

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DIVISION

PERMIT

Permit Number: 040155

This is to certify that English Nancy/n/a

has permission to Single Family dwelling, create new lot

AT 49 Park Ave 036 D004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in.
HEAVY NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

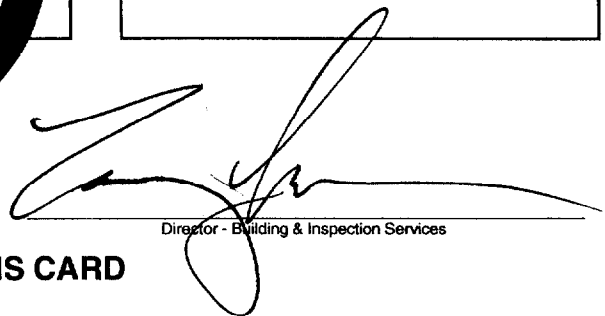
Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name



Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 44 PARK AVE

CBL: 036- D-004-001

Issued to: SIEGFRIED, DAVID

Date Issued: 10/24/2012

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. 2012-09-5051-UI, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-3
SINGLE FAMILY DWELLING
TYPE 5-B
BOCA/1999

Approved:
10-24-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0155	Issue Date: MAR 25 2004	CBL: 036 D004001
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Location of Construction: 40 Park Ave	Owner Name: English Nancy	Owner Address: 40 Park Ave	Phone: 207-773-2847
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone: CITY OF PORTLAND
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: R-6

Past Use: Vacant / Carriage House	Proposed Use: Single Family dwelling, create new lot	Permit Fee: \$996.00	Cost of Work: \$100,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB BOCA 1999	

Proposed Project Description: Single Family dwelling, create new lot	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 02/20/2004	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>using sec 14-33 for bldgs existing</i> <input type="checkbox"/> Wetland <i>AS-6 11/40 to</i> <input type="checkbox"/> Flood Zone <i>panels allow invasion to a single tank</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2004-0023</i> <input type="checkbox"/> Major <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>03/15/04</i>	Date: _____	Date: _____

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0155	Date Applied For: 02/20/2004	CBL: 036 D004001
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Location of Construction: 44 Park Ave	Owner Name: English Nancy	Owner Address: 40 Park Ave	Phone: 207-773-2847
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	

Proposed Use: change of use from carriage house to Single Family dwelling, create new lot	Proposed Project Description: Single Family dwelling in former carriage house, create new lot
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/15/2004

Note: 3/5/04 back to Karen to redo the permit - this is an existing carriage house that is being converted to a single family. They are not building new - needs the same site plan stuff

3/12/04 spoke to Nancy English who needs to supply documentation that this carriage house existed as of 1/1/40

- she will get

3/12/04 received info showing that the carriage house existed in 1924

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling after the issuance of this permit. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 03/24/2004

Note: rec'd fax from architect addressing remaining issues - ok to issue

Ok to Issue:

Comments:

3/17/2004-tmm: Called owner and faxed copy of plan review sheets. Missing some info.

3/24/2004-tmm: rec'd fax from architect addressing remaining issues - ok to issue

2/25/2004-gg: pdf file has been included with permit package. /gg

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>42 Park Ave</u>		
Total Square Footage of Proposed Structure <u>1500 sq</u>	Square Footage of Lot <u>5,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>36</u> Block# <u>D</u> Lot# <u>004</u>	Owner: <u>NANLY ENGLISH</u>	Telephone: <u>773-2847</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>NANLY ENGLISH</u> <u>773- 40 PARK AVE.</u> <u>2847 PORTLAND</u>	Cost Of Work: \$ <u>100,000</u> Fee: \$ <u>Bkly Fee 699.00</u>
Current use: <u>Vacant</u>	<u>Carriage House</u>	<u>Cost 175.00</u>
If the location is currently vacant, what was prior use: <u>Carriage House</u>		<u>699.00</u>
Approximately how long has it been vacant: <u>20 yrs?</u>		
Proposed use: <u>Single family residence</u>	Project description: <u>Renovate and provide utilities to change shell to home.</u>	<u>Site 300</u> <u>26' 10" X 32' 8"</u>
Contractor's name, address & telephone:		<u>Total 1296.00</u>
Who should we contact when the permit is ready: <u>Nancy English</u>		
Mailing address: <u>40 PARK AVE.</u> <u>PORTLAND, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>773-2847</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date:
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**

