

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0340	CBL: 146 A006001
Owner Address: 53 Elmwood St	Phone: n/a
Contractor Address: PO Box 4000 Windham	Phone: 650-5624 2078923527
Permit Type: Multi Family	Zone: R-5

Location of Construction: 53 Elmwood St	Owner Name: Esposito Richard A &
Business Name: n/a	Contractor Name: CPW Development
Lessee/Buyer's Name: n/a	Phone: n/a

Past Use: 2 Family	Proposed Use: a2 Family / reconstruct fire damage. <i>2 units OK per 1955 D meeting</i>
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Permit Fee: \$594.00	Cost of Work: \$95,000.00	CEO District: 3
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>19-3</i> Type: <i>5B</i> <i>06/16/1999</i> PERMIT ISSUED WITH REQUIREMENTS	
Signature:	Signature:	

Proposed Project Description:
Reconstruction of fire damage.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 04/10/2001
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Zoning Approval

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews

Shoreland *5548 ft*
50% increase

Wetland *see CARCS*
complies with Sec 4-A36

Flood Zone

Subdivision *2 units only*

Site Plan

Maj Minor MM

Date: *5/17/01*

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: _____

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

Date: _____

OK with conditions
5/17/01

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

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: 53 ELMWOOD ST.

Total Square Footage of Proposed Structure <u>3539.5</u>	Square Footage of Lot <u>5548</u>
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Tax Assessor's Chart, Block & Lot Number Chart# <u>146</u> Block# <u>A</u> Lot# <u>6</u>	Owner: <u>RICHARD A ESPOSITO</u> <u>CHRISTINE L ESPOSITO</u>	Telephone#:
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>\$95,000</u> Fee: <u>\$594.00</u>
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Current use: 2 FAMILY Proposed use: 2 FAMILY

Project description: RECONSTRUCTION OF FIRE DAMAGED BUILDING ON THE EXISTING FOOTPRINT

Contractor's Name, Address & Telephone CPW. DEVELOPEMENT
P.O. Box 4000, WINDHAM, ME 04062, 207 892-3527 Rec'd By:
OR(C) 650-5624

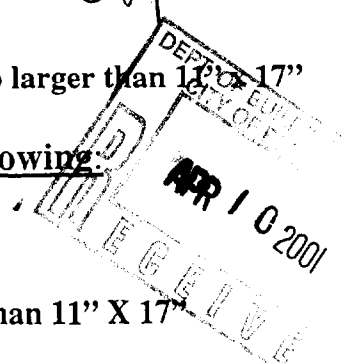
A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" X 17"

On all commercial/Minor & Major projects must submit the following:

- 1 copy of the site/plot plan
- 2 copy of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper and only ONE copy of the below details will still need to be submitted.



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

A PLOT PLAN INCLUDES THE FOLLOWING:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:


- 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 damp proofing
- 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.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 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 1999 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.

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: 	Date: 4/11/01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

LAND USE - ZONING REPORT

ADDRESS: 53 Elmwood St DATE: 5/17/01

REASON FOR PERMIT: repair after fire

BUILDING OWNER: Esposito C-B-L: 146-A-006

PERMIT APPLICANT: Colay Walsh

APPROVED: with conditions; #1, #4, #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 Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing structure shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
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 two Dwelling 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 new 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 including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: _____

Marge Schmuckal
Marge Schmuckal, Zoning Administrator

BUILDING PERMIT REPORT

DATE: 13 APRIL 2001 ADDRESS: 53 Elmwood ST. CBL: 146-A-006

REASON FOR PERMIT: Repair after Fire damage

BUILDING OWNER: Richard A Esposito

PERMIT APPLICANT: CONTRACTOR CPW Development

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$5,000.00 PERMIT FEES: \$594.00

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 shall be met: *1, *9, *11, *13, *15, *16, *17, *18, *20, *25, *30, *33, *34, *36, *37

- 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 and masonry.
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. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. 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.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

A10

- * 20. 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
- 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. 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)
- 25. 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".
- 26. 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.
- 27. 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).
- * 28. 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.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- * 30. 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).
- 31. 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)
- 32. Please read and implement the attached Land Use Zoning report requirements. *See Attached*
- * 33. 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.
- * 34. Bridging shall comply with Section 2305.16.
- 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- * 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

[Signature]
 D. Samuel Hoffses, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****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. (You Shall Call for Inspections)**

******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, DXF FORMAT OR EQUIVALENT.**

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

- Foundation
 - Brick
 - Stone
 - Concrete
 - Pile
- Basement
 - Full
 - Cement Floor
 - Waterproof
- Construction
 - Frame
 - Brick
 - Tile
 - Blocks
 - Stucco
 - Re-Concrete
 - Mill
 - Steel Frame
- Hot water
 - Steam
- Light
 - Oil
 - Gas
 - Electric
- Floor
 - Common
 - Hardwood
 - Re-Concrete
 - Concrete Slab
 - Waterproof
- Ceiling
 - Plaster
 - Metal
 - Panelled
 - H. Rough
- Prepared
 - Asbestos
 - Flat
 - Hip
 - Gable
 - Dormers
- Windows
 - Plain Glass
 - Wire Glass
 - Shutters
- Miscellaneous
 - Elevator
 - Sprinkler
 - Fire Escape
 - Refrigerator
 - Vacuum Cleaner
 - Safes and Vaults
 - Telephone Equip.

3600

Ground Area 119129.4 Height 16.6 25.5 Shed
 Cubic Feet 30275 Unit 18 cts.
 Utility Dep. _____
 Dep. 4 Per cent.
 Sound Value, \$ 3521 with 12

Land 5548 Corner _____ Interior _____ Alley _____
 Front _____ Depth _____ = _____ ft.
 COMPUTATION

Area	Multiplier	Coefficient	
5548	100	5548	
Year	Unit	Coefficient	Land Value
19	.10	5548	\$554.8



Surveyed by W. H. Halliday
 MAY 17 1924
 (Remarks on other Side) 1-2

Block

Use of Bldg. *Apartment*

Tenants and Rooms *2-5 Kds*

Rentals *(2) \$35 = \$70 Total per month*

Age *About 25 years*

Condition of Repair *Good (Floors in part shape)*

5/3/07

- | | | |
|---------------------|-----------------|----------------------|
| Class | Exterior | Plumbing |
| Bungalow | Clapboards | Common |
| Single House | Siding | Individual |
| Two family | Shingles | Open (over) |
| Three family | Stucco | Set tubs |
| Apartment | Paper | Finish |
| Store Building | Tapestry Brick | Plain |
| Office | Com. Brick | Hardwood |
| Factory | Galv. Iron | Halls |
| Storage | Stone | Wood |
| Stables | Terra Cotta | Terrazzo |
| Garage, private | Concrete | Marble |
| Garage, public | | Roof - Roofing |
| Theatre | Heating | Shingle |
| Club House | Stove | Slate |
| Cottage | Furnace | Gravel |
| | Hot Water | Prepared |
| | Steam | Asbestos |
| Foundation | | Flat |
| Brick | Light | Hip |
| Stone | Oil | Gable |
| Concrete | Gas | Dormers |
| Pile | Electric | Windows |
| Basement | | Plain Glass |
| Full | Floor | Wire Glass |
| Cement Floor | Common | Shutters |
| Waterproof | Hardwood | Miscellaneous |
| Construction | Re-Concrete | Elevator |
| Frame | Concrete Slab | Sprinkler |
| Brick | Waterproof | Fire Escape |
| Tile | | Refrigerator |
| Blocks | Ceiling | Vacuum Cleaner |
| Stucco | Plaster | Safes and Vaults |
| Re-Concrete | Metal | Telephone Equip. |
| Mill | Panelled | |
| Steel Frame | Rough | |

Ground Area *119129 ft*

Height *16' 6" shed*

Cubic Feet *30275*

Unit *18* cts.

