



CITY OF PORTLAND, MAINE

Department of Building Inspections

Oct 26 2015

Proposed Name: Drain Reservoir
Location of Work: Portland St

Cost of Construction \$ _____

Permit Fee \$ _____

Building (UL) Plumbing (PS) _____ Electrical (ES) _____ Site Plan (UZ) _____

Other _____

CBI: 054 0004

Check #: CC Total Collected \$ 156.00

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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1566	Issue Date: 10/26/2005	CBL: 054 C004001
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Location of Construction: 1 Russell St	Owner Name: Rod & Diane Robertson	Owner Address: 1 Russell St	Phone: 751-7393
Business Name:	Contractor Name: Yvon Doyon	Contractor Address: 944 West River Rd Portland	Phone: 2074581797
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R6

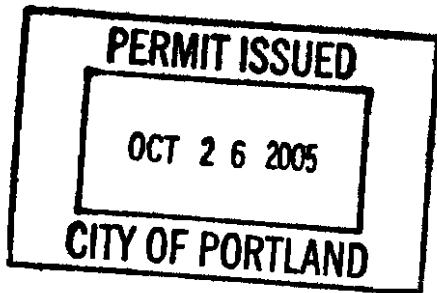
Past Use: Single Family	Proposed Use: Single Family w/16' shed dormer to connect 2 existing dormers, renovate bath	Permit Fee: \$156.00	Cost of Work: \$15,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003	

Proposed Project Description: Build a 16' shed dormer to connect 2 existing dormers, renovate 2nd fl bath	Signature:	Signature: JMB 10/26/05
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: jmb	Date Applied For: 10/26/2005	Zoning Approval	
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- 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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 10/26/05	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 Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Docs Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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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: 05-1566	Date Applied For: 10/26/2005	CBL: 054 C004001
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Location of Construction: 1 Russell St	Owner Name: Diane Robertson	Owner Address: 1 Russell St	Phone: () 751-7393
Business Name:	Contractor Name: Yvon Doyon	Contractor Address: 944 West River Rd Augusta	Phone: (207) 458-1797
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/16' shed dormer to connect 2 existing dormers, renovate bath	Proposed Project Description: Build a 16' shed dormer to connect 2 existing dormers, renovate 2nd fl bath
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/26/2005

Note: **Ok to Issue:**

- 1) Approved using Sec. 14-436 for a 50% expansion. This dormer is 64sf and 538sf is allowed

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 10/26/2005

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or heating.
2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 13786 PAGE 165 COUNTY Cumberland
PLAN BOOK ----- PAGE ----- LOT -----

ADDRESS: 1 Russell Street, Portland, Maine

Job Number: 531-79

Inspection Date: 10-17-05

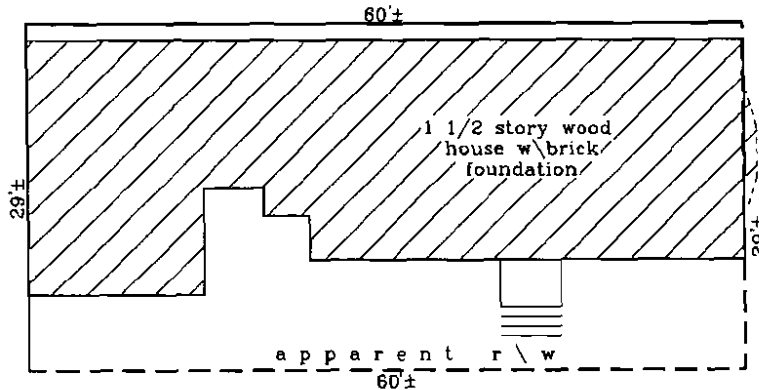
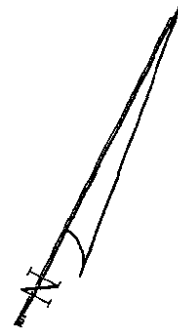
Buyers: Rodney & Diane Robertson

