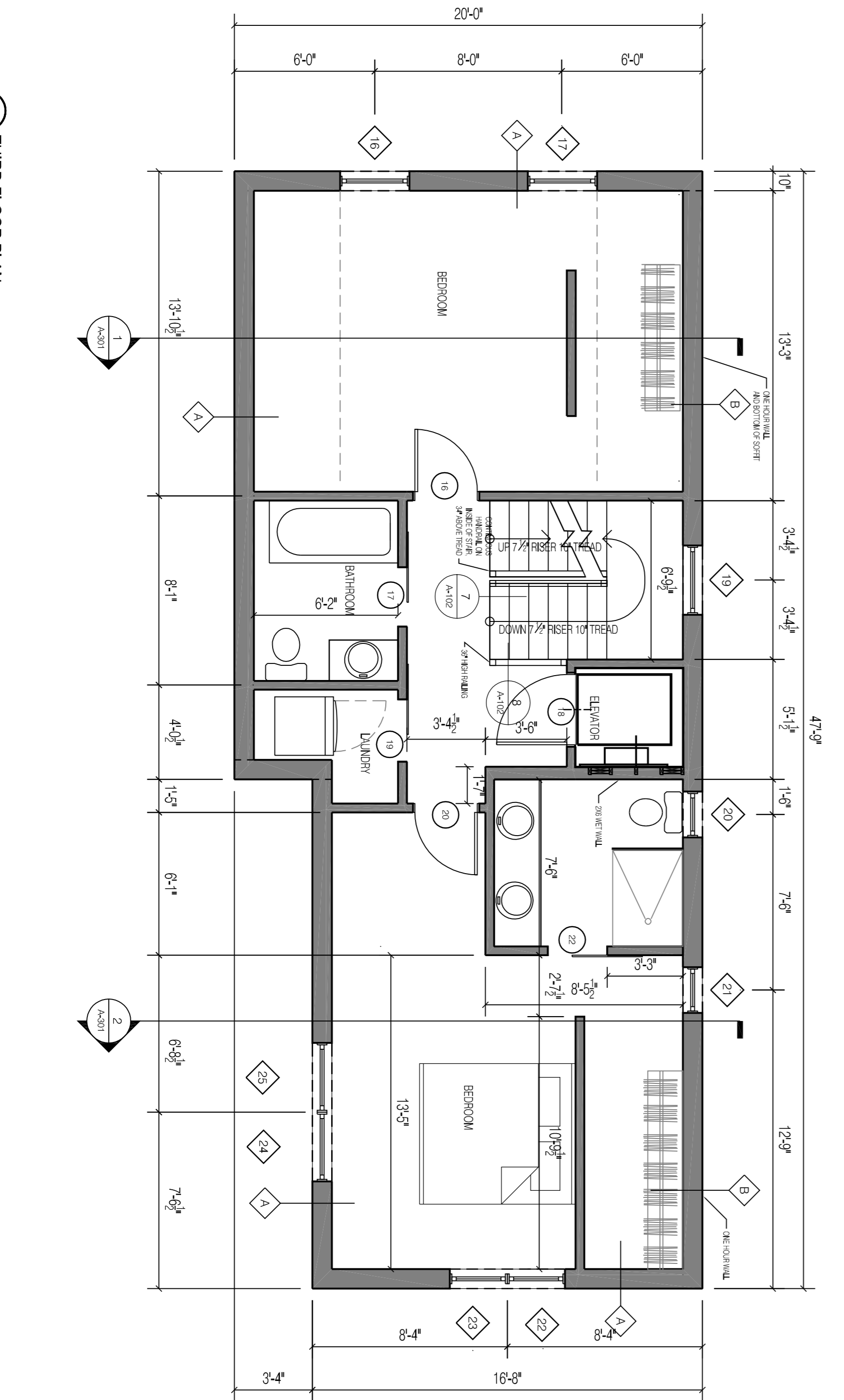
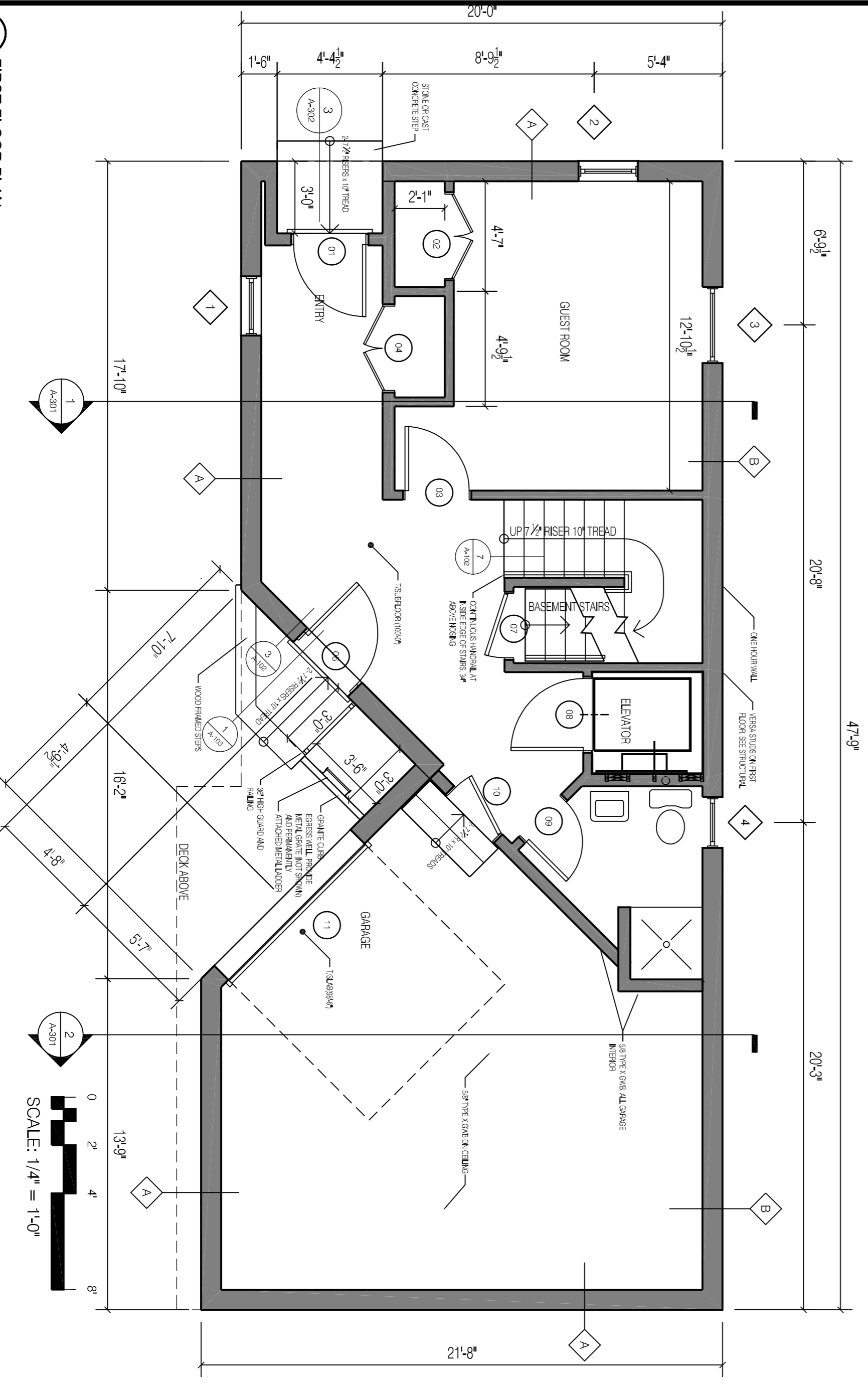
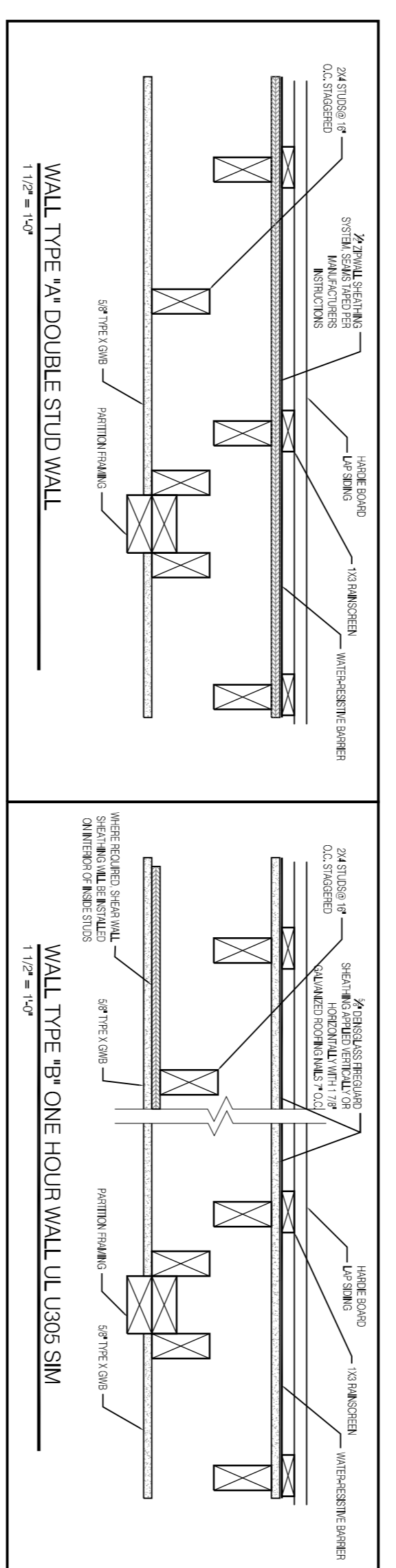
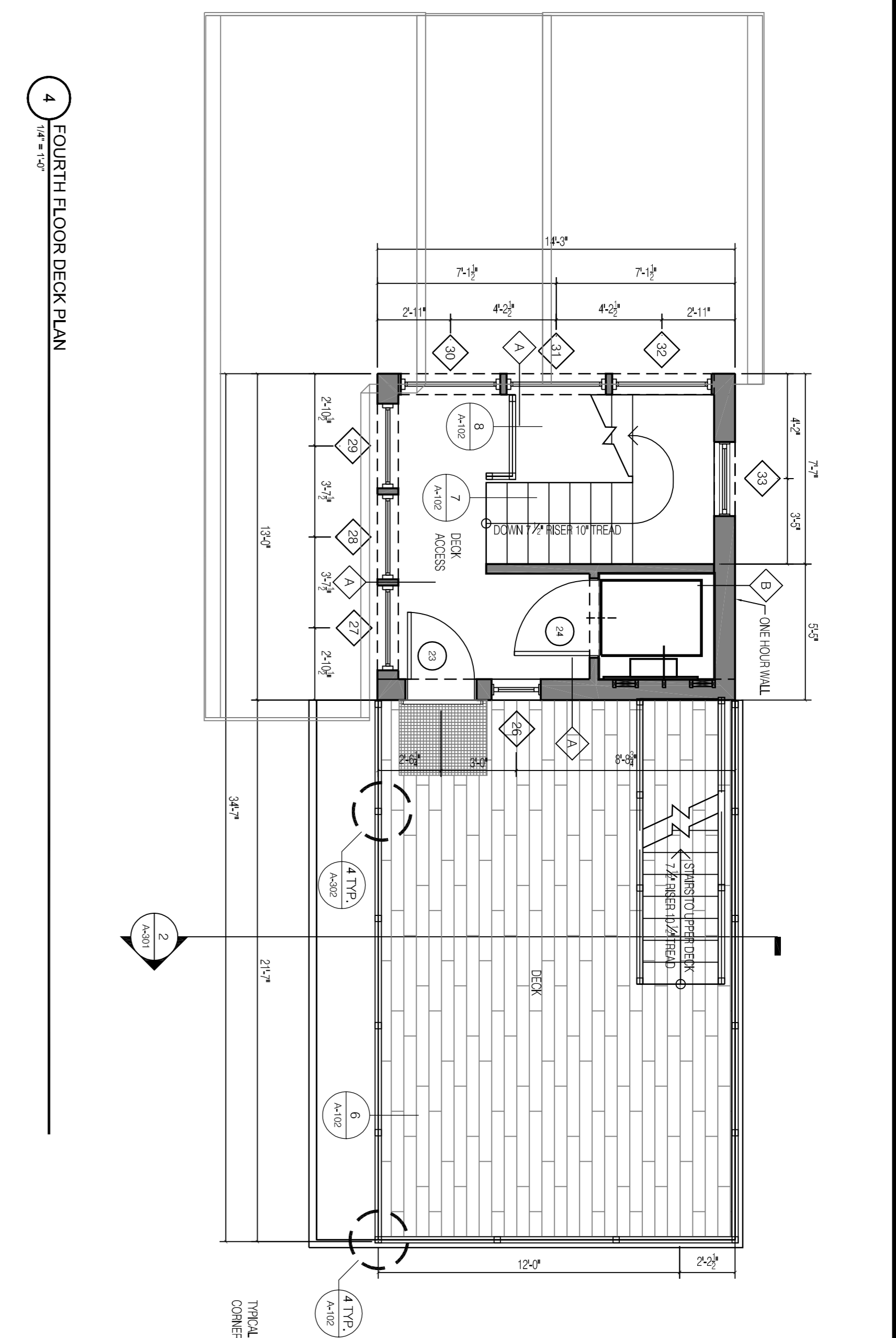
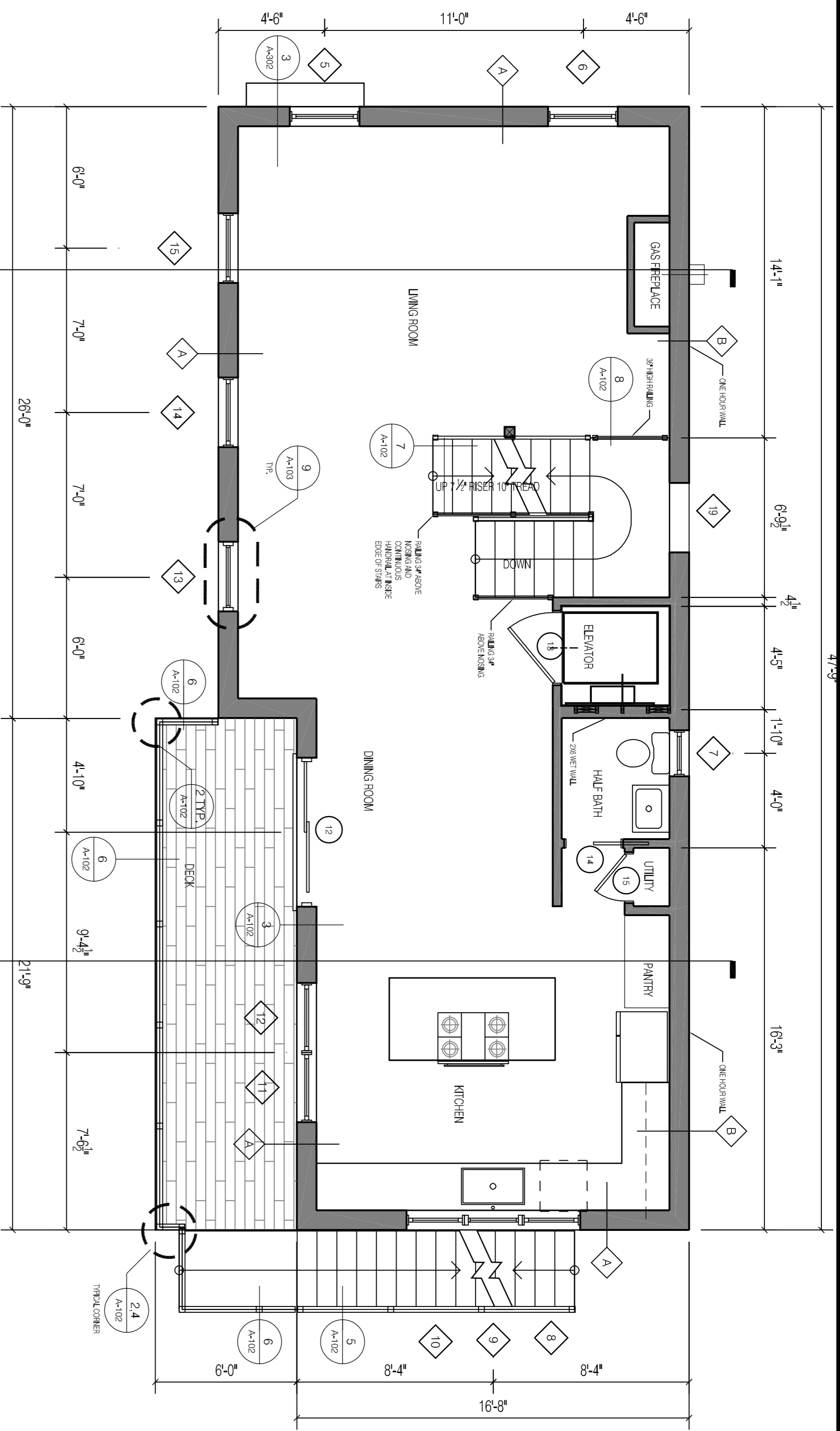
PROSPECT  
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 T. 207-749-7400

