

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 237 Valley St.		Owner: Mark S. Carleton		Phone: 773-0710		Permit No: 000734	
Owner Address: 237 Valley St.		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: N/A		Address: N/A		Phone: N/A		Permit Issued: JUL - 7 2000	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$ 2,079.98		PERMIT FEE: \$ 31.00	
Proposed Project Description: Adding 1/2 bath to full bath				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: #3 Type: 5B BOC899	
				Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: Huffner	
Permit Taken By: Gayle				Date Applied For: June 30, 2000 GG			

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

SCANNED

*** Call: Mark @ 773-0710

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: June 30, 2000	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED

CITY OF PORTLAND

Zone: B2 CBL: 064-E-006

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT

COMMENTS

7-6-00 Did Preconstruction meeting with Mark, He will call before closing in framing now

8-11-00 Did framing inspection OK to close in walls
No Electric done yet. Grounding

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

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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

NOTEIf 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: 237 VALLEY ST Portland ME 04102

Tax Assessor's Chart, Block & Lot Number Chart# <u>064</u> Block# <u>E</u> Lot# <u>006</u>	Owner: <u>MARK S. Carleton</u>	Telephone#: <u>7730710</u>
Owner's Address: <u>237 VALLEY ST</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 2079.98</u> Fee <u>\$31.00</u>
Proposed Project Description: (Please be as specific as possible) <u>I AM MAKING MY 1/2 BATH INTO A FULL BATH. TAKING THE WALL UNDER STAIRWAY OUT AND USING HALLWAY TO EXPAND 1/2 BATH INTO FULL BATH PUTTING ONE WALL UP IN HALLWAY TO COMPACT FULL BATH. AND MOVING MY KITCHEN FROM OLD PANTRY TO ORIGINAL KITCHEN AND MAKING OLD PANTRY INTO LAUNDRY ROOM. PUTTING DOORWAY IN LAUNDRY ROOM EXTERIOR WALL</u>		
Contractor's Name, Address & Telephone		Rec'd By: <u>Gayb</u>

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

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

*X * Call Mark 773 0710*

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

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

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

Certification

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

Signature of applicant: Mark S. Carleton Date: 6-29-00

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

BUILDING PERMIT REPORT

DATE: 1 July 2000 ADDRESS: 237 Valley St. CBL: 064-E-006

REASON FOR PERMIT: install 1/2 bath / interior redo.

BUILDING OWNER: Mark S. Carleton

PERMIT APPLICANT: /CONTRACTOR SAO.

USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: 2,079.98 PERMIT FEES: 3100

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

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *22, *29, *30, *32, *34, *36, #31

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

6/30/00
1 for

- 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 – 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- * 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- * 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- * 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements.
- * 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- * 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- * 36. This permit does NOT authorize any new dwelling unit.

This is to remain a single family. No additional kitchen areas with kitchen shall be created without a separate permit.

APR

[Signature]
 P. Samuel Holmes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

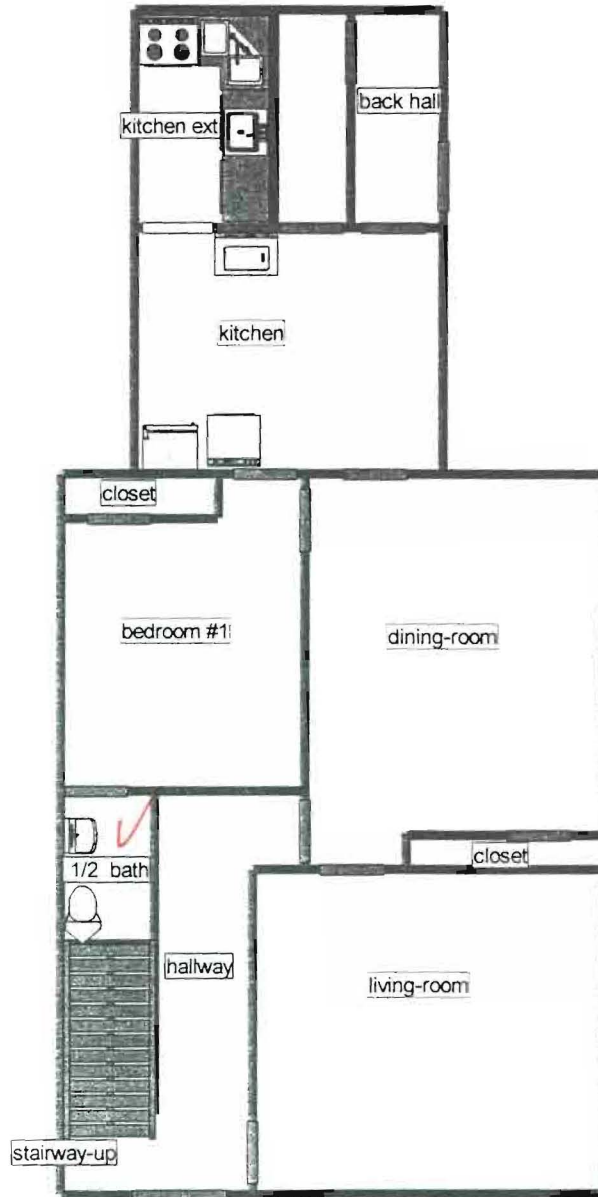
****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

