

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMITS

PERMIT ISSUED
Permit Number: 060633
JUN 16 2006
CITY OF PORTLAND

This is to certify that David M. Courtney/Ted Leighton
has permission to Install 19' dormer, frame bathroom and laundry room area on second floor.
AT 109 Glenwood Ave 131 H004001

provided that the person or persons in charge of the work 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 when permission procured before this building or part thereof is altered or proposed-in-4 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 _____

[Handwritten Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0683	Issue Date: 13	City: H004001
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PERMIT ISSUED
JUN 16 2008
CITY OF PORTLAND

Location of Construction: 109 Glenwood Ave	Owner Name: David M. Courtney	Owner Address: PO Box 8091	Phone: 207-761-0357
Business Name: n/a	Contractor Name: Ted Leighton	Contractor Address: 313 West Main St. Warrenton	Phone: 503-468958
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Duplex	Zone: R-5

Past Use: Two Units	Proposed Use: Two Units / Install 19' dormer, frame bathroom and laundry area on third floor.	Permit Fee: \$291.00	Cost of Work: \$30,000.00	CEO District: 4	13,409⁴
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two (2) residents

ats

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type 5B 6/15/08 Signature: [Signature]
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Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: GG	Date Applied For: 0510212006	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>14-436-807</i></p> <p><input type="checkbox"/> Wetland <i>increase allow 96 shown</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i> Date: <i>5/31/08</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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: 06-0633	Date Applied For: 05/02/2006	CBL: 131 H004001
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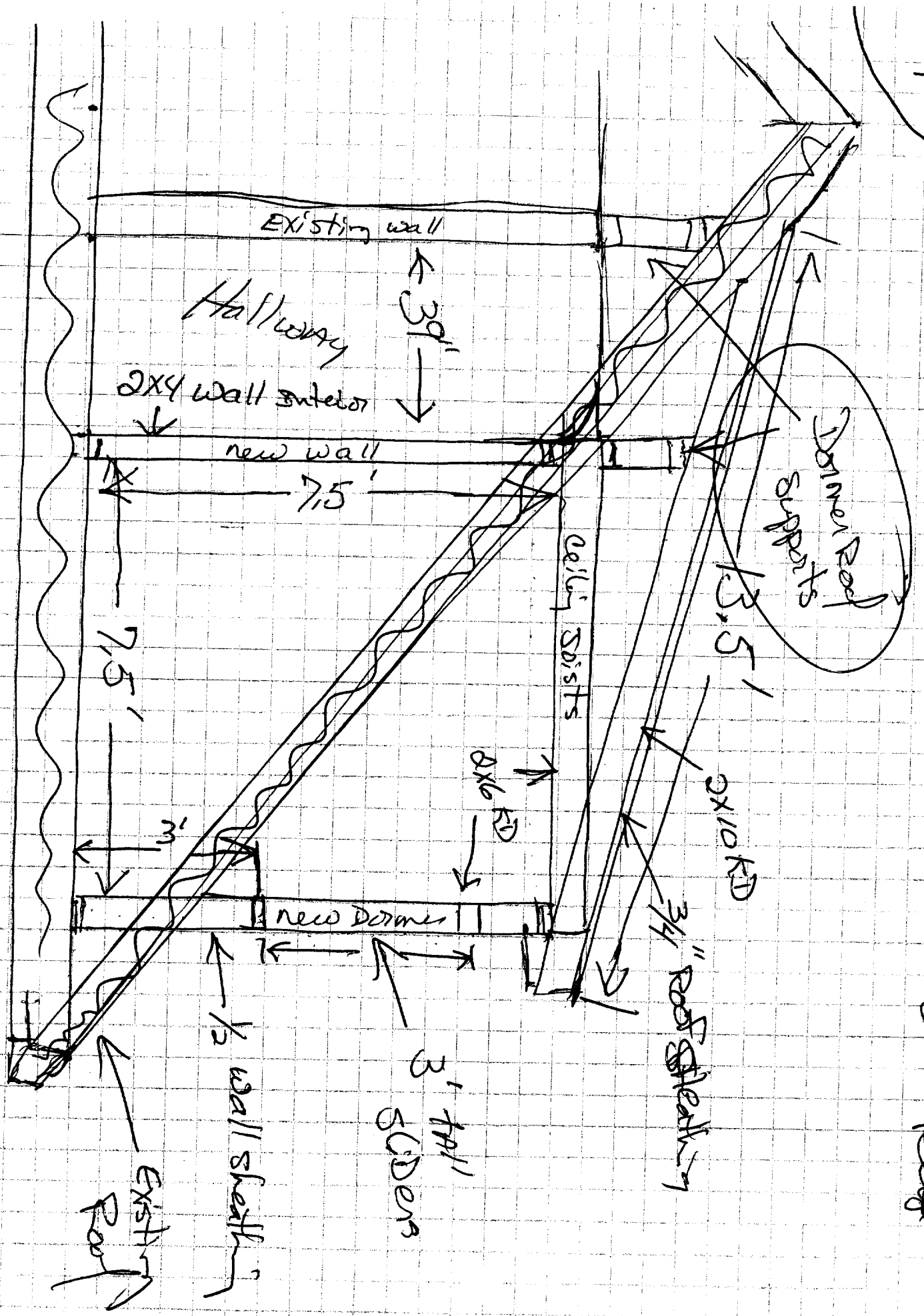
Location of Construction: 109 Glenwood Ave	Owner Name: David M. Courtney	Owner Address: PO Box8091	Phone: 207-761-0357
Business Name: n/a	Contractor Name: Ted Leighton	Contractor Address: 313 West Main St. Yarmouth	Phone: (207) 846-8958
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Duplex	

Proposed Use: Two Units / Install 19' dormer, frame bathroom and laundry area on third floor.	Proposed Project Description: Install 19' dormer, frame bathroom and laundry room area on third floor.
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Comments:
5/22/2006-mes: spoke to owner and left a voice mail message for contractor. I need to know the square footage of the 3rd floor to compare with what is proposed using section 14-436 - I also need to be sure that the maximum height of 35' is being met - waiting for more info in M's area