Utility Dep.

Dep. *4 1/2* Per cent.

Sound Value, \$ *3521 with #2*

Land *5548* Corner Interior Alley

Front Depth = ft.

COMPUTATION

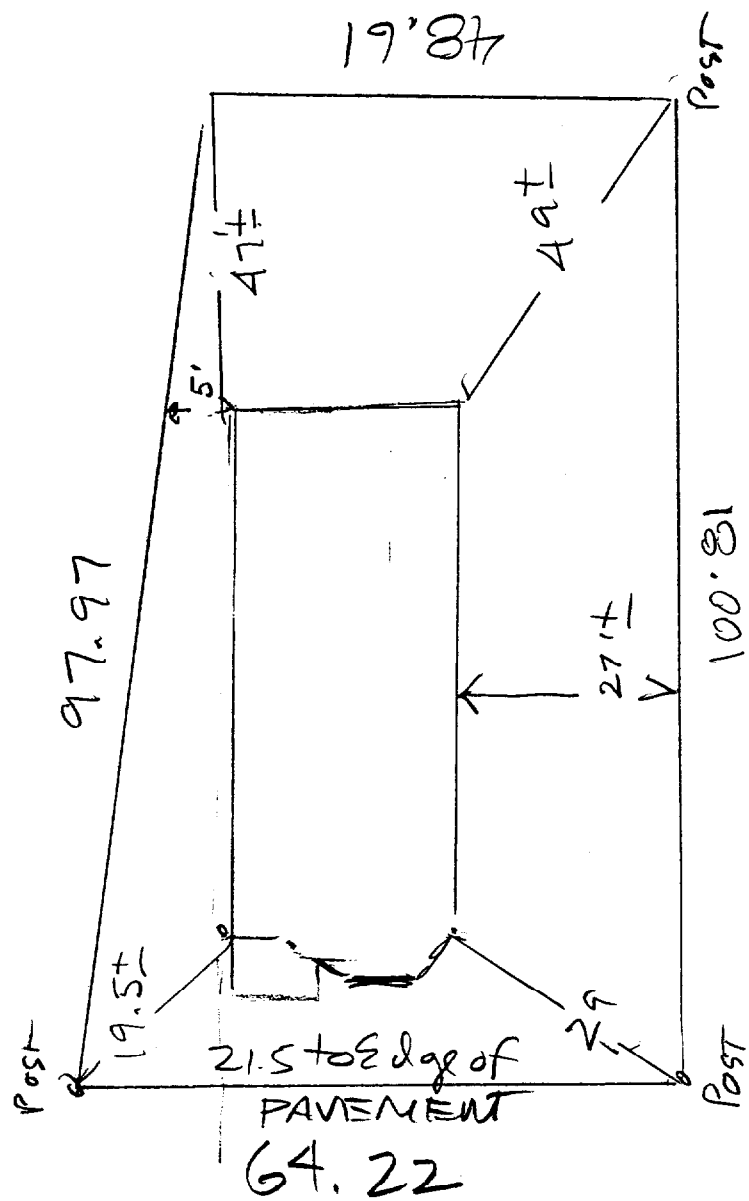
Area	Multiplier	Coefficient	
5548	100	5548	
Year	Unit	Coefficient	Land Value
19	.10	5548	554.8

2600

25' 5"

DBL	146 A006001	Page	1 of 1	Property Address	53 ELMWOOD ST
Owner Name 1	ESPOSITO RICHARD A &			Property Type	RESIDENTIAL
Name 2	CHRISTINE L JTS			Description	146-A-6 ELMWOOD ST 49-53
Mailing Address	53 ELMWOOD ST				5548 SF
City, State, Zip	PORTLAND	ME	04103		

Two Family		2	
		010	
	3482		
53 ELMWOOD ST			
12/28/2000		vjm	

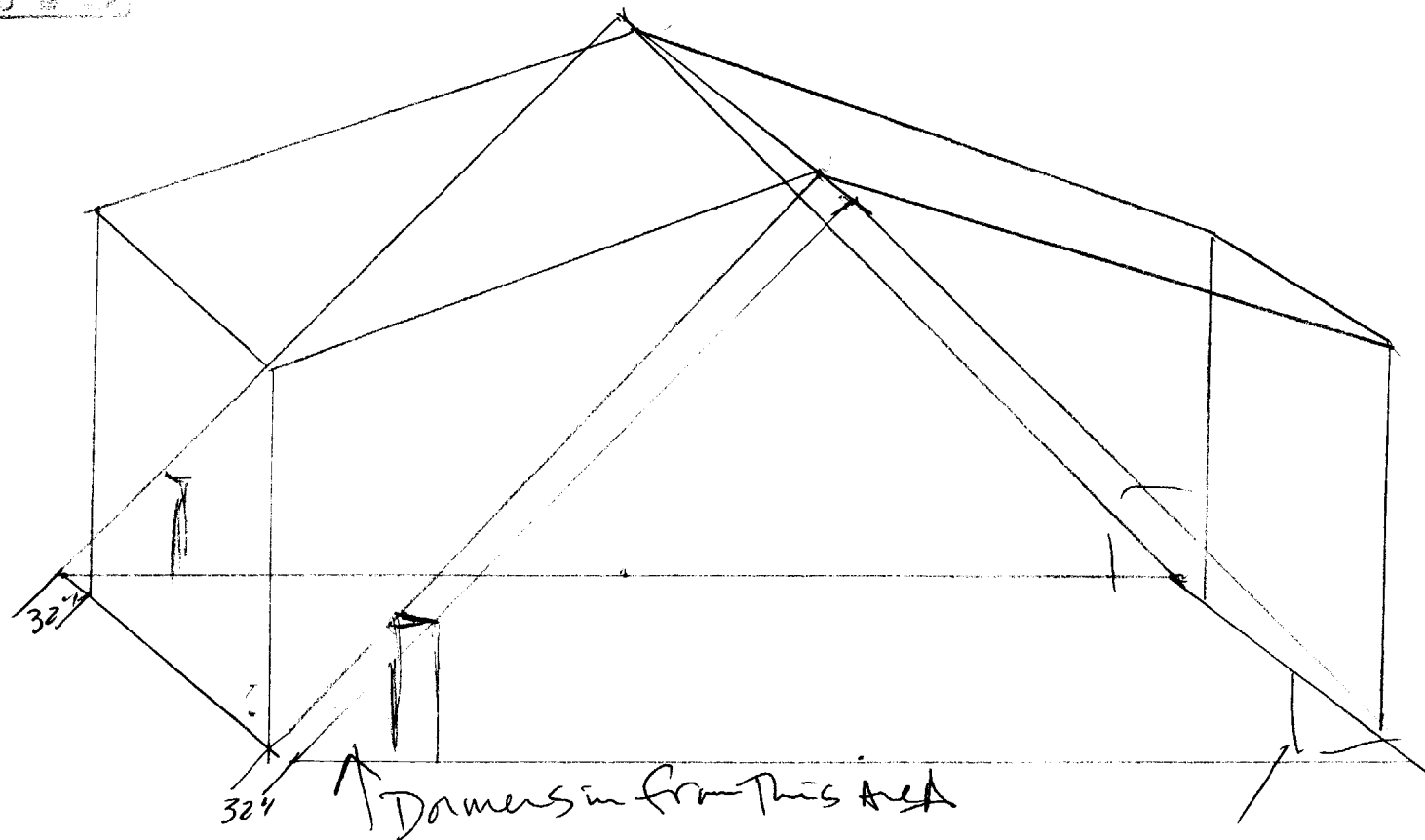
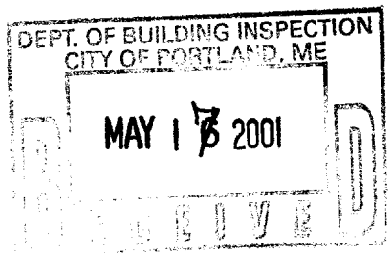


