

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

Location of Construction: 15 Lawn Ave.		Owner: Rod & Cynde Mitchell		Phone: 784-0287		Permit No: 000192	
Owner Address: 260 Commercial St. Portland, ME		Lessee/Buyer's Name: N/A		Phone: N/A		BusinessName: N/A	
Contractor Name: C.R.M. Construction Services Inc.		Address: P.O. Box 2418, Lewiston, ME 04241		Phone: cell: 650-7860-784-0287		Permit Issued: ISSUED	
Past Use: Multi-Family		Proposed Use: Same		COST OF WORK: \$18,000		PERMIT FEE: \$ 132.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-2 Type: 5 B BOCA 99	
				Signature: <i>Uomy</i>		Signature: <i>Hopper</i>	
Proposed Project Description: Interior renovations on 1st, 2nd and 3rd floors. Re-point chimneys and add dormer to 3rd floor.		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>3 units of P-1956 Appeal</i> <i>Special Zone or Reviews:</i> <input type="checkbox"/> Shoreland <i>3/13/00</i> <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"/>	
Permit Taken By: UB		Date Applied For: 3-6-00		Signature: _____ Date: _____		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 SEND to: C.R.M. Construction Services
P.O. Box 2418
Lewiston, ME 04241

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

3-6-00

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CITY OF PORTLAND

Zone: *R-5* CBL: 122-I-002

Zoning Approval: *3 units of P-1956 Appeal*

Special Zone or Reviews:

Shoreland *3/13/00*

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: *[Signature]*

PERMIT ISSUED

WITH RESTRICTIONS

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): 15 Lawn Ave.		
Total Square Footage of Proposed Structure Renovations	Square Footage of Lot 11,550 Sq. Ft.	
Tax Assessor's Chart, Block & Lot Number Chart# 122 Block# I Lot# 20,21	Owner: Rod & Cynde Mitchell	Telephone#: 784-0287
Owner's Address: 260 Commercial St. Portland, Me.	Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee \$ 18,000.00 \$ 132-
Proposed Project Description:(Please be as specific as possible) Renovate Bathrooms on the first, second, and third floors. Renovated kitchens on first, and second floors. Add Dormer to third floor bedroom. Re-point chimneys. 04241		
Contractor's Name, Address & Telephone C.R.M. Construction Services Inc. 784-0287 or 650-7860 (cell)		Rec'd By
Current Use: multi-family	Proposed Use: same	

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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional

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

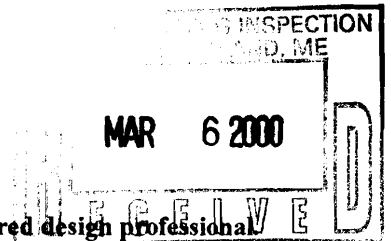
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: Robert M. Moinj C.R.M.	Date: 3-6-00
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 15 March 2009 ADDRESS: 15 Lawn Ave. CBL: 122-I-002

REASON FOR PERMIT: Interior renovation 1st, 2nd, 3rd Floor -

BUILDING OWNER: Rod & Cynde Mitchell

PERMIT APPLICANT: CONTRACTOR C.R.M. Const. Ser.

USE GROUP: R-2 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: 18,000.00 PERMIT FEES: 132.00

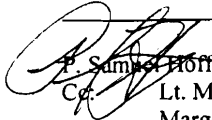
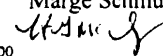
The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *11, *12, *13, *15, *14, *16, *17, *19, *22, *30, *32, *34, *18

- *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. 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 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
*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 closure'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. (Table 302.1.1) w/ smoke protect

- 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 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).


 P. Samuels, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator


PSH 1/26/00

****This permit is herewith issued, 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.**

******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 EQUIVILENT.**

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

LAND USE - ZONING REPORT

ADDRESS: 15 LAWN Ave DATE: 3/13/00

REASON FOR PERMIT: interior renovations

BUILDING OWNER: Rod & Cynde Mitchell C-B-L: 122-I-002

PERMIT APPLICANT: C.R.M. - contractor

APPROVED: with conditions DENIED: _____

#1, #7, #10

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of Three units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator

EXHIBIT A - PROPERTY DESCRIPTION

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Lawn Avenue (formerly Green Street) in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Being Lot 20 as shown on Plan entitled Projection of Lots on the Higgins Estate, Deering, dated July 1893 and recorded in the Cumberland County Registry of Deeds in Plan Book 7, Page 54.