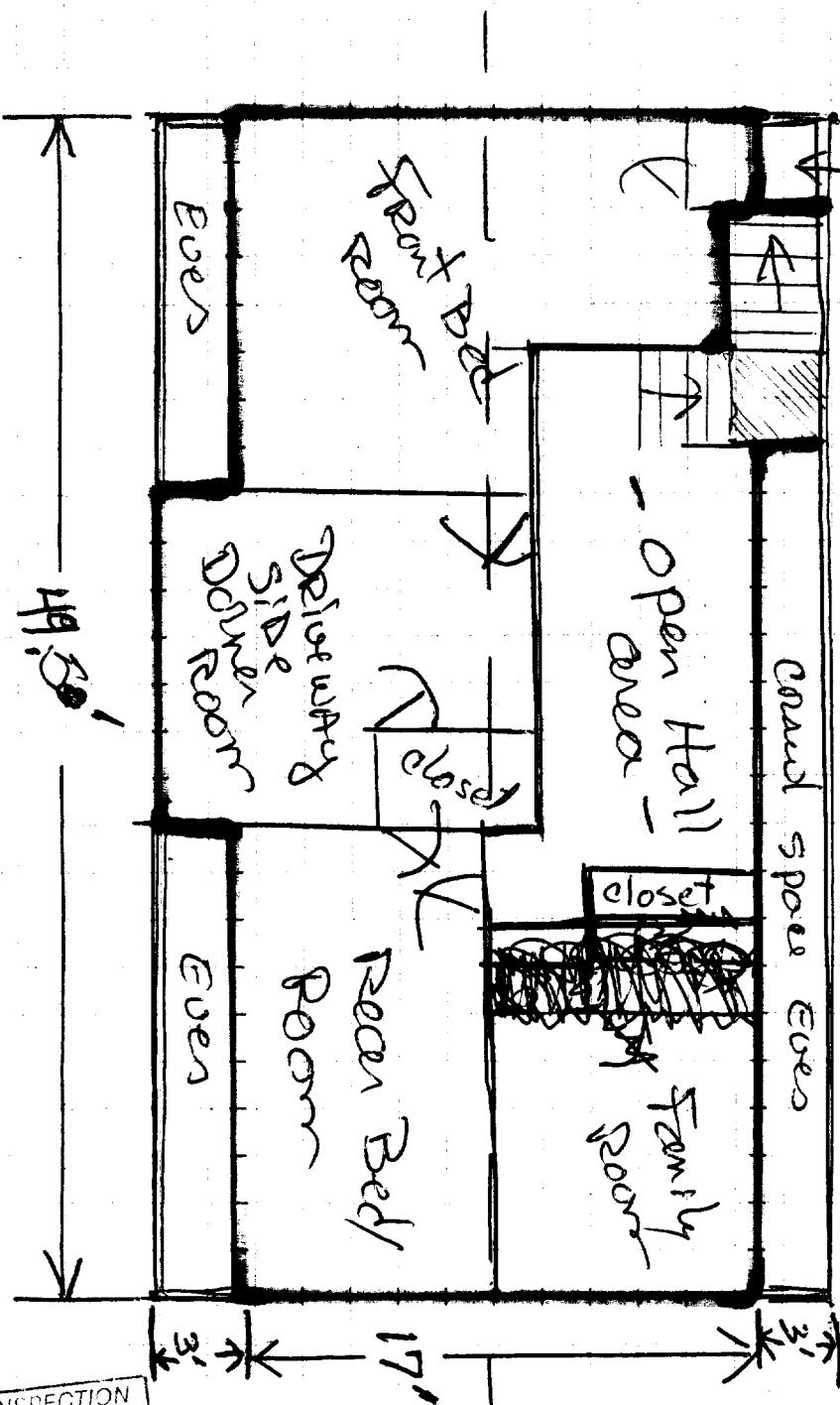
Dormer Side View



109 Glenwood Ave, Portland

Existing Floor Space 3rd Floor

* Green outlines existing floor space now, w/a 3' treewall original construction. - within this area is approx ~~850~~ 505 sq ft

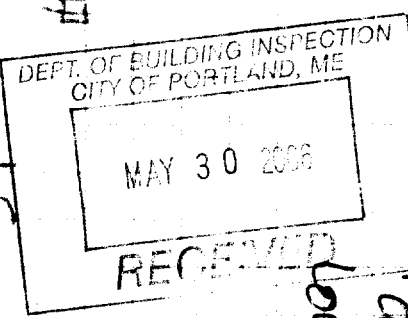


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Street Front SIDE

17' x 19' 8" = 341.5 #

REAR



* Note - Dormer will go where "Open Hall" is located

center Ridge

RE: 109 Glenwood Ave
owner - David Courtney
work - Roof Dormer

Hi Marge,

Here are some drawings
showing

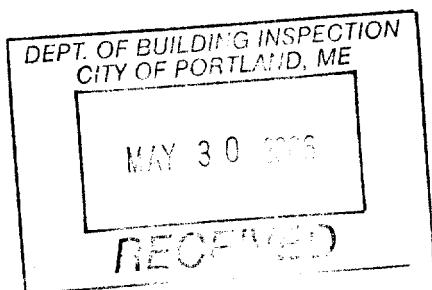
① Ridge height

② 3rd floor total existing
SQFT

③ 3rd floor ADDITION SQFT
w/Dormer

- SQFT of usable floor
space on 3rd floor is
Approx 850 SQFT.