ELM WOOD STREET

53 ELMWOOD STREET
EXISTING BUILDING

1 INCH = 20 FEET

NEW
53 ELMWOOD ST



LIV AREA
50% of existing
Living Area
↓
1/2 768 = 384.

$$24 \times 48 =$$

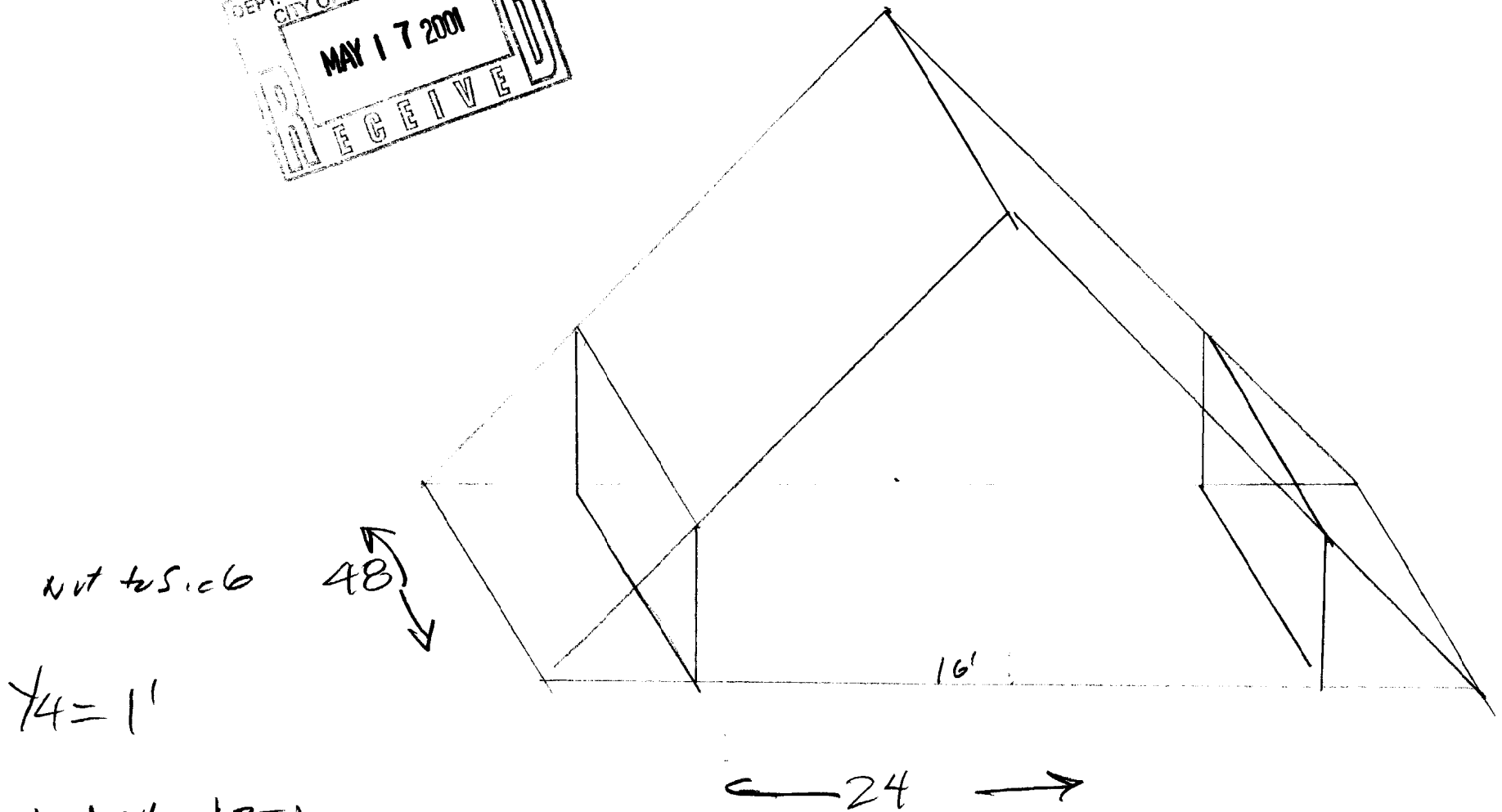
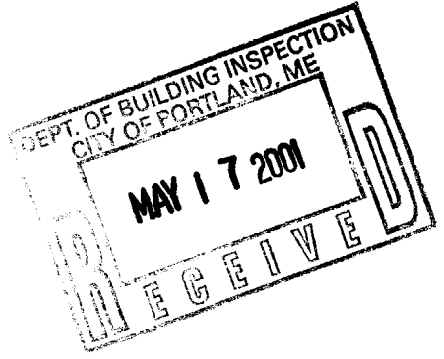
less joists

$$48'' \times 32'' \times 4 \div 144 =$$

1152

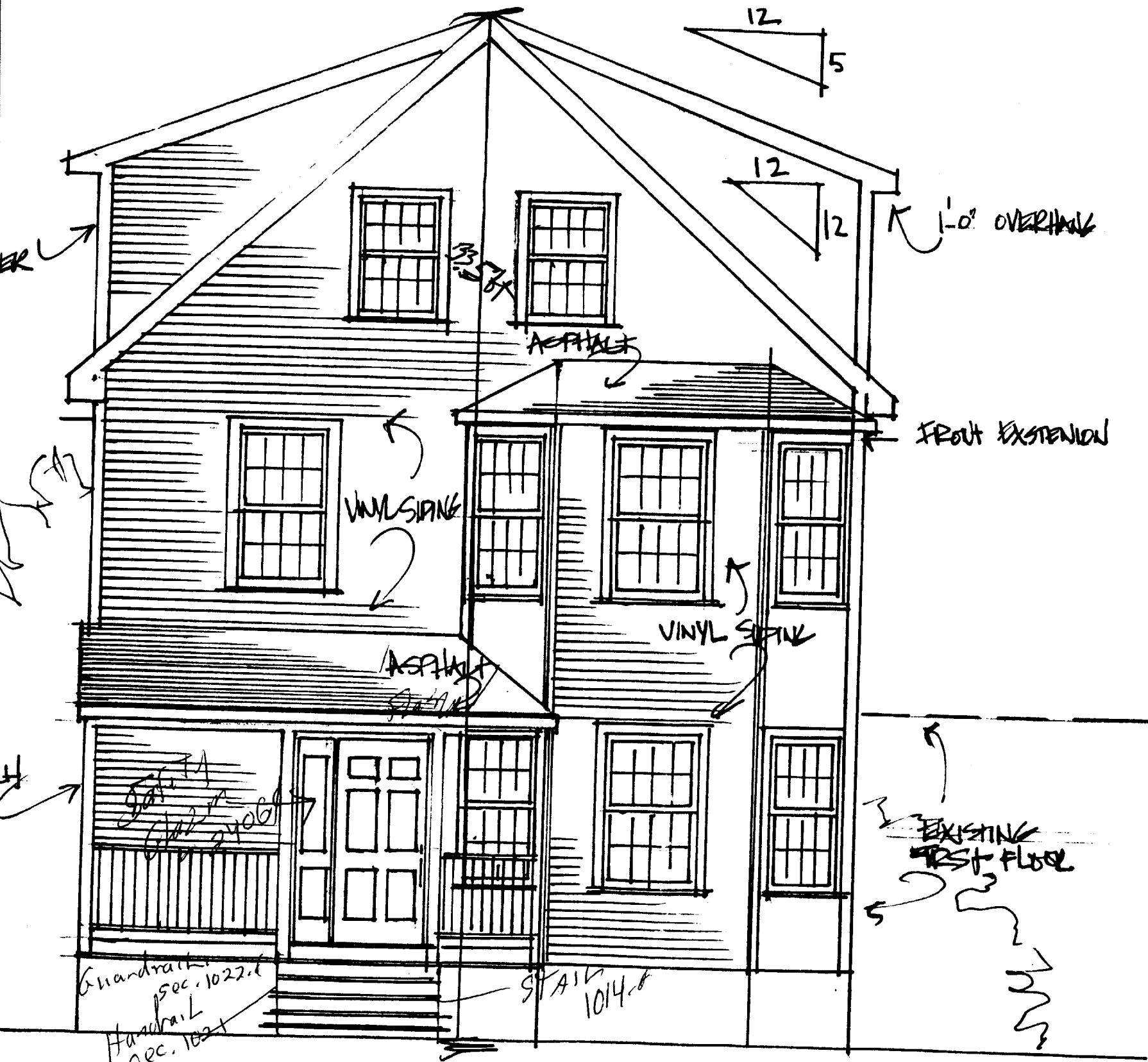
$$\frac{42.67 \text{ SF}}{1109.33 \text{ SF}} \\ (768) = 341.33$$

