

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

Location of Construction: 30 Highland Ave.		Owner: Ann Marie Malone	Phone: 450-8002 774-2996	Permit No: 991332
Owner Address: SAA	Lessee/Buyer's Name: N/A	Phone: N/A	Business Name: N/A	
Contractor Name: Monahan Woodworks	Address: Commercial Street Pctid		Phone: 778-6726	Permit Issued: PERMIT ISSUED DEC 3 1999
Past Use: 1-Family	Proposed Use: Same	COST OF WORK: \$ 15,000	PERMIT FEE: \$ 114.00	
Proposed Project Description: Family Room addition.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-3 Type: 5B BOCA/96	Zone: CBL: 121-C-012
		Signature: _____		Signature: <i>[Signature]</i>
Permit Taken By: UB		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>[Signature]</i> 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"/>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____	
Date Applied For: 11-24-99		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		

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..

** Please call for pickup: Ann Marie Malone
450-8002

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: 11-24-99	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT
UB

2

26-NOV. 99 called Told Contractor I needed better plans, ^{COMMENTS}

11/1/00 Did final for Tom R. checked finish stairs, plumbing, all OK. JR

Close

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

BUILDING PERMIT REPORT

DATE: 26 NOV. 99 ADDRESS: 30 Highland Ave CBL: 121-C-012

REASON FOR PERMIT: Family room addition 12'x13'

BUILDING OWNER: Ann Marie Malone

PERMIT APPLICANT: CONTRACTOR Monahan Woodworks

USE GROUP: R-3 CONSTRUCTION TYPE: EB CONSTRUCTION COST: \$15,000.00 PERMIT FEES: \$114.00

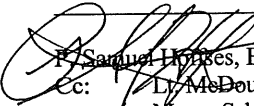
The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *6, *11, *12, *13, *26, *27, *29, *32, *33, *34, *36, *37, #31

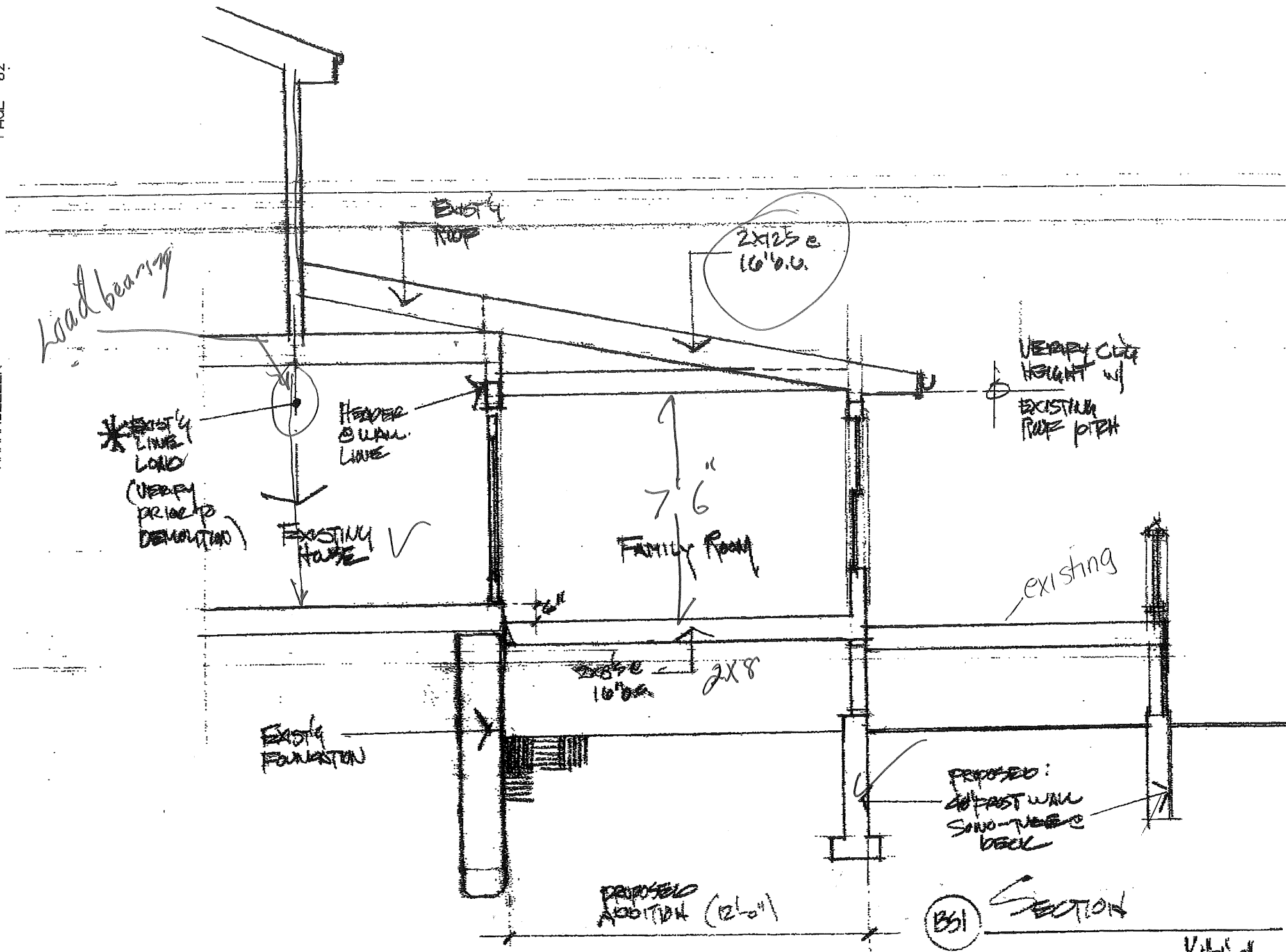
- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
*3. Foundation drain shall be placed around the perimeter 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 damp proofing shall be done in accordance with Section 1813.0 of the building code.
*6. Precaution must be taken to protect concrete from freezing. Section 1908.0
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". (Section 1204.0)
*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
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.