- ADDITIONAL SQFT added to
above space is only
about 70 SQFT max



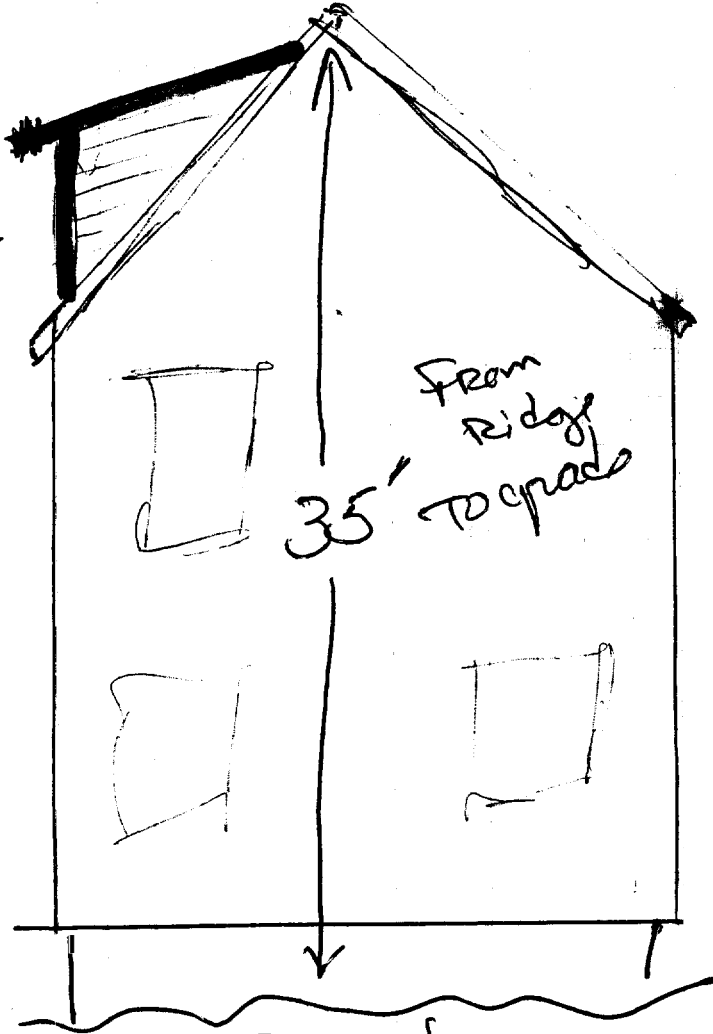
Thank

TED Heighdon
846-8958

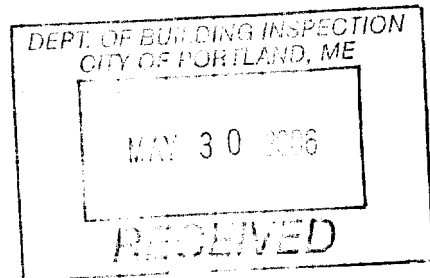
Page
1 of 4

Ave, Portland
ME,

Green
Represents
Proposed
Dormer



Front
(street side)





5/22/06 - Need better plans - spoke to DAVID
 Courtney - he says there is a dormer
 on one side right now - he will
 get me the info on the existing
 square footage of the 3rd floor
 I also need the height of structure
 after the dormer is in place.
 I will also call Ted Loughton

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 18451 PAGE 201 COUNTY W
PLAN BOOK --- PAGE --- LOT =&

ADDRESS: 109 Glenwood Avenue, Portland, Maine

Job Number: 555-25

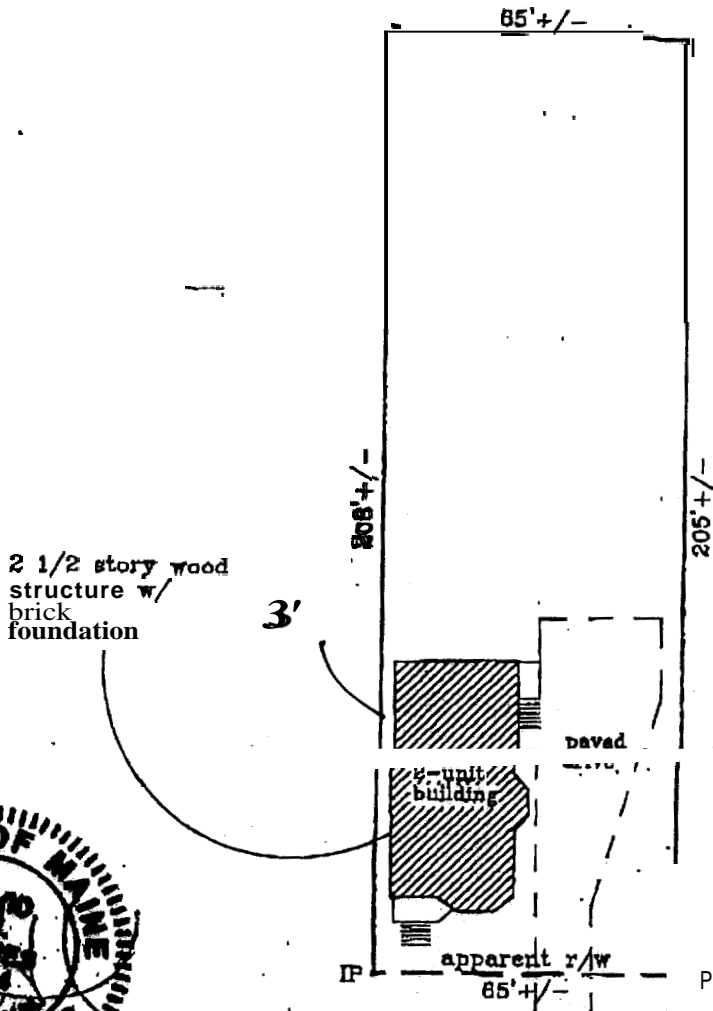
Buyers: Susan Wuchter-Stein & David M. Courtney

Inspection Date: 4-19-06

Sellers: Dong 'ran

Scale: " = 40'

Client File #: 0206-00310



Glenwood Avenue to Woodford St.

I HEREBY CERTIFY TO: Market Street Settlement Group, Inc.; NE Moves Mortgage, LLC and its title insurer,

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.

- 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: 230051-0007 C
- 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.

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04048
 207-987-9761 phone 207-987-4831 fax
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Return to:

Susan Wuchter-Stein and David M. Courtney
109 Glenwood Avenue
Portland, ME 04101

WARRANTY DEED

KNOW ALL MEN *BY* THESE PRESENTS: That I, **Dong Tran**, of 109 Glenwood Avenue, Portland, **ME** 04101, for consideration paid, grant to **Susan Wuchter-Stein and David M. Courtney**, of 40 Dirigo St , Portland, ME 04102, as Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

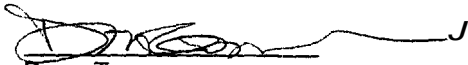
SEE ATTACHED EXHIBIT A.