Applicant: Nancy English

Date: 3/12/04

Address: 40 PARK AVE

C-B-L: 36-D-4-5-6

CHECK-LIST AGAINST ZONING ORDINANCE

Permit # 04-0155

Date - Existing carriage house as of 1/1/40

Zone Location - R-6

26'10" x 32'8"

Interior or corner lot -

Proposed Use/Work - conversion from a carriage house to a single family dwelling unit using Sec 14-433

Sewage Disposal - City

Lot Street Frontage - 40' min - 50' max

Front Yard - 10' - 10' + min

Rear Yard - existing legal nonconformity

Side Yard - existing legal nonconformity on right - new left side of showing 11.1' at close of

Projections -

Width of Lot - 50' min - 50.06'

Height - existing 15' max - 27' scaled to top

Lot Area - 4,500 sq ft - 5017.2 sq ft given

Lot Coverage/ Impervious Surface - 50% max or 2508.6 sq ft

Area per Family - 4,500 sq ft

Off-street Parking - 2 req for New - 2 for ~~old~~ exists single -> 4 spaces

Loading Bays - N/A

Site Plan - minor/minor - 2004-0023

26.83 x 32.66 = 876.29 sq ft

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

Not a subdivision, dividing into 2 parcels

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Way Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

3/26/04
Date

[Signature]
Signature of Inspections Official

3/29/04
Date

CBL: 036 D004

Building Permit #: 04 0155

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

2004-0023

Application I. D. Number

02/20/2004

Application Date

~~42 Park Ave.~~

Project Name/Description

English Nancy

Applicant

40 Park Ave, Portland, ME 04101

Applicant's Mailing Address

DRC Copy
Street Address
#44

40 - 40 Park Ave, Portland, Maine

Address of Proposed Site

036 D004001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot

Other (specify) carriage house to single fam.

1500 sf

5000 sq. Ft.

R-6

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan
(major/minor)

Subdivision
of lots _____

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional
Use (ZBA/PB)

Zoning Variance

Other _____

Fees Paid:

Site Plan

\$250.00

Subdivision

Engineer Review

\$50.00

Date 02/20/2004

Final Status:

Approved

Reviewer Jay Reynolds

Denied

Approval Date 03/15/2004

Approval Expiration 03/15/2005

Extension to _____

Condition Compliance

Jay Reynolds

03/15/2004

signature

date

Additional Sheets
Attached: E T V E L

MAR 15 2004

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

_____ date

_____ amount

_____ expiration date

Inspection Fee Paid

_____ date

_____ amount

Building Permit Issue

_____ date

Performance Guarantee Reduced

_____ date

_____ remaining balance

_____ signature

Temporary Certificate of Occupancy

_____ date

Conditions (See Attached)

_____ expiration date

Final Inspection

_____ date

_____ signature

Certificate Of Occupancy

_____ date

Performance Guarantee Released

_____ date

_____ signature

Defect Guarantee Submitted

_____ submitted date

_____ amount

_____ expiration date

Defect Guarantee Released

_____ date

_____ signature

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2004-0023

Application I. D. Number

02/20/2004

Application Date

42 Park Ave.

Project Name/Description

English Nancy

Applicant

40 Park Ave, Portland, ME 04101

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

40 - 40 Park Ave, Portland, Maine

Address of Proposed Site

036 D004001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 **Your new street address is #44 PARK AVENUE**, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 **NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.**