Scale: 1" = 15'

Client File #: P-ROBERTSON

Seller: David Hamlin

NOTE: Lines of occupation are shown. A boundary survey may yield different results



H i l l S t r e e t

R u s s e l l S t r e e t

I HEREBY CERTIFY TO: Hopkinson, Abbondanza, & Backer,
the Lender, and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright

Livingston-Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04046

207-967-9761 phone 207-967-4831 fax

www.livingston-hughessurveyors.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

WARRANTY DEED

DAVID HAMLIN

of 1247 Westbrook Street, Portland, ME 04102

for consideration paid, grants to

RODNEY T. ROBERTSON, JR. AND DIANE D. ROBERTSON


of 17 Lewis Street, Apt. #1, Portland, ME 04102, as **joint tenants and not as tenants in common**, with **WARRANTY COVENANTS**, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 24th day of October, 2005.



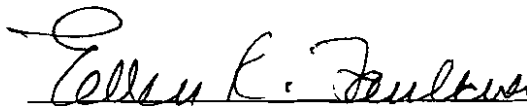

David Hamlin

State of Maine
Cumberland, ss.

October 24, 2005

Personally appeared before me the above-named David Hamlin and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Ellen R. Faulkner, Notary Public

My Commission Expires: 10/31/2007

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA 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.

NA CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

x Mrs. D. [Signature]
Signature of Applicant/Designee

Date 10/26/05

[Signature]
Signature of Inspections Official

Date

CBL: 54-C-4

Building Permit #:

05-1566 R



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.

Location/Address of Construction: <u>1 Russell</u>		
Total Square Footage of Proposed Structure <u>645 SF</u>		Square Footage of Lot <u>60x29 = 1740</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>54 C 4</u>	Owner: <u>ROD & DIANE ROBERTSON</u> <u>1 RUSSELL ST</u>	Telephone: <u>207-442-1596 (W)</u> <u>207-897-0090 (H)</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>15,000.-</u> Fee: \$ <u>156.00</u> C of O Fee: \$ <u>0</u>
Current Specific use: <u>SF Home</u> Proposed Specific use: <u>same</u>		
Project description: <u>Build 16' shed dormer to connect existing</u> <u>Renovate 2nd FL BATH</u>		
Contractor's name, address & telephone: <u>YUON DOYON CONTRACTOR 458 1797 CELL</u> <u>944 WEST RIVER RD, AUGUSTA ME. 04330 622-7349 Home</u>		
Who should we contact when the permit is ready: _____		
Mailing address: _____ Phone: _____		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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, stop by the Building Inspections 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 of applicant: <u>Diane D. Robertson</u>	Date: <u>10/26/05</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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	054 C004001
Location	1 RUSSELL ST
Land Use	SINGLE FAMILY
Owner Address	HAMLIN DAVID 1247 WESTBROOK ST PORTLAND ME 04102
Book/Page	13786/165
Legal	54-C-4 HILL ST 12 RUSSELL ST 1-3 1760 SF

RB

*New owner
Drane*

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$80,960	\$99,450	\$180,410

1566

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$132,200	\$114,800	\$247,000

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1864	Old Style	1.5	1774	0.04	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	7	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
05/01/1998	LAND + BLDING	\$134,000	13786-165

Picture and Sketch

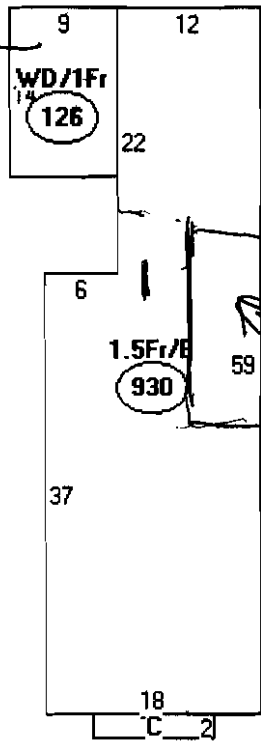
[Picture](#) [Sketch](#) [Tax Map](#)