MONUMENT STREET  
30 MONUMENT ST  
PORTLAND, ME

SHEET TITLE	COVER SHEET
REVISION	
CONSTRUCTION SET	

DRAWN BY: BR  
DATE: 03/12/2015





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FLOOR PLANS

CONSTRUCTION SET

SHEET TITLE  
REVISION  
REVISION  
DATE: March 12, 2015  
DRAWN BY: SB

A-101





# WINDOW SCHEDULE

MARK	SIZE WIDTH HEIGHT	STYLE	NOTES
1	2'-5 1/2" 4'-0"	Casement	---
2	2'-5 1/2" 4'-0"	Casement	Egress
3	3'-0" 2'-0"	Awning	---
4	1'-11 1/2" 2'-0"	Casement	---
5	2'-11 1/2" 5'-0"	Casement	---
6	2'-11 1/2" 5'-0"	Casement	---
7	1'-11 1/2" 3'-6"	Casement	---
8	2'-5 1/2" 4'-0"	Picture	---
9	2'-5 1/2" 4'-0"	Casement	---
10	2'-11 1/2" 5'-0"	Casement	---
11	2'-11 1/2" 5'-0"	Casement	---
12	2'-11 1/2" 5'-0"	Picture	---
13	2'-11 1/2" 5'-0"	Casement	---
14	2'-11 1/2" 5'-0"	Casement	---
15	2'-11 1/2" 5'-0"	Casement	Egress
16	2'-11 1/2" 5'-0"	Casement	Egress
17	2'-11 1/2" 5'-0"	Casement	---
19	2'-11 1/2" 5'-4"	Casement	---
20	1'-11 1/2" 3'-6"	Casement	---
21	1'-11 1/2" 3'-6"	Casement	Egress
22	2'-5 1/2" 5'-0"	Casement	Egress
23	2'-5 1/2" 5'-0"	Casement	Egress
24	2'-11 1/2" 5'-0"	Casement	Egress
25	2'-11 1/2" 5'-0"	Casement	Egress
26	1'-11 1/2" 2'-5"	Casement	---
27	3'-4 1/2" 2'-5"	Picture	---
28	3'-4 1/2" 2'-5"	Picture	---
29	3'-4 1/2" 2'-5"	Awning	---
30	3'-11 1/2" 2'-5"	Awning	---
31	3'-11 1/2" 2'-5"	Picture	---
32	3'-11 1/2" 2'-5"	Picture	---
33	2'-11 1/2" 5'-4"	Casement	---

WINDOW NOTES:  
 ALL WINDOWS SHALL BE LOW E ARGON FILLED INSULATING GLASS.  
 ALL WINDOWS TO HAVE A U-FACTOR RATING OF 0.30 OR BETTER.  
 ALL WINDOW GRILLES SHALL BE SIMULATED DIVIDED LIFE.

ALL GLAZING SHALL CONFORM TO RC 2009 R308.  
 HAZARDOUS LOCATIONS SHALL HAVE TEMPERED GLASS.  
 GLAZING WITH SILL HTS LESS THAN 18" TO BE TEMPERED.  
 GLAZING 24" OR CLOSER TO DOORS SHALL BE TEMPERED.  
 GLAZING 36" OR CLOSER TO STAIRWAYS AND 36" OR LESS ABOVE FLOOR SHALL BE TEMPERED.  
 GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMP WITHIN 36" HORIZONTALLY OF A WALKING SURFACE AND LESS THAN 67" ABOVE THAT WALKING SURFACE SHALL BE TEMPERED.  
 GLAZING IN BATHROOMS WHERE THE BOTTOM EDGE IS LESS THAN 67" ABOVE FLOOR AND CLOSER THAN 67" FROM WATERS EDGE SHALL BE TEMPERED.  
 GLAZING WITHIN 67" OF THE BOTTOM TREAD OF A STAIRWAY WHEN THE GLAZING IS LESS THAN 67" ABOVE THE FLOOR SHALL BE TEMPERED.

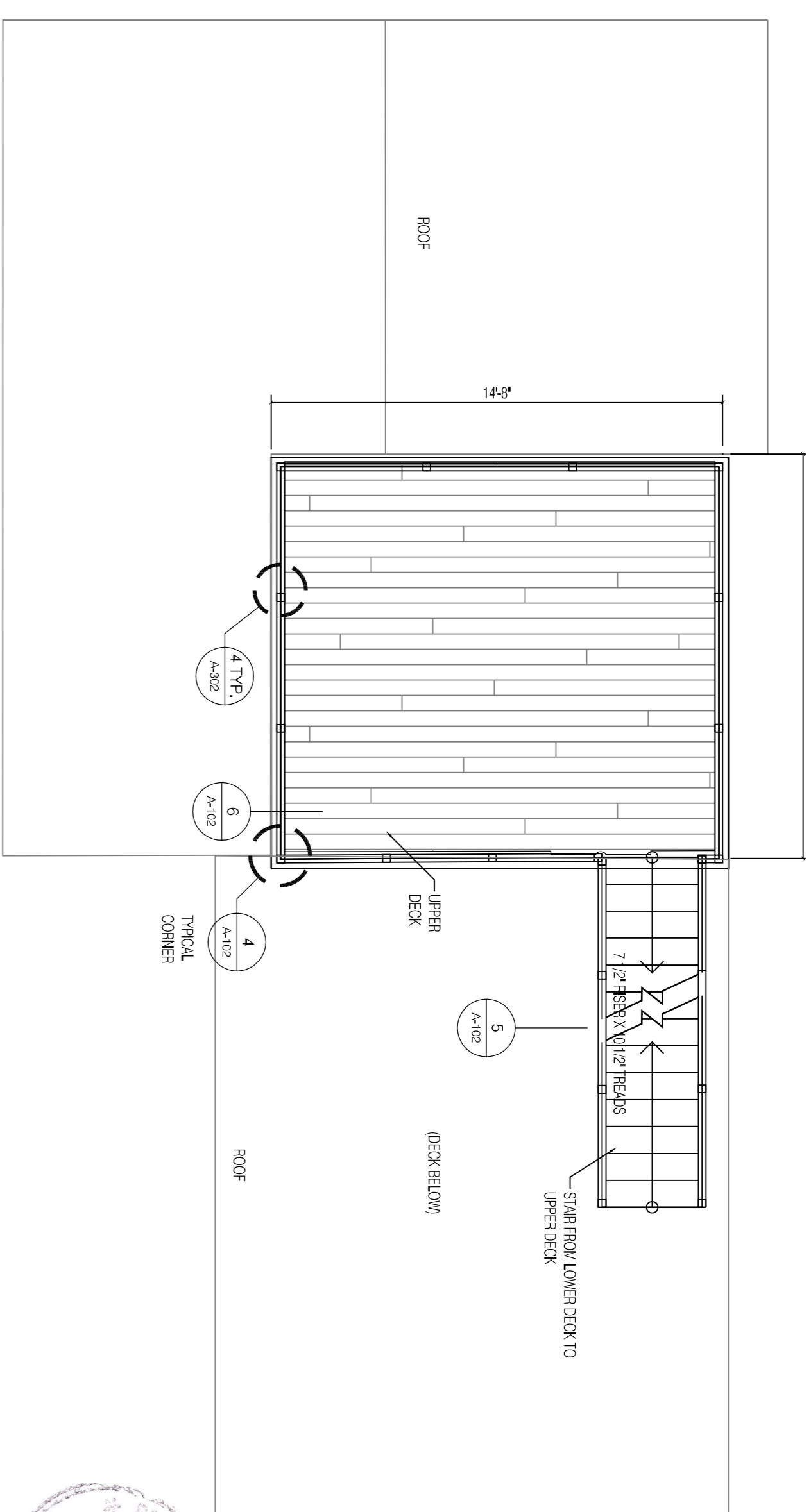
ALL WINDOWS SHALL CONFORM TO R912 WINDOW FALL PROTECTION  
 ALL WINDOWS WITH SILL HTS LESS THAN 24" AND MORE THAN 72" ABOVE GRADE TO HAVE OPENING LIMITERS TO RESTRICT OPENING TO 4".

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS  
 SLEEPING ROOMS SHALL HAVE AT LEAST ONE EGRESS WINDOW WITH A SILL HT OF NOT MORE THAN 44" A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20"

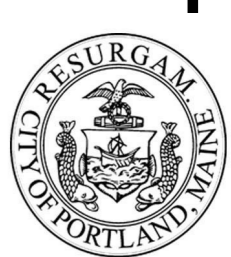
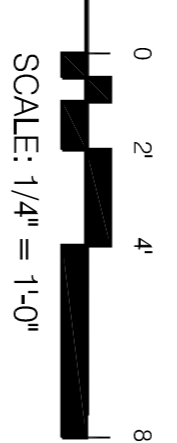
# DOOR SCHEDULE

MARK	WD HGT	MATERIAL	GLAZING RATING LABEL	FIRE RATING LABEL	NOTES
1	3'-0" 7'-0"	---	---	---	---
2	3'-6" 6'-8"	---	---	---	---
3	2'-8" 6'-8"	---	---	---	---
4	3'-6" 6'-8"	---	---	---	---
6	3'-0" 7'-0"	---	---	---	---
7	2'-8" 6'-8"	---	---	---	---
8	3'-0" 6'-8"	---	---	---	---
9	2'-4" 6'-8"	---	---	---	1 Hr. rated
10	2'-8" 7'-0"	---	---	---	Coordinate door ht. with elevator opening
11	8'-0" 8'-0"	---	---	---	Coordinate door ht. with elevator opening
12	6'-0" 7'-0"	---	---	---	Coordinate door ht. with elevator opening
13	3'-0" 7'-0"	---	---	---	Coordinate door ht. with elevator opening
14	2'-4" 7'-0"	---	---	---	Born type slider
15	2'-0" 7'-0"	---	---	---	Born type sliding opening
16	2'-8" 7'-0"	---	---	---	Born type slider
17	2'-6" 7'-0"	---	---	---	Born type slider
18	3'-0" 7'-0"	---	---	---	Born type slider
19	2'-8" 7'-0"	---	---	---	Born type slider
20	2'-8" 7'-0"	---	---	---	Born type slider
22	2'-8" 7'-0"	---	---	---	Born type slider
23	2'-8" 7'-0"	---	---	---	Born type slider
24	3'-0" 7'-0"	---	---	---	Born type slider

DOOR #21 IS REMOVED



1 UPPER DECK PLAN  
 SCALE: 1/4" = 1'-0"



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# CONSTRUCTION SET

UPPER DECK PLAN, SCHEDULES  
 AND STAIR DETAILS

SHEET TITLE  
 REVISION  
 February 17, 2015 DOOR SIZES CHANGED  
 DRAWN BY: BS  
 DATE: March 12, 2015

A-102

# WINDOW SCHEDULE

MARK	SIZE WIDTH HEIGHT	STYLE	NOTES
1	2'-5 1/2" 4'-0"	Casement	---
2	2'-5 1/2" 4'-0"	Casement	Egress
3	3'-0" 2'-0"	Awning	---
4	1'-11 1/2" 2'-0"	Casement	---
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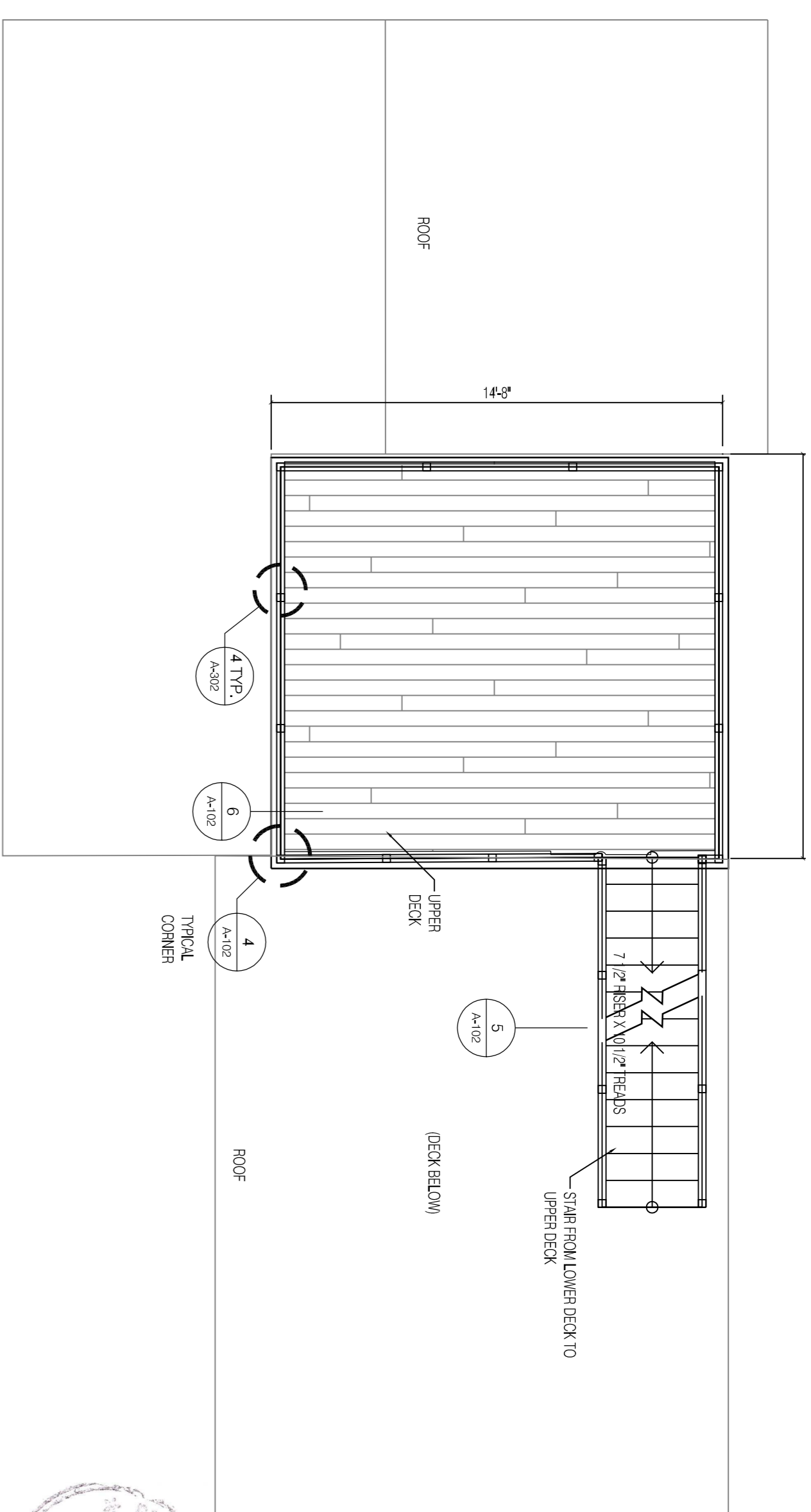
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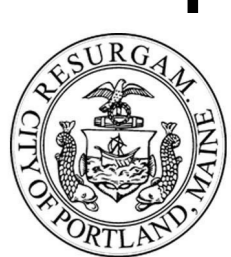
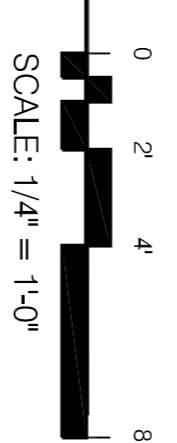
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DOOR #21 IS REMOVED