Also another certain lot or parcel of land with the buildings thereon, situated on the easterly side of said Lawn Avenue in said Portland, and bounded and described as follows: Commencing at a point in the easterly sideline of said Lawn Avenue 110 feet northerly from the intersection of the easterly sideline of said Lawn Avenue with the northerly sideline of Woodford Street (formerly Spring Street) as shown on the plan hereinbefore referred to; thence running easterly on a line at right angles with said Lawn Avenue 105 feet, more or less, to Lot No. 14 as shown on said Plan; thence northerly by said Lot No. 14, 50 feet to the southeasterly corner of Lot No. 20 hereinbefore described; thence westerly by said Lot No. 20, 105 feet, more or less, to said Lawn Avenue; thence southerly by said Lawn Avenue 50 feet to the point of beginning. It being a parcel 50 feet in width taken from the northerly portion of Lot No. 21 as shown on said Plan.

Also a certain lot or parcel of land with any buildings thereon, situated on the easterly side of Lawn Avenue in said Portland, and bounded and described as follows: Beginning at a point in the division line between land formerly of Mabel B. Goody and land now or formerly of Marian Donatelli, which point is approximately 110 feet northerly of the intersection of the northerly side of Woodford Street with the southerly side of Lawn Avenue; thence southerly along the easterly side of Lawn Avenue 10 feet to a point; thence in an easterly direction to a point on the westerly boundary of land formerly of said Mabel B. Goody, said point being 10 feet southerly from the division line between land of said Goody and land of said Donatelli, thence in a northerly direction 10 feet to the aforesaid division change line, forming the southeasterly corner of land of said Donatelli and the northeasterly corner of land of said Goody; thence in a westerly direction to the point of beginning.

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 DEC 21 AM 11:24

CUMBERLAND COUNTY

John B. O'Brien

Warranty Deed
(Maine Statutory Short Form)

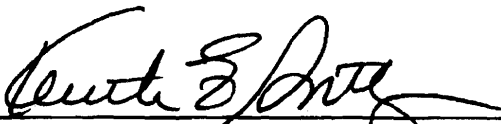
Shawn P. Lyden of Portland, Maine, for consideration paid, grants to **Mitchell Holdings, LLC**, a Maine limited liability company, with a mailing address of 260 Commercial Street, Portland, Maine 04101 with **WARRANTY COVENANTS**, the following described real property situated at **15 Lawn Avenue, Portland, Cumberland County, Maine**

MAINE REAL ESTATE TAX PAID


A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Wallace C. Grabarz, Maryanne Driscoll and Philamena Grabarz, dated November 27, 1996, and recorded in the Cumberland County Registry of Deeds in Book 12842, Page 307.

Witness my hand this 17th day of December, 1999.



Witness



Shawn P. Lyden

State of Maine
County of Cumberland, ss

December 17, 1999

Personally appeared the above named Shawn P. Lyden and acknowledged the foregoing instrument to be his free act and deed.

