

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that DAPHNE LABBE

Located At 820 STEVENS AVE

Job ID: 2012-06-4236-ALTR

CBL: 145- B-031-001

has permission to Adding a deck

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

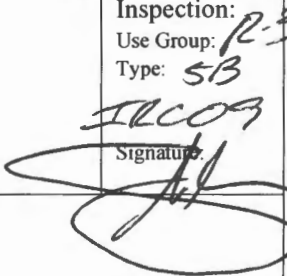
Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-06-4236-ALTR	Date Applied: 6/13/2012	CBL: 145- B-031-001	
Location of Construction: 820 STEVENS AVE	Owner Name: DAPHNE MILLAY (LABBE)	Owner Address: 820 STEVENS AVE PORTLAND, ME 04103	Phone: 207-318-7517
Business Name:	Contractor Name: SELF	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2
Past Use: Residential – number of legal units unclear	Proposed Use: Two family – establish use as two family & build 8' x 15' deck on the rear of the building	Cost of Work: 2000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: P-3 Type: SB IRCO9 Signature: 
Proposed Project Description: Adding a deck & establish as legal two family		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK w/condition 6/26/12 ASB	<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:	<input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: ASB

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 appication 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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4236-ALTR

Located At: 820 STEVENS AVE

CBL: 145- B-031-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. With the issuance of this permit and the certificate of occupancy, this property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

Frost protection must be a minimum of 8" diameter sauna tubes installed at a minimum of 48" below grade.

Guards must be 36 inches in height with openings less than 4 inches.

A graspable rails must be installed on one side of the stair guard at 34" to 38".

Stair treads shall not be less than 10". Stair risers shall not be more than 7-3/4" .

B-2 (near street redlined R-5)

4/24/12
Entered 4/13/12
15



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.

A 2012 - 02 - 4236

Location/Address of Construction: <u>820 Stevens Ave</u>		
Total Square Footage of Proposed Structure/Area <u>1200 sq</u>	Square Footage of Lot <u>15660 sq</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>145</u> Block# <u>B031001</u> Lot#	Applicant: (must be owner, lessee or buyer) Name <u>Daphne Millay</u> Address <u>820 Stevens Ave</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>(207) 318-7517</u> 272-0229 <u>2000</u>
	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ 1000 C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>40.00</u>
	Current legal use (i.e. single family) <u>two family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>nic</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>deck at back porch (15x8) - establish use as two family - spoke to Daphne 6/25/12</u>	
Contractor's name: <u>na</u>		Email: <u>daphne.chadypend.com</u>
Address: _____		
City, State & Zip: _____		Telephone: _____
Who should we contact when the permit is ready: _____		Telephone: _____
Mailing address: _____		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: Daphne Millay Date: June 11/2012

This is not a permit; you may not commence ANY work until the permit is issued

207-272-0229



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Receipts Details:

Tender Information: Check , Check Number: 5577

Tender Amount: 75.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 6/26/2012

Receipt Number: 45345

Receipt Details:

Referance ID:	7038	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-06-4236-ALTR - Adding a deck			
Additional Comments: 820 Stevens			

Thank You for your Payment!



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Receipts Details:

Tender Information: Check , Check Number: 402

Tender Amount: 40.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 6/13/2012

Receipt Number: 44944

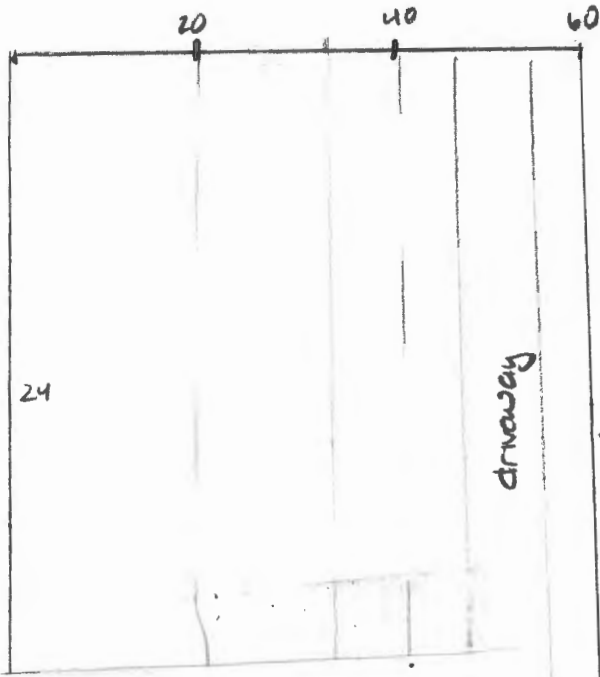
Receipt Details:

Referance ID:	6886	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	40.00	Charge Amount:	40.00
Job ID: Job ID: 2012-06-4236-ALTR - Adding a deck			
Additional Comments: 820 Stevens Ave.			