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Building Copy**

2004-0023

Application I. D. Number

2/20/2004

Application Date

English Nancy

Applicant

40 Park Ave, Portland, ME 04101

Applicant's Mailing Address

42 Park Ave.

Project Name/Description

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

40 - 40 Park Ave, Portland, Maine

Address of Proposed Site

036 D004001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) carriage house to single fam.

5000 sq. Ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 2/20/2004

Building Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance

signature

date

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

WARRANTY DEED

Nancy English, of Portland, County of Cumberland, State of Maine, for valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to _____ as joint tenants, and to their heirs and assigns forever, with Warranty Covenants, a certain lot or parcel of land more particularly described as follows:

A certain lot or parcel of land, together with any buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, being bounded and described as follows:

Beginning at a point on the southerly sideline of Park Avenue that is one hundred eight feet (108.0') from the intersection of the easterly sideline of State Street with the southerly sideline of Park Avenue; thence turning and running South 86° 00'00" East fifty and six one-hundredths feet (50.06') along the southerly sideline of Park Avenue to a point on the southerly sideline of Park Avenue; thence turning and running South 1° 15'18" West one hundred and twelve one-hundredths feet (100.12') to a point on a line indicated by a concrete and stone wall with a chain link fence on top; thence turning and running North 86° 00' 24" West fifty and six one-hundredths feet (50.06') to a point; thence turning and running North 1° 15' 18" East one hundred and thirteen one-hundredths feet (100.13') to the point of beginning.

Meaning and intending to convey, and hereby conveying, a portion of the premises consisting of the carriage house lot, included within a description in a Warranty Deed from Theodore V. Musgrave and Cheryl A. Musgrave to Grantor herein, dated November 24, 1999, and recorded in the Cumberland County Registry of Deeds at Book 15192, Page 279.

To have and to hold the aforementioned and bargained premises, with all privileges and appurtenances thereof, to _____ to them and their use forever.

WITNESS my hand and seal this _____ day of _____, 200__

Witness

Nancy English

STATE OF MAINE
CUMBERLAND, SS.

DATE: _____

Personally appeared the above-named Nancy English and acknowledged the foregoing instrument to be her free act and deed.

Notary Public/Attorney at Law

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Nancy English</u>	FROM: <u>T Munson</u>
FAX NUMBER: <u>781-2060</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: _____	RE: <u>Park Ave</u>
DATE: <u>3/17/04</u>	<u>874-8706</u>

Comments:

40 Park Ave 36-D-4

Nancy English
773-2847
left message

Soil type/Presumptive Load Value (Table 401.4.1)		
Inspector	Plan Reviewer	Inspector Date/Initials
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK	
Foundation Drainage Dampproofing (Section 406)	Not shown - Crawlspace?	Existing
Ventilation (Section 409.1) Crawls Space ONLY	Not shown if shown	2-10" x 48" existing windows - historical OK
Anchor Bolts/Straps (Section 403.1.4)	OK	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	OK	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	OK	3-2x12's 9' span - 1st flr - OK Steel Beams - OK Stamped
Sill/Band Joist Type & Dimensions	OK	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	OK	Stamped Plans
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	OK	

(C)
(P)

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	OK	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	OK	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	existing	
Fastener Schedule (Table 602.3(1) & (2))	OK	
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	N/A	
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	N/A	
Egress Windows (Section 310)	16' SF door - OK	
Roof Covering (Chapter 9)	existing	
Safety Glazing (Section 308)	Need in stairs - OK see memo	
Attic Access (BOCA 1211.1)	N/A	
Draft Stopping around chimney	N/A	

6

New dormer + awning windows - Header size?