OLD
53 ELMWOOD ST



NOT TO SCALE
 $1/4" = 1'$

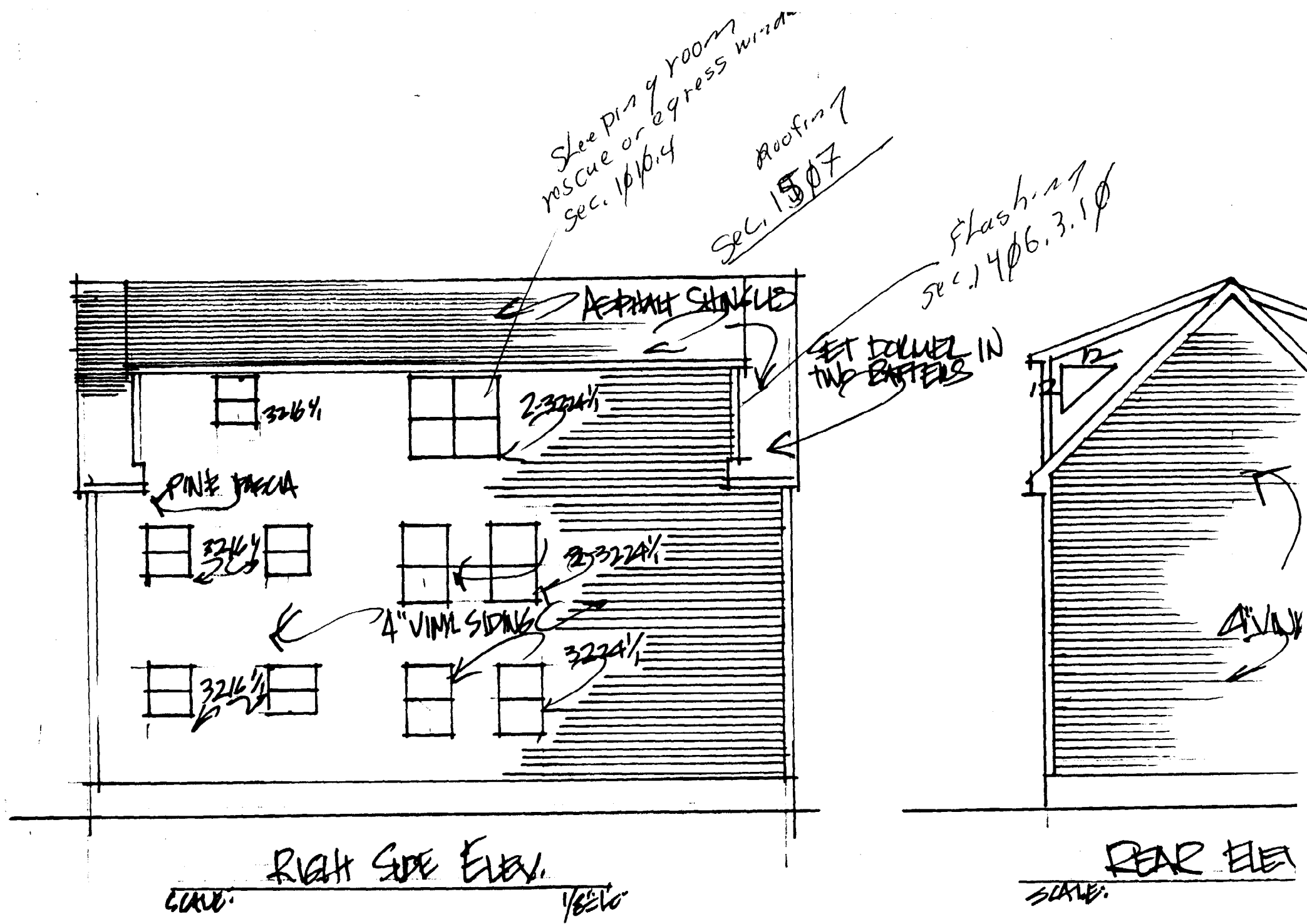
LIVING AREA -
SF = 768

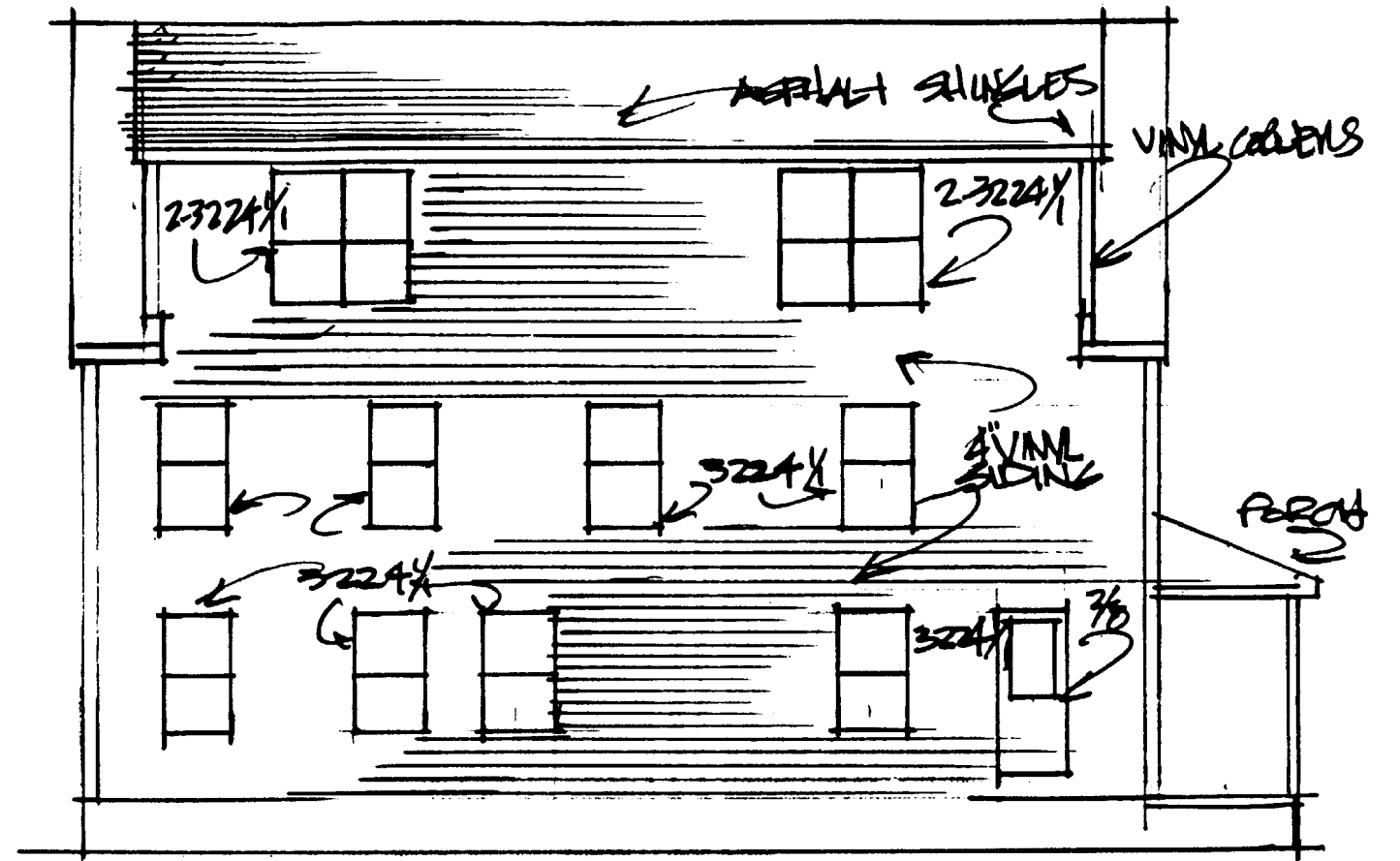