This conveyance is made subject to the restrictions that no building shall be erected on said lot within 17 feet of the easterly sideline of Glenwood Avenue.

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Global Properties, **LLC**, a Maine Limited Liability Company, dated November 22, 2002 recorded at Book 18451, Page 201 in the Cumberland County Registry of **Deeds**.

I, the grantor herein hereby release all rights of homestead in the above-described premises.

Executed this 20th day of April, 2006.


Dong Tran

State of ME
County of Cumberland

4 20 / 2006

Then personally appeared before me the said Dong Tran and acknowledged the foregoing to be his/her voluntary act and deed.





Notary Public/Justice of The Peace
Commission expiration:

EXHIBIT A

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

Beginning at a point in the easterly sideline of Glenwood Avenue distant southerly by said Street 650 feet from the southerly sideline of Concord Street, formerly named South Street, and at the southwesterly corner of the lot of land conveyed to Joseph Smith by Myron M. Moore on June 18, **1894**; thence southerly by said easterly sideline 65 feet to a point; thence running easterly at right angles to said Glenwood Avenue 204.9 feet to the southwesterly corner of land conveyed to Eda **M.** Adams by Lyman A. Brooks by deed dated May 22, 1923 recorded in Cumberland County Registry of Deeds in Book 1137, Page 174; thence running northerly by said Adams land 65 feet to the southerly line of said Smith land, being the northwesterly corner of said Adams land; thence running westerly by said Smith land 207.7 feet to the point of beginning.

A small, handwritten mark or signature, possibly initials, located below the text.



06 0635

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>109 Glenwood Avenue, Portland, ME</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot <u>.308</u> <u>13,409. Sq. Ft</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>131</u> <u>H</u> <u>004</u>	Owner: <u>SUSAN WUCHTER-STEIN</u> <u>David M. Courtney</u>	Telephone: <u>409-6550</u> <u>761-0357</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SUSAN WUCHTER-STEIN</u> <u>David M. Courtney</u> <u>P.O. Box 8091-Portland, ME</u>	Cost Of Work: \$ <u>26,800.00</u> <u>30,000</u> Fee: \$ _____ C of O Fee: \$ <u>291.00</u>
Current Specific use: <u>2 Unit Residential Housing</u> <u>04104</u>	If vacant, what was the previous use? _____	
Proposed Specific use: <u>2 Unit Residential Housing, 1st. Flr. Apt. + (2nd & 3rd) Flr. Apt</u>	Project description: <u>Install 11' Dormer (shed) into North face of roof - Frame and close in Roof & Exterior walls. Install roof covering (Metal or Shingle) Vinyl siding, windows & skylights. Frame up Bathroom & Laundry areas, install plumbing & Electrical for same. SHEET ROCK to 846-8958 make Paint Ready. See attached 3 Pg. Addendum.</u>	
Contractor's name, address & telephone: <u>Ted Leighton - 313 West</u> <u>Main St. - Yarmouth, ME 04096</u>	Who should we contact when the permit is ready: <u>David Courtney</u> Mailing address: <u>P.O. Box 8091</u> Phone: <u>409-6550</u> cell <u>Portland, ME</u> <u>ofc. - 799-1501 x181</u> <u>04104</u>	

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

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.

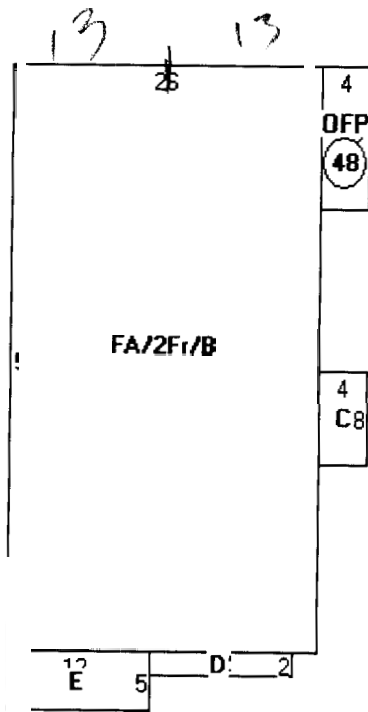
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

MAY 2 2006
RECEIVED

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 representatives 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>David Courtney</u> <u>Susan Wuchter-Stein</u>	Date: <u>4/28/06</u> <u>7/28/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



- Descriptor/
 A: FA/2Fr/B
 1300 sqft
 6: OFF
 48 sqft
 C: FA/2sFBAY
 32 sqft
 D: 2FBAY/B
 24 sqft
 E: OFF
 60 sqft