Thank You for your Payment!

58'

Storons Ave.



B-2
 - lot size 15; 60
 - rear yard - 10' (not abut residential)

- 52' min (OK)

- front yard - 1/4 (OK)

- side - 5' (not abut residential)

- 24' on north

(OK) - 33' on west not accurate but more than needs

5' required

90% improvement

243.54

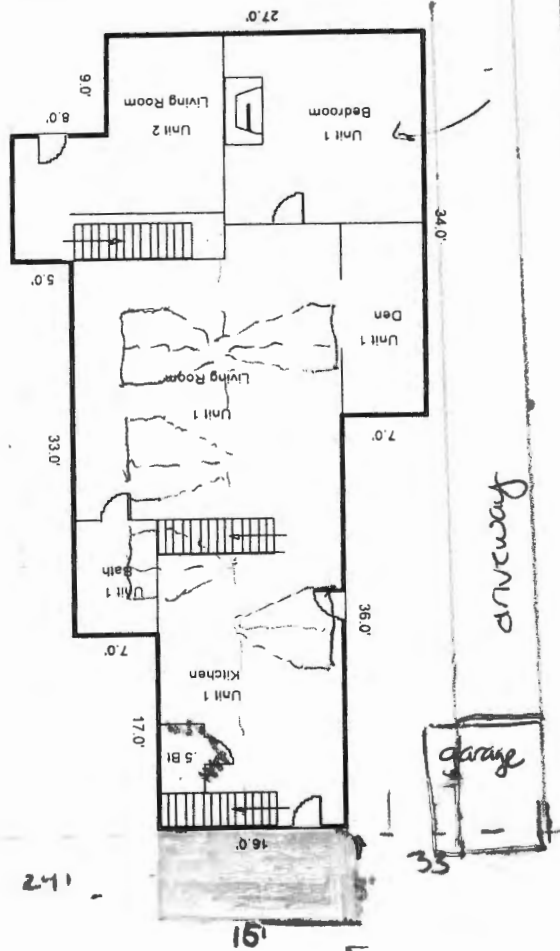
$92 \times 60 = 5520$ (OK)
 $\frac{5520}{15660} = 35\%$

- land area per du. off perinark

R-5 - 3000 ϕ per du for

duplex (OK)

- parking



237

end of house
 ↑
 100'
 ↓
 end of lot

 end of deck
 92'
 to end of lot

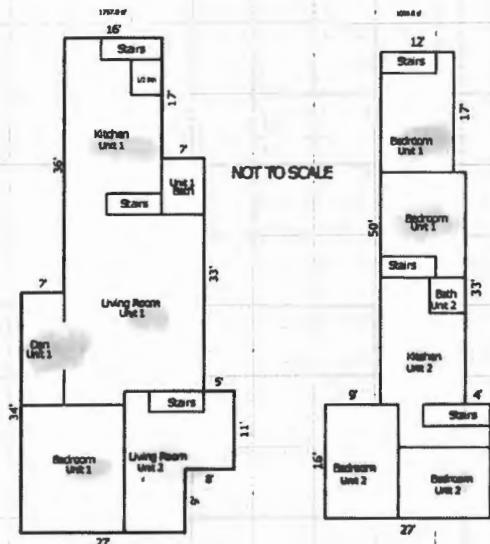
proposed deck

140

280

SKETCH ADDENDUM

Borrower or Owner **Daphne Milley**
 Property Address **820 Stevens Avenue**
 City **Portland** County **Cumberland** State **ME** Zip Code **04103-2664**
 Client **Northeast Home Loan, LLC**



Unit #1
 1st Floor
 Bedrooms 2 unit

 Unit #2
 Living Room
 1st Floor
 Kitchen,
 bath
 2 bedrooms
 2nd Floor

Comments:

Dept. of Building Inspections
 City of Portland Maine

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1757.0	1757.0
GLA2	Second Floor	1098.0	1098.0