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

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



Wood deck on roof
Access to Bedroom



Descriptor/Area

- A: 1.5Fr/B
930 sqft
- B: WD/1Fr
126 sqft
- C: FBAY
20 sqft

1,076

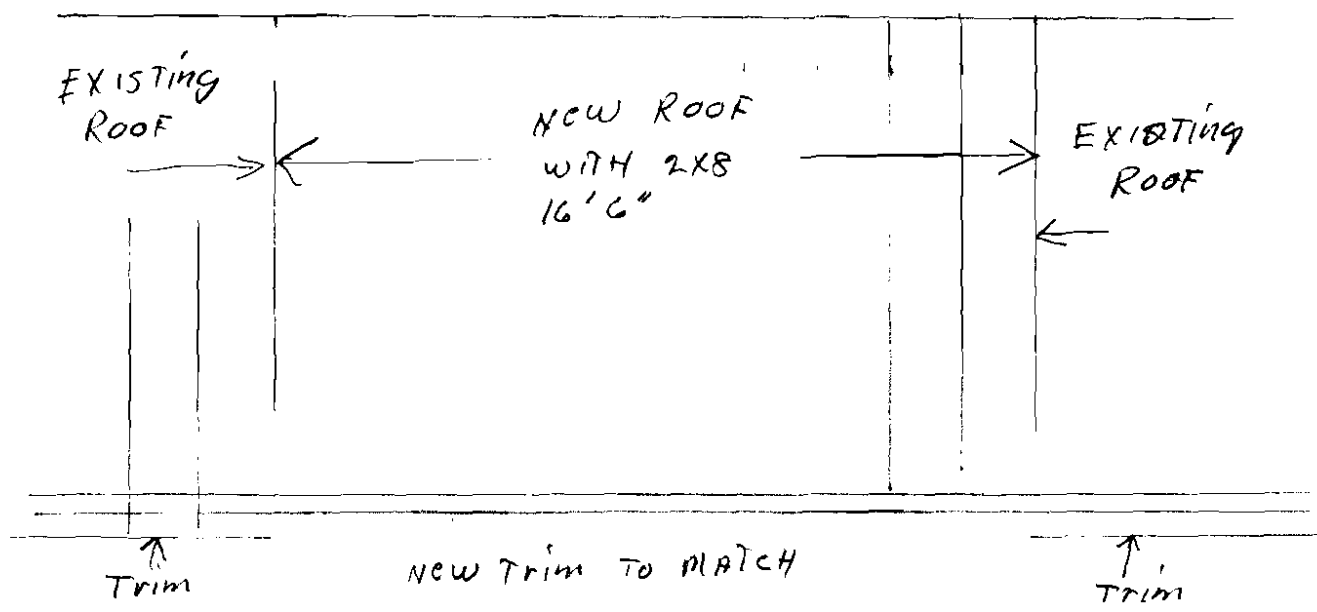
16 x 4 Sked dormer
64 SF

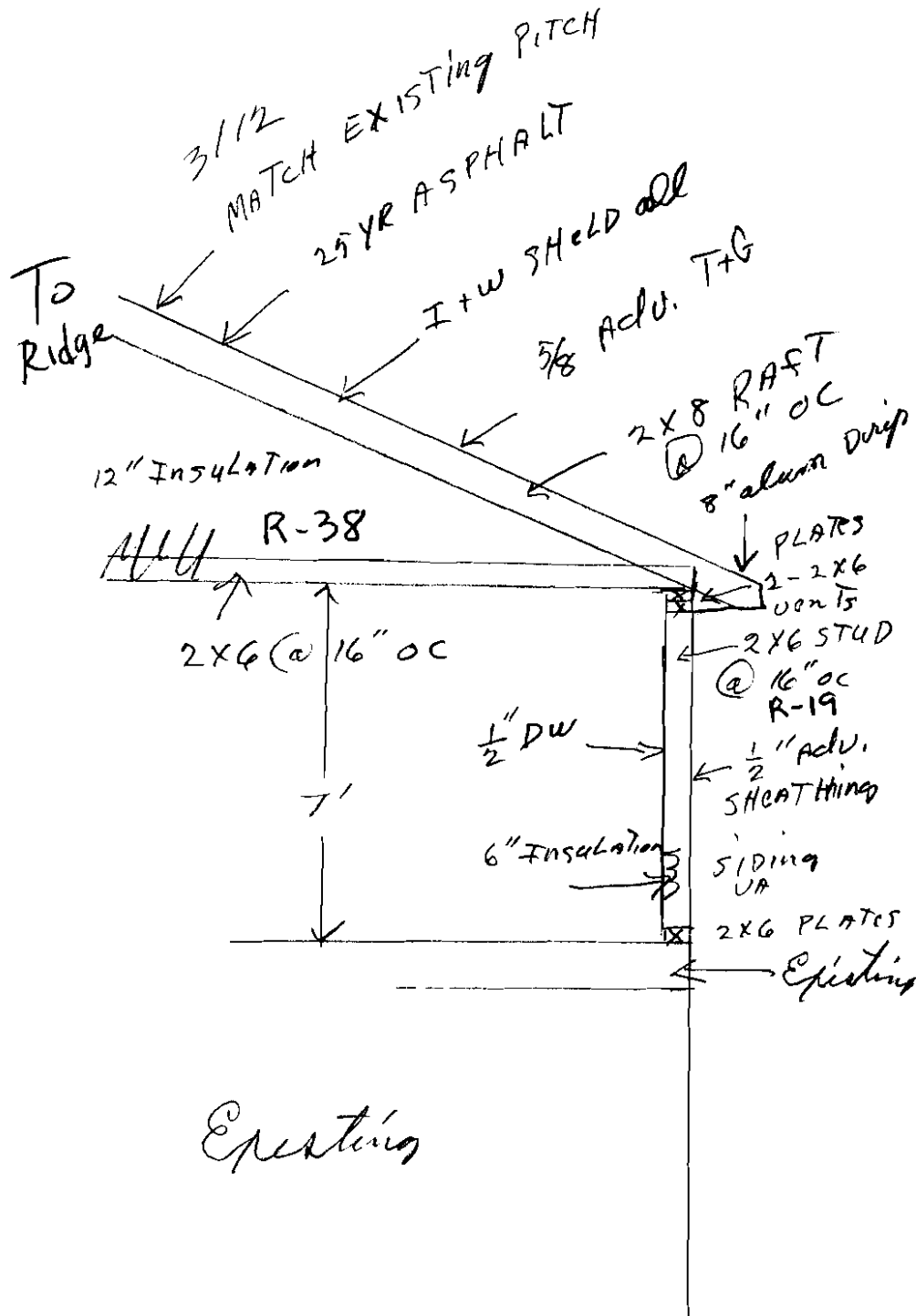
OK
1076
x 50%

allowed 538 SF