1300
 48
 32
 24
 60

1st floor footprint = 1464 sqft x 80% =

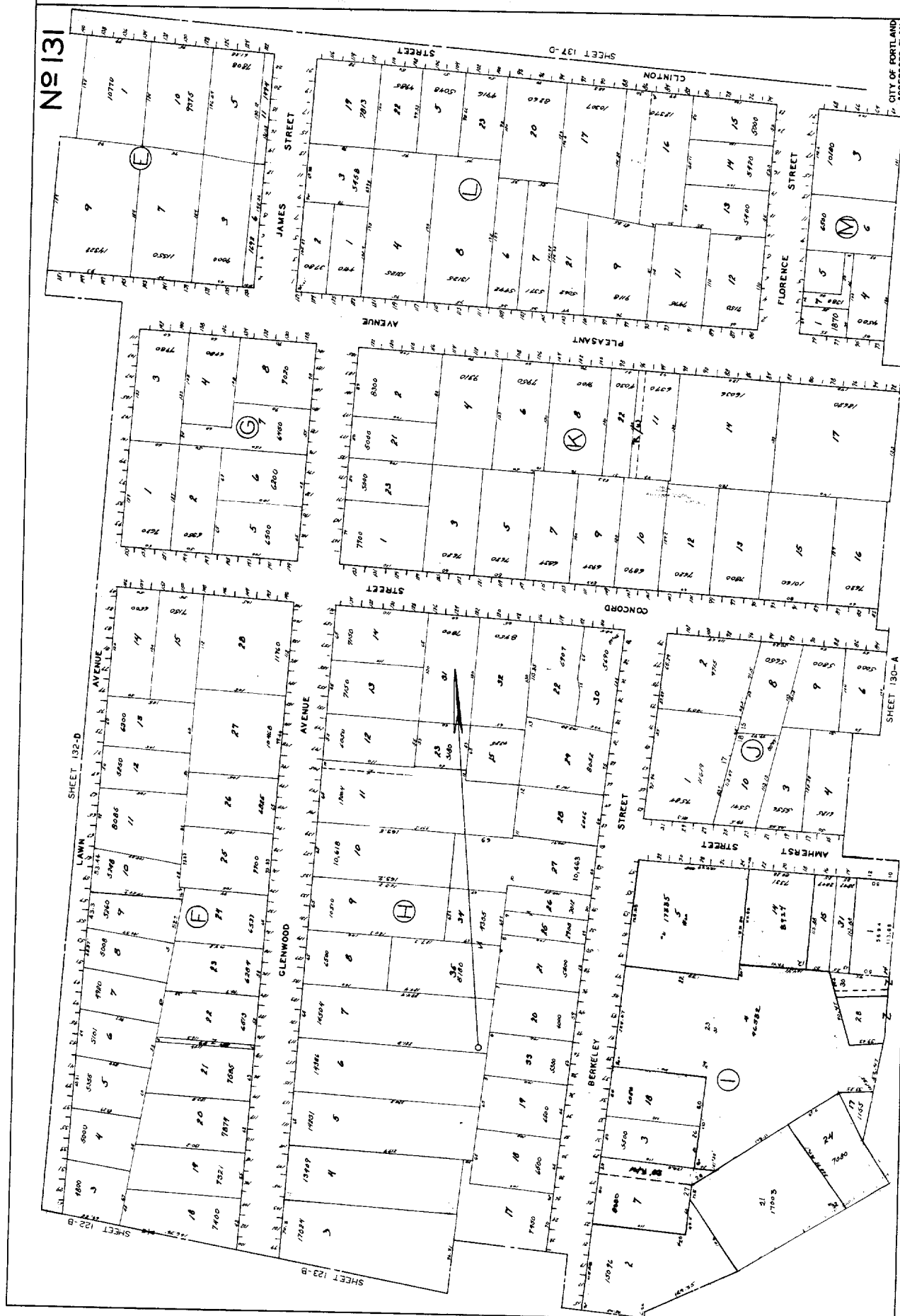
14-436 has the Land Area per D.U. but not setbacks

19' interior
 22' long dormer x 7' deep.

$7 \times 19 = 133$ sqft

1171.2 sqft
 9% increase allowed

9% increase ok



№ 131

CITY OF PORTLAND
ASSESSOR'S OFFICE
SCALE 1" = 50'

REDRAWN 10-10-66



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- NA Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- NA Window and door schedules
- NA Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- NA Deck construction including pier layout, framing, fastenings, guards, stair dimensions
- NA Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- NA The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- NA A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Page 1 of 6