FRONT ELEVATION

1/4" SCALE

1/4" = 1'-0"

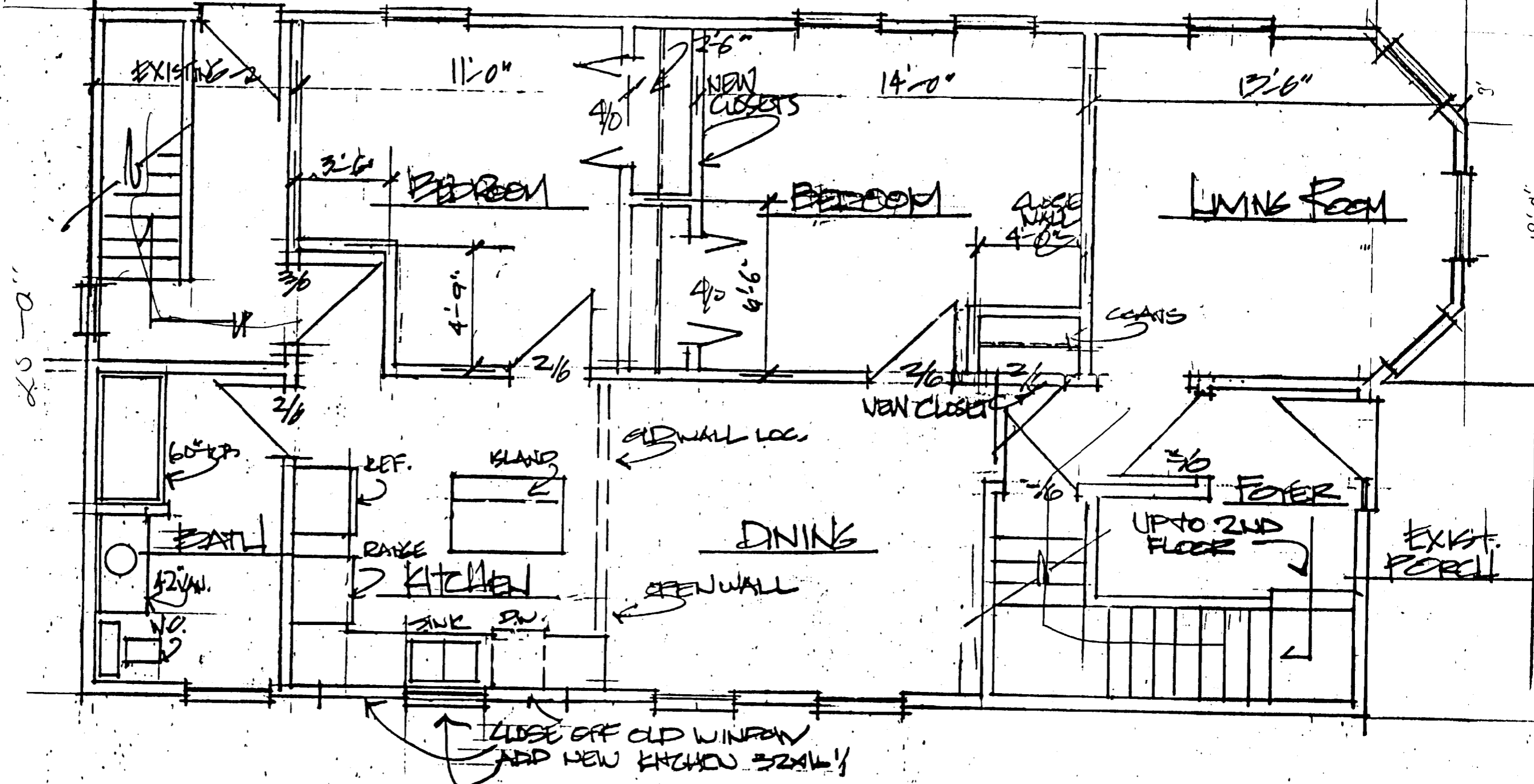




LEFT SIDE ELEV.

SCALE:

1/8" = 1'-0"