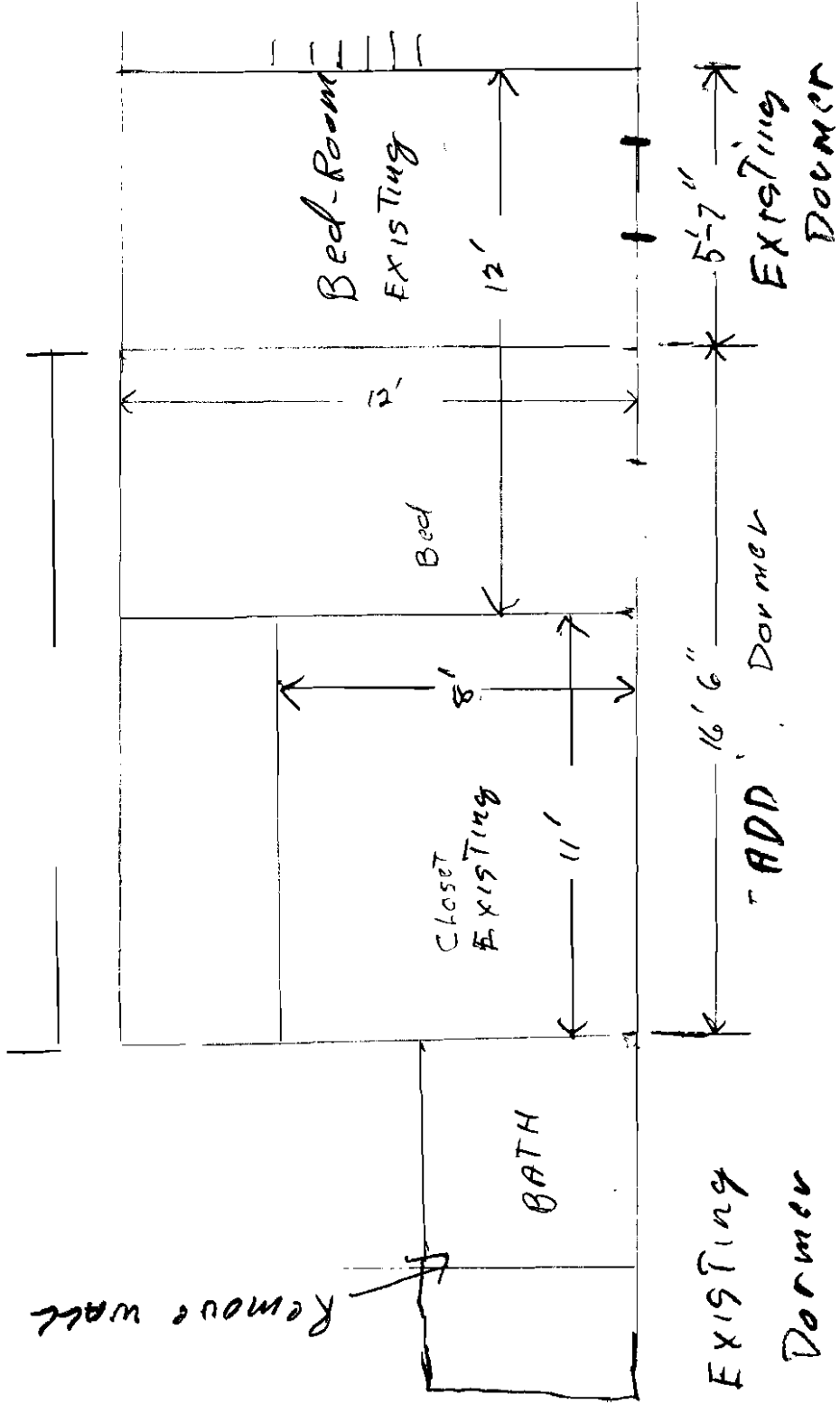
Lot 1,760 Non-conforming
Sec. 14-436 50% expansion

EXISTING ROOF





Floor



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

PERMIT ISSUED
Permit Number: 051566
OCT 26 2005
CITY OF PORTLAND

This is to certify that Rod & Diane Robertson/Yvon Boyon
has permission to Build a 16' shed dormer to correct 2 existing dormer renovations and fl bath
AT 1 Russell St C-054 C004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 work on permit on procedure before this building or part thereof is occupied or closed-in. **24 HOUR 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 _____

Jeannie Bonke 10/26/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

ELECTRICAL PERMIT

City of Portland, Me.