Before me,



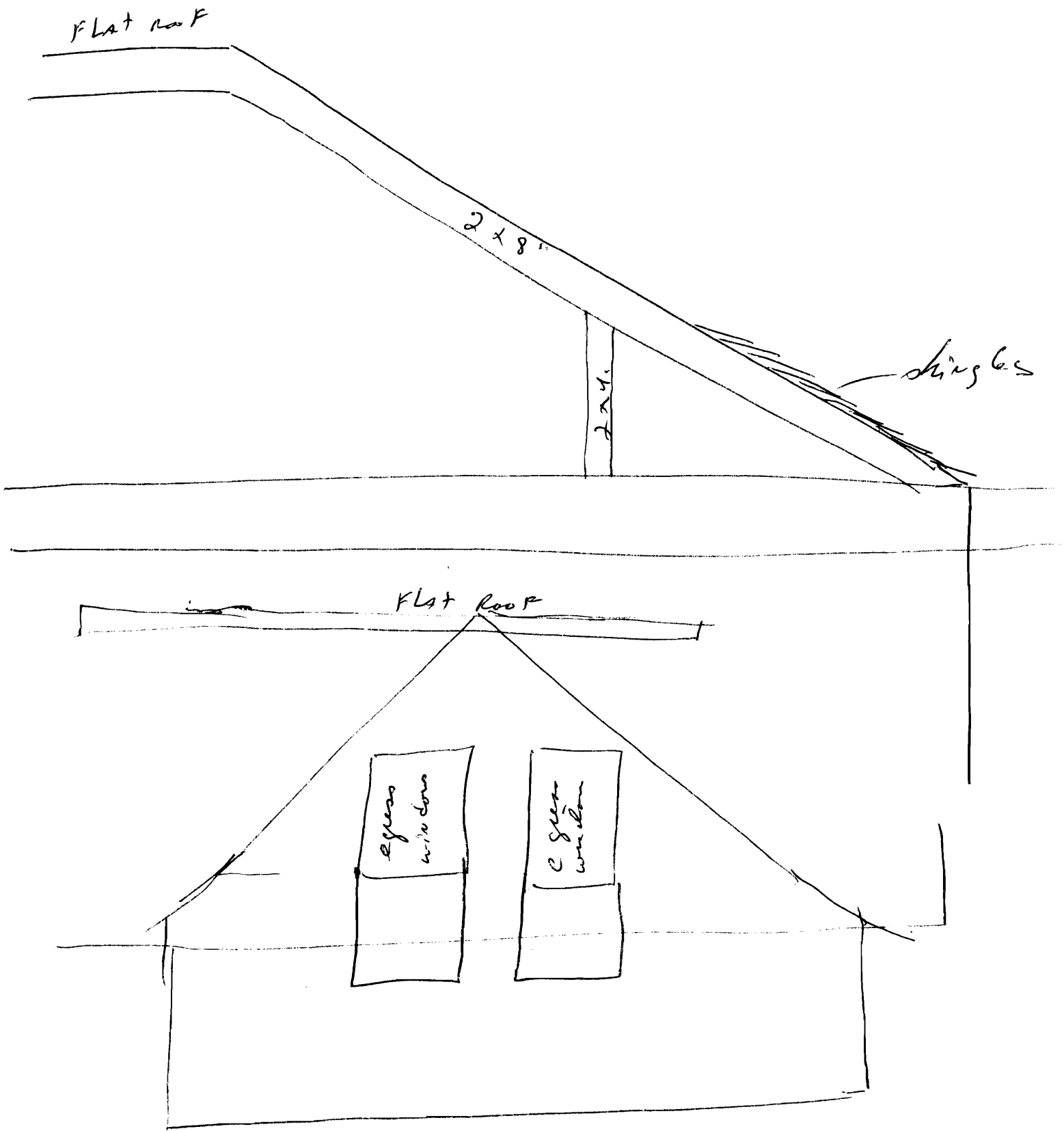
Notary Public/Attorney at Law

Printed Name:

KENNETH E. SNITCO
MAINE ATTORNEY AT LAW

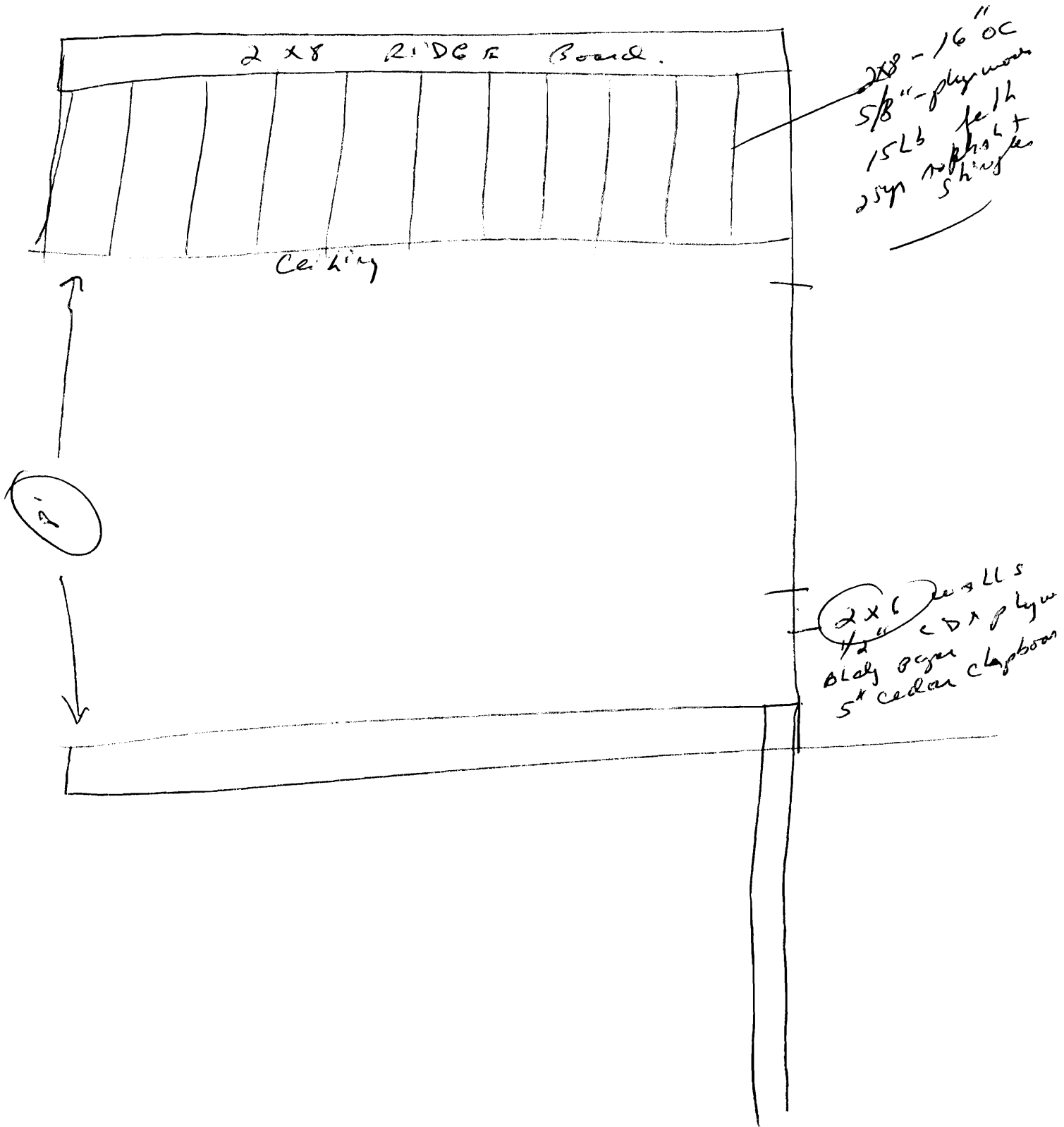
Comm. Exp:

Existing R.F



C.R.M. Robert M. Martin 650-7860

New Dormer



C.R.M. Robert M Morris

650-7860

Bathroom - 1st floor -

Removing existing bath surround and
Installing new enclosure.