LIVING AREA BREAKDOWN

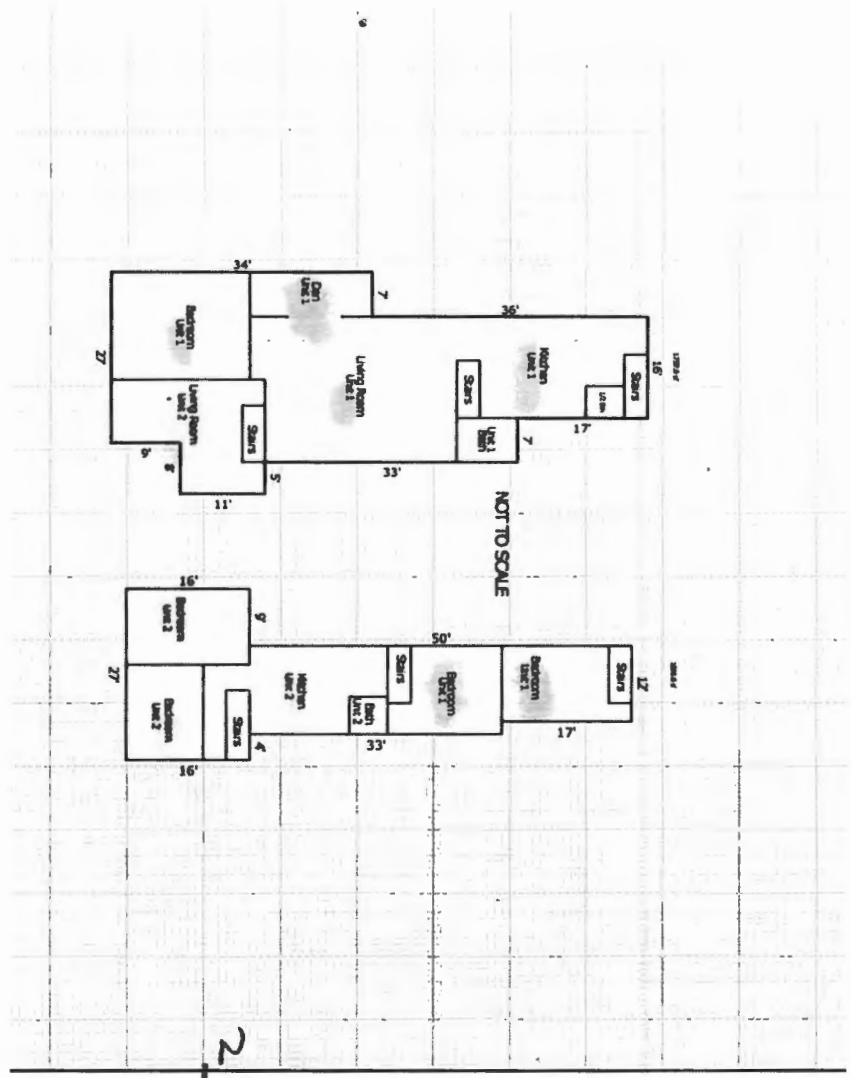
Breakdown		Subtotals
First Floor		
27.0 x 9.0		243.0
19.0 x 23.0		437.0
14.0 x 30.0		420.0
11.0 x 35.0		385.0
17.0 x 16.0		272.0
Second Floor		
27.0 x 16.0		432.0
33.0 x 14.0		462.0
17.0 x 12.0		204.0

Net LIVABLE Area (rounded) 2855 8 Items (rounded) 2855

RECEIVED

JUN 26 2012

Pink = Unit 1 - all of 1st floor except front right's
 two bedrooms - rear second floor.
 Yellow = Unit 2 - first floor - front right room
 2nd floor - front half.



RECEIVED

JUN 26 2012

Dept. of Building Inspections
 City of Portland Maine

city/parish/territories
 comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	First Floor	1757.0	1757.0	First Floor		
GLA2	Second Floor	1098.0	1098.0	27.0 x 9.0		243.0
				19.0 x 23.0		437.0
				14.0 x 30.0		420.0
				11.0 x 35.0		385.0
				17.0 x 16.0		272.0
				Second Floor		
				27.0 x 16.0		432.0
				33.0 x 14.0		462.0
				17.0 x 12.0		204.0
	Net LIVABLE Area	(rounded)	2855	8 Items	(rounded)	2855

A Plus Appraisals

Page 1:

RECEIVED

JUN 26 2012

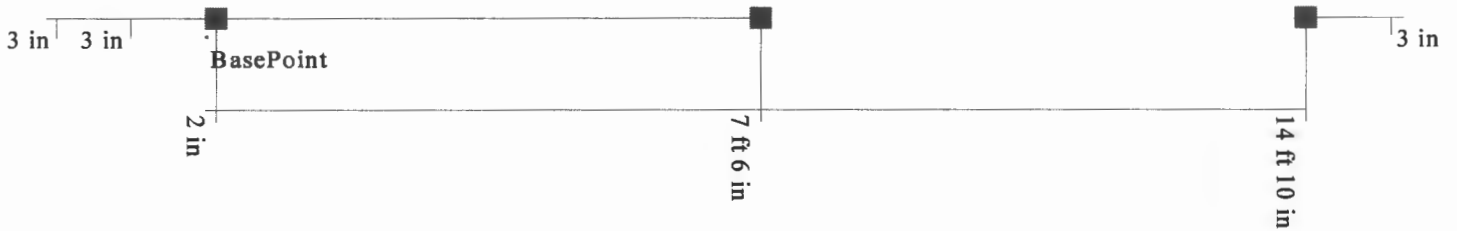
Dept. of Building Inspections
 City of Portland Maine



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Post View



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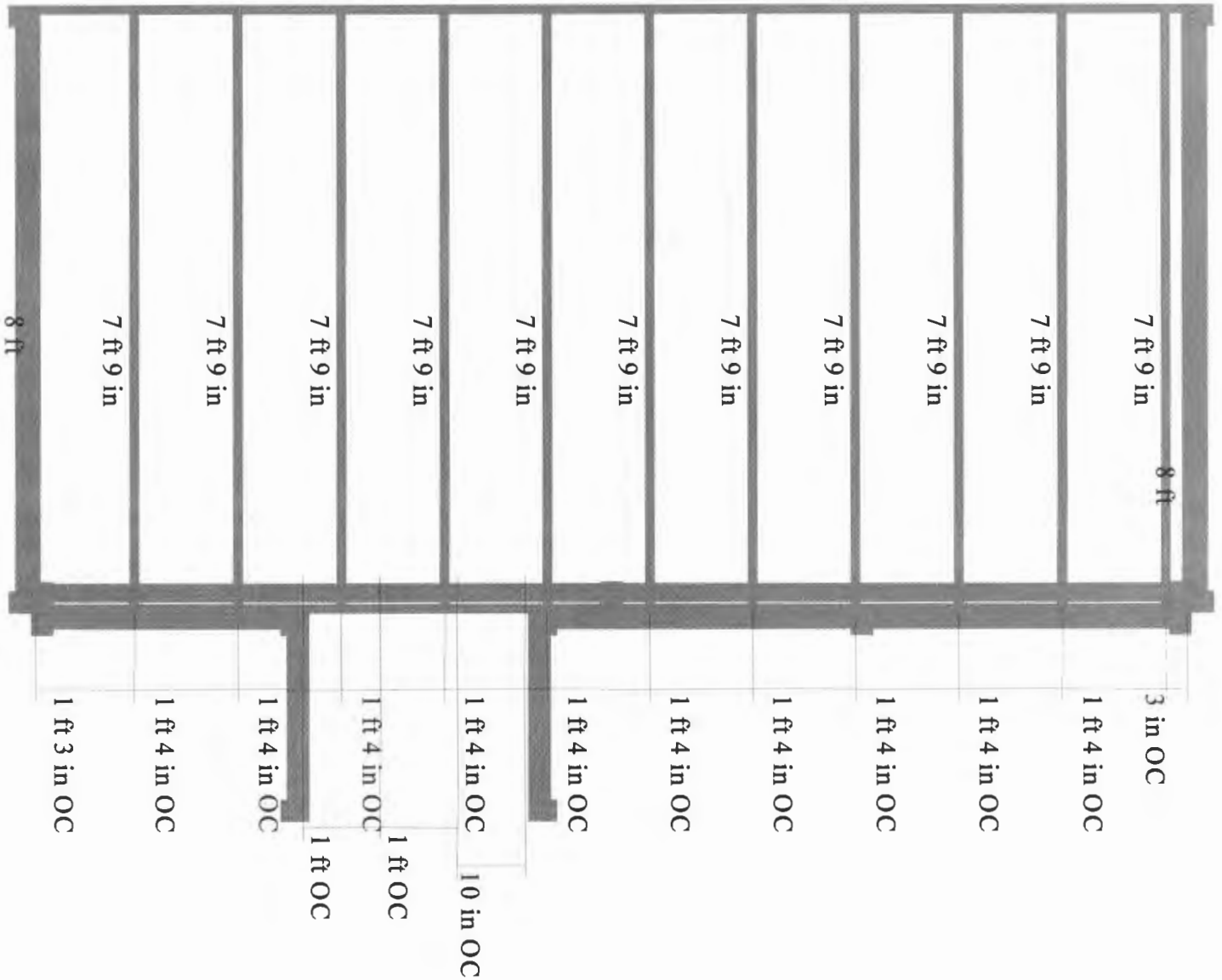
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Joist Layout View



Notes:

All joist and stringer spacing dimensions are measured in OC.