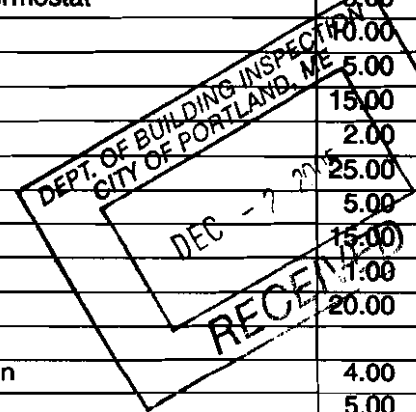
To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 12-2-05
 Permit # 2005-5128
 CBL# 54C4

LOCATION: 1 RUSSELL ST. METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER ROD & DIANE ROBERTSON
 TENANT _____ PHONE # 899-0090

					TOTAL EACH FEE	
OUTLETS	Receptacles	Switches	Smoke Detector		.20	
FIXTURES	Incandescent	Fluorescent	Strips		.20	
SERVICES	Overhead	Underground	TTL AMPS <800		15.00	
	Overhead	Underground	TTL AMPS >800		25.00	
Temporary Service	Overhead	Underground	TTL AMPS		25.00	
					25.00	
METERS	(number of)				1.00	
MOTORS	(number of)				2.00	
RESID/COM	Electric units				1.00	
HEATING	oil/gas units	Interior	Exterior		5.00	
APPLIANCES	Ranges	Cook Tops	Wall Ovens		2.00	
	Insta-Hot	Water heaters	Fans		2.00	
	Dryers	Disposals	Dishwasher		2.00	
	Compactors	Spa	Washing Machine		2.00	
	Others (denote)				2.00	
	MISC. (number of)	Air Cond/win				3.00
		Air Cond/cent		Pools		10.00
	HVAC	EMS	Thermostat		5.00	
	Signs				10.00	
	Alarms/res	X			5.00	
	Alarms/com				15.00	
	Heavy Duty(CRKT)				2.00	
	Circus/Carnv				25.00	
	Alterations				5.00	
	Fire Repairs				15.00	
	E Lights				1.00	
	E Generators				20.00	
PANELS	Service	Remote	Main		4.00	
TRANSFORMER	0-25 Kva				5.00	
	25-200 Kva				8.00	
	Over 200 Kva				10.00	
TOTAL AMOUNT DUE						
MINIMUM FEE/COMMERCIAL 45.00					35.00	



CONTRACTORS NAME SEACREST SECURITY MASTER LIC. # _____
 ADDRESS 4 SUMNER ST., FREEPORT, ME. 04032 LIMITED LIC. # _____
 TELEPHONE 865-0394

SIGNATURE OF CONTRACTOR Christopher A. Brown CKH 8/08

PLUMBING APPLICATION

Department of Health and Human Services
Division of Environmental Health

PROPERTY ADDRESS

Town or Plantation	Portland
Street Subdivision Lot #	1 Russell

PROPERTY OWNERS NAME

Last: Robbinston First: Rodney

Applicant Name: Gabriel Plumbing & Heating LLC

Mailing Address of Owner/Applicant (If Different): PO Box 1872
Gray Me 04039

PORTLAND PERMIT # 9628 STATE COPY

Date Permit Issued: 11/21/05 \$ 1100 Double Fee FEE Charged

[Signature] Local Plumbing Inspector Signature L.P.I. # 01641

5404

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

[Signature] Signature of Owner/Applicant Date 11-21-05

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature _____ Date Approved _____

REQUIREMENT INFORMATION

This Application is for 1. <input type="checkbox"/> NEW PLUMBING 2. <input checked="" type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>17095</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Column 1 Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR <input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Silcock	Bathub (and Shower)
		Floor Drain	Shower (Separate)
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	Sink
		Drinking Fountain	Wash Basin
<input type="checkbox"/> OR <input type="checkbox"/> TRANSFER FEE [\$6.00]		Indirect Waste	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	Clothes Washer
		Grease / Oil Separator	Dish Washer
		Roof Drain	Garbage Disposal
		Bidet	Laundry Tub
		Other: _____	Water Heater
		Fixtures (Subtotal) Column 2	Fixtures (Subtotal) Column 1

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 21 2005
RECEIVED

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

30
10
40

Fixtures (Subtotal) Column 2	
Total Fixtures	
Fixture Fee	
Transfer Fee	
Hook-Up & Relocation Fee	
Permit Fee	