4
8

Header Schedule	existing -	See
Type of Heating System	NOT SHOWN	Memo
Stairs		
Number of Stairways 2		
Interior 2		
Exterior 0		
Treads and Risers 10" T (Section 314) 7 3/4" R + 7 5/8" R		
Width - 3' + shown - SHOWN		
Headroom 2 → NOT SHOWN - 7'-0" OK		
Guardrails and Handrails (Section 315) "low wall" - minimum - 36" - OK		See memo
Smoke Detectors Location and type/Interconnected	NOT SHOWN -	OK -
Plan Reviewer Signature		

See Chimney Summary Checklist

19 Interior framing - Not shown - OK 2x4 is non-bearing
 20 Are dormers existing or new? - existing - OK



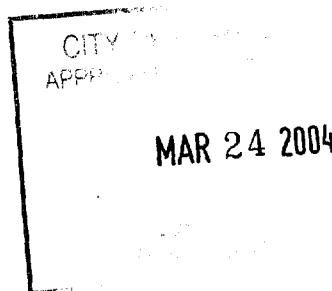
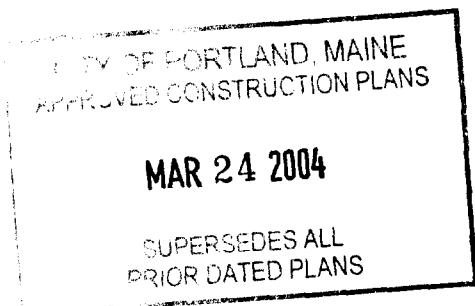
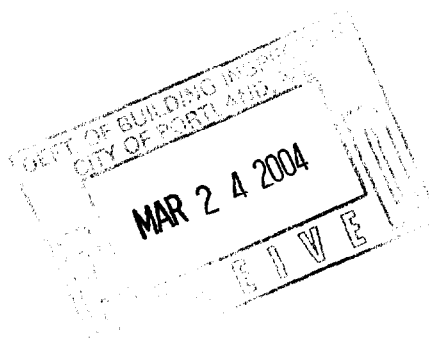
Date: March 23, 2004
 To: Tammy Munson
 City of Portland, Inspection Services
 Fax: 874-8716

From: Ted Vedock

Regarding: 40 Park Street

Page: 1 of 2

Comments: Following, please find a memo addressing your concerns with the building permit for 40 Park Street. Please call if you have any further concerns.



Cc: Nancy English
 Nancy Barba
 File

Prmt	Text93	5244	Constr Type	New	Num1	2
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Permit Nbr	04-0155	Location of Construction	44	Park Ave	Appl. Date	
Status	Hold	Permit Type	Single Family		Issue Date	
CBL	036 D004001	District Nbr	2	Estimated Cost	\$100,000.00	Date Closed

Comment Date	Comment	Name	Follow Up Date	Completed
03/17/2004	Called owner and faxed copy of plan review sheets. Missing some info.	tmm		
02/25/2004	pdf file has been included with permit package. /gg	gg		

CreatedBy	gg	CreateDate	02/25/2004	ModBy	tmm	ModDate	03/17
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From: Marge Schmuckal
To: Jay Reynolds; Sarah Hopkins
Date: Fri, Mar 12, 2004 5:02 PM
Subject: 40 Park Ave - carriage house to single family

I thought that Jay might have had this application to convert a pre-1940 carriage house into a single family - but I am not sure.

Anyway - is it ready to sign off? - Zoning is ok

Marge

Sec. 14-433. Lots of record and accessory structure setbacks for existing buildings.

Any lot of record as of June 5, 1957, and held under separate and distinct ownership from adjacent lots and having a street frontage of forty (40) feet, or to which a means of access has been previously approved by the City Council as provided elsewhere in this article, may be considered a buildable lot in any residential zone except as provided below for island residential zones, with a minimum lot size of five thousand (5,000) square feet, except that a lot in the R-6 zone may have a minimum lot size of three thousand (3,000) square feet, provided that the applicable yard dimensions can be met.

A lot in the R-1, R-2, R-3, R-4, R-5, R-5A or R-6 zones that was described in a subdivision plat approved by the Planning Board after June 5, 1981, or a lot of record that conformed to the applicable lot size requirement, lot width and street frontage as of June 5, 1984, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

Where such a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side and rear yards, provided that the normal applicable yard requirements cannot be met provided, however, that less restrictive zoning requirements which meet the requirements contained within 14-139(2) for residential small lot development shall apply:

a. R-1, R-2:

Rear yard: Ten (10) feet.