1 UPPER DECK PLAN  
 SCALE: 1/4" = 1'-0"



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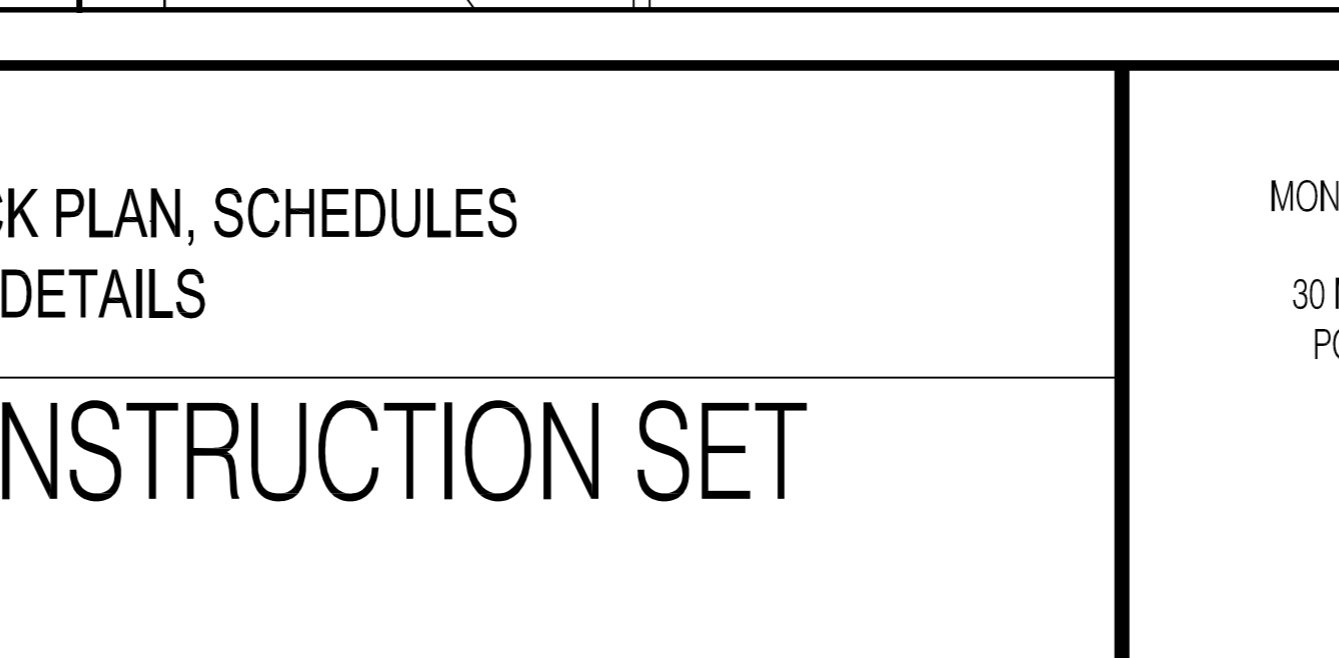
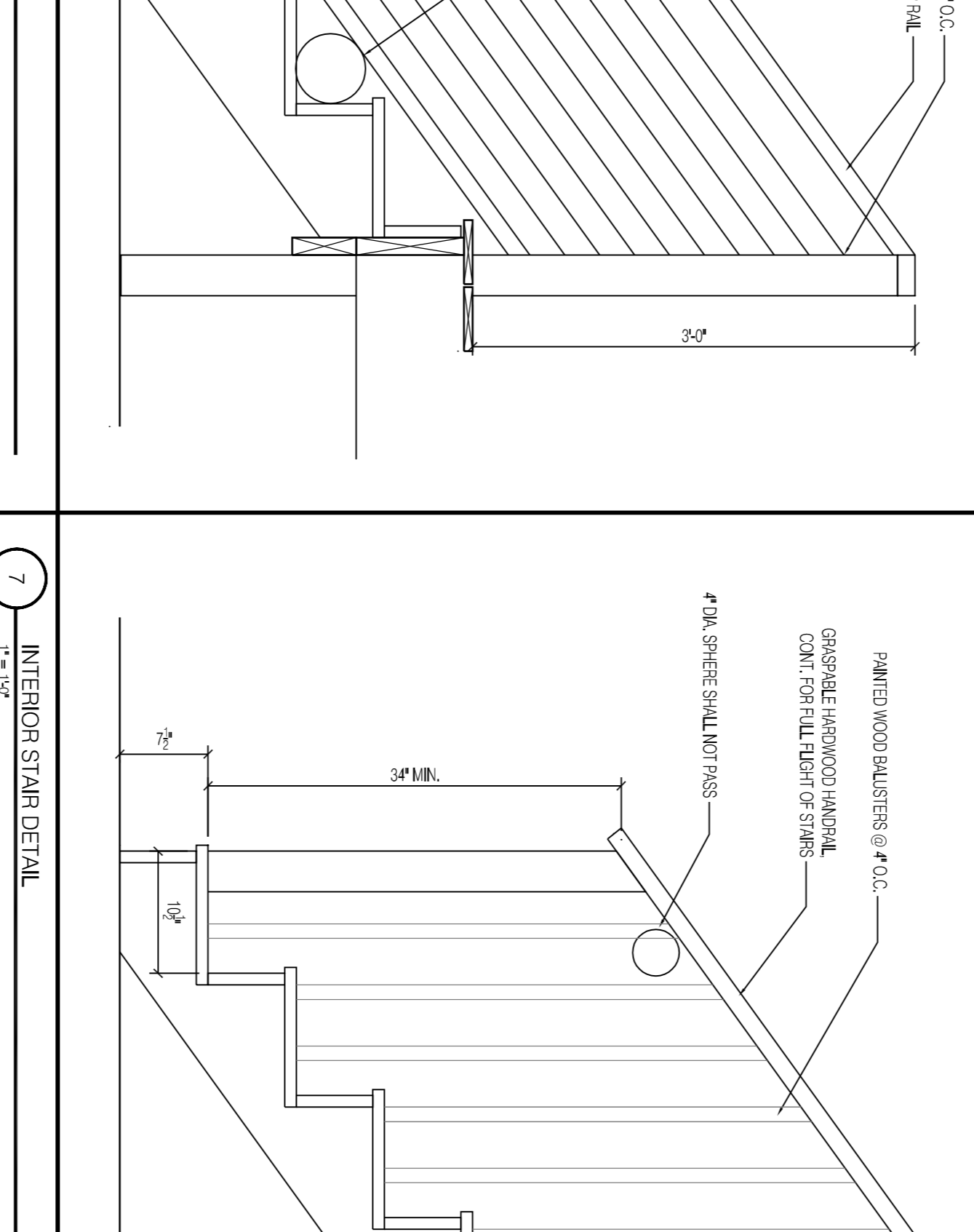
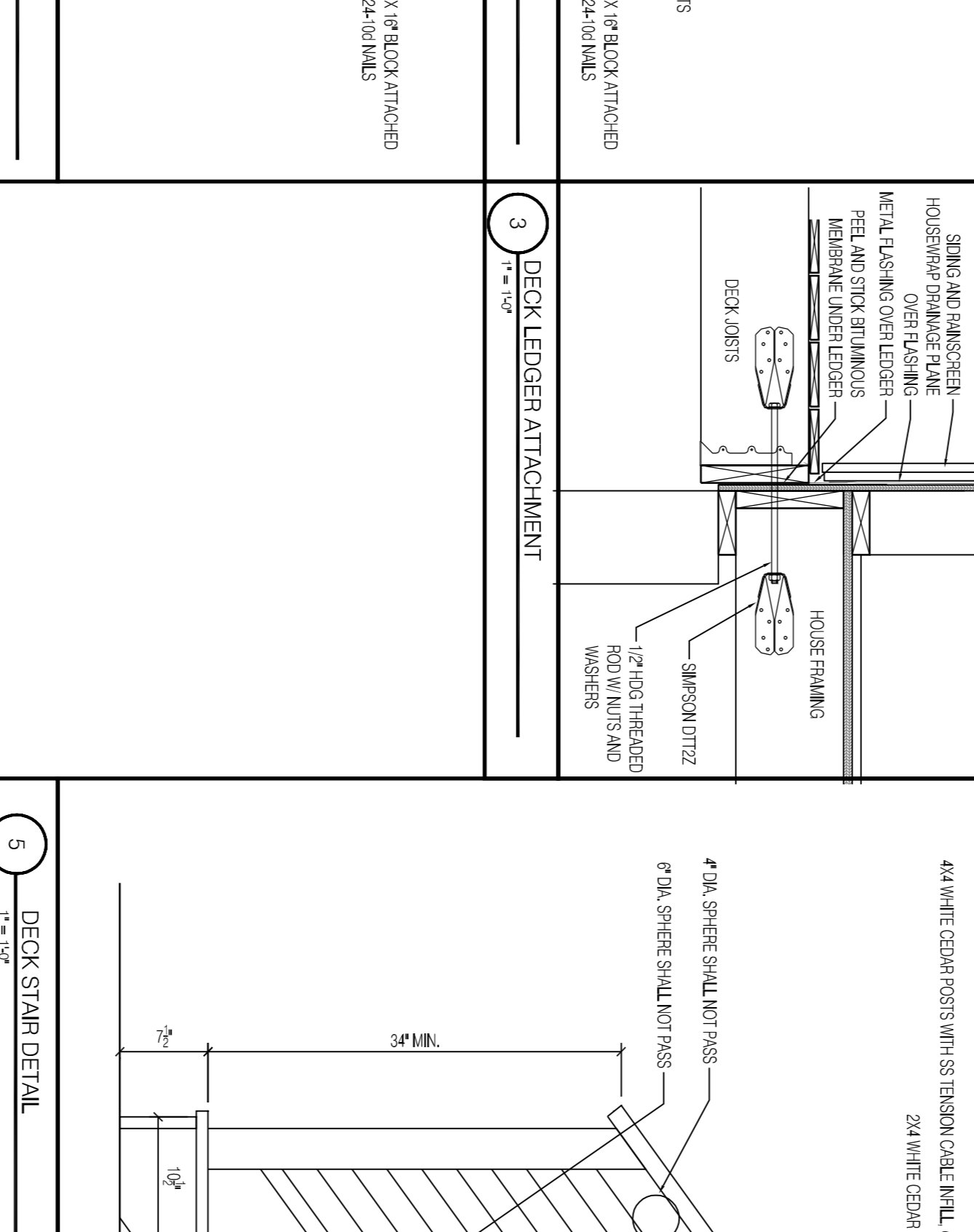
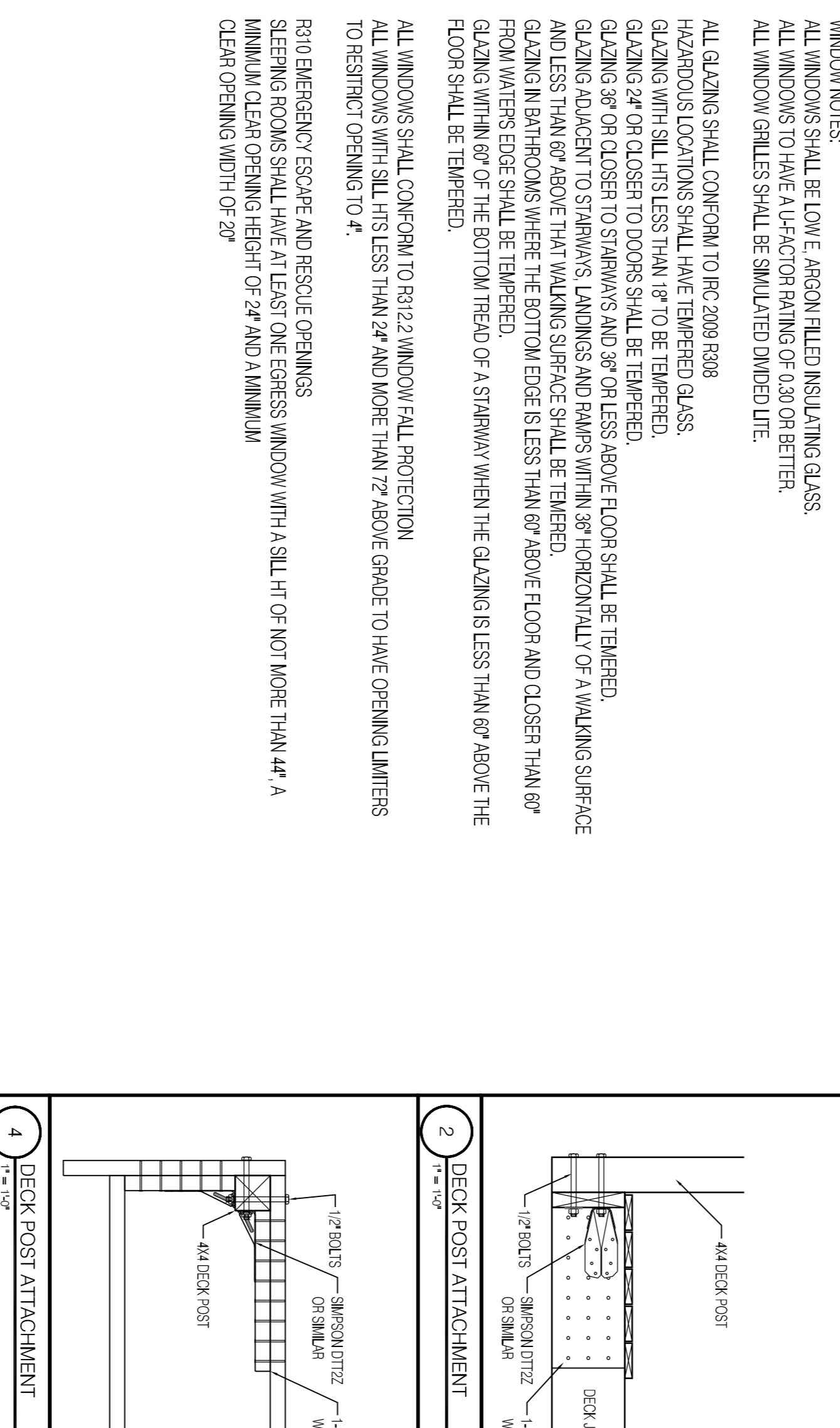
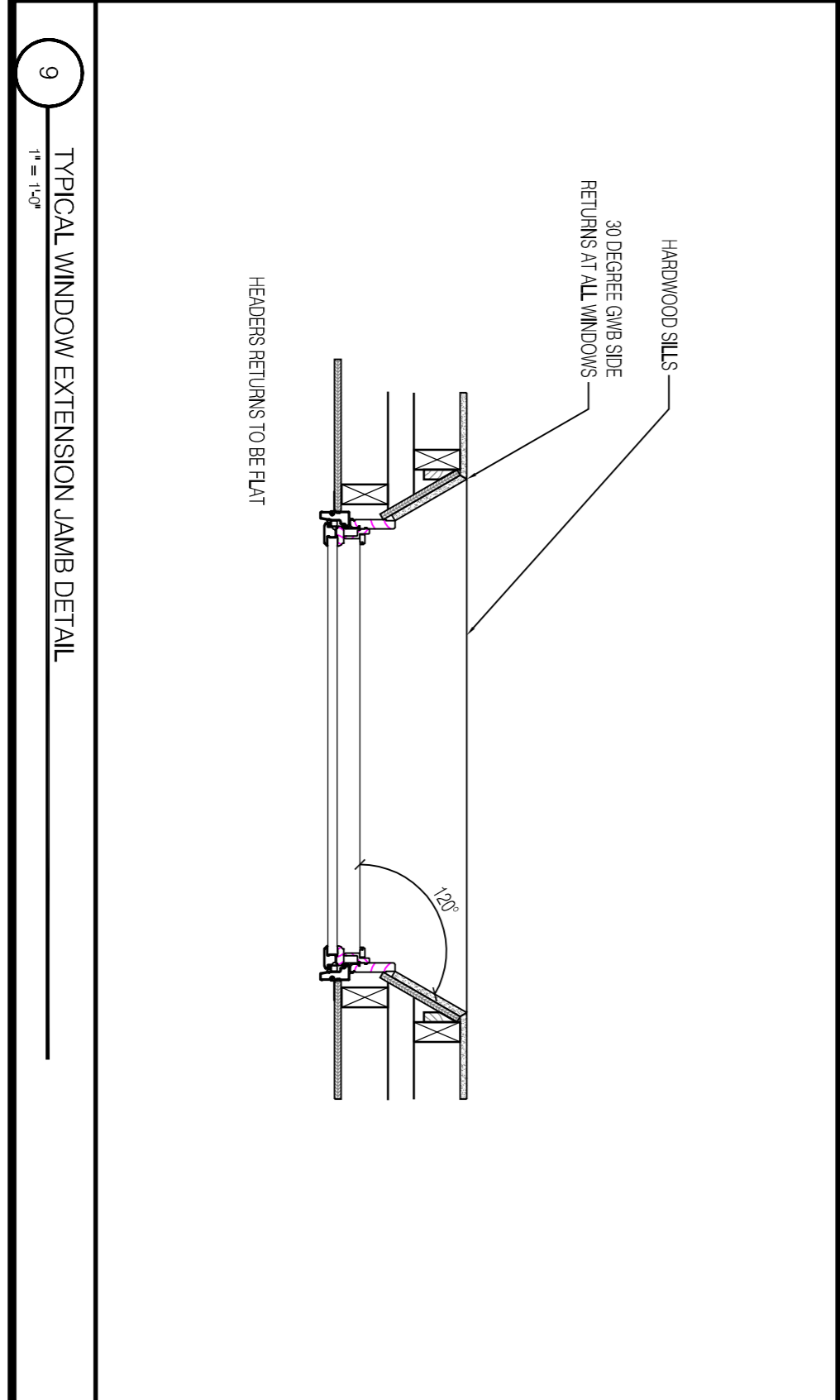
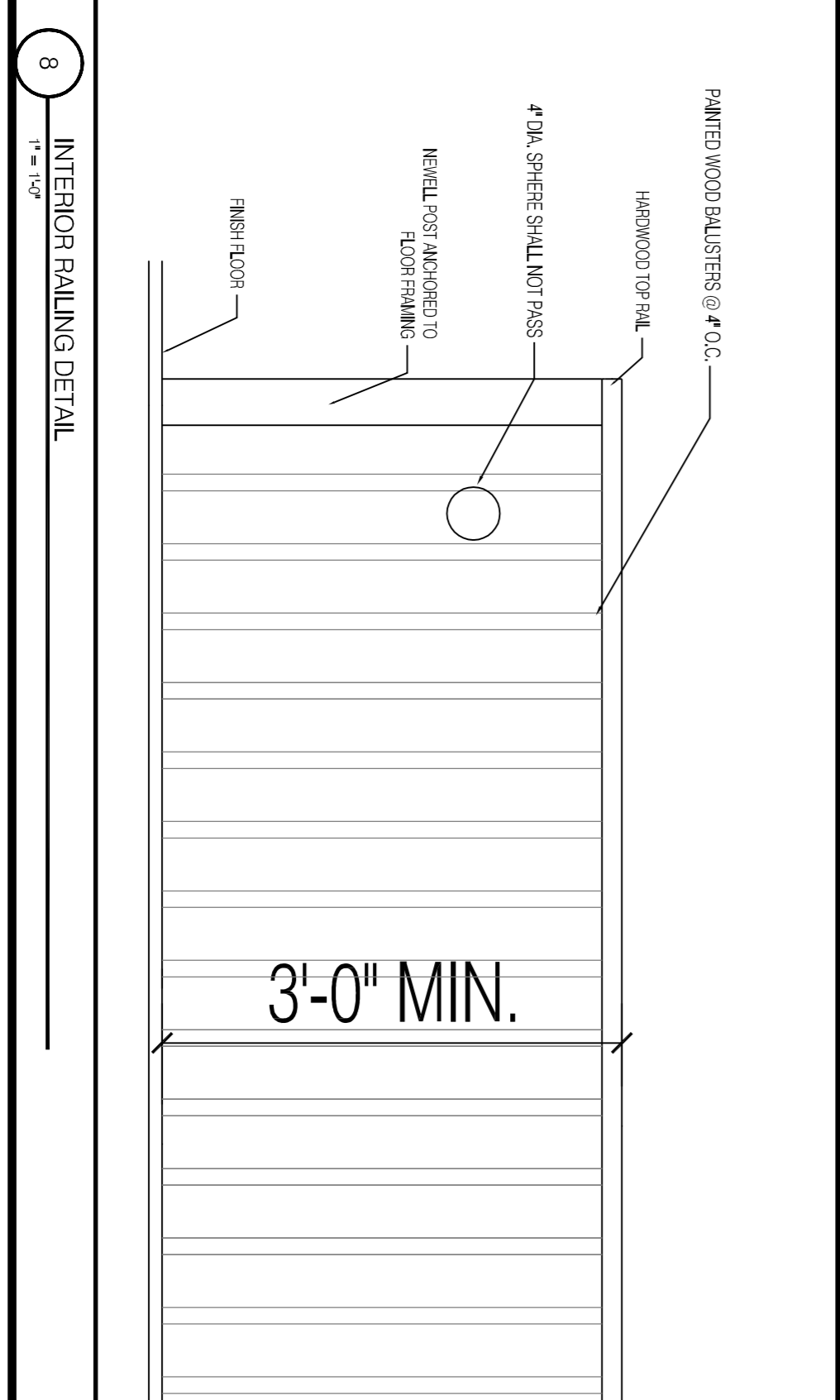
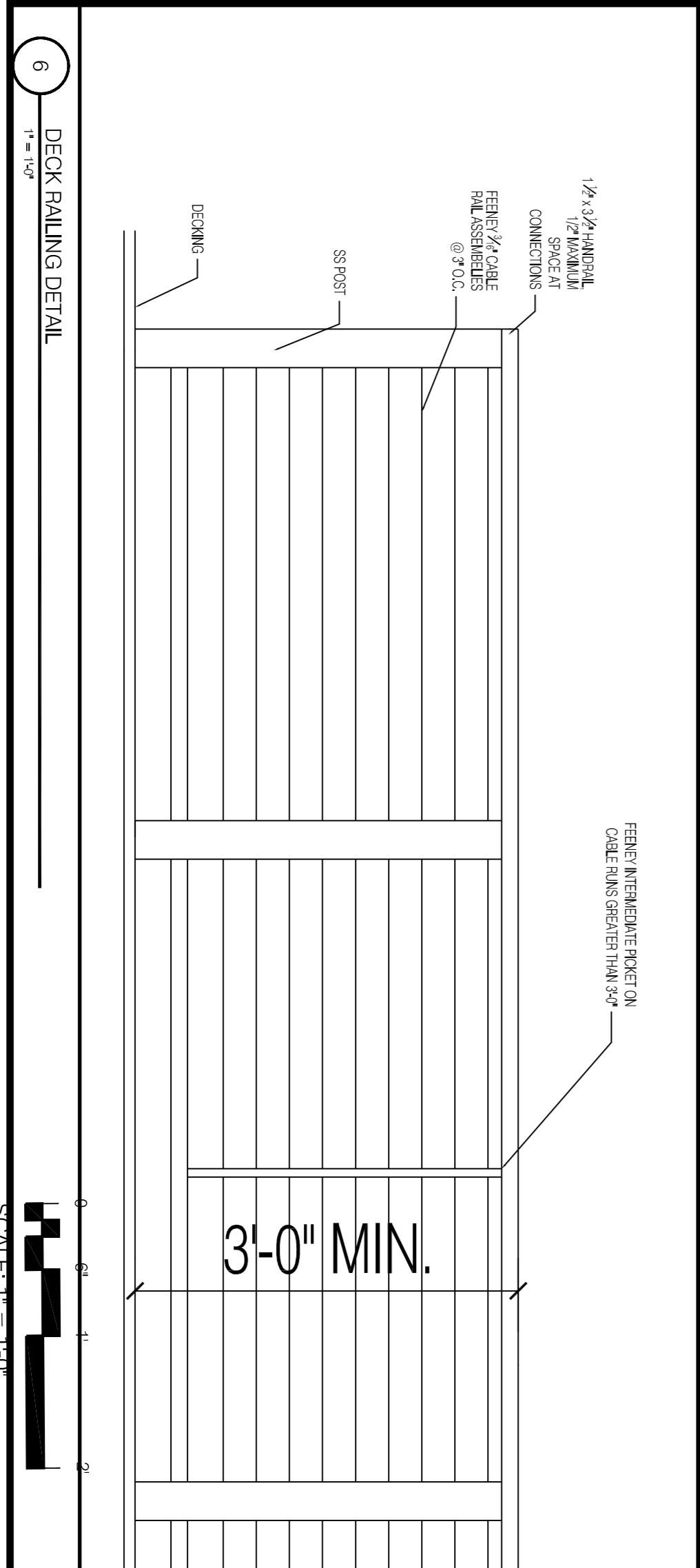
MONUMENT STREET  
 30 MONUMENT ST  
 PORTLAND, ME