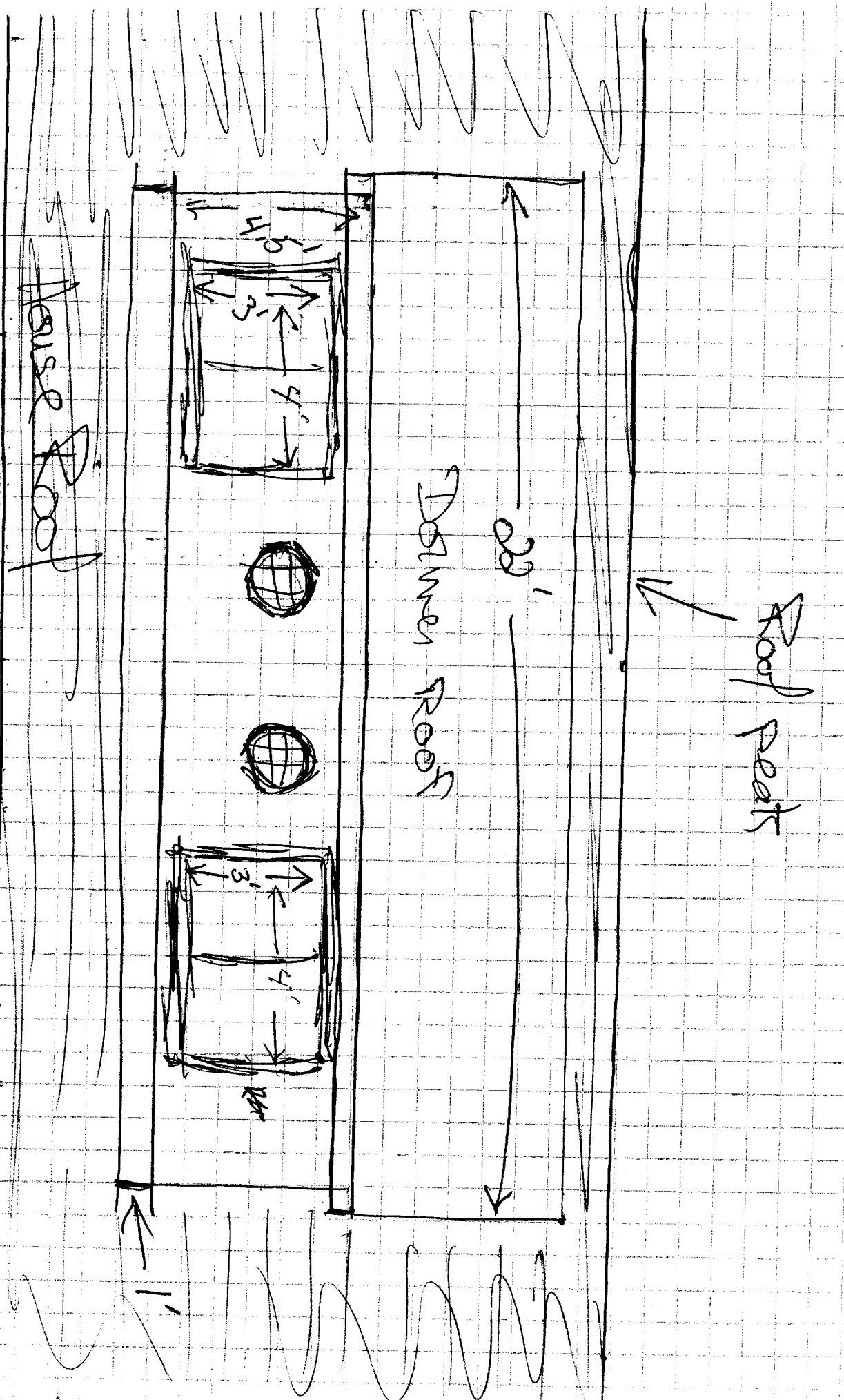
Courtney

109

Elenwood Ave, Portland

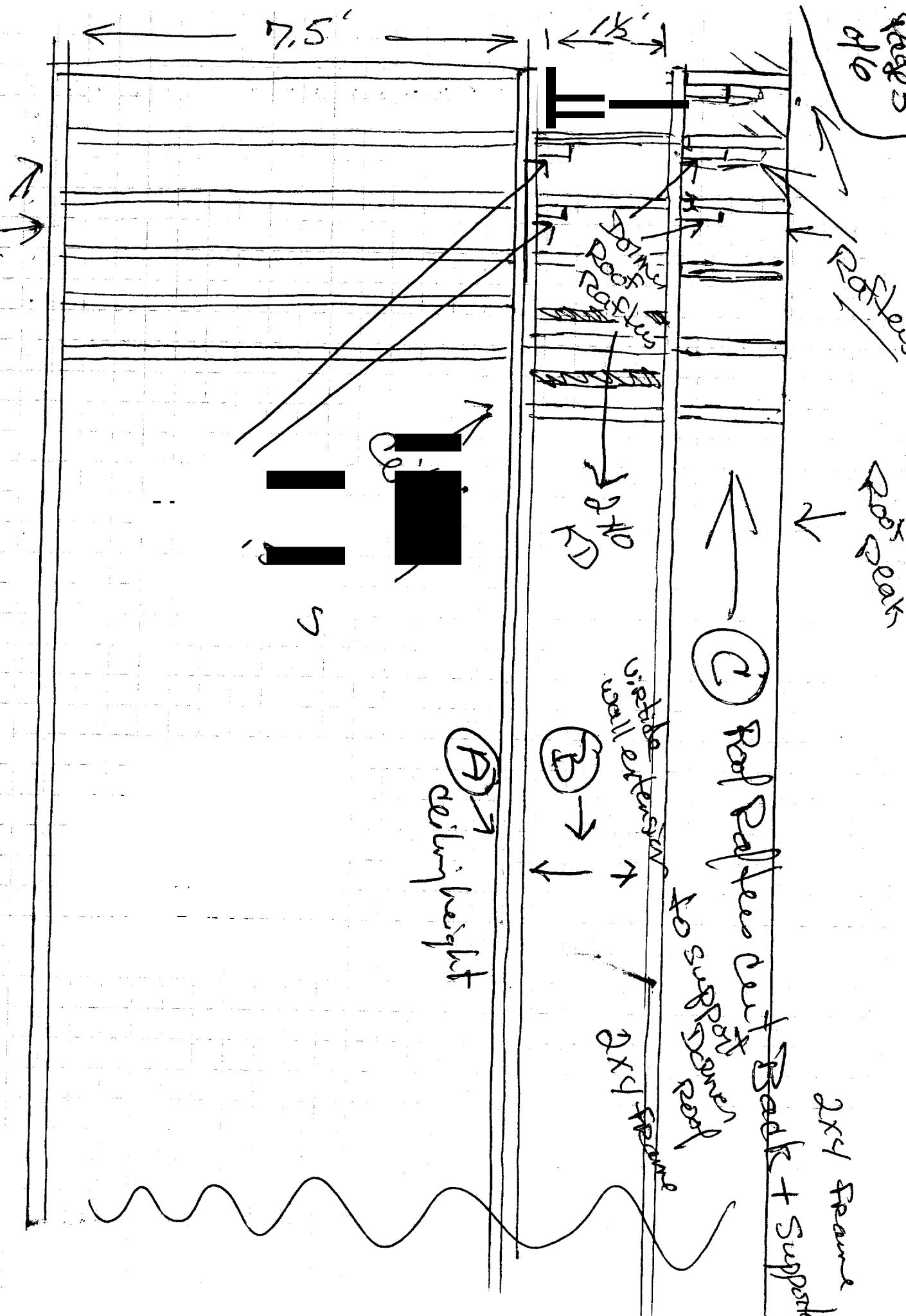
TED Leighton - 846-8958 - contractor

- Page ② Floor plan of 3rd floor
Dormer/Bath
- ③ Exterior view of Dormer
window placement
- ④ Dormer cut away side
view showing support
walls for roof, window
placement + framing
- ⑤ Inside wall support construction
for roof and framing of
Hallway - Bath wall
- ⑥ Framing of windows