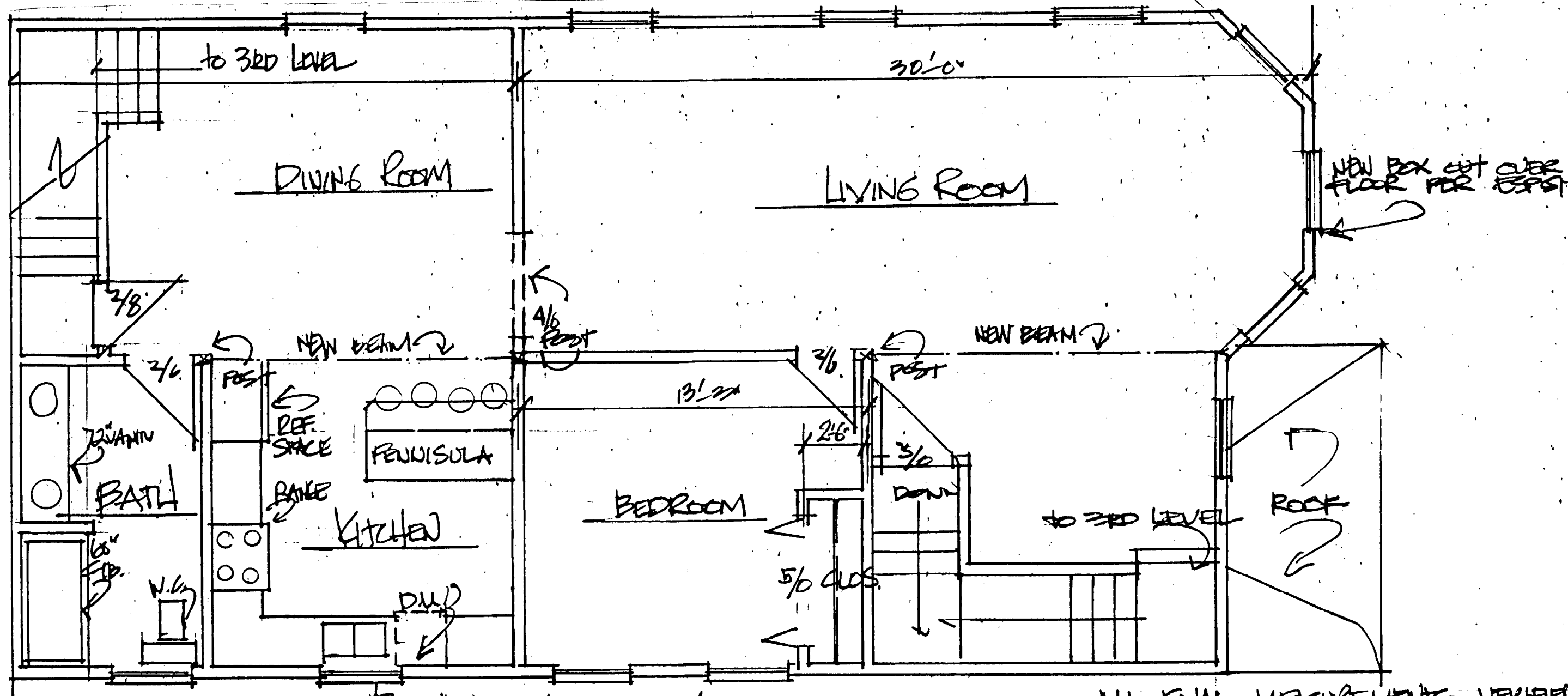


FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

ES: PSH: 00

1188.50 / 1st
 1189.50 / 2nd
 1189.50 / 3rd



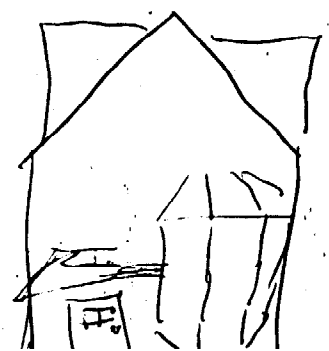
NEW KITCHEN WINDOW LOCATION BY CONTI/DUNN

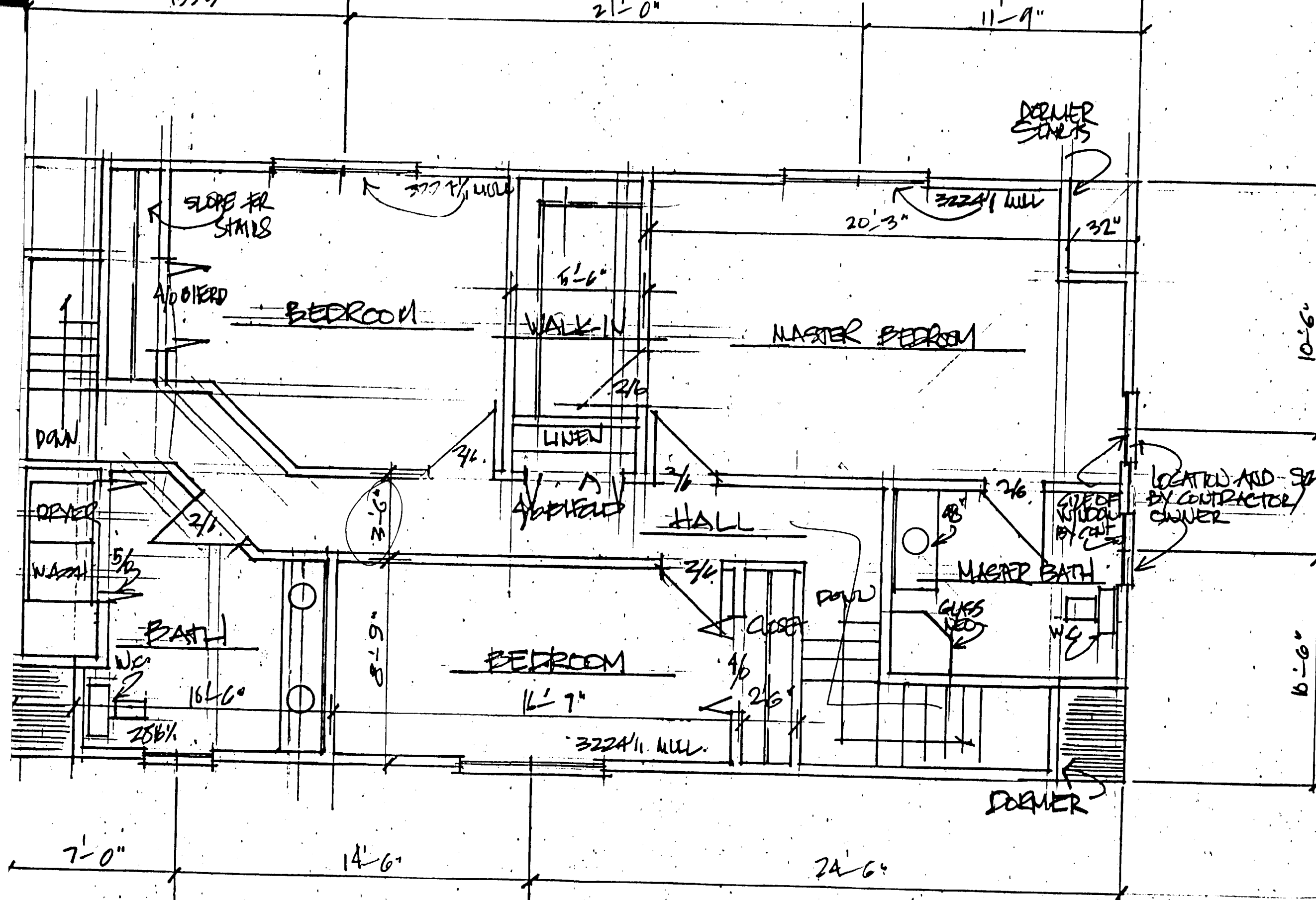
ALL FINAL MEASUREMENTS VERIFIED BY CONTRACTOR/OWNER ON JOBSITE.