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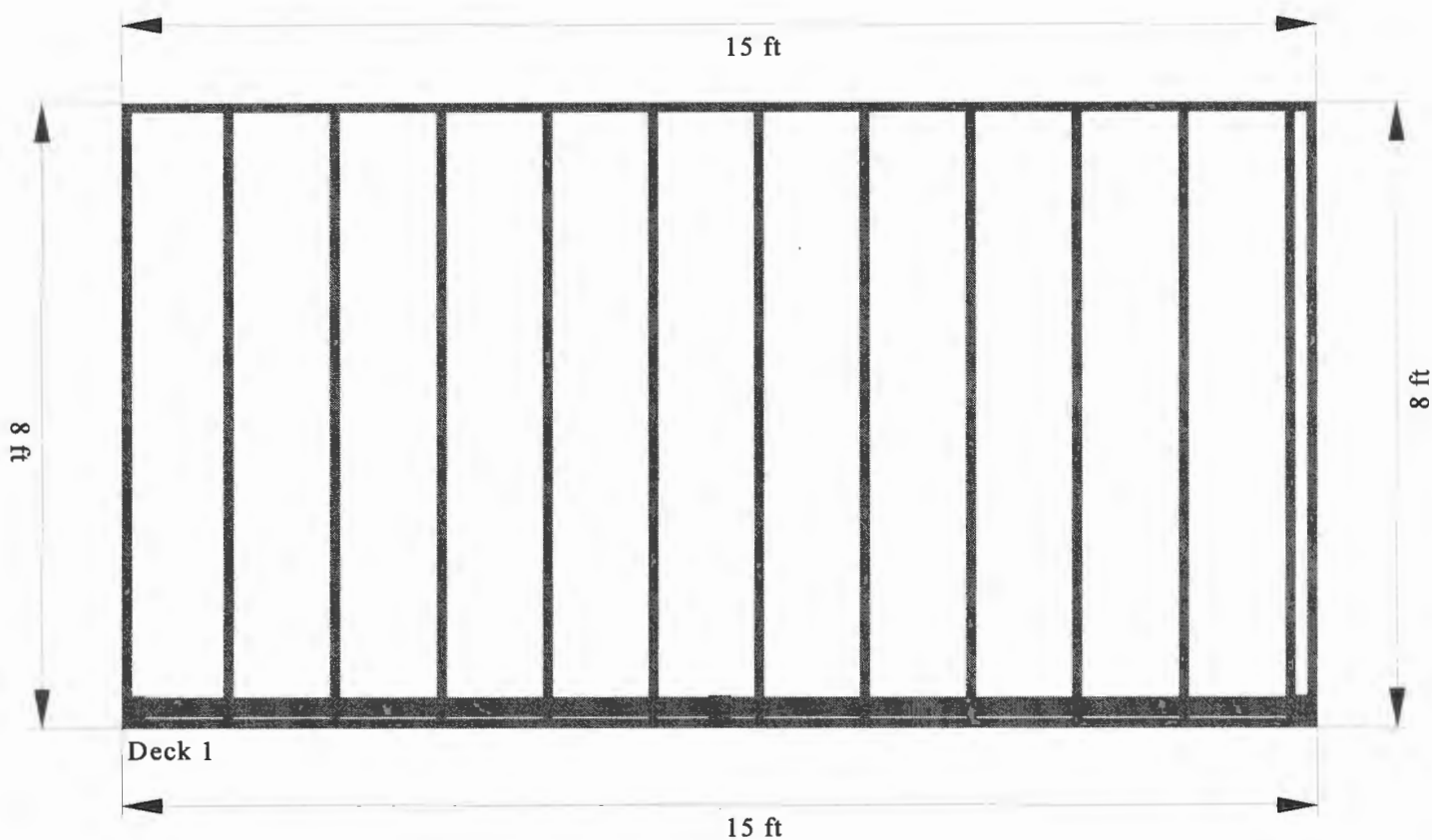
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Dimension View