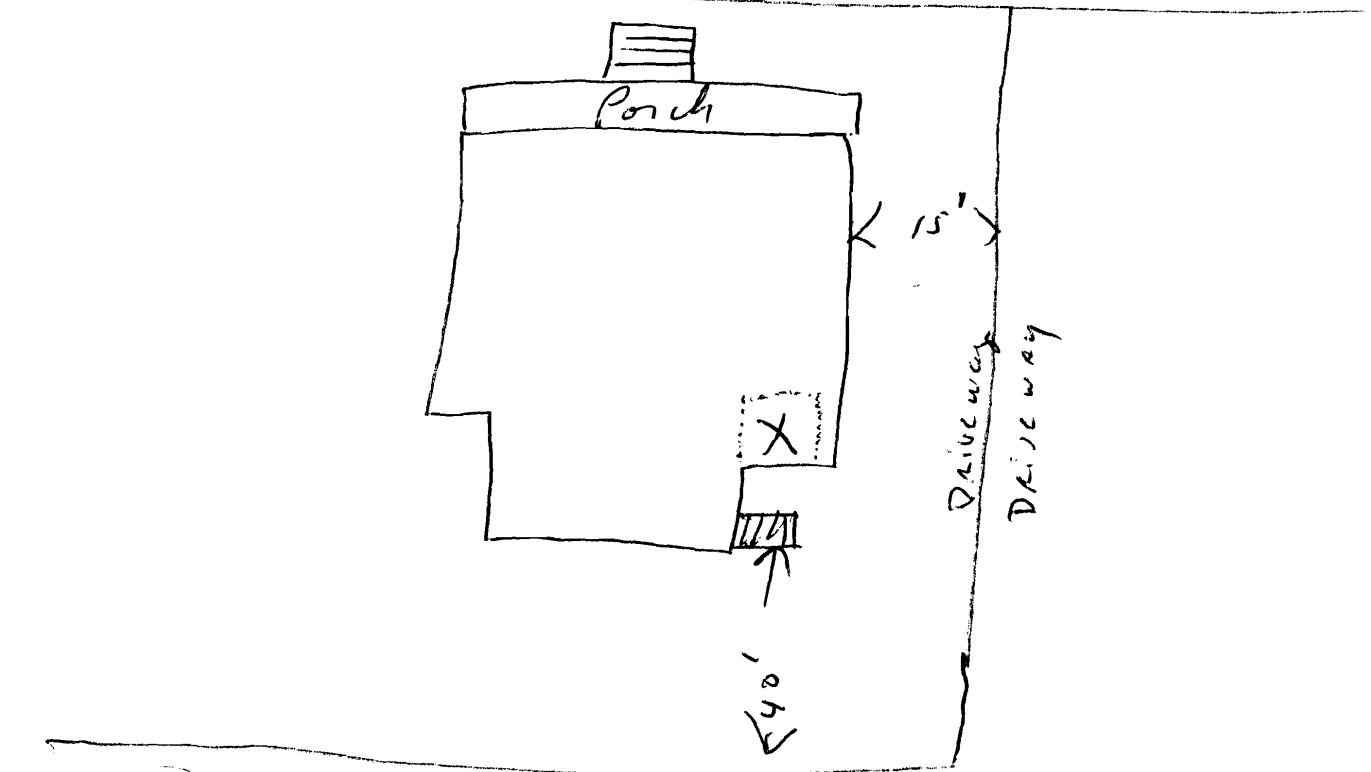
Bathroom - 2nd floor -

Removing existing bath enclosure + tub.
Tub to be removed by plumber.
Install new tub + enclosure

Bathroom - 3rd floor -

Installing new vanity

New Dormer. installation
LAWN AVENUE.



C.R.A. Robert M. Moran - 650-7860

MORTGAGE LOAN INSPECTION

Cumberland Title Company

P.O. Box 4843

Portland, ME 04112

1-207-774-1773

1-207-774-2278 (fax)

Borrower(s): Cynde P. Mitchell and
Rod B. Mitchell

St. No.: 15

Street: Lawn Ave.

Town: Portland, ME

Source Deed Bk. 12842 Pg. 00307

CL No.: 013500

Job No.: CTC25-04.