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

ESPSTO

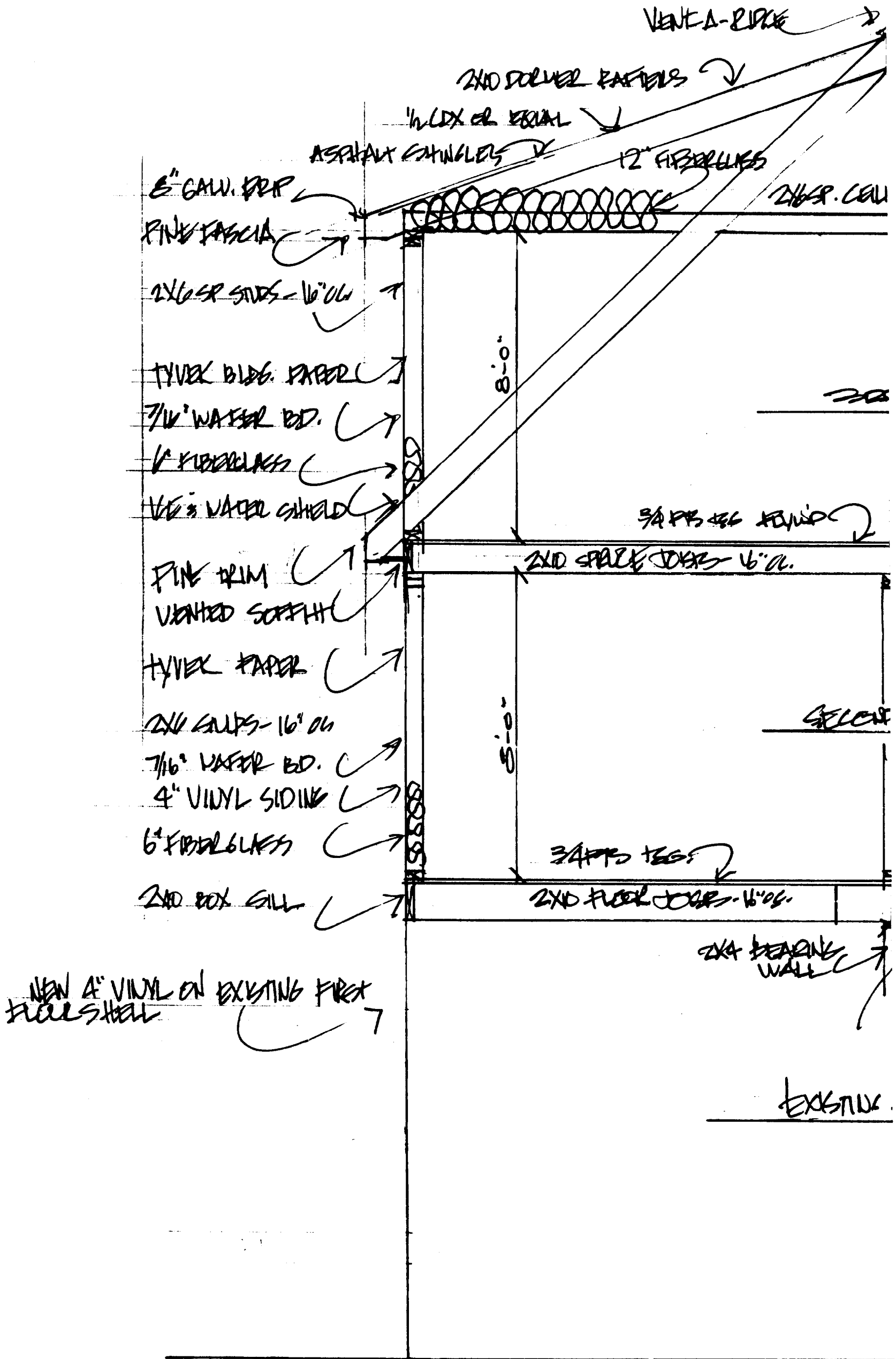




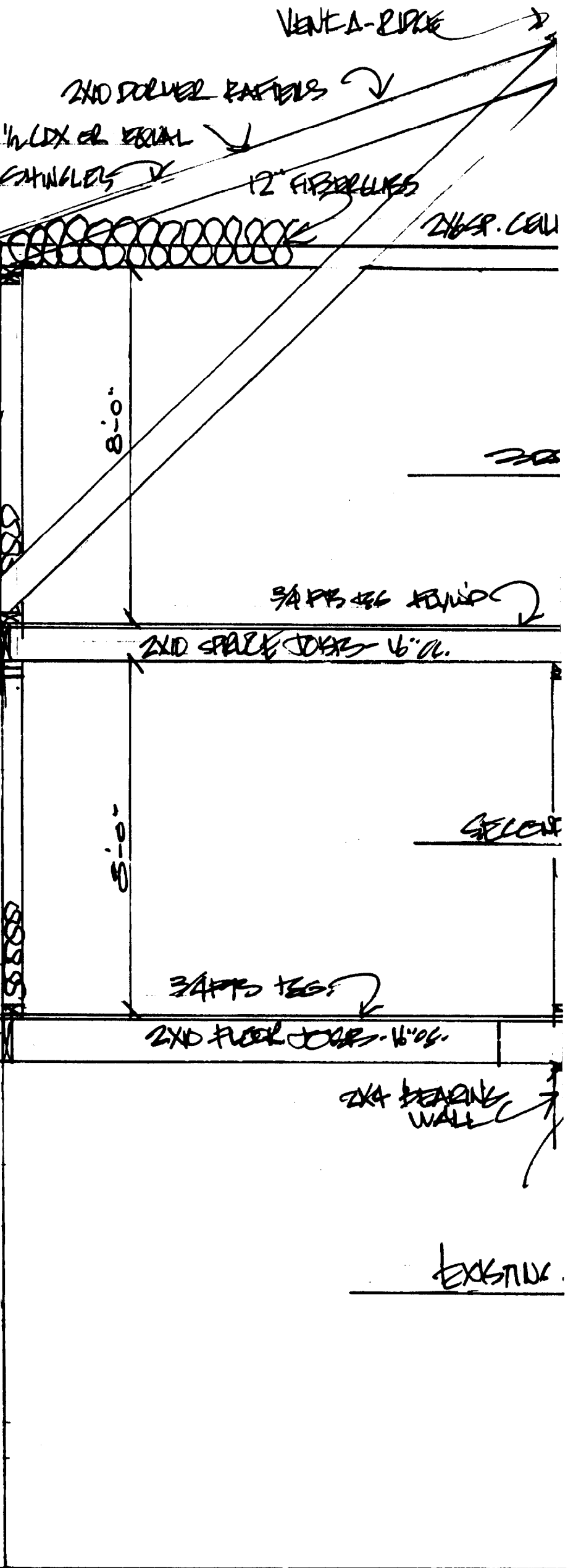
3RD LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

ESPOSITO



- 5" CALW. FRP
- PINE FASCIA
- 2X6 SP STUDS - 16" OC
- TYVEK BLDG. PAPER
- 7/16" WATER BD.
- 6" FIBERGLASS
- 1/2" WATER SHIELD
- PINE TRIM
- VENTED SOFFIT
- TYVEK PAPER
- 2X6 STUDS - 16" OC
- 7/16" WATER BD.
- 4" VINYL SIDING
- 6" FIBERGLASS
- 2X4 BOX SILL