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

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

The Scale is 1/8" : 1'



The Scale is 1/8" : 1'

MAT List

- 2x4x10 = 22 x 2.85 = 62.70
- 2x4x8 = 10 x 2.75 = 27.50
- 2x6x10 = 2 x 4.57 =
- 2x6x8 = 11 x 2.95 = 32.45

Sheet rock

- 4x8x5/8 = 21 x 8.78 = 184.38
- Sheet rock Screws 2x5pt Box x 12.98 = 25.96
- 1" TAPE 2x250 FT x 1.92 = 384
- 1" MUD 1x16KT x 9.10 = 9.10

Floor MAT

- 3/4 Plywood 4x8x2 1/2 MAT x 20.90 = 522.5
- 5/8 underlayment 4x8x2 1/2 MAT x 17.25 = 431.25

3/4 x 8 x 12 = 3 x 18.00 = 54.00

72 sq Ft x 1.49 = 107.28

6-luc 1 gal x 6.95

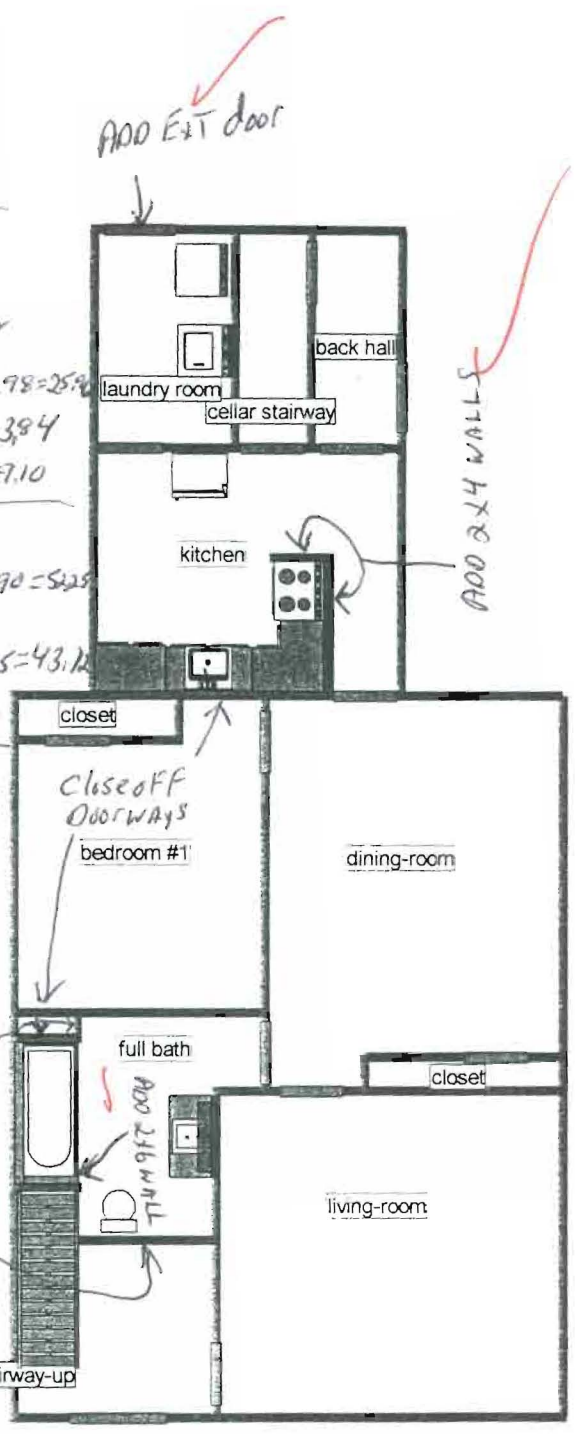
Paint = 5 gal x 15.00 = 75.00

- nails 5pt Box
- 8D x 16 x 2349
- 16D x 16 x 429

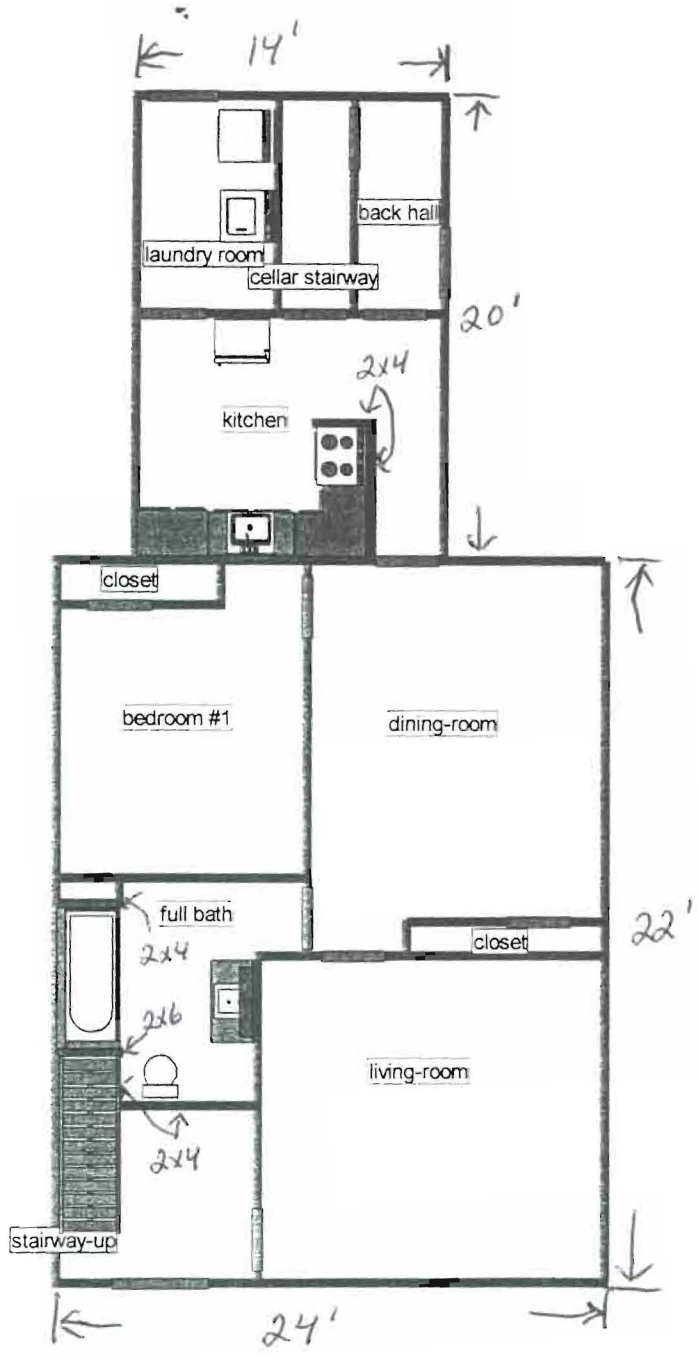
Trim = 60 FT x 1.79 = 107.40

- 4" GAL Duct P.Pc 10 FT = 8.94
- VENT CAP = 7.97

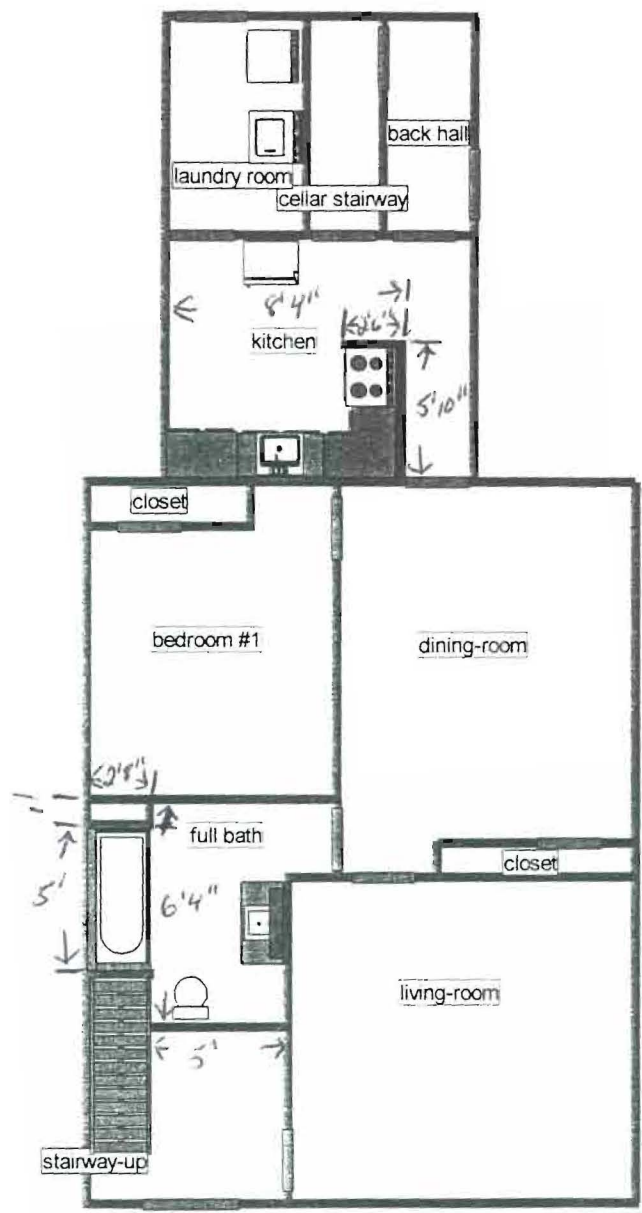
817.98



The Scale is 1/8" : 1'



The Scale is $\frac{1}{8}'' : 1'$



THE HOME DEPOT 2401
245 RIVERSIDE ST
PORTLAND, ME 04102 (207)761-0600

SALE 2401 00002 43048 06/23/00