1 Box = 175'

16' 0" - Interior wall between Hallway & Bath



rafters

Roof Sheathing

Roof Joists

2x4 Frame

Roof Joists

Roof Decking

A-A ceiling height

B-B exterior wall extension

to support roof

2x4 frame

Roof Rafters over Back + Support

→ Windows

→ Down Front

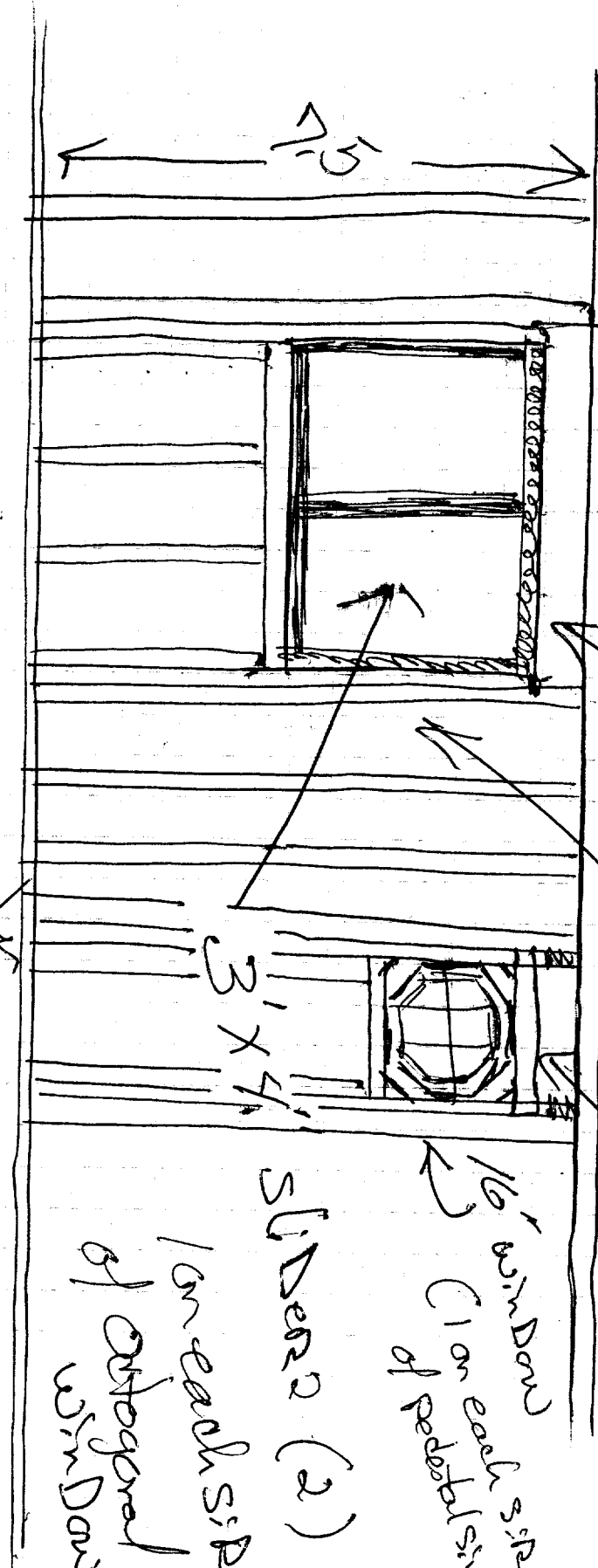
→ Window Framing

1" Box = 6"

2x8 Headers

2x6 Studs

2x8 Header



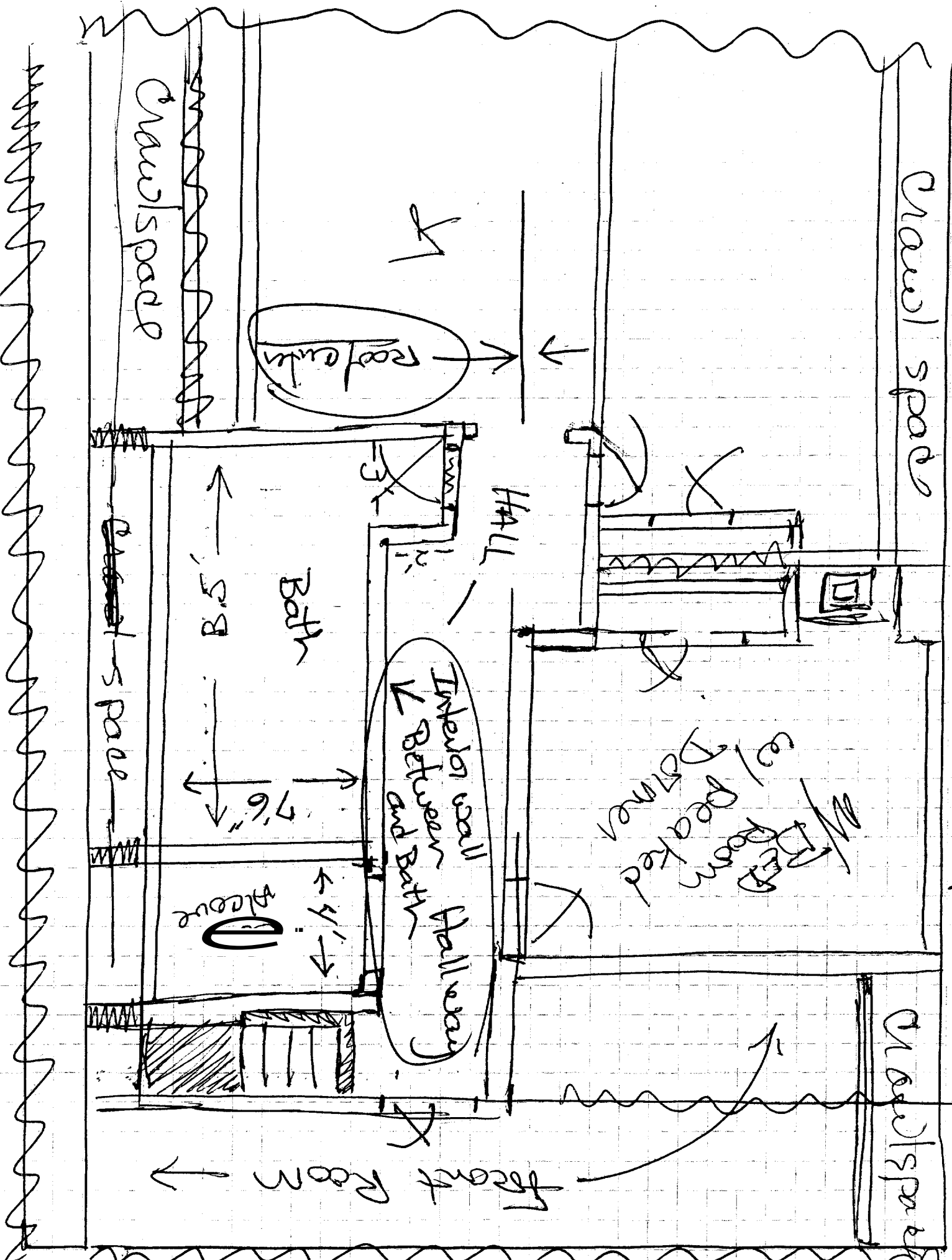
1/2" window
1 on each side
of perpendicular
sliders

Sliders (2)

1 on each side
of original
windows

19" on center
Studs
2x6
Framing

2x6
Studs



4 22 06 David Courtney - Sue
109 Glenwood Ave, Portland, Me.