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/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 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. *to remain a single family - this is not an approval for an additl dwelling*
- * 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 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
- * 36. NO load bearing walls are authorized to be removed under this permit.
- * 37. Plans submitted with application were very poor - New plans shall be submitted before any work is started - plans shall show sizes of walls Frost walls, wood framing walls, headers - bearing walls etc. Lot prep and foundation work can be started.


 Saquell Hobbes, Building Inspector
 cc: Ly McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 10/25/99

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



Load bearing

EXIST
ROOF

2x12s @
16'o.c.

*EXIST'G
LINE
LOAD
(VERIFY
PRIOR TO
DEMOLITION)

HEADER
& WALL
LINE

VERIFY CLG
HEIGHT w/
EXISTING
RUFF PTH

EXISTING
FLOOR

7'6"
Family Room

existing

2x8
16'o.c.

EXIST'G
FOUNDATION

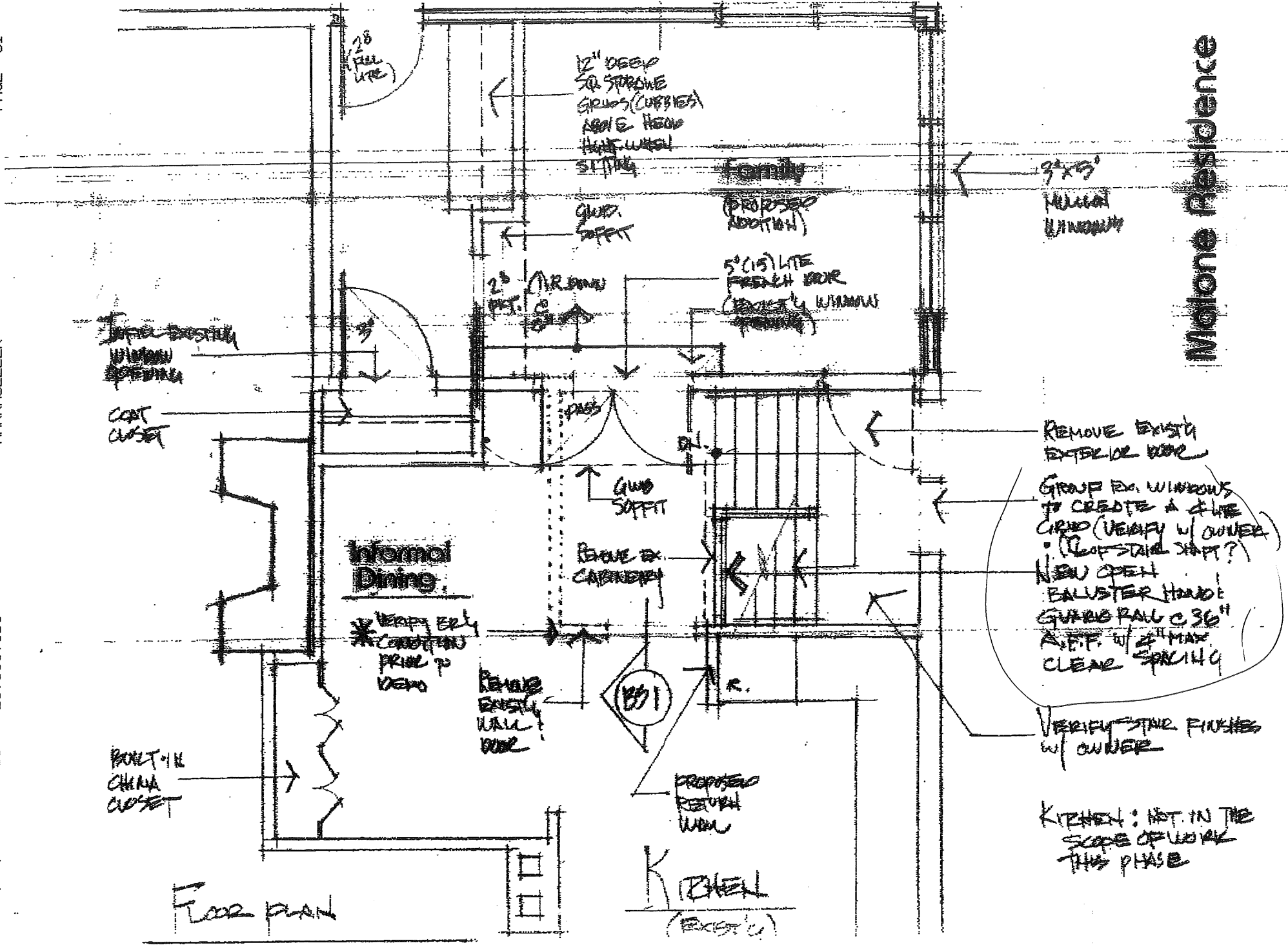
PROPOSED:
CONCRETE WALL
SAND-GRASS
BED

PROPOSED
ADDITION (2'6")

(BS1) SECTION

Y&H-01

Molone Residence



FLOOR PLAN

1/4" = 1' - ALL

REMOVE EXIST. EXTERIOR DOOR

GROUP EX. WINDOWS TO CREATE A NEW CIRCUIT (VERIFY W/ OWNER - (LOFT STAIR SHAFT?))

NEW OPEN BALUSTER HANDS GUARDS RAIL C 36" A.P.F. w/ 2" MAX CLEAR SPACING

VERIFY STAIR FINISHES W/ OWNER

KITCHEN: NOT IN THE SCOPE OF WORK THIS PHASE