61 301 02:50 PM



784891216152	FAN	97.00
081999433710	KIMBERLY O	5.96
081999433710	KIMBERLY O	5.96
081999433710	KIMBERLY O	5.96
081999433710	KIMBERLY O	5.96
078477103098	LAMPHOLDER	3.97
042269654259	RECT. BOX	6.73
	SUBTOTAL	131.54
131.54	TAX ME 5.50%	7.24
	TOTAL	\$138.78
4417124558173073	VISA/MC	138.78
AUTH CODE 023288/8020864		TA



2401 02 43048 06/23/00 3843

BUY NOW! PAY LATER! ASK US HOW!
INSTANT CREDIT AVAILABLE. APPLY AT THE



SPECIAL SERVICES CUSTOMER AGREEMENT

Store 2401 PORTLAND
245 RIVERSIDE STREET
PORTLAND, ME 04102

Phone: (207) 761-0600
Salesperson: MWSAS
Reviewer:

VALIDATION AREA

This is only a [†]QUOTE for the merchandise and services printed below. This becomes an Agreement upon payment and an endorsement by a Home Depot register validation.

SOLD TO	Name	CARLETON MARK		Home Phone	(207) 773-0710
	Address	237 VALLEY ST.		Work Phone	()
				Company Name	
	City	PORTLAND		Job Description	
	State	ME	Zip	04102	County

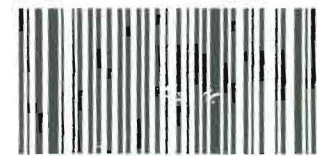
[†]QUOTE is valid for this date: 04/08/2000

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers.