# CONSTRUCTION SET

UPPER DECK PLAN, SCHEDULES  
 AND STAIR DETAILS

SHEET TITLE  
 REVISION  
 February 17, 2015 DOOR SIZES CHANGED  
 DRAWN BY: BS  
 DATE: March 12, 2015

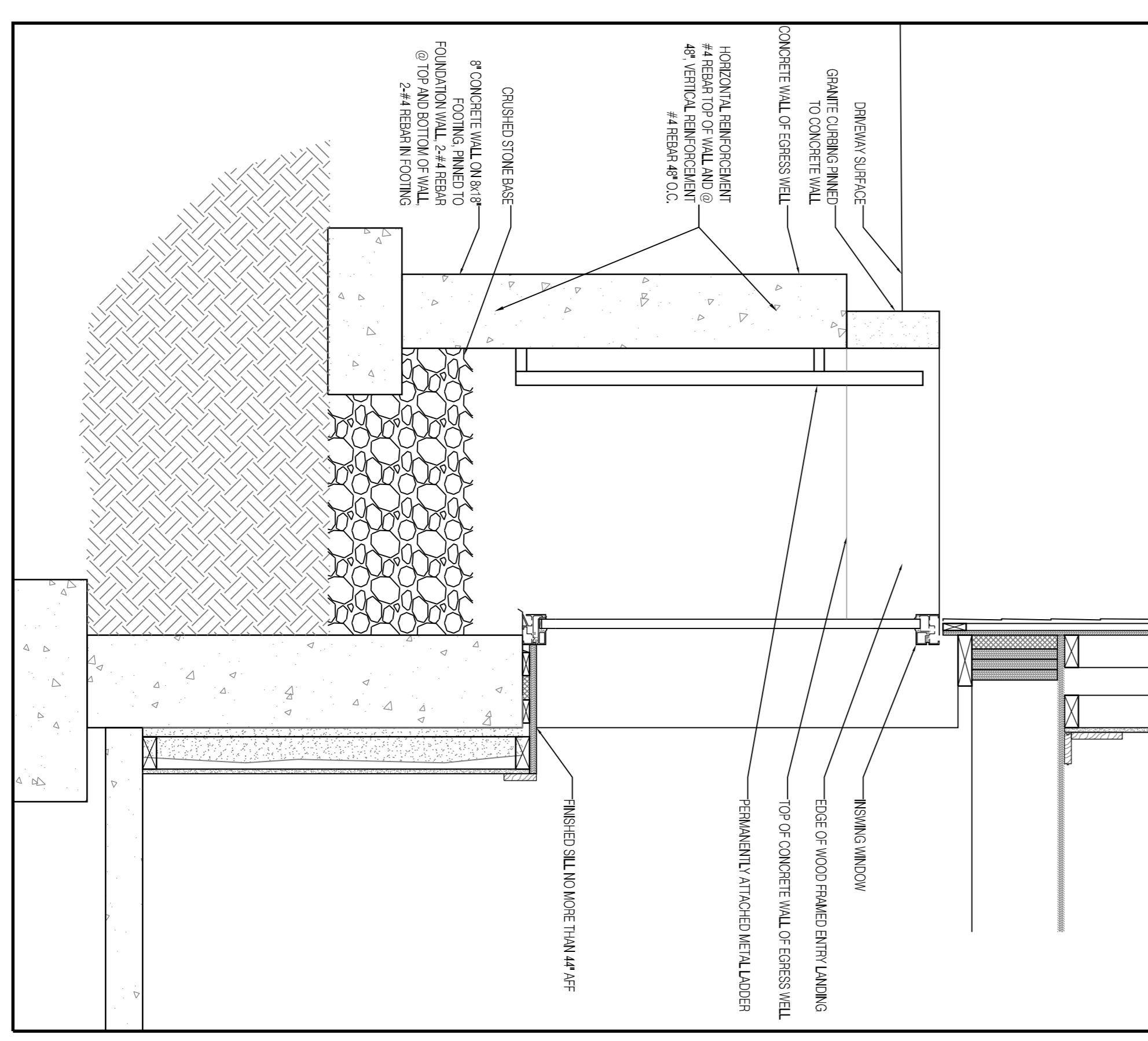
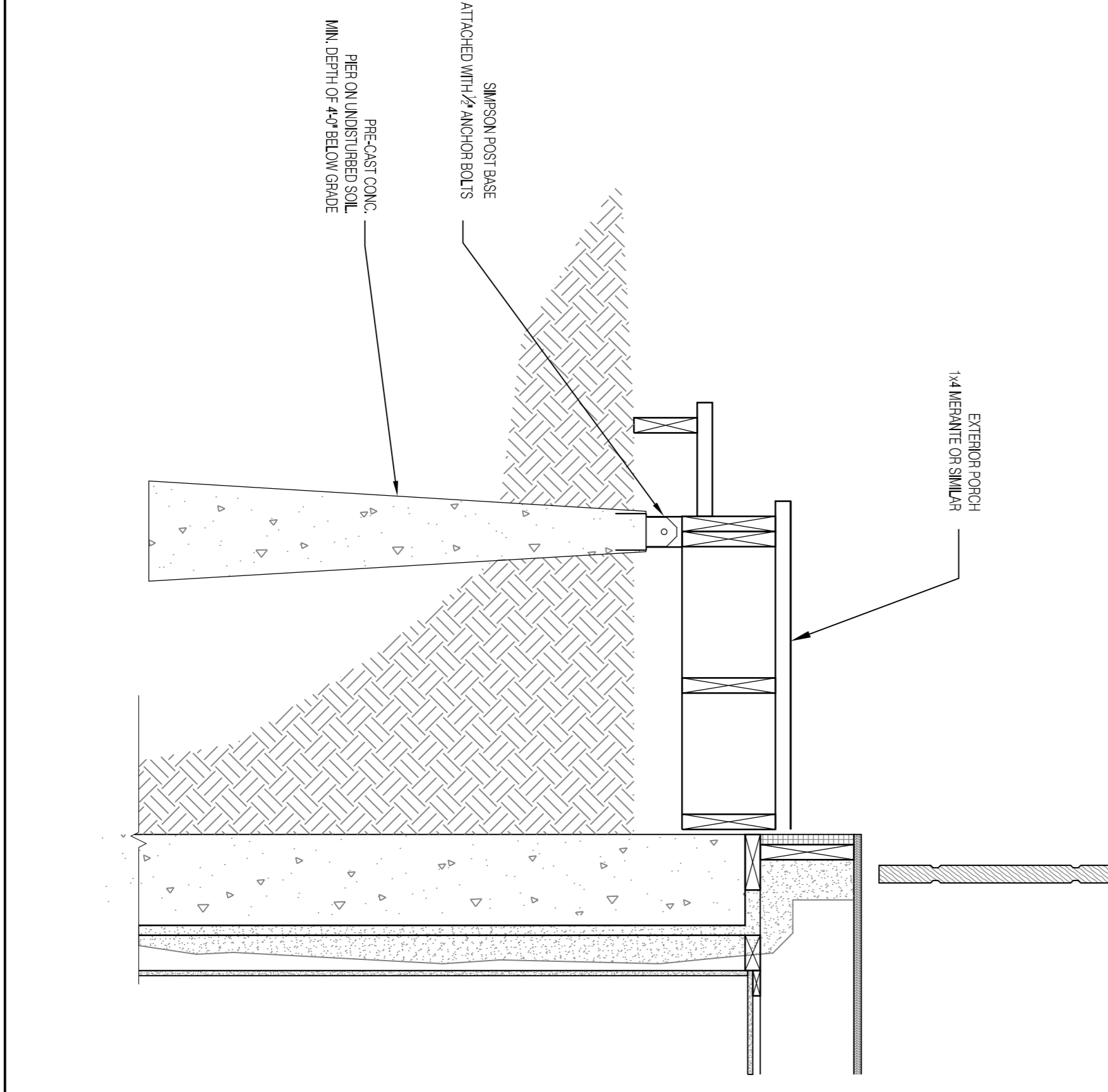
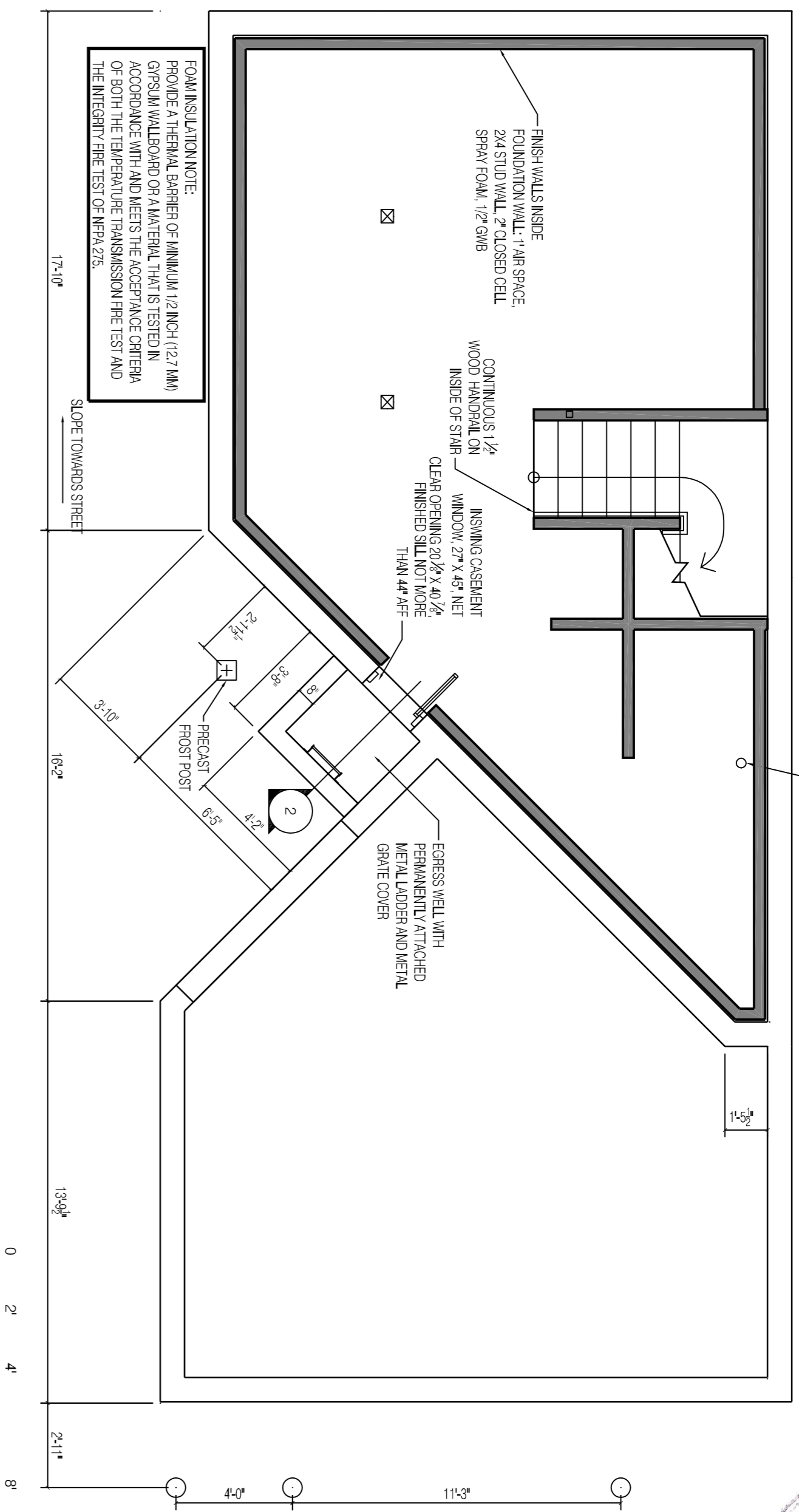
A-102