12" DEEP SQ. STONE GRUBS (CUBBED) ABOVE HEAD HEIGHT WHEN SITTING

Family (PROPOSED ADDITION)

9' x 9' MILLUM WINDOW

5' (15) LITE FRENCH DOOR

2" AIR BRUSH PRT. @

PASS
DOWN
G.W.D. SOFFIT

REMOVE EX. CABINETS

Informal Dining

VERIFY EXIST. CABINETS PRIOR TO DEMO

REMOVE EXIST. WALL DOOR

REMOVE EXIST. WALL DOOR

PROPOSED REFRIG. W/IN

KITCHEN (EXISTING)

COAT CLOSET

BUILT-IN CHINA CLOSET

2" (FULL LITE)

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: <u>30 Highland St</u> <u>04103</u>
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Tax Assessor's Chart, Block & Lot Number Chart# <u>121</u> Block# <u>C</u> Lot# <u>012</u>		Owner: <u>Malone Ann Marie</u>	Telephone#: <u>450-8002</u> <u>774-2996</u>
Owner's Address: <u>30 Highland St</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$15,000</u>	Fee <u>\$114.10</u>
Proposed Project Description:(Please be as specific as possible) <u>family room addition - 1 fam</u>			
Contractor's Name, Address & Telephone <u>Monaghan Woodworks</u> <u>772-6726</u>		Rec'd By: <u>WB</u> <u>30 Commercial St</u> <u>PHD</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)

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

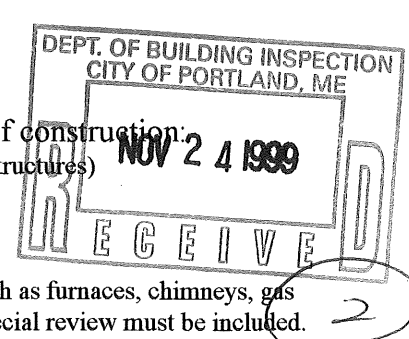
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.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

P.O. Call 450-8002 Ann Marie malone

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: <u>Ann Marie Malone</u>	Date: <u>11.24.99</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Congratulations!!!!!!