CUSTOMER PICKUP #1				REF #W03 SKU #515-664 Customer Pickup / Will Call					
STOCK MERCHANDISE TO BE PICKED UP:									
REF #	SKU	QTY	UM	DESCRIPTION	TAX	PRICE EACH	EXTENSION		
R01	561-177	1.00	EA	32IN K4 LH 9 LITE BM 2 3/8 /	Y	\$164.00	\$164.00		
R02	022-765	1.00	EA	30IN K1 RH 6 PANEL /	Y	\$117.00	\$117.00		
R04	404-353	1.00	FA	E30-BUCKINGHAM 30X18 1 DCOR, 2 DRWR /	Y	\$104.00	\$104.00		
R05	232-342	1.00	EA	30IN OAK ETCHED GLASS SWING DOOR /	Y	\$129.00	\$129.00		
R06	388-136	1.00	EA	30" SOLID OAK DBL FRAME LIGHT BAR /	Y	\$74.00	\$74.00		
R07	343-226	1.00	EA	31X22 SOLID WHITE RECTANGULAR BOWL <i>Change to 828850</i>	Y	\$99.00	\$99.00		
R08	760-709	1.00	EA	1POR/MTL LEV HDL T/S CH WLLMSBRG /	Y	\$129.00	\$129.00		
R09	420-685	1.00	EA	HOST 2PC TUB/SHOWER WITH DOOR-LH /	Y	\$349.00	\$349.00		
SCHEDULED PICKUP DATE: 04/15/2000							MERCHANDISE TOTAL:	\$1,165.00	
END OF CUSTOMER PICKUP - REF #W03									