Side yard: Five (5) feet.

b. R-3, R-4, R-5, R-5A, R-6:

Rear yard: Five (5) feet.

Side yard: Five (5) feet.

Any detached or accessory structure in the R-4 or R-6 zones, with a ground coverage exceeding two hundred fifty (250) square feet and which was in existence on January 1, 1940, may be converted to dwelling uses without meeting front, side or rear yard set backs, provided there is no enlargement of any nonconforming portion of the existing building footprint and provided the conversion will conform to the minimum area per dwelling unit.

Any lot of record as of July 15, 1985, and held under separate and

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	036 D004001
Location	40 PARK AVE
Land Use	SINGLE FAMILY
 Owner Address	 ENGLISH NANCY 40 PARK AVE PORTLAND ME 04101
 Book/Page	 15192/279
Legal	36-D-4-5-6 PARK AVE 34-44 15000 SF

Valuation Information

Land	Building	Total
\$49,250	\$86,520	\$135,770

Property Information

Year Built 1907	Style old style	Story Height 2	Sq. Ft. 2220	Total Acres 0.344		
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 8	Attic Unfin	Basement Full	

Outbuildings

Type GARAGE-MAS	Quantity 1	Year Built 1900	Size 29X36	Grade B	Condition P
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Sales Information

Date 11/29/1999 03/01/1992	Type LAND + BLDING LAND + BLDING	Price \$199,000 \$71,000	Book/Page 15192-279 09989-009
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Picture and Sketch

Picture Sketch

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



LIGHTING AND VENTILATION CALCULATIONS

DESCRIPTION	AREA (SQ. FT.)	
FIRST FLOOR		
LIVING/KITCHEN	700.00	
<i>VENTILATION</i>	FACTOR	0.04
	REQUIRED (SQ. FT.)	28.00
	EXISTING (SQ. FT.)	14.71
	PROPOSED (SQ. FT.)	50.02
	TOTAL	64.74
		36.74 sq. ft. greater than required
<i>LIGHTING</i>	FACTOR	0.08
	REQUIRED (SQ. FT.)	56.00
	EXISTING (SQ. FT.)	45.77
	PROPOSED (SQ. FT.)	56.41
	TOTAL	102.18
		46.18 sq. ft. greater than required
SECOND FLOOR		
BATHROOM	71.00	
BEDROOM	530.00	
TOTAL	601.00	
<i>VENTILATION</i>	FACTOR	0.04
	REQUIRED (SQ. FT.)	24.04
	EXISTING (SQ. FT.)	33.10
	PROPOSED (SQ. FT.)	0.00
	TOTAL	33.10
		9.06 sq. ft. greater than required
<i>LIGHTING</i>	FACTOR	0.08
	REQUIRED (SQ. FT.)	48.08
	EXISTING (SQ. FT.)	48.51
	PROPOSED (SQ. FT.)	0.00
	TOTAL	48.51
		0.43 sq. ft. greater than required