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SHEET TITLE  
**BASEMENT PLAN**  
CONSTRUCTION SET

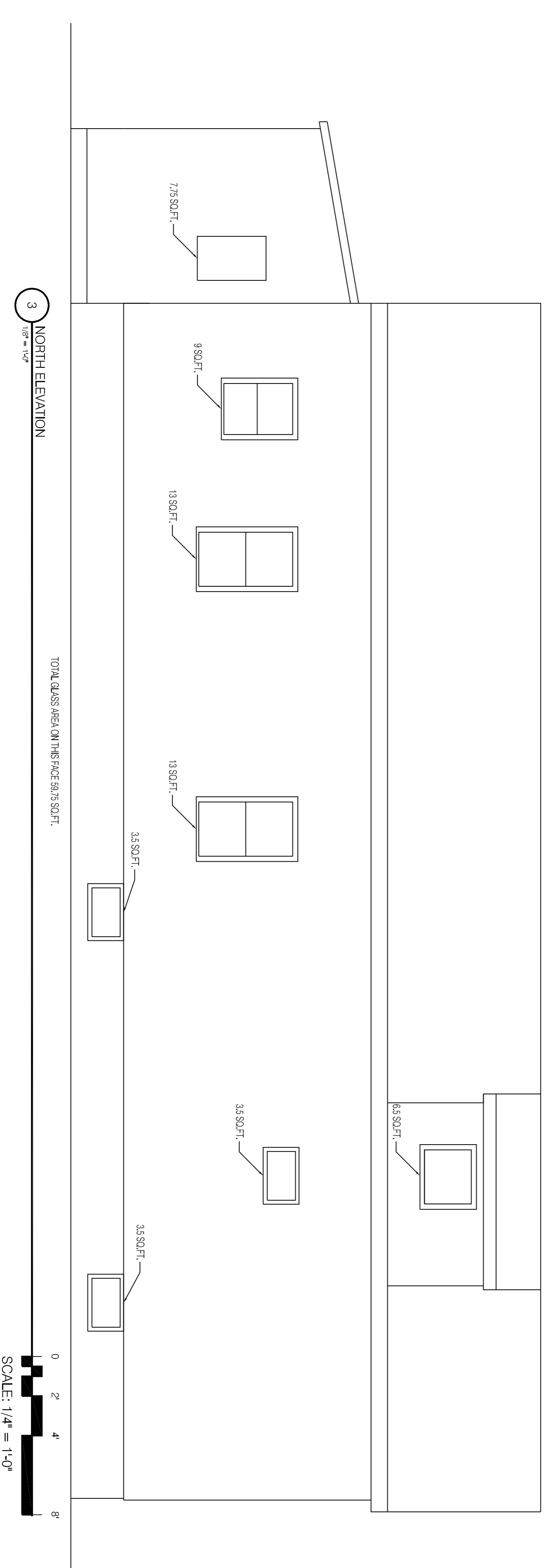
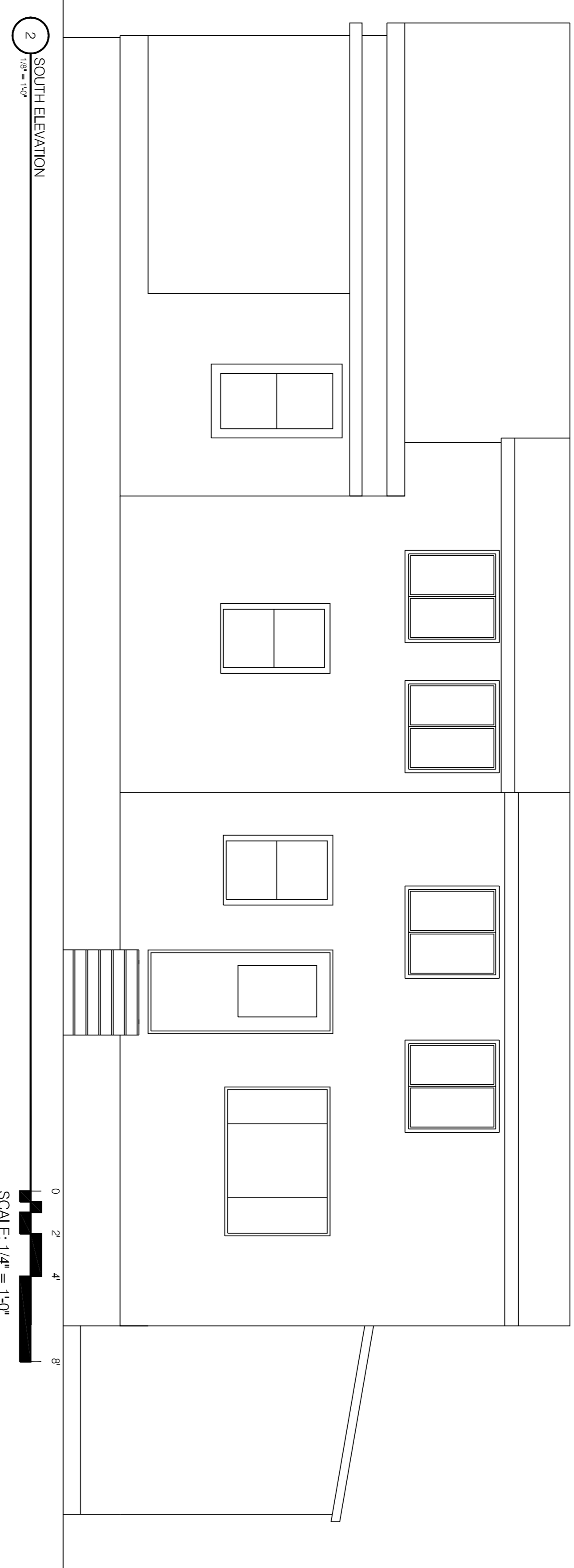
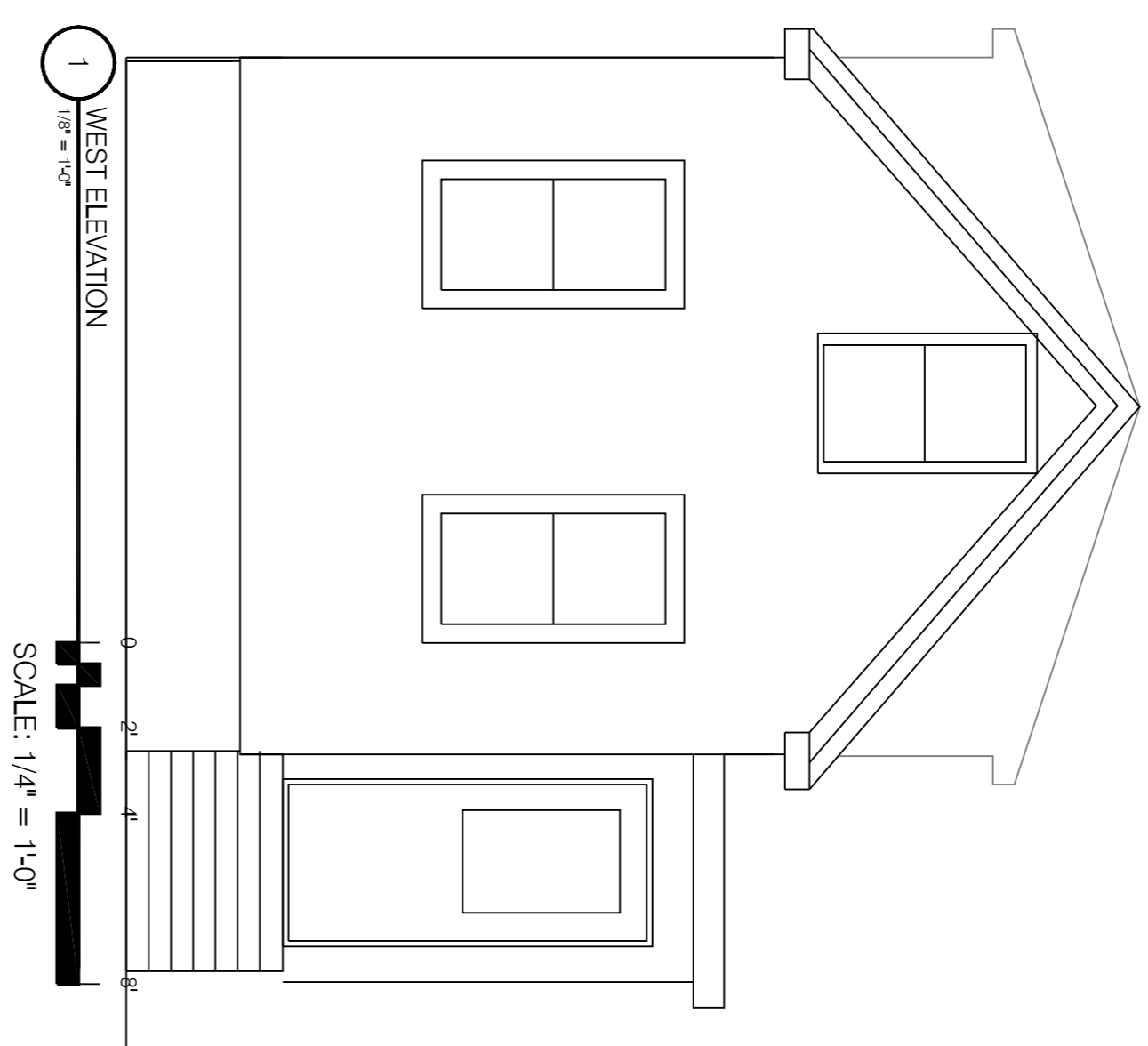
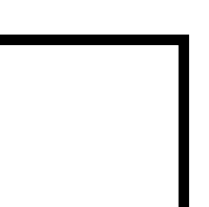
REVISION  
DRAWN BY: RB  
DATE: MARCH 5, 2015