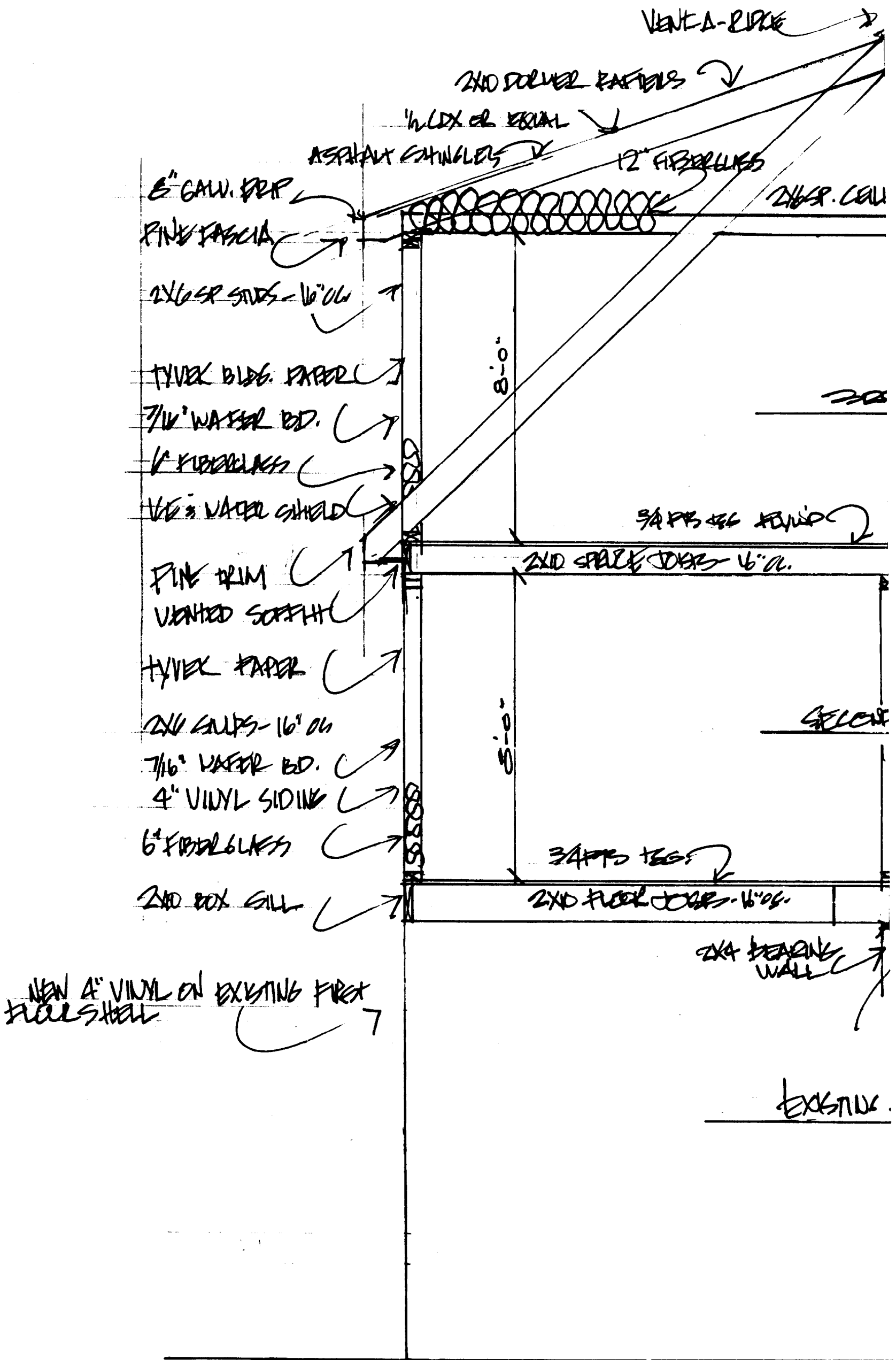
NEW 4" VINYL ON EXISTING FIRST FLOOR SHELL

2X4 BEARING WALL

EXISTING

SECTION

SCALE:

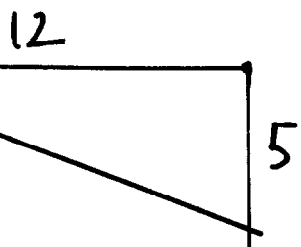
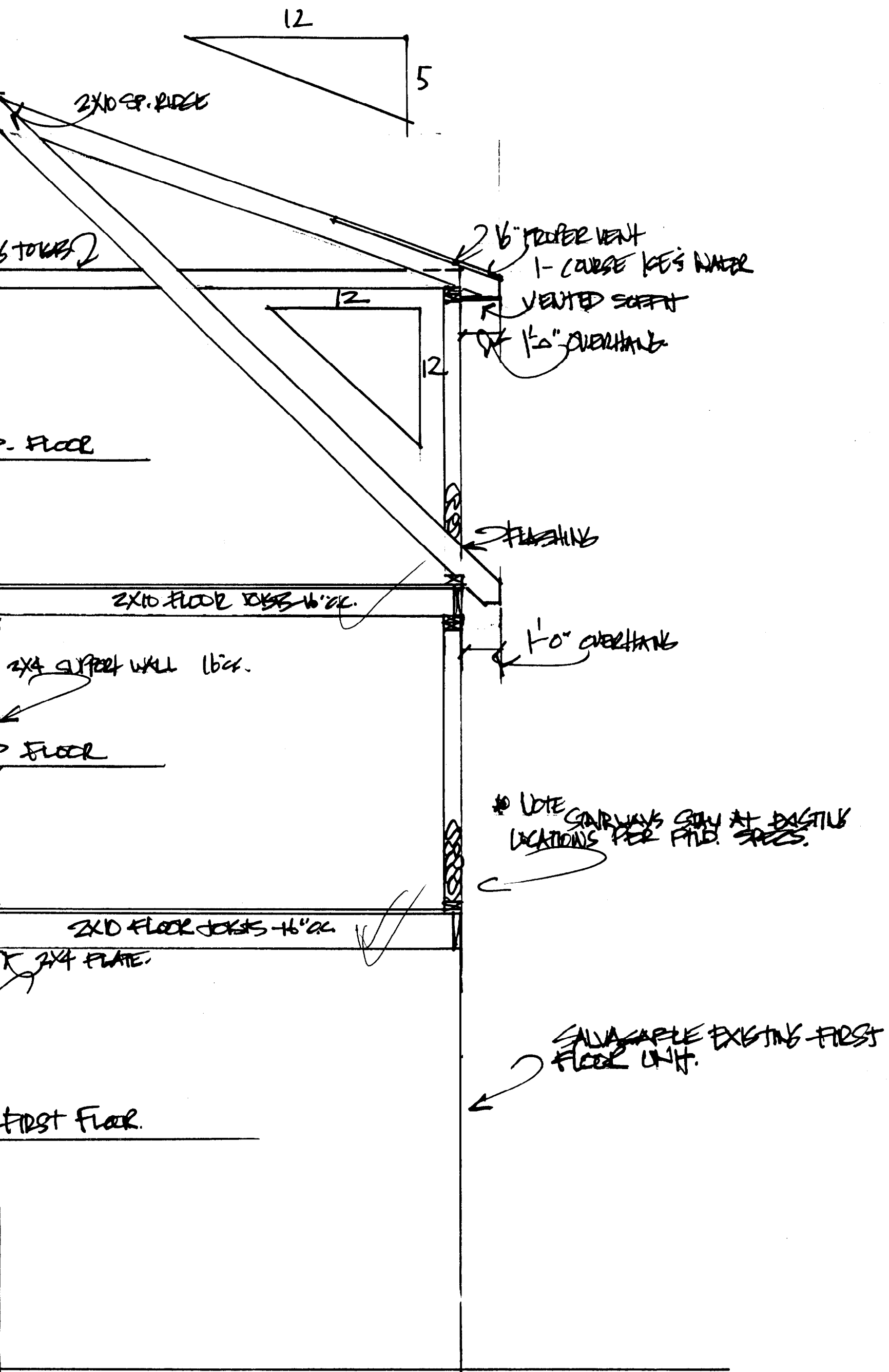


- 5" GAW. BRP
- PINE FASCIA
- 2X6 SP STUDS - 16" OC
- TYVEK BLDG. PAPER
- 7/16" WATER BD.
- 6" FIBERGLASS
- 1/2" WATER SHIELD
- PINE TRIM
- VENTED SOFFIT
- TYVEK PAPER
- 2X6 STUDS - 16" OC
- 7/16" WATER BD.
- 4" VINYL SIDING
- 6" FIBERGLASS
- 2X6 BOX SILL

NEW 4" VINYL ON EXISTING FIRST FLOOR WALL

SECTION

SCALE:



2x10 SP. RIDGE

STOUBS

FLOOR

2 6" PROPER VENT
 1-COURSE KE'S WATER
 VENTED SCAFF
 1 1/2" OVERHANG

FLASHING

2x10 FLOOR JOIST 16" OC.

1" OVERHANG

2x4 SUPPORT WALL 16" OC.

FLOOR

* NOTE GARWAYS GO AT EXISTING LOCATIONS PER FILE SPECS.

2x10 FLOOR JOIST 16" OC.

2x4 PLATE

SALVAGEABLE EXISTING FIRST FLOOR UNIT.

FIRST FLOOR

DETAIL

3/8/20