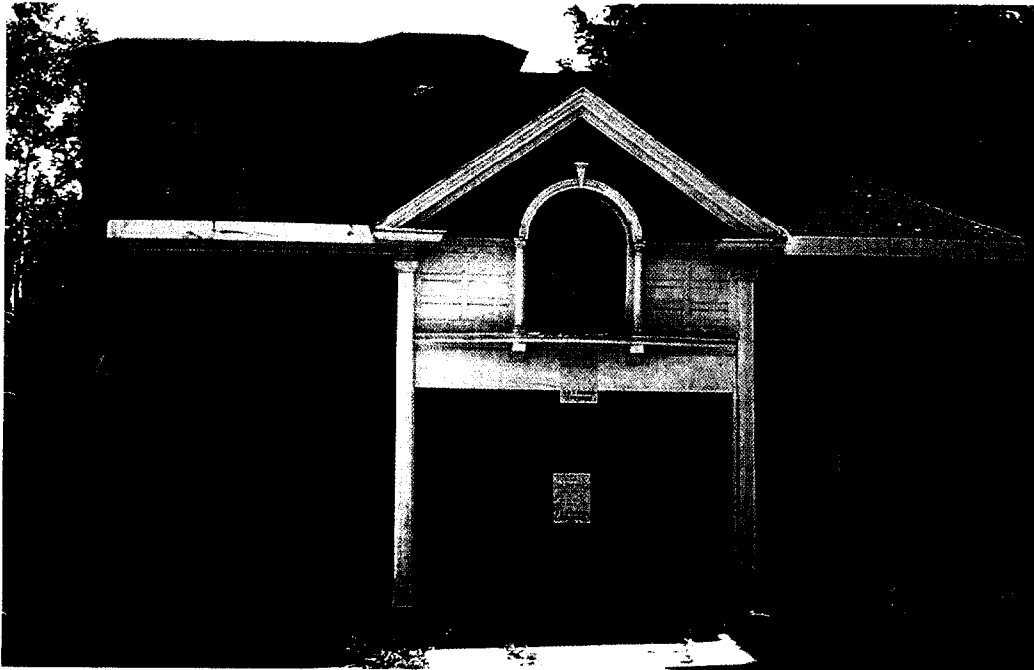
NOTE: Floor Area calculations do not include stairs, storage and closets.

CARRIAGE HOUSE CONVERSION

42 Park Avenue
Portland, Maine 04102

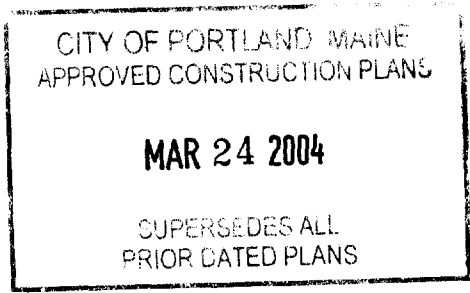
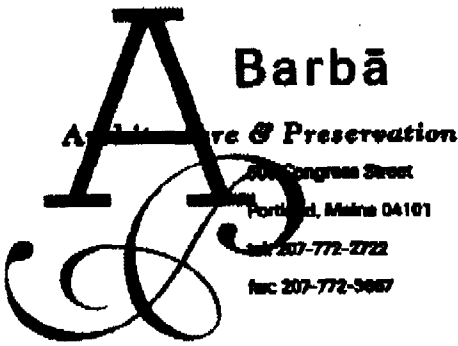


EAST ELEVATION



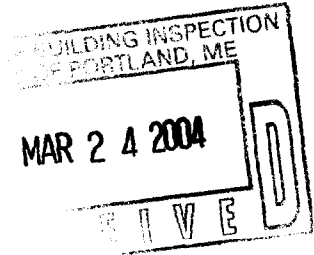
NORTH ELEVATION

CARRIAGE HOUSE CONVERSION
42 PARK AVENUE
PORTLAND, MAINE 04102



MEMORANDUM

TO: Tammy Munson
FROM: Ted Vedock
DATE: March 24, 2004
RE: 40 Park Avenue, building permit



COMMENTS:

Please find the following answers to your questions dated 3/17/04 regarding the building permit application by Nancy English for the project at 40 Park Street:

1. Foundation Drainage Dampproofing – Foundation and any drainage is existing, and is not being modified as part of this project.
2. Ventilation – A full basement exists, but is not an occupied space. Two windows currently exist within the granite foundation, on opposite ends of the basement, and measure 10" x 48". No work is planned for the basement.
3. Safety Glazing – Safety glazing will be provided in the following locations:
 - a. The two square windows in the stair at the rear of the building
 - b. Glazing in front door
 - c. Glazing in Awning window adjacent to front door
 - d. Glazing in the second floor egress door
4. Header schedule – Headers to be as follows:
 - a. Header at new double hung: Wall is 3 wythes of brick. Outer wythe will be a stone or precast conc. header, and inner 2 wythes will be supported by (2) 4" x 3 1/2" x 5/16" angles.
 - b. Header at new awnings and front door: This is an existing header.
5. Headroom – Low wall at second floor is to be located to provide minimum 7'-0" clear in stair.
6. Guard and Handrails – Handrails will be provided in the stair at 36" above the leading edge of the tread, and the "Low wall" at the second floor will be 42" above finished floor.
7. Smoke Detectors – A minimum of one smoke detector will be provided on each level, including the existing basement.
8. Heating system – Forced hot water system, with either direct gas line from street, or single oil tank located in the basement.
9. Interior framing – all interior framing to be 2x4 wood studs, minimum.