A-103

1 ENTRY FRAMING

2 EGRESS WELL DETAIL





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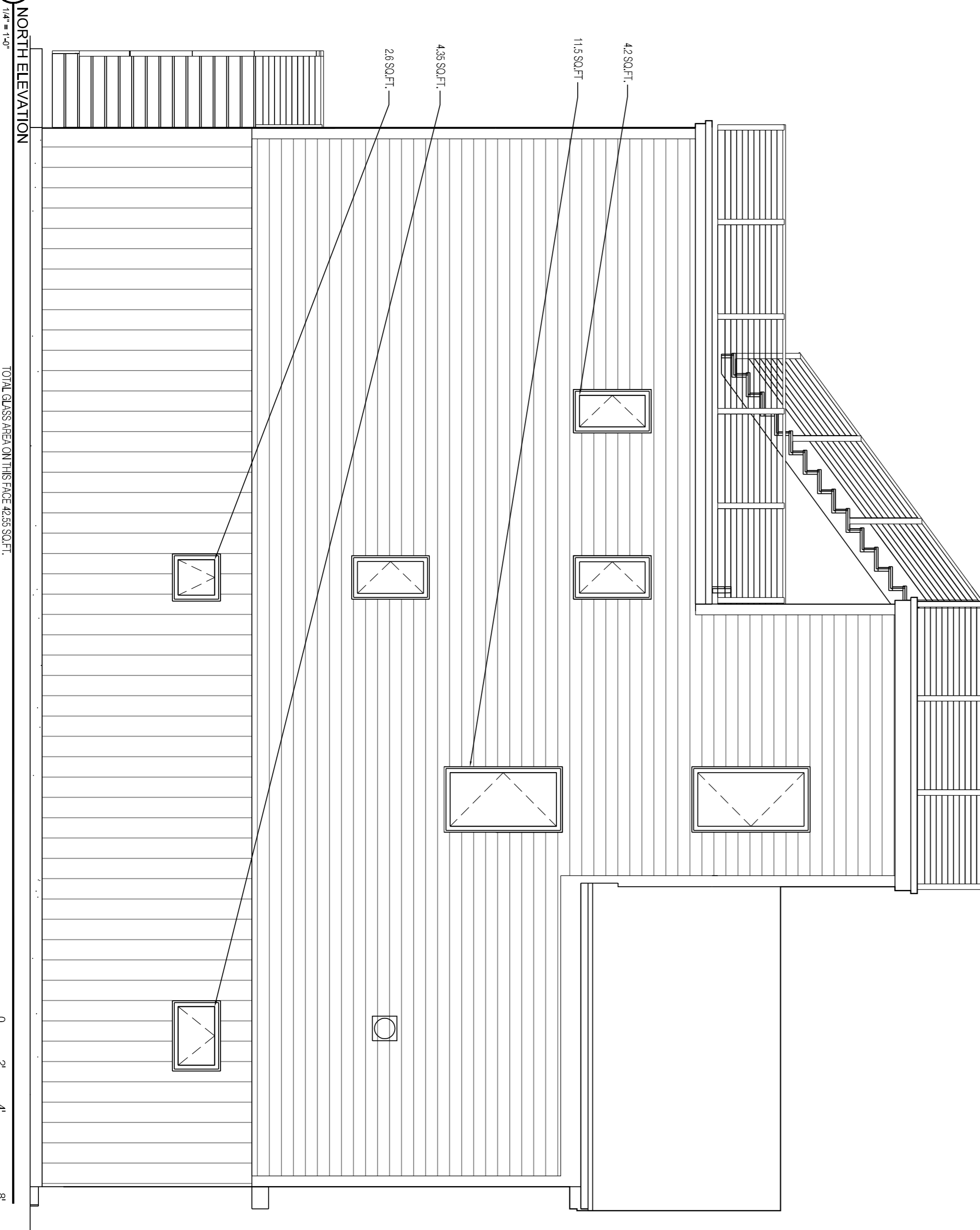
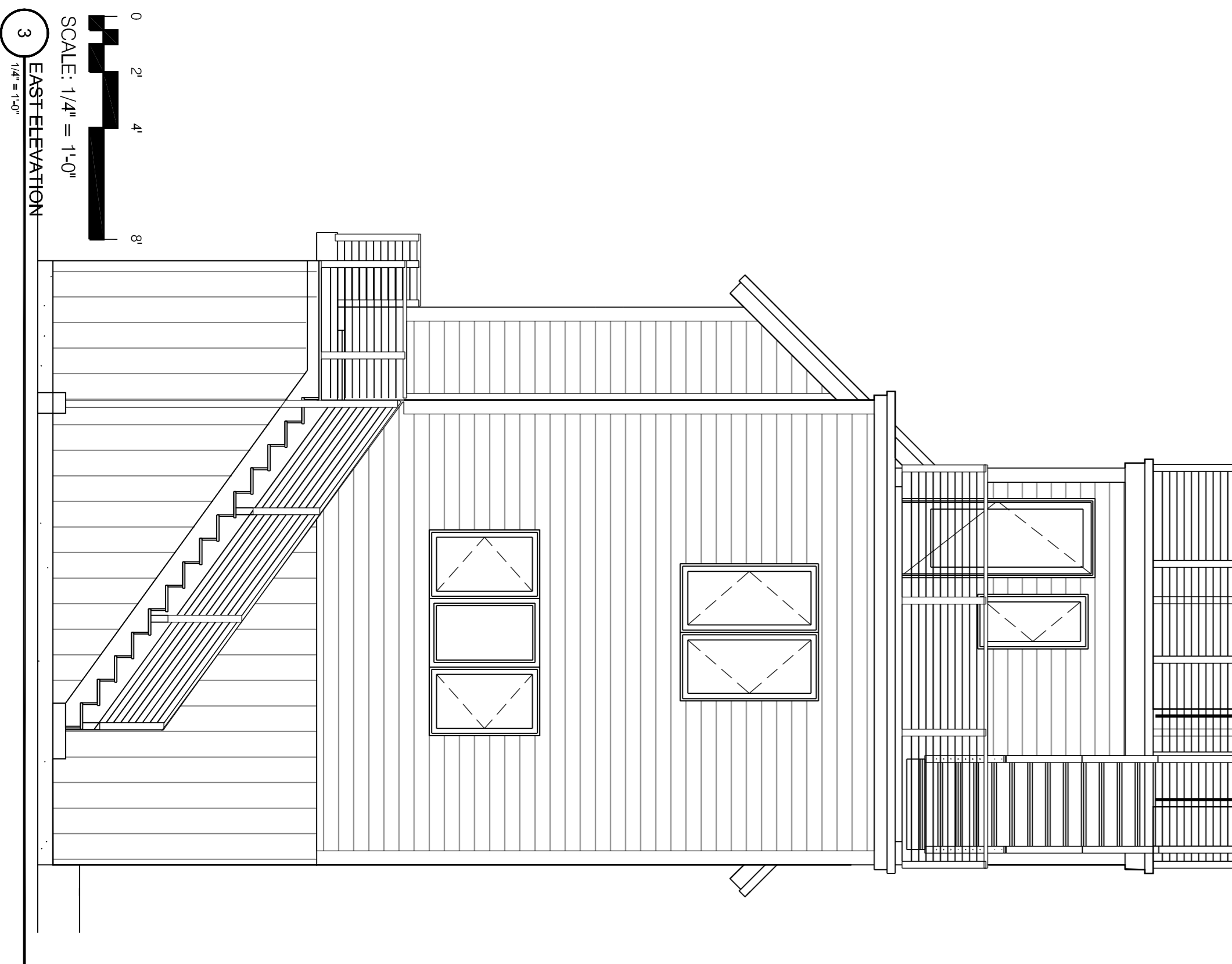
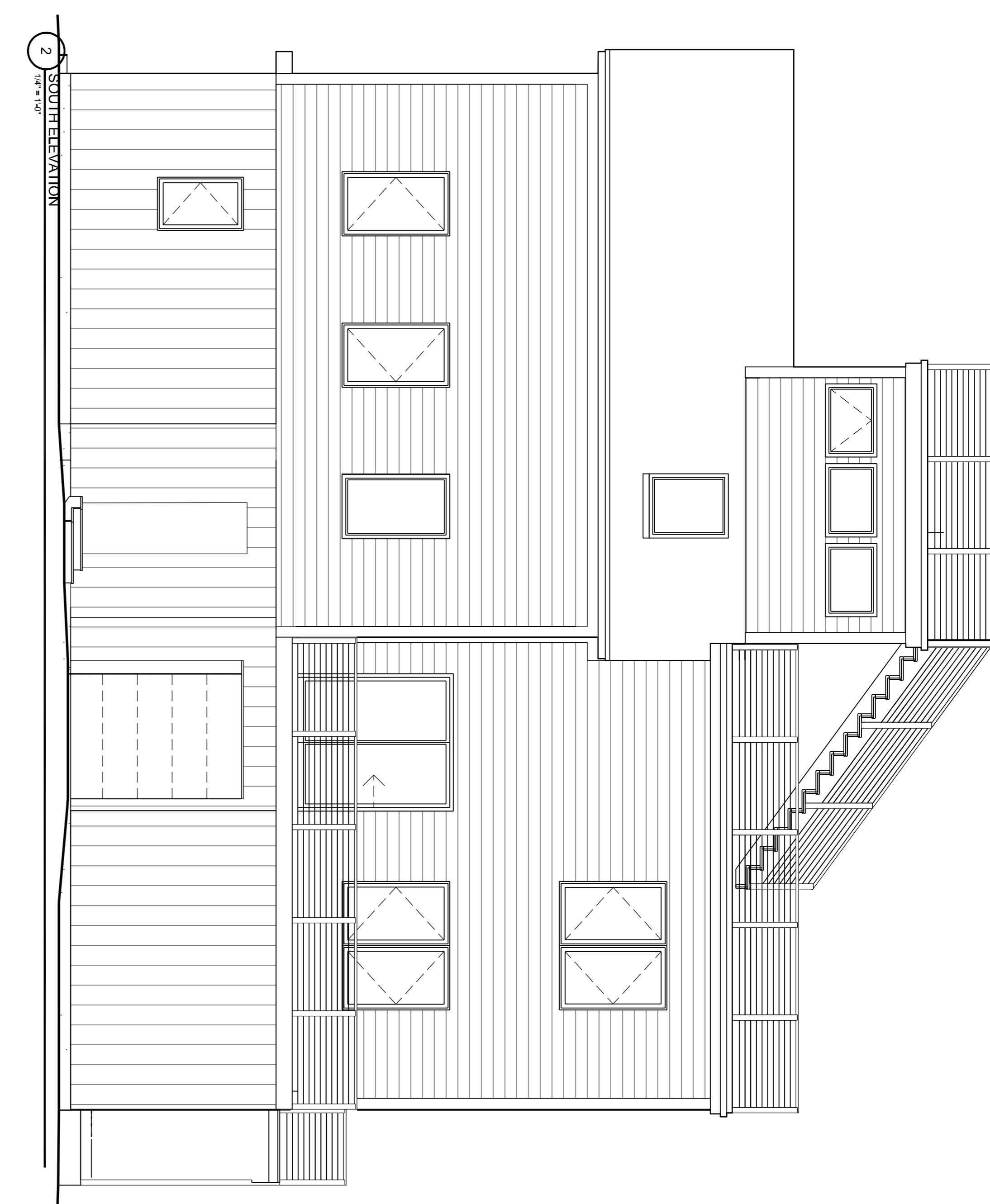
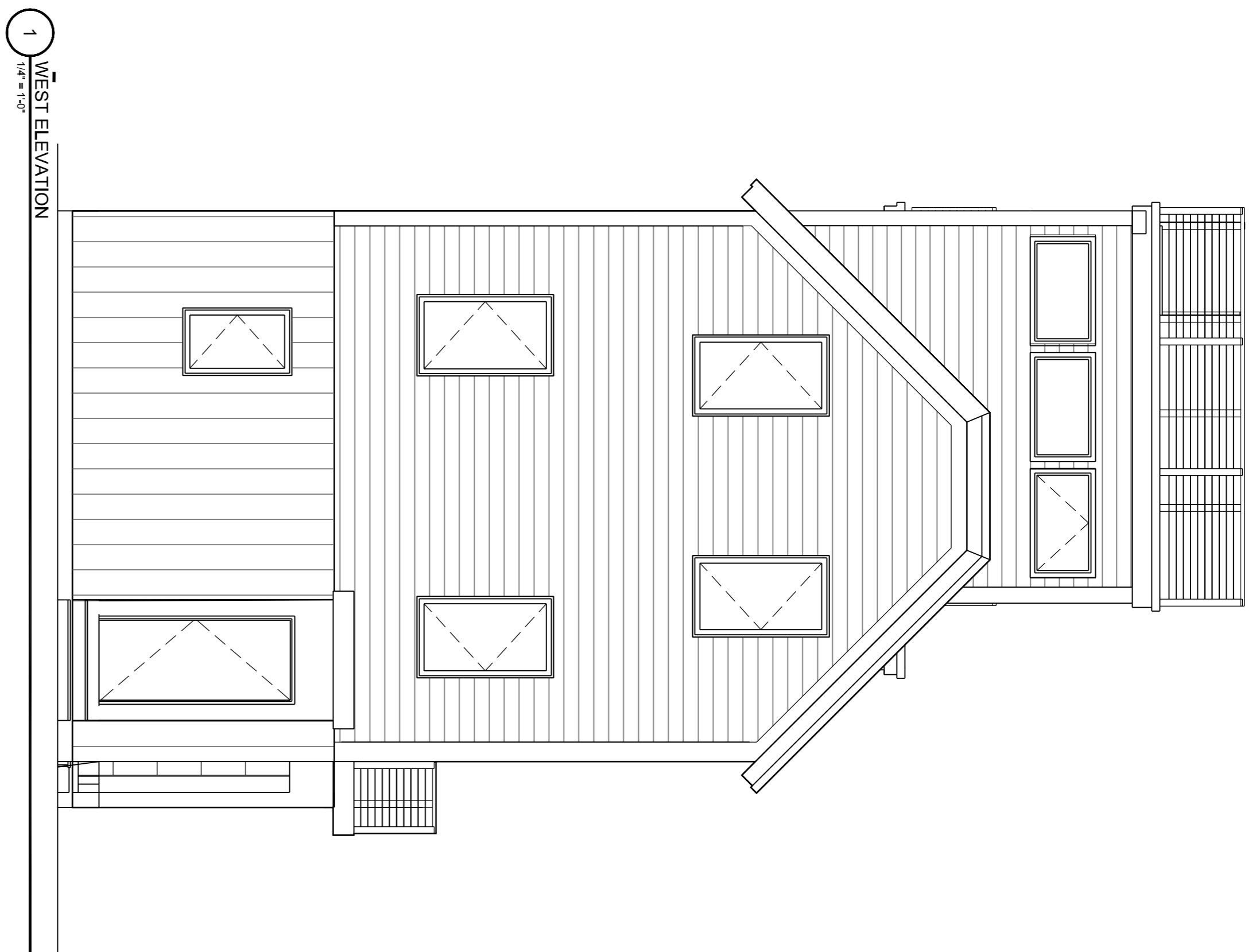
SHEET TITLE  
EXISTING ELEVATIONS  
CONSTRUCTION SET

DESIGNER  
REVISION  
DATE  
DRAWN BY  
DATE

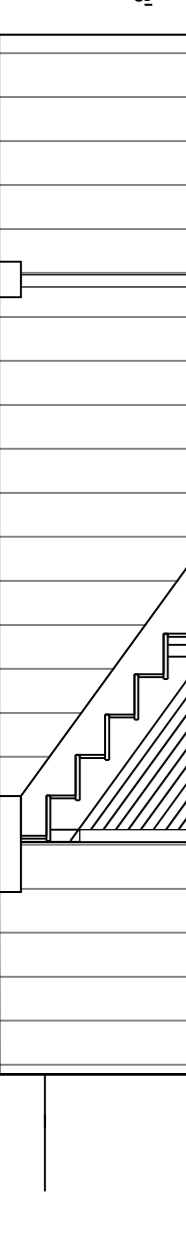
February 4, 2015  
March 5, 2015 SHOW GLASS AREA ON THIS FACE  
BB  
March 5, 2015

A-200

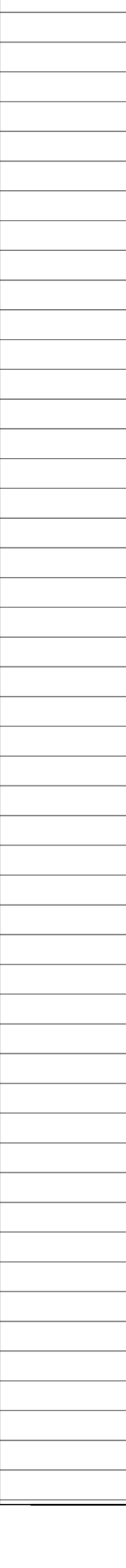




SCALE: 1/4" = 1'-0"

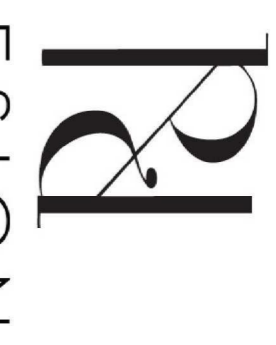


SCALE: 1/4" = 1'-0"



Reviewed for Code Compliance  
Inspection Division  
Agreement with Conditions  
Date: 03/19/15

PROSPECT



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PORTLAND, ME

CONSTRUCTION SET

ELEVATIONS

SHEET TITLE

REVISION  
March 5, 2015 SHOW AREA OF GLASS ON W/FACE

DRAWN BY: BB

DATE: March 11, 2015

A-201





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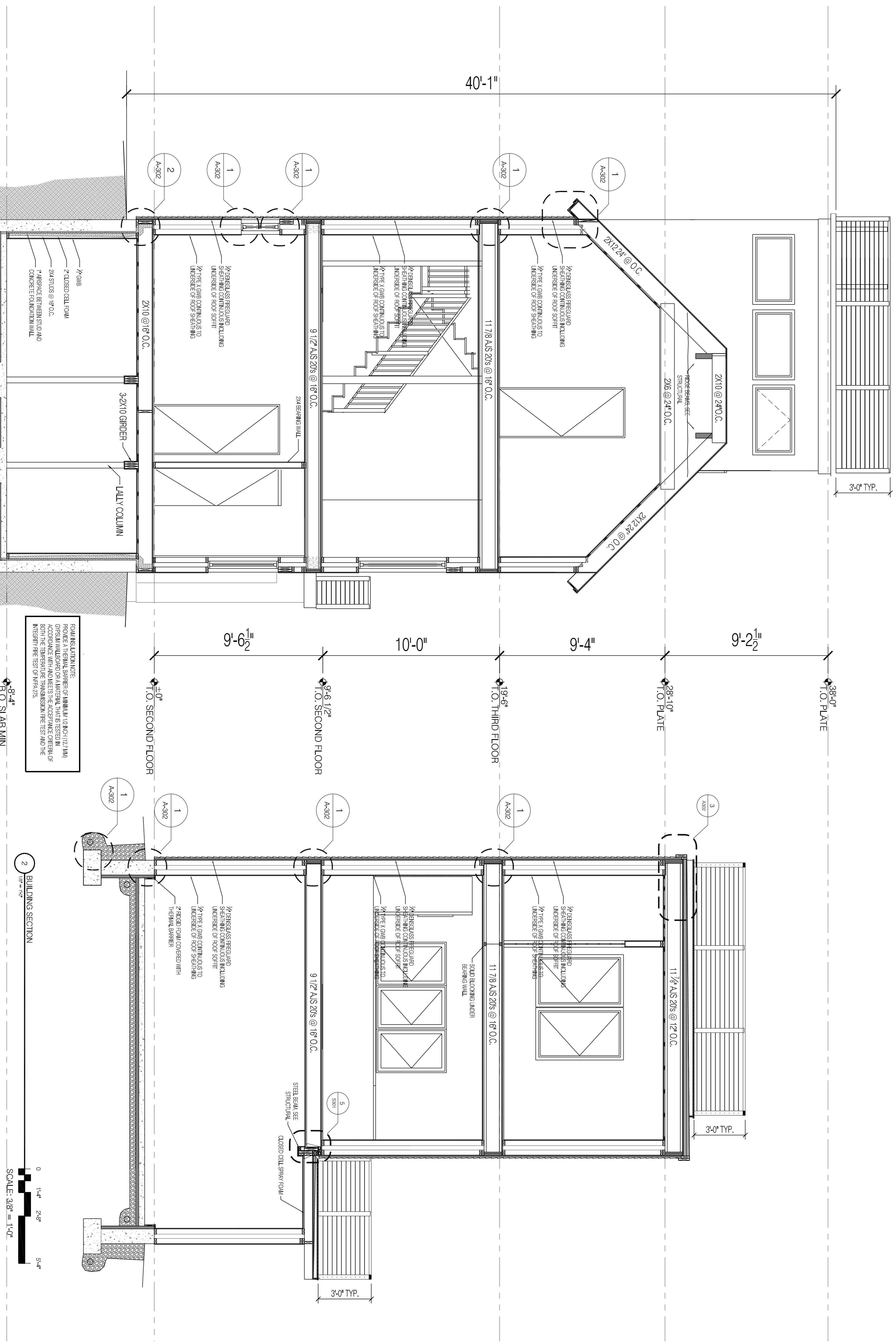
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PORTLAND, ME