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Plan View



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3D View



* 32" rise

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SKU Usage List

Usage	SKU	Description	Qty
Baluster	302477	2"X2"X8' #1 PT WEATHERSHIELD	33
Beam	255677	2"X8"X16' #1 PT WEATHERSHEILD	2
Decking	159091	5/4"X6"X16' PREM PT WEATHERSHIELD	18
H Top Rail	254258	2"X4"X8' #1 PT WEATHERSHIELD	5
Joist	255278	2"X6"X8' #1 PT WEATHERSHIELD	1
Joist	255457	2"X6"X16' #1 PT WEATHERSHIELD	5
Ledger	255457	2"X6"X16' #1 PT WEATHERSHIELD	1
Post	256276	4"X4"X8' #2 PT	1
Post	257974	4"X4"X10' #2 PT	1
Railing Post	256276	4"X4"X8' #2 PT	6
Rim Joist	255457	2"X6"X16' #1 PT WEATHERSHIELD	2
Riser	254907	2"X4"X10' #1 PT WEATHERSHIELD	2
Stair Stringer	155959	2"X12"X12' #2 PT WEATHERSHIELD	1
Stair Stringer	255974	2"X12"X8' #2 PT WEATHERSHIELD	1
Step Tread	167894	5/4"X6"X10' PREM PT WEATHERSHIELD	2
Vert Top Rail	168768	5/4"X6"X8' PREM PT WEATHERSHIELD	5
Decking		Treated Southern Pine No. 2	
DeckScrew Green	735003	DECKMATE SCREW, GREEN, 3 IN, 5LB	2
Baluster Fasteners		1_Generic	
Baluster Screw	735068	DECKMATE SCREW, TAN, 2-1/2IN, 5LB	1
Beam on Post Connection		2_Generic	
Simpson 4x4PC	669439	AC4Z 4 4 TWIN POST CAP Z-MAX	6
Simpson 4x4PCS	479710	SIMPSON #10 X 1.5" CONNECTOR SCREW	1
Blocking Fasteners		1_Generic	
Blocking Nails	192708	16D 3-1/2" HOT GALV COMMON 5 LB	1
Built Beam Fasteners		1_Generic	
Nails	599916	16D5HDG 5LB. BOX OF 16D HDG NAILS	1

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Usage	SKU	Description	Qty
Concrete		1_Generic	
Conc IG Ftng	169765	80LB QUIKRETE CONCRETE MIX	6
Diagonal Bracing Connection		2_Generic	
DiagBraceBeamB	544208	CARRIAGE BOLT-GALV. 1/2 X 8	6
DiagBraceBeamN	538892	HEX NUT GALV 1/2	6
DiagBraceBeamW	538981	FLAT CUT WASHER GALV 1/2	6
DiagBraceJoistBol	544208	CARRIAGE BOLT-GALV. 1/2 X 8	6
DiagBraceJoistNut	538892	HEX NUT GALV 1/2	6
DiagBraceJoistWa	538981	FLAT CUT WASHER GALV 1/2	6
Diagonal Bracing		1_Generic	
DiagBraceBeam	256276	4"X4"X8' #2 PT	2
DiagBraceJoist	256276	4"X4"X8' #2 PT	2
Flashing Fasteners		1_Generic	
LedgerFlashing	193631	3D 1-1/4" ELECTRO GALV. ROOFING 1 LB	1
Flashing		1_Generic	
LedgerFlashing	439398	WHITE GALVANIZED DECK LEDGER	2
Joist Hangers/Fasteners		1_Generic	
2x6 Hanger Nail	205268	N10D5HDG 5LB BOX OF N10D NAILS	1
2x6 Joist Hanger	865827	LUS26Z DOUBLE SHEAR HANGER Z-MAX	11
Joist to Beam Connection		1_Generic	
Simpson HurTie	102924	H2.5AZ HURRICANE TIE Z-MAX	13
Simpson HurTieS	479710	SIMPSON #10 X 1.5" CONNECTOR SCREW	2
Ledger Fasteners		1_Generic	
Lag Bolt	928607	LAG SCREW GALV 1/2 X 6	12
Lag Bolt Washer	538981	FLAT CUT WASHER GALV 1/2	12
Rail Post Connection		1_Generic	
Rail Post-Bolt	927708	CARRIAGE BOLT GALV 1/2 X 6	22
Rail Post-Nut	538892	HEX NUT GALV 1/2	22
Rail Post-Washer	538981	FLAT CUT WASHER GALV 1/2	22