① Construction:

Ⓐ ^{19'}/_{16'} Exterior wide (Roof) creating a 17'_{14'} length interior Dormer.

ⓐ all: framing, sheathing, Roofing
Glass, 2 skylites, EXT. TRIM/SIDING

ⓑ all: insulation, sheetrock and mud

ⓒ all trim, 1 Door, all base

ⓓ subfloor for tile installation

ⓔ Total cost of dumpster and removal of debris and final clean-up are included in original cost proposal.

code

Ⓒ Bathroom/Laundry:

ⓐ as above

Ⓓ Master Bedroom:

ⓐ walk-in closet - molding trim and Door for walk-in.

ⓑ sheetrock, mud, trim inside + out.

ⓒ no inside shelf or pole

ⓓ installation of tile but not tile itself.

Ⓔ Rear Bedroom:

ⓐ remove Door and frame in

ⓑ End wall some type of wall of glass.

ⓒ Move out closet wall to make larger.

chks-

① Electrical:

① all outlets subject to code requirements approx every 16', all switches lights, outlets interior + exterior of Bath/Laundry Room walls

③ Plumbing:

① bring up plumbing from 2nd floor and plumb in new Bath + Laundry - Rough plumbing for - sink, shower tub, and toilet.

④ Fixtures: ① No plumbing, electrical or heating fixtures

* these items will be choice of customer and purchased by customer

② No installation of any fixtures in this B.D.

109 Glenwood Ave, Portland, ME

⑤ Extras:

Ⓐ Anything above and beyond original proposal

Ⓑ Anything in this category to be authorized by owners only.

Ⓒ Any ADDITIONAL work or materials in this category will be an additional payment ~~of~~ or payments (Depending on extras) prior to final payment.

Note - completion time Approx 56 wks Depending on inspections and subs.

⑥ Payment schedule:

6,000.00	Dep. Ⓐ	paid upon signing of contract.
5,000.00	1st	payment due Friday of 1st wk.
5,000.00	2nd	payment due Friday of 2nd wk.
5,000.00	3rd	payment due Friday of 3rd wk.
5,000.00	4th	payment due Friday of 4th wk.

x — Any ADDITIONAL costs
100.00 — Balance at completion

Director X,	<u>Edwin H. Lytle</u>	Date
owner X,	<u>Samuel Country</u>	— 4-23-06
owner X,	<u>Juan W. Stee</u>	— 4-23-06
		— 4-23-06

Note - All problems to be worked out as negotiation and ~~no~~ loans or mortgage by not Allowed either

109 Glenwood Ave, Portland, ME



* 35' From Ridge pole to Ave. grade.

Street side front

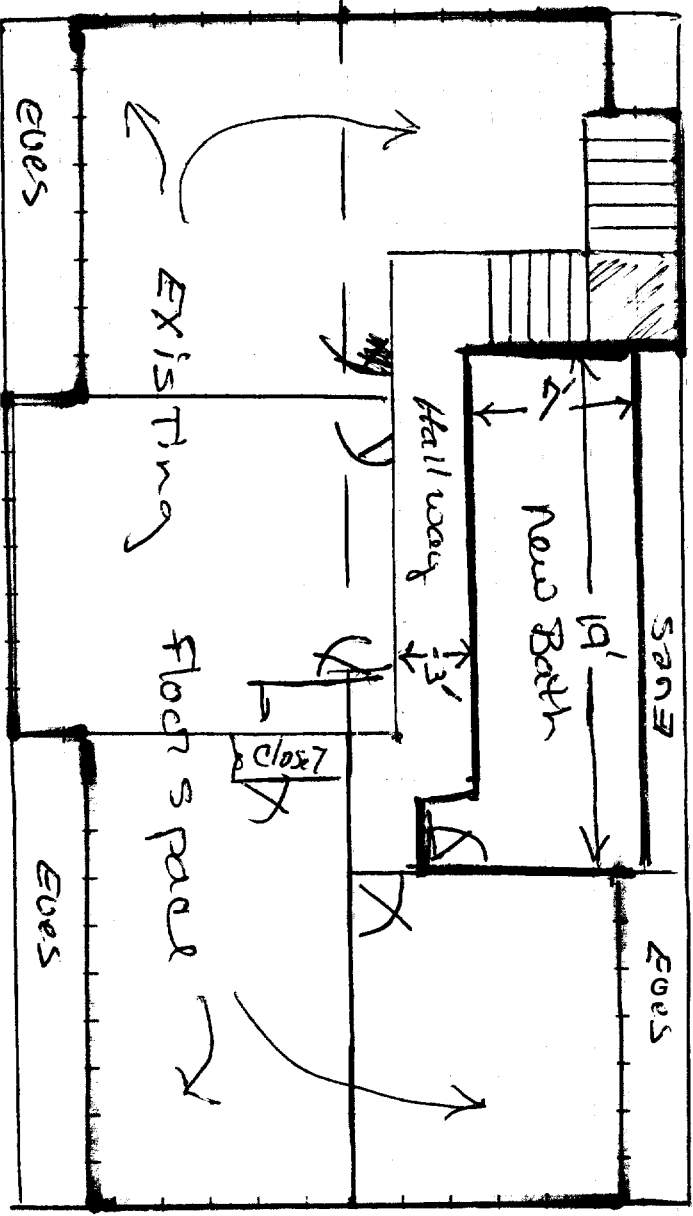
7' ABOVE ROOF
front of the door
TO ROOF EDGE

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 30 2011
RECEIVED

109 Glenwood Ave, Portland, Me.

* Blue represents new Bath/Laundry
Down Room Approx 133 sqft

* Green - Remaining Floor space - NO Room size
change.



Roof Edge

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

MAY 30 2011

RECEIVED

← Room

center

*



%A

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.

- 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 OCCUPAMCES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

David Courtney
Signature of Applicant/Designee
Randy Huerta
Signature of Inspections Official

6/16/08
Date
6/16/08
Date

CBL: 131 H004 Building Permit #