SECTIONS  
CONSTRUCTION SET

SHEET TITLE  
REVISION

DESIGN BY: BR  
DATE: March 11, 2015

A-301

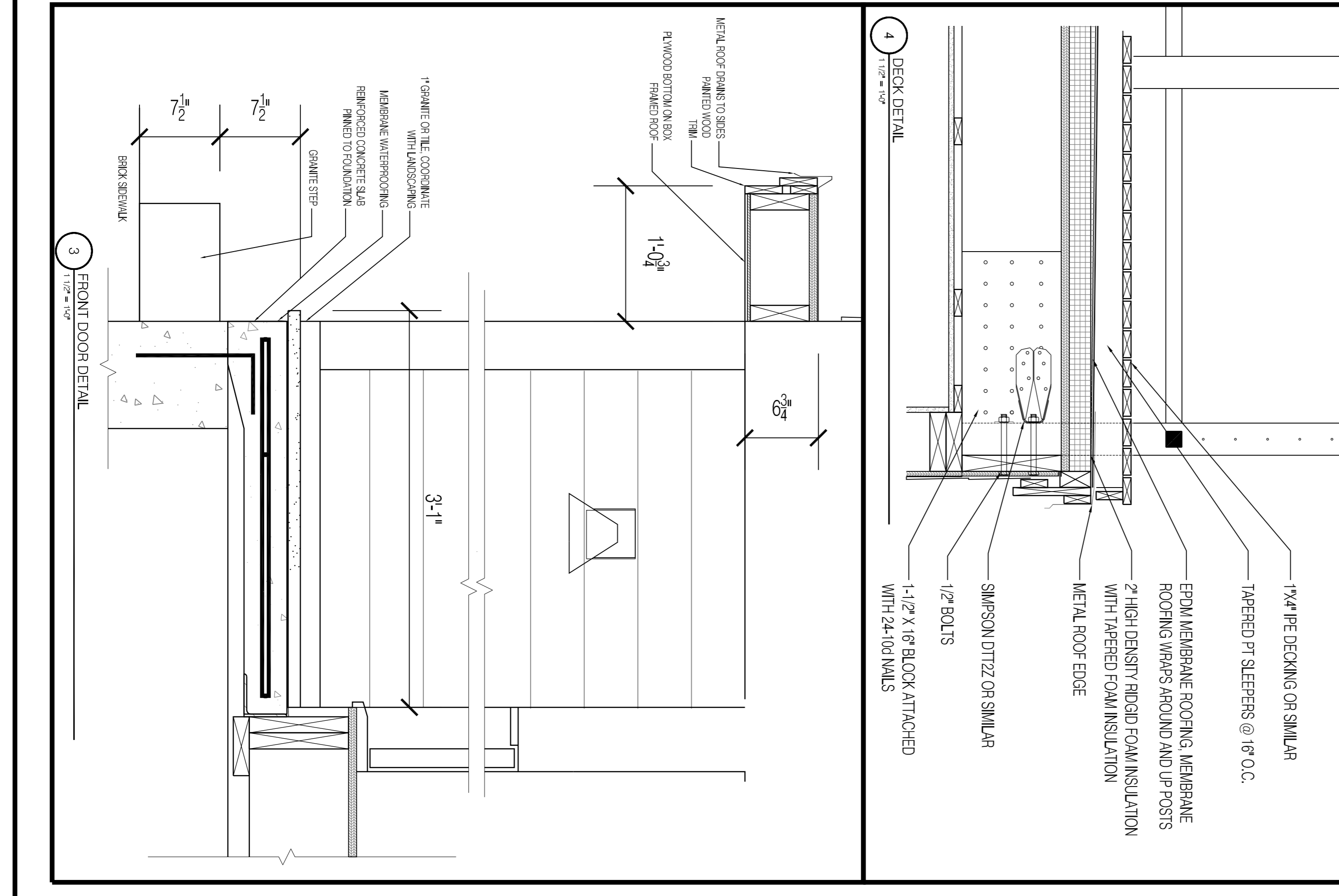
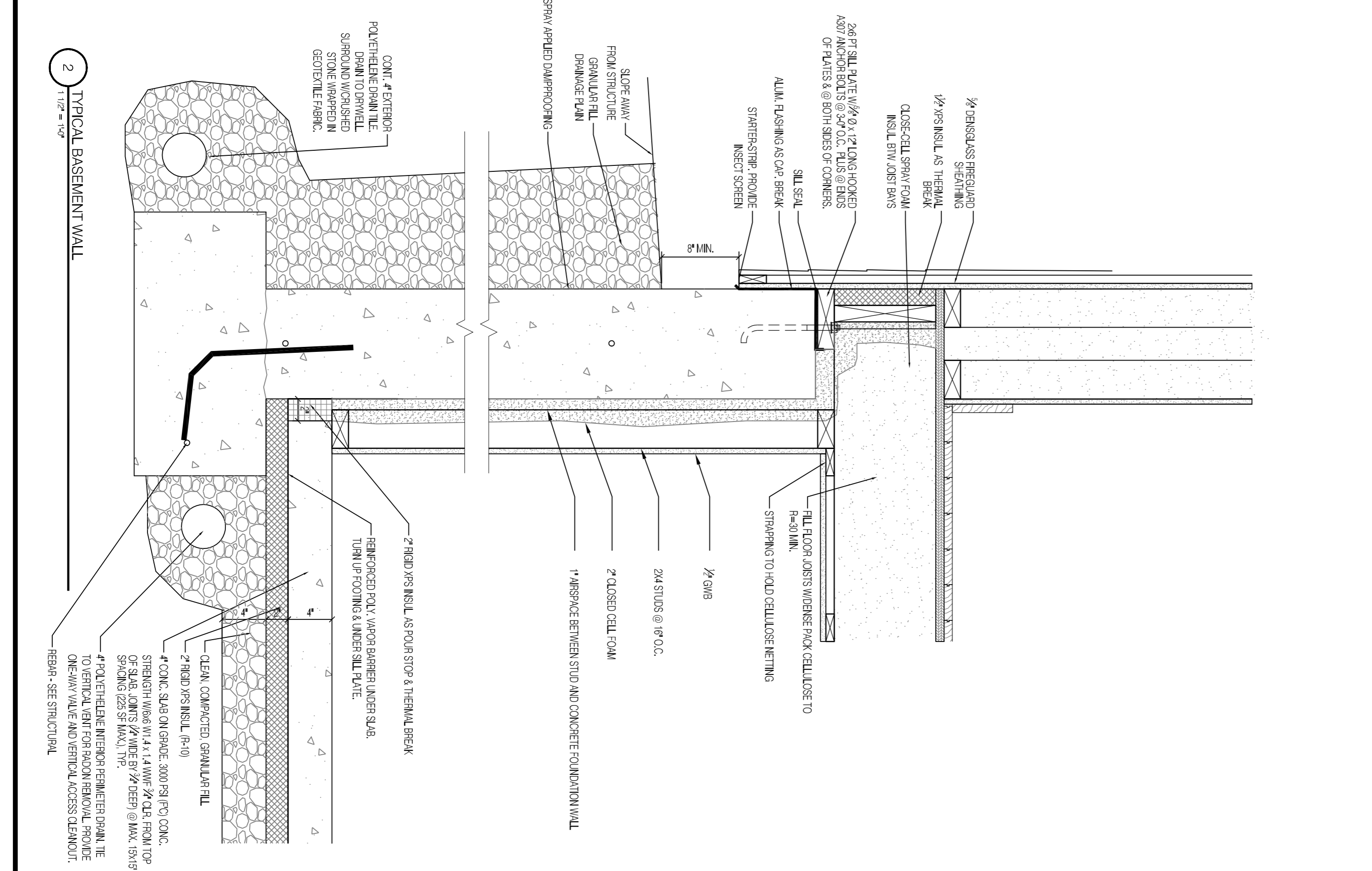
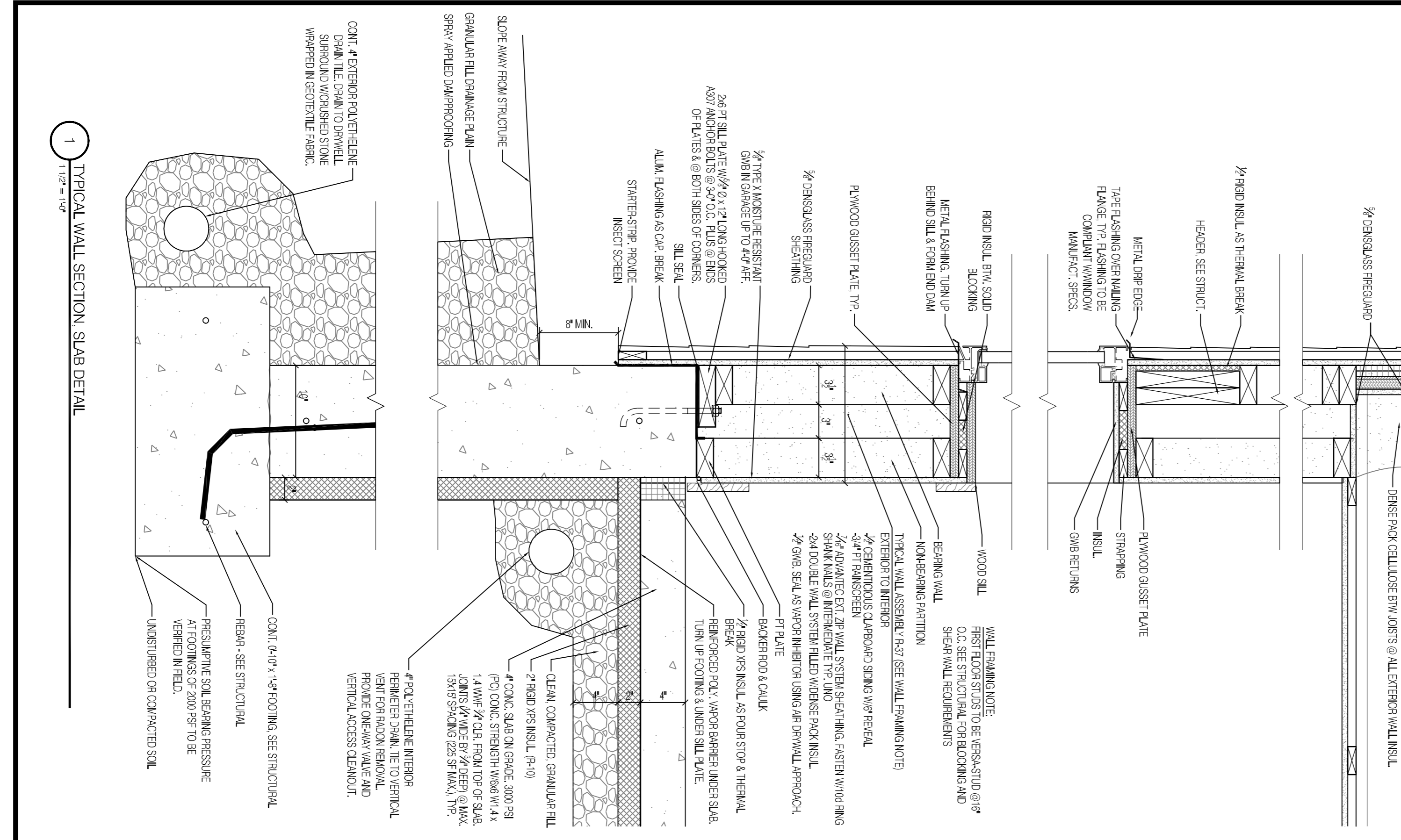
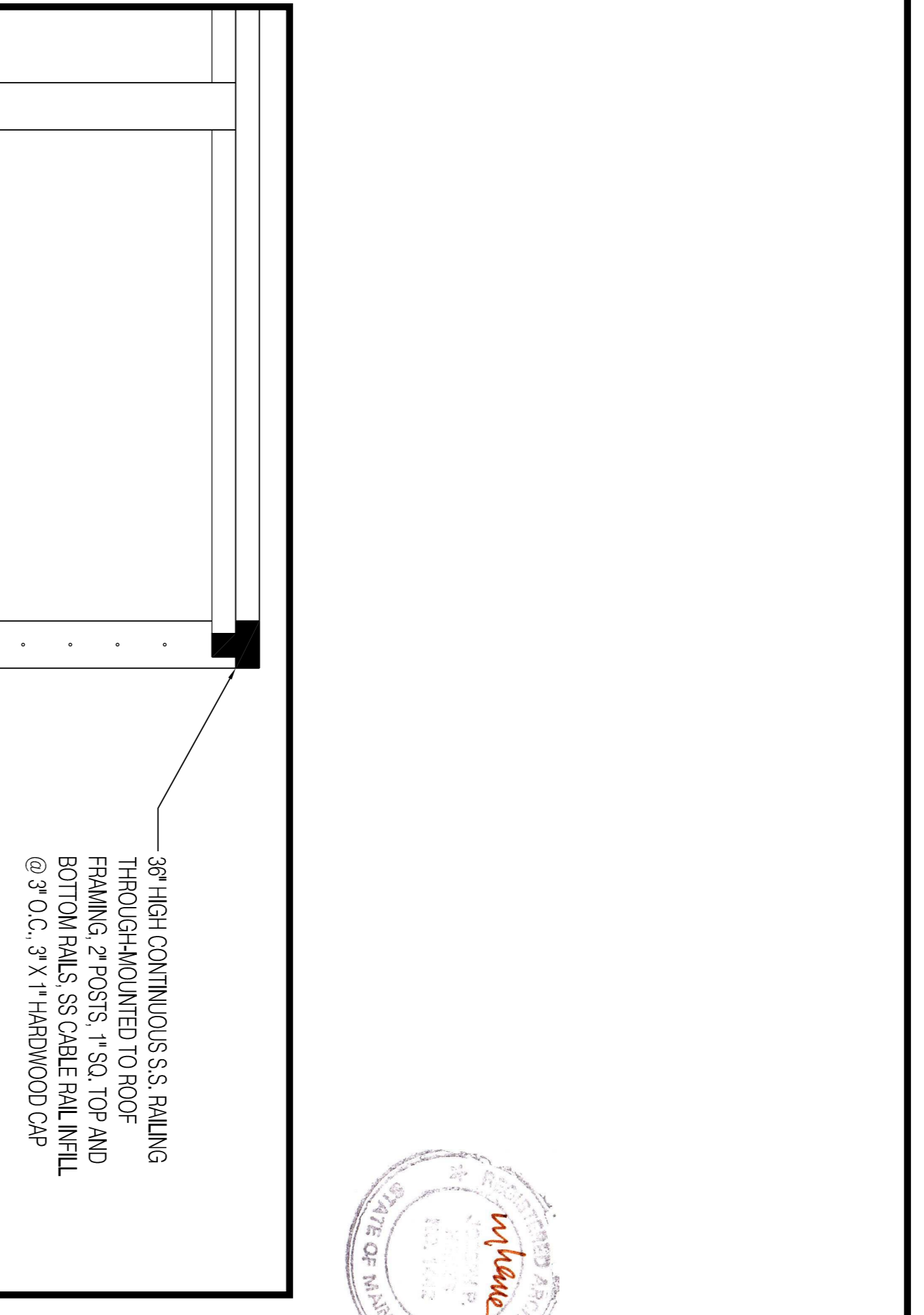
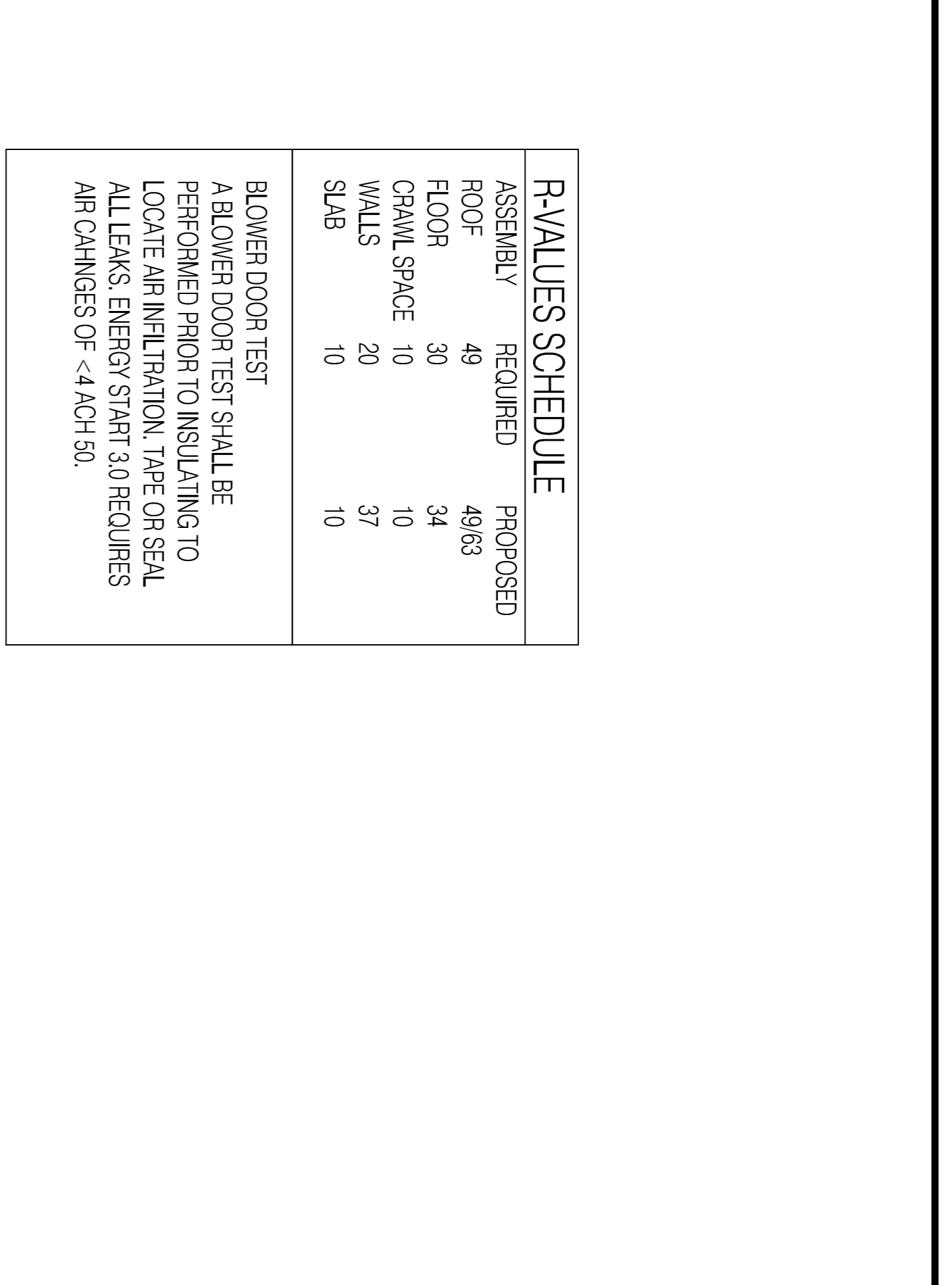
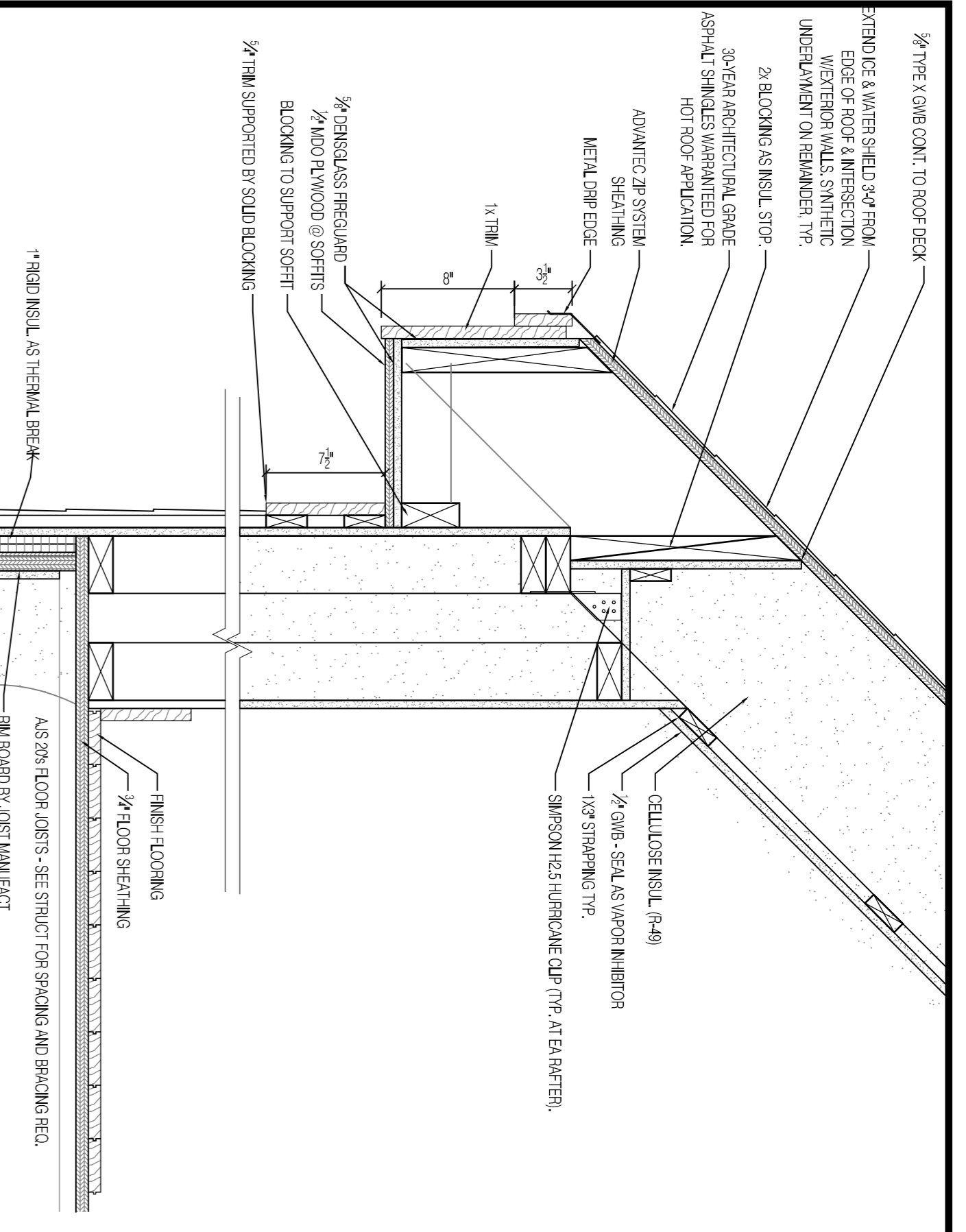