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

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

DEPT OF BUILDING
CITY OF PORTLAND
MAY 1 1998

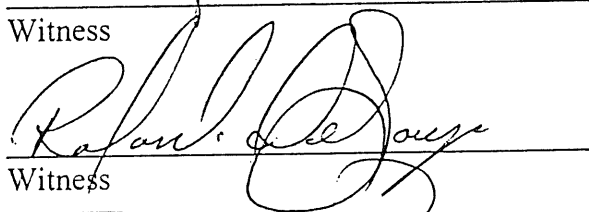
DEED OF SALE
BY
PERSONAL REPRESENTATIVES

DAVID N. LEWIS, with a mailing address of 165 Craigie Street, Portland, Maine 04102, PAUL M. LEWIS, with a mailing address of P.O. Box 2658, Mill Valley, California 94942-2658, and EDWIN A. HEISLER, with a mailing address of 511 Congress Street, P.O. Box 9711, Portland, Maine 04104-5011, as **PERSONAL REPRESENTATIVES** of the **ESTATE OF MINNIE LEWIS**, of Portland, Maine, who died, testate, on April 5, 1999, and whose Will, dated September 6, 1991 as amended by First Codicil dated April 19, 1994, was duly admitted to the Cumberland County Probate Court (Docket No. 99-469), and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, **GRANT** to ANN MARIE MALONE, with a mailing address of 35 Highland Street, Portland, Maine 04103, those certain lots or parcels of land situated on or about Highland Street in said **PORTLAND**, County of **CUMBERLAND** and State of **MAINE**, and being more particularly described in **EXHIBIT A** attached hereto and made a part hereof.

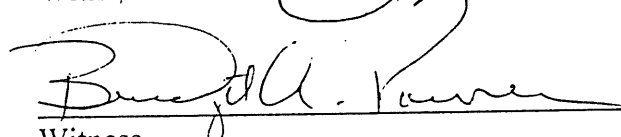
IN WITNESS WHEREOF, the said **DAVID N. LEWIS**, **PAUL M. LEWIS** and **EDWIN A. HEISLER**, as **PERSONAL REPRESENTATIVES** of the **ESTATE OF MINNIE LEWIS**, have signed this instrument as of the 9th day of September, 1999.



Witness

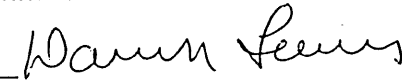


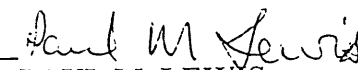
Witness

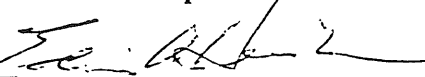


Witness

ESTATE OF MINNIE LEWIS

By: 
DAVID N. LEWIS
Personal Representative

By: 
PAUL M. LEWIS
Personal Representative

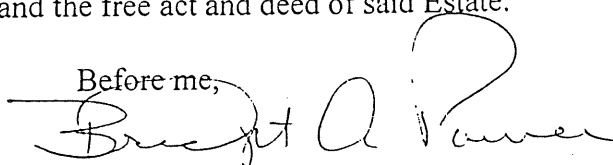
By: 
EDWIN A. HEISLER
Personal Representative

STATE OF MAINE
Cumberland, ss

September 9, 1999

Personally appeared **DAVID N. LEWIS** in his capacity as **PERSONAL REPRESENTATIVE** of the **ESTATE OF MINNIE LEWIS**, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said Estate.

Before me,



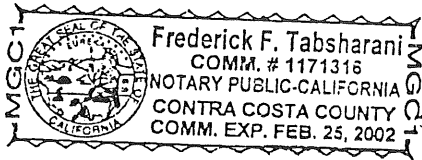
Notary Public/~~Attorney-at-Law~~

Print Name: BRIDGET A POWER

STATE OF CALIFORNIA
County of CONTRA COSTA

September 8, 1999

Personally appeared PAUL M. LEWIS in his capacity as **PERSONAL REPRESENTATIVE** of the **ESTATE OF MINNIE LEWIS**, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said Estate.



Before me, FRED F. TABSHARANI

[Signature]
Notary Public
Print Name:

STATE OF MAINE
Cumberland, ss

September 9, 1999

Personally appeared **EDWIN A. HEISLER** in his capacity as **PERSONAL REPRESENTATIVE** of the **ESTATE OF MINNIE LEWIS**, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said Estate.

Before me,

[Signature]

Notary Public/~~Attorney at Law~~

Print Name: BRIDGET A. POWER

147198/EAH/SKLF
807.1

Plot Plan 30 Highland St

Malone

R-3 Zoning

Req. rear yd: 25' - 30' - 110'
req. side yd: 0' - 79' shown

Brighton Hospital