*162-705
31x19 Rectangular*

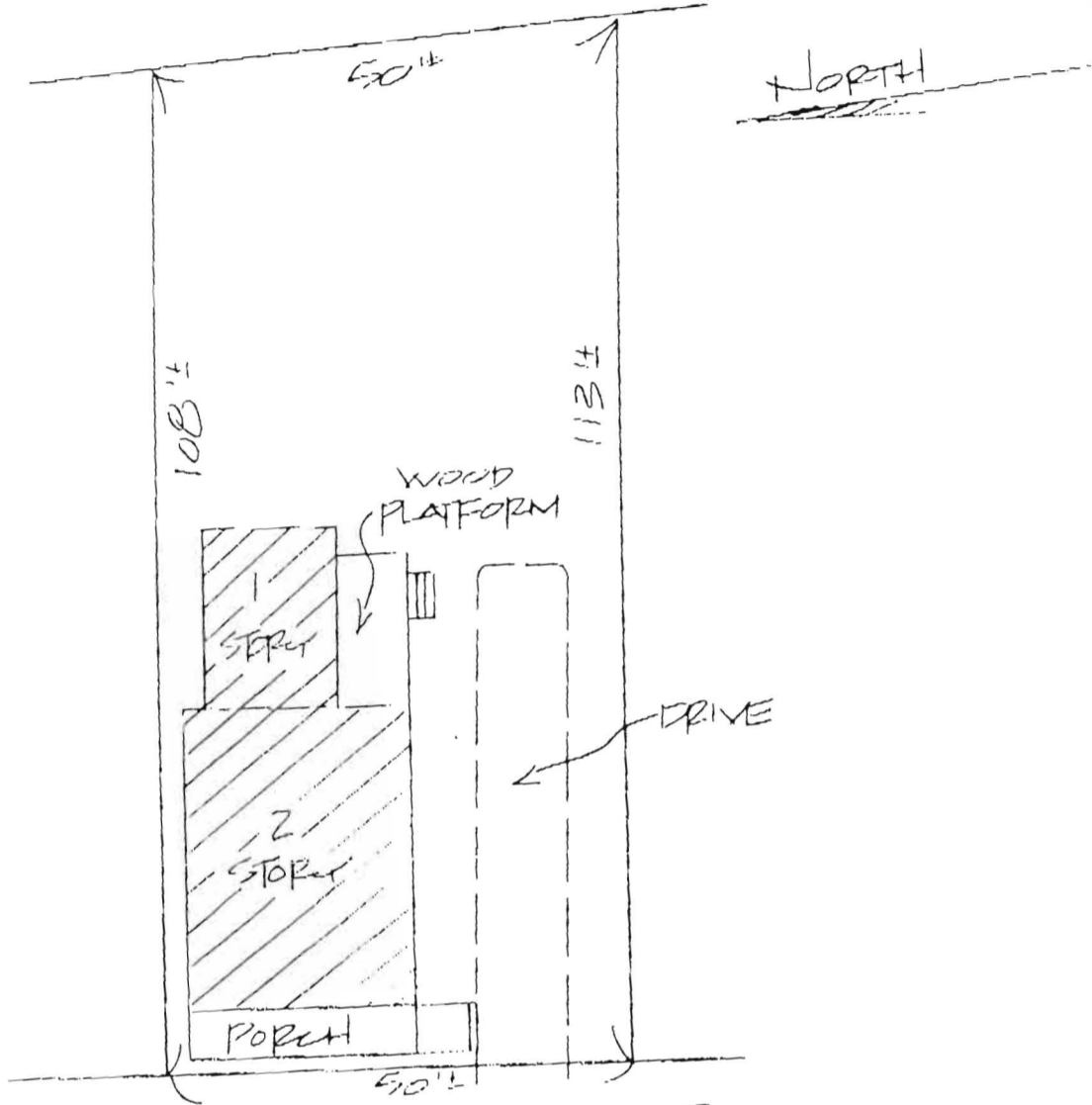


(9801) 0100088931

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE BASEMENTS & RIGHTS OF WAYS STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ABUTTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER.

ADDRESS: 237 VALLEY ST INSPECTION DATE: 1-5-99
PORTLAND, ME SCALE: 1" = 20'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: CARLETON REQUESTING PARTY: FLEMING TITLE SERVICES
OWNER: POIRER ATTORNEY: JAMES FLEMING
LENDER: N.A. MORTGAGE CORP. FILE No: 995714
YOUR FILE #: MO9-241

TITLE REFERENCES:
DEED BOOK: 13730 PAGE: 109
PLAN BOOK: _____ PAGE: _____ LOT: _____
COUNTY: CUMBERLAND

MUNICIPAL REFERENCE:
MAP COA BLOCK E LOT 6

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 22002 PANEL 0013E ZONE: C DATE: 27-15-97

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS
844 STEVENS AVENUE
PORTLAND, ME 04103 (207) 878-7870
232 CLARKS WOODS ROAD
LYMAN, ME 04002 (207) 499-2358

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING



Warranty Deed

Mark S. Poirer
of Portland
(being unmarried), for consideration paid,
grants to Mark S. Carlton

County Cumberland

02798

of South Portland
with Warranty Covenants,
the land in Portland

County Cumberland

Cumberland County, Maine.

A certain lot or parcel of land situated on the easterly side of Valley Street (formerly known as B Street) in Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a stake on the Easterly side of said Valley Street a distance Southerly on said side line Two Hundred thirty-one and seventy-nine one hundredths (231.79) feet from the Southerly line of A Street; thence Southerly on said side line of Valley Street