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Usage	Sku	Description	Qty
Rail to Rail Post Connection		1_Generic	
Railing Screws	177313	DECKMATE SCREW, TAN, 3-1/2IN, 5LB	1
Rim Joist Fasteners		1_Generic	
Rim Joist Nail	446408	16D 3-1/2" HOT GALV BOX 1 LB	2
Stringer Connection		1_Generic	
Simpson	593250	LSCZ ADJUSTABLE STRINGER TIE ZMAX	4
Simpson	479710	SIMPSON #10 X 1.5" CONNECTOR SCREW	1
Tread Connection		1_Generic	
Tread Screws	734968	DECKMATE SCREW, TAN, 3 IN, 5LB	1

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Material Usage List

IMPORTANT DO NOT PRE CUT LUMBER AND/OR MATERIALS. While this Materials Usage List shows the proper length for all of the lumber, you should not precut any lumber and/or materials. You should only cut the lumber and/or materials after your posts are in and you have re-measured the distances. Precutting of lumber and/or materials prior to actual need can result in significant wastage in lumber and/or materials. A slight variation from the plans in the placement of posts can cause lumber and/or materials properly sized according to the plans not to fit for the intended use.

IMPORTANTE: NO CORTE LA MADERA DE CONSTRUCCIÓN POR ADELANTADO. Mientras que esta lista del uso de materiales demuestra la longitud apropiada para toda la madera de construcción, usted no debe cortar por adelantado ninguna madera de construcción. Usted debe cortar la madera de construcción solamente después de que sus postes estén adentro y usted ha remedido las distancias. Cortar por adelantado de la madera de construcción antes de la necesidad real puede dar resultar en despilfarro significativo en la madera de construcción. Una variación leve de los planes en la colocación de postes puede causar la madera de construcción clasificada correctamente según los planes para no caber para el uso previsto.

Decking 159091 18 5/4"X6"X16' PREM PT WEATHERSHIELD



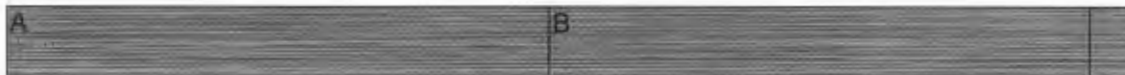
There will be 1 piece
A - Length 15'

Joist 255278 1 2"X6"X8' #1 PT WEATHERSHIELD



There will be 1 piece
A - Length 7' 9"

Joist 255457 5 2"X6"X16' #1 PT WEATHERSHIELD



There will be 2 pieces
A - Length 7' 9"
B - Length 7' 9"

Beam 255677 2 2"X8"X16' #1 PT WEATHERSHEILD



There will be 2 pieces
A - Length 7' 6"
B - Length 7' 6"

Post 256276 1 4"X4"X8' #2 PT



There will be 1 piece
A - Length 4' 11"

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PHOTOGRAPH ADDENDUM

Borrower or Owner **Daphne Millay**

Property Address **820 Stevens Avenue**

City **Portland**

County **Cumberland**

State **ME**

Zip Code **04103-2664**

Client **Northeast Home Loan, LLC**



**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**

→
deck at
back

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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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:

CBL	145 B031001
Land Use Type	THREE FAMILY
Property Location	820 STEVENS AVE
Owner Information	LABBE DAPHNE 820 STEVENS AVE PORTLAND ME 04103
Book and Page	
Legal Description	145-B-31 293-D-10 STEVENS AVE 816-818 15660 SF
Acres	0.36

Current Assessed Valuation:

TAX ACCT NO.	21440	OWNER OF RECORD AS OF APRIL 2011 LABBE DAPHNE
LAND VALUE	\$70,300.00	820 STEVENS AVE
BUILDING VALUE	\$183,500.00	PORTLAND ME 04103
HOMESTEAD EXEMPTION	(\$10,000.00)	
NET TAXABLE - REAL ESTATE	\$243,800.00	
TAX AMOUNT	\$4,456.66	

253,800 = 100% value per State

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1

Year Built	1900
Style/Structure Type	CAPE
# Stories	1.5
Bedrooms	5
Full Baths	3
Total Rooms	9
Attic	NONE
Basement	FULL
Square Feet	2563

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Best viewed at 800x600, with Internet Explorer