Date: 11/16/99

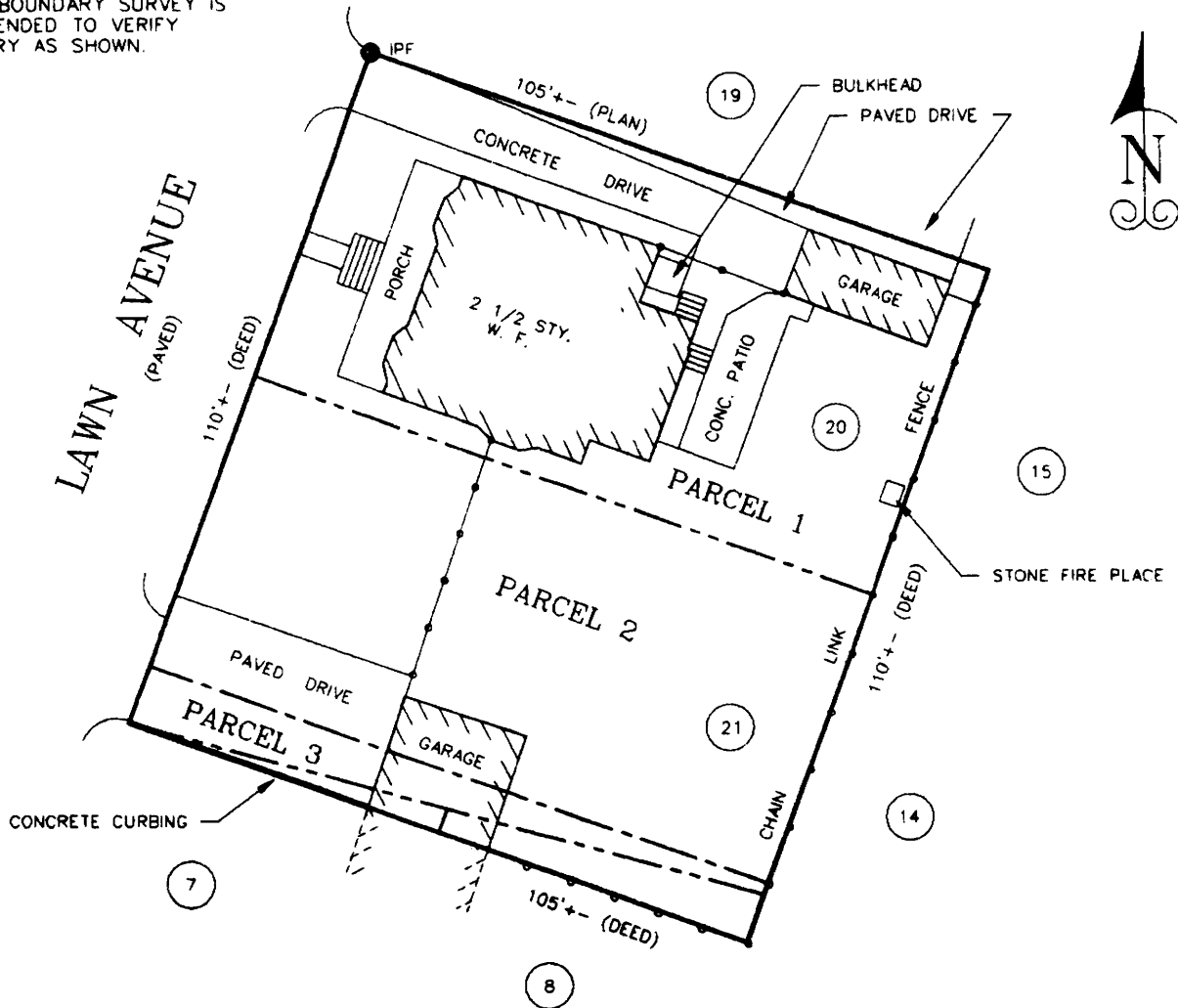
County: Cumberland

Plan Bk. 00007 Pg. 54

Lot(S): 20, 21, portion of 7,8

Scale: 1" = 30'

NOTE: A FULL BOUNDARY SURVEY IS
RECOMMENDED TO VERIFY
BOUNDARY AS SHOWN.



NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

CERTIFICATION: I hereby certify to **KEYBANK NATIONAL ASSOCIATION** and its mortgage title insurer that based upon inspection made with reasonable certainty, that:

- this plan was made from an inspection of the site.
- there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- the principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

Barbara W. Goodwin