a distance of Fifty (50) feet to a stake; thence Easterly at right angles with Valley Street a distance of One Hundred thirteen and fourteen hundredths (113.14) feet to the division line between lots fronting on Gilman and Valley Streets, respectively; thence Northerly on said division line, a distance of fifty and thirty-three hundredths (50.33) feet to lot numbered eighty-nine (89); thence Westerly on the Southerly line of lot numbered eighty-nine (89) a distance of one hundred seven and fifty-five hundredths (107.55) feet to the point of beginning. Containing Five thousand five hundred seventeen (5,517) square feet, and being lot numbered Ninety-one (91) on City Engineer's Plan of City Lands, recorded in Cumberland County Registry of Deeds, Plan 4, Page 43, the street numbers of said lot being 235 and 237.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor by deed of Michael J. Ashby, Personal Representative of the Estate of Josephine Ashby dated April 10, 1998 and recorded in the Cumberland County Registry of Deeds, in Book 13738, Page 101.

RECEIVED
CUMBERLAND COUNTY DEEDS
1999 JAN 12 AM 10:40
CUMBERLAND COUNTY
John B O'Brien

~~spouse of the grantor, releases all rights in the premises conveyed.~~

Witness hand and seal this 8th day of January 19 99

Mark S Poirer
Mark S. Poirer

Witness

Witness

State of Maine, County of Cumberland ss.: January 8, 1999

Then personally appeared the above named Mark S. Poirer

and acknowledged the foregoing instruments to be his free act and deed.

Before me,

Rachel Davis
Rachel Davis

Print or type name

- Justice of the Peace
- Attorney at Law
- Notary Public

MAINE REAL ESTATE TAX PAID

Print or type name beneath signature