FOAMING ADVANTAGE:  
PROVIDES A TENSILE STRIP OF MINIMUM 12 INCH (12.7MM)  
GRANULAR WADERSHED OR AMATEX THAT IS TESTED IN  
ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF  
BOTH THE TEMPERATURE TRANSMISSION TEST AND THE  
INSIGHT FIRE TEST OF NFPA 275.

8'-4 1/8"  
B.O. SLAB MIN.

SCALE: 3/8" = 1'-0"  
0 1'-4" 2'-8" 5'-4"





R-VALUES SCHEDULE		
ASSEMBLY	REQUIRED	PROPOSED
ROOF	49	49/63
FLOOR	30	34
CRAWL SPACE	10	10
WALLS	20	37
SLAB	10	10

**BLOWER DOOR TEST**  
 A BLOWER DOOR TEST SHALL BE PERFORMED PRIOR TO INSULATING TO LOCATE AIR INFILTRATION. TAPE OR SEAL ALL LEAKS. ENERGY START 3.0 REQUIRES AIR CAHNIGES OF < 4 ACH 50.



**PROSPECT**  
**DESIGN**  
 159 FORE ST PORTLAND, ME  
 www.prospectdesign.me  
 T: 207-749-7400

MONUMENT STREET  
 30 MONUMENT ST  
 PORTLAND, ME

SECTION DETAILS  
**CONSTRUCTION SET**

SHEET TITLE  
 REVISION  
 DRAWN BY: BS  
 DATE: October 17, 2014

A-302







# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

### Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a *legal signature* per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

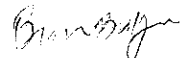
I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are *paid in full* to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland  
Inspections Division  
389 Congress Street, Room 315  
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. *After all approvals have been met and completed, I will then be issued my permit via e-mail.* No work shall be started until I have received my permit.

Applicant Signature:  Date: 3.12.15

I have provided digital copies and sent them on:  Date: 3.12.15

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means via thumb drive or CD to the office.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-89



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 03/19/15



## Jeanie Bourke - Re: 30 Monument St. Bp#2014-02773

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**From:** Jeanie Bourke  
**To:** Brewster Buttfield  
**Date:** 3/6/2015 1:29 PM  
**Subject:** Re: 30 Monument St. Bp#2014-02773  
**CC:** George Froehlich; Jamie Isaacson; Tammy Munson; Tom Landry

---

Good Afternoon Brewster,

Thank you for providing these changes and details. I have reviewed the information, see my comments below in red. This will need to be submitted formally as an amendment to the original permit. The application is the Residential Alterations/Additions, and you can reference the permit in the description along with the additional changes.

My suggestion is that you prepare the plans for the amendment and we meet next week to more comprehensively review the complete set. I am available on Mon. or Wed. afternoon between 1-3:30, let me know.

Additional details can be made prior to the submittal. To be consistent with the "Fast Track" approval, this set will also need to be stamped. Keep in mind that there is no guarantee that code issues won't arise in the field that will need to be addressed.

Thanks,  
Jeanie

>>> Brewster Buttfield <brewster@prospectdesign.me> 3/5/2015 5:32 PM >>>

Jeanie

Attached are revised sheets that address all the issues listed in your email.

1. The NW wall is detailed as a one hour wall and labeled as UL U340 **This detail will need to be included on the plans for this wall type and include compliance with test UL 236 or ASTM E 119 with exposure from both sides. Also include continuance of the fire resistance for the eave projection per Table 302.1. Venting of the roof is allowed if applicable.**
2. The window quantity is actually the same if you can the original basement windows (see photo below). The actual area of glass is reduced in the proposed plan by 17 sq.ft. This is shown on the existing and proposed elevation drawings. **This is acceptable.**
3. An updated plan for the deeper basement is a new sheet, A-103. It shows the required egress well, the stairs to basement instead of a hatch and the required thermal barrier for the insulation. **This, as well as any other changes need to be updated on all associated plans, ie. sections, etc.**
4. I have detailed larger landings on the two entries. **Ok. Regarding the naming of the floors, the "lower level" floor is confusing as this is essentially an on-grade floor, thus the actual "1st floor". Accordingly, the stories would go basement, 1st, 2nd, 3rd and penthouse/roof deck. This is not being considered a story as the area is not habitable at less than 70 SF, per Sec. 304.2.**



Let me know if you need any more information. I would like to settle these four issues and then sit down with you for a project review so no other issues arise later. I will make time available at your earliest convenience.

Thank you, Brewster



On Tue, Mar 3, 2015 at 2:48 PM, Jeanie Bourke <[JMB@portlandmaine.gov](mailto:JMB@portlandmaine.gov)> wrote:

Hi Brewster,

With all due respect, this is a new building and is required to be built per the requirements of the IRC 2009 for new construction. While this application meets the eligibility requirements for the expedited "Fast Track" review process, the associated building code complications would warrant a preliminary discussion with the Building Division. I am not aware of this request, did you have a meeting with any building officials during the design phase of this project?

I question the reference to the fire separation requirements. The minimum *Fire Separation Distances* are per Table R302.1 and the definition in Ch. 2. In this case it is the distance to the interior lot line or property line, not to structures on adjacent lots. Building codes take precedence regardless of zoning or planning standards.

I researched the 2012 code you referenced using the new Table for sprinkled buildings. As the footnote states this is specifically for all adjacent buildings in a subdivision. This is not the case and therefore it cannot be used in this situation.

After the field inspection and subsequent overview of the plans, the following items have come to our attention and need to be addressed as soon as possible to avoid a stoppage of work on this project.

1. Provide a 1 hour exterior wall detail, rated from both sides per Table 302.1 and UL 263 for the northeast wall.
2. Provide the percentage of glazing & openings of the existing and proposed northeast wall. With this



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information we can understand the amount of increase.

3. Based on the field inspection by George for the footings, it was confirmed with the contractor that the house will have a full basement. If this is correct, an amendment is required for this change and should include the access and emergency escape and rescue opening.

4. It appears there is no compliant floor elevation/landing at both sides of the exterior doors per Sec. 311.3. This is also a requirement for other exterior doors, Sec. 311.3.2 when there are more than 2 risers as is shown on the plans.

Thank you for addressing these issues, let me know if you have any questions.

Jeanie

*Jeanie Bourke*  
*CEO/LPI/Plan Reviewer*

**City of Portland**  
**Planning & Urban Development Dept./ Inspections Division**  
**389 Congress St. Rm 315**  
**Portland, ME 04101**

[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)

**Direct: (207) 874-8715**

**Office: (207) 874-8703**

**Permit status can be viewed at: <http://www.portlandmaine.gov/792/Permit-Status>**

>>> Brewster Buttfield <[brewster@prospectdesign.me](mailto:brewster@prospectdesign.me)> 3/2/2015 10:12 AM >>>

Jeanie

I am writing to follow up on my call last week and to list out my rationale for why windows should be allowed on the northeast wall of the building at single family residence at 30 Monument Street.

This project began as a renovation of the existing building on this narrow lot and evolved, as it advanced through the permit approval process and also in meeting the goals of the new owner, into a complete re-construction from ground up. It was permitted on the basis of an expansion of the existing structure. This allowed us to add more, taller volume while greatly reducing the lot coverage. The City's planning department's design guidelines were also met with the proposed facade fenestration. The code threshold for distances predicates sprinkler protection as this is a requirement of the code that was deleted by MUBEC.

The lot is 34 feet wide and the existing building was right on the northeast property line and the new construction is held back 1'-4" from the northeast property line. There were originally 3 windows on this face and we are proposing 6. The code calls for a one hour wall with no openings. The current separation between buildings is about 13'. If the abutting property was rebuilt to the new proposed zoning 5" setback, the buildings could be as close as 6'-4" apart but the new building would need to be sprinkled. Table 302.1 (2) of the IRC 2012 would allow unlimited openings in a 1 hour wall with 3' separation and unlimited openings in a 0 hour wall if both buildings are sprinkled and there is a 6' separation between buildings.

Taking these in to consideration, I argue we are meeting the intent of the rules with a one hour wall and the 6 unprotected openings we are proposing.

Thank you for your time. I look forward to hearing from you.

Brewster

--

Brewster Buttfield | Prospect Design | 207.749.7400

[www.prospectdesign.me](http://www.prospectdesign.me)

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city



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employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

--

Brewster Buttfield | Prospect Design | 207.749.7400

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2015-00475  
016-2010001

# General 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.

Address/Location of Construction: 30 Monument Street		
Total Square Footage of Proposed Structure:		same
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 16-E-10	Applicant Name: Brewster Buttfield Address 58 Fore Street City, State & Zip: Portland, ME 04101	Telephone: 207-749-7400 Email: brewster@prospectdesign
Lessee/Owner Name: Rich Robinov (if different than applicant) Address:  City, State & Zip: Portland, ME Telephone 207-747-9084 E-mail:	Contractor Name: Cornerstone Build (if different from Applicant) Address: 100 Congress St. City, State & Zip: Portland, ME 04101 Telephone 207-939-0185 E-mail:	Cost Of Work: \$ C of O Fee: \$ Historic Rev \$ Total Fees : \$ 69.00
Current use (i.e. single family) <small>single family</small> If vacant, what was the previous use? Proposed Specific use: <small>single family</small> Is property part of a subdivision? ___ If yes, please name _____ Project description: This is an addendum to permit number BP# 2014-02773. Addition of finished basement, emergency egress well and details on one hour wall.		
Who should we contact when the permit is ready: Brewster Buttfield, Prospect Design LLC		
Address: 58 Fore Street		
City, State & Zip: Portland, ME 04101		
E-mail Address: brewster@prospectdesign.me		
Telephone: 207-749-7400		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at <http://www.portlandmaine.gov/754/Applications-Fees> or stop by the Inspections Division 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:	Date: 2015-10-33 --4	Date: 3-12-15
------------	----------------------	---------------

This is not a permit; you may not commence ANY work until the permit is issued.



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Date: 03/19/15



Jeff Levine, AICP, Director  
Planning & Urban Development Department

Tammy Munson, Director  
Inspections Division

## Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost  
This is not a Permit; you may not commence any work until the Permit is issued.

389 Congress Street \* Portland Maine 04101-3509 \* Phone: (207) 874-8703 \* Fax: (207) 874-8716  
<http://www.portlandmaine.gov/planning/buildinsp.asp> \* E-Mail: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)





STATUTORY WARRANTY DEED

THAT, **Monument LLC**, a Maine Limited Liability Company, with a principal place of business in the City of Portland, County of Cumberland and State of Maine, with a mailing address of **100 Congress Street, Portland, ME 04101**,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

**Richard Robinov**, of the City of Portland, County of Cumberland and State of Maine, with a mailing address of **35 Buttonwood Lane, Portland, ME 04102**,

A certain lot or parcel of land, with the buildings and improvements thereon, situated in the City of **Portland**, County of **Cumberland** and State of Maine, bounded and described in Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to Grantor herein by deed of Charles A. Fortin dated February 26, 2014 and recorded at the Cumberland County Registry of Deeds in Book 31356, Page 193.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland

IN WITNESS WHEREOF, the said Monument, LLC has caused this instrument to be signed and sealed by Tom Landry, its Manager, thereunto duly authorized this 2nd day of October, 2014.

**Monument, LLC**

By: \_\_\_\_\_  
Name: Tom Landry  
Its Manager



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Inspections Division  
Approved with Conditions

Date: 03/19/15

STATE OF MAINE  
CUMBERLAND, SS.

Date: October 2, 2014

Then personally appeared the above-named Tom <sup>Landry</sup> ~~Atorney~~  
Manager of Monument, LLC as aforesaid and acknowledged the foregoing  
instrument to be his/her/their free act and deed in his/her/their said capacity and the free  
act and deed of said limited liability company.

Before me,



Attorney at Law/~~Notary Public~~ #3453

My Commission Expires:

Print Name Alan F. Wolf





**EXHIBIT A**

A certain lot or parcel of land, with the buildings thereon, situated on the Southeasterly side of Monument Street in said Portland, bounded and described as follows:

Beginning on said street at a point distant ninety (90) feet northeasterly from the easterly corner of Monument and St. Lawrence Streets; thence running northeasterly by Monument Street thirty-four (34) feet, more or less, to land now or formerly of Jeremiah Hacker; thence Southeasterly by said Hacker land seventy (70) feet, more or less, to a point which would meet a line drawn from St. Lawrence Street three (3) feet from the northwesterly side of the house now or formerly owned by John Rice to said Hacker land; thence southwesterly on said line thirty-four (34) feet, more or less, to land now or formerly of Samuel L. Carleton; thence northwesterly seventy (70) feet, more or less, to the point of beginning.

Also hereby conveying that certain easement given to Amy E. Stockbridge by Edmund L. Shaw and Dorothy R. Shaw by deed dated September 25, 1970 and recorded in said Registry of Deeds at Book 3144, Page 765.



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