FLOOD MAP

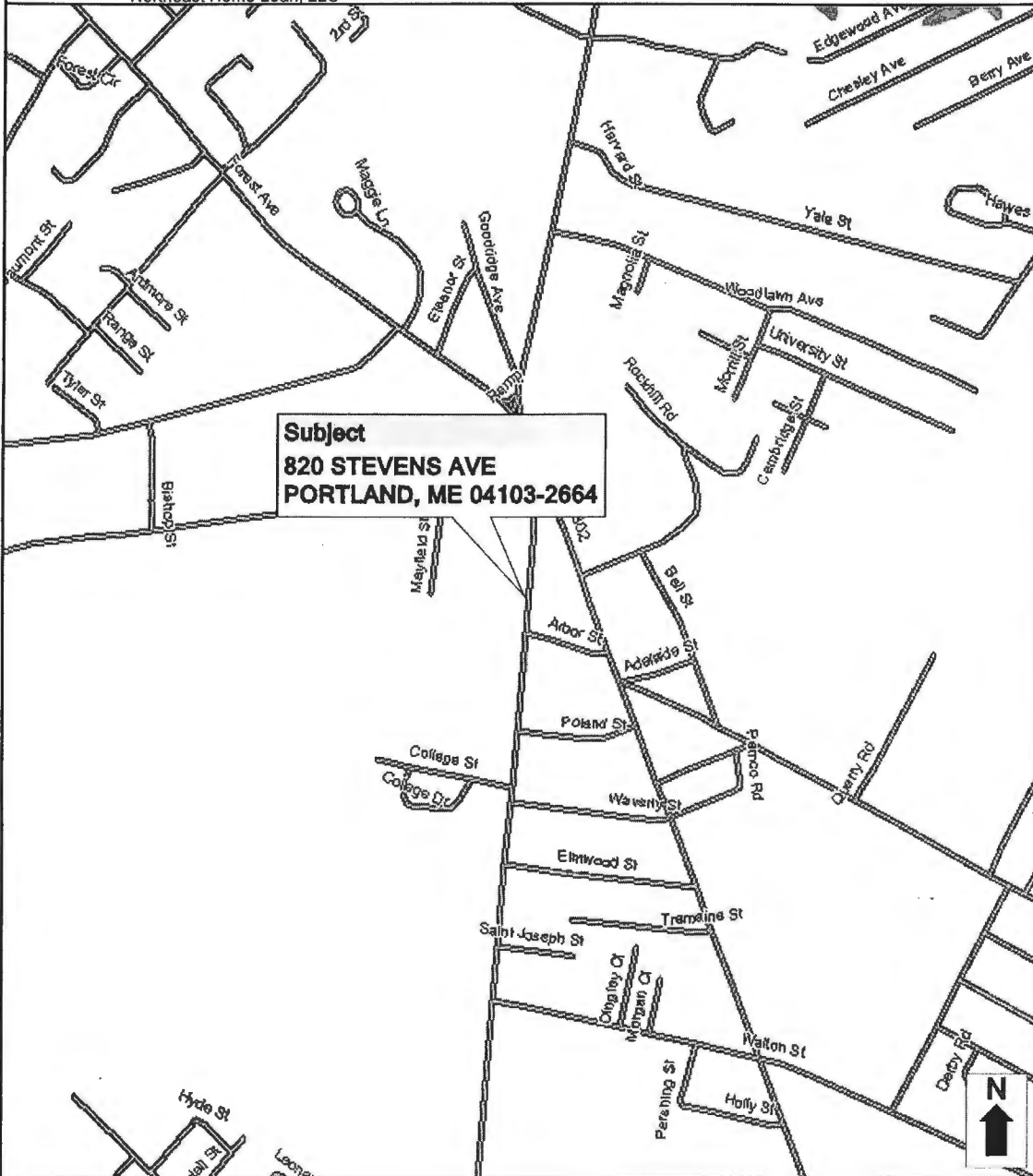
Borrower or Owner **Daphne Millay**

Property Address **820 Stevens Avenue**









City **Portland** County **Cumberland** State **ME**

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Flood Zones

- | | |
|---|--|
|  Areas inundated by 500-year flooding |  Floodway areas |
|  Areas outside of the 100- and 500-year flood plains |  Floodway areas with velocity hazard |
|  Areas inundated by 100-year flooding |  Areas of undetermined but possible flood hazards |
|  Areas inundated by 100-year flooding with velocity hazard |  Areas not mapped on any published FIRM |

Flood Zone Determination

Latitude: **43.686175**
 Longitude: **-70.293633**
 Community Name: **PORTLAND, CTY/CUMBERLAND CO**
 Community: **230051**
 SFHA (Flood Zone): **Out**
 Within 250 ft. of multiple flood zones: **No**
 Zone: **X**
 Panel: **0007C** Panel Date: **12/08/1998**
 FIPS Code: **23005** Census Tract: **21.02**

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SITE PLAN

Borrower or Owner	Daphne Millay		
Property Address	820 Stevens Avenue		
City	Portland	County	Cumberland
State	ME	Zip Code	04
Client	Northeast Home Loan, LLC		