OK only! Bedroom

Marge Schmuckal—
 This is a copy of a
 1924 photograph (date on
 bottom) of the carriage
 house at (42-44)
 Park Avenue, showing
 proof of its construction
 before 1940, from the
 Portland Assessor's files.
 Thank you.

Nancy English
 40 Park Ave.
 773-2847

Street Park Ave No 42-44
 Block 36 Lot 4
 Use of Bldg. _____ Name _____
 Tenants and Rooms _____
 Rentals _____
 Age _____
 Condition of Repair _____

Class	Exterior	Plumbing
Bungalow	Clapboards	Common
Single House	Siding	Individual
Two family	Shingles	Open
Three family	Stucco	Set tubs
Apartment	Paper	Finish
Store Building	Tapestry Brick	Plain
Office "	Com. Brick	Hardwood
Factory "	Galv. Iron	Halls
Storage "	Stone	Wood
Stables	Terra Cotta	Terrazzo
Garage, private	Concrete	Marble
Garage, public	Heating	Roof — Roofing
Theatre	Stove	Shingle
Club House	Furnace	Slate
Cottage	Hot Water	Gravel
	Steam	Prepared
Foundation	Light	Asbestos
Brick	Oil	Flat
Stone	Gas	Hip
Concrete	Electric	Gable
Pile		Dormers
Basement	Floor	Windows
Full	Common	Plain Glass
Cement Floor	Hardwood	Wire Glass
Waterproof	Re-Concrete	Shutters
Construction	Concrete Slab	Miscellaneous
Frame	Waterproof	Elevator
Brick	Ceiling	Sprinkler
Tile	Plaster	Fire Escape
Dioc. "	Metal	Refrigerator
Stucco	Panelled	Vacuum Cleaner
Cast concrete	Rough	Safes and Vaults
Mill		Telephone Equip.
Steel Frame		

Ground Area 1009 Height 21
 Cubic Feet 21183 Unit 13 cts
 Utility Dep. 77
 Dep. 77 Per cent.
 Sound Value, \$ 625

Land 5066 Corner _____ Interior _____ Alley _____
 Front _____ Depth _____ ft

COMPUTATION

Area	Multiplier	Coefficient	Year	Unit	Coefficient	Land Value
			19			3350



Surveyed by _____
 (Remarks on other Side)



CITY OF PORTLAND, MAINE

Department of Building Inspections

Feb 10 2011

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: _____

Check #: _____

Total Collected \$ 1,000.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

8/11/05 Did framing + Plumbing inspection
on test air OK JMB

9/17/05 Electrical OK. GRAMM, done
by m wing. OK to proceed JMB

11/16/05 Met w/ David S @ City Hall to discuss requirements for
The CO. As This is owner occupied dwelling. There will
be several cosmetic or finish trim details not completed,
but advised all life safety codes must be met. The
Secors FC both fixtures must be hooked up, but lines
will be capped. JMB Advised to contact Jay R.
Also Bulkhead stairs were not installed so the CO should
condition that the basement is not habitable JMB

1 WORKING BATH, SEVERAL SWITCHES/BOX NEED TO BE FINISHED,
NO PAINT BARE SUB-FLOOR, EXPOSED LINES, NO TRIM, - MISSING FACIA
NEEDS TO BE RETURNED, EXTENSIVE @ WINDS NEED TO BE IN BOX, EXTENSIVE WORK
JMB
and EXPRESS VERAL DANGER