

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING & INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 051108

OCT 25 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Strout Development Llc/Owr has permission to Building #2-units #3 and #4 ... AT 836 Washington Ave ... 170 B017001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is altered or closed-in. HEAVY 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

Jeannie Bourke 10/24/05
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: 05-1108	Issue Date: PERMIT ISSUED	PL: 170 B017001
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Location of Construction: 836 Washington Ave <i>bldg 2</i>	Owner Name: Strout Development Llc	Owner Address: 47 Revere St	Phone: 409-9876
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-5

Past Use: twelve (12) condominium dwelling units	Proposed Use: Building #2-units #3 and #4 -adding two dormers for office or bedrooms and add bathroom <i>unit #4 also small dormer</i>	Permit Fee: \$30.00	Cost of Work: \$800.00	CEO District: 4	<i>\$7,120SF</i>
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>2 family</i>	INSPECTION: Use Group <i>R3</i> Type: <i>SB</i>		

Proposed Project Description: Building #2-units #3 and #4 -adding two dormers for office or bedrooms and add bathroom <i>unit #4 also small dormer</i> <i>Same as permit # 04-1202</i> <i>Just shell of Dormers</i>	Signature: <i>Cara Cass</i>	Signature: <i>10/24/05 JMB</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: jharris	Date Applied For: 08/08/2005	Zoning Approval	
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<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <i>insure it-436-50% allowance only expanding upward 50% at this time</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"/> Date: <i>8/30/05</i>	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 Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District 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: _____
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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: 05-1108	Date Applied For: 08/08/2005	CBL: 170 B017001
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Location of Construction: 836 Washington Ave	Owner Name: Strout Development Llc	Owner Address: 47 Revere St	Phone: () 409-9876
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Building #2-units #3 and #4 -adding two dormers for office or bedrooms and add bathroom	Proposed Project Description: Building #2-units #3 and #4 -adding two dormers for office or bedrooms and add bathroom
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/30/2005

Note: 8/30/05 gave back to Janet to retype with the correct project info. - using 14-436 50% expansion allowance - **Ok to Issue:**
using 5% expansion at this time

- 1) This property shall remain a twelve (12) family condominium dwelling within multiple buildings. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/24/2005

Note: 10/24/05 spoke w/Jeff C. Who would like this permit to be the exact construction as # 04-1202. The only difference is that this will just be a shell, no finish work. **Ok to Issue:**

- 1) This is not an approval for interior finish of this space, separate review and approvals are required.
- 2) Separate permits are required for any electrical, plumbing, or heating.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: Fire **Status:** Pending **Reviewer:** **Approval Date:**

Note: Two family doesn't require fire dept approval. **Ok to Issue:**

Comments:

09/07/2005-mjn: Need more info, cost estimate seems low, left message w/ jeff corbin

All Purpose 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>836 WASHINGTON AVE, PORTLAND</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>170</u> Block# <u>B</u> Lot# <u>17</u>	Owner: <u>STROUT DEVELOPMENT</u>	Telephone: <u>207-409-9876</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>JEFF CORBIN</u> <u>47 REVERE ST</u> <u>PORTLAND ME</u>	Cost Of Work: \$ <u>800.00</u> Fee: \$
Current use: <u>ATTIC 2 Family</u>		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME</p> <div style="border: 1px solid black; padding: 5px; width: 100px; margin: 5px auto;"> <p>AUG 8 2005</p> </div> <p style="font-size: 1.2em; font-weight: bold; margin: 0;">RECEIVED</p> </div>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>OFFICE OR BEDROOM</u> Project description: <u>SEE COVER SHEET</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>JEFF CORBIN</u>		
Mailing address: <u>SAME</u>		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 409-9876</p>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>[Signature]</u>	Date: <u>8/4/05</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

1424

440 Forest Ave.
Portland, ME 04101
dlmcorp1@aol.com

David L. McDonald Corp.

October 19, 2004

City of Portland
Attn: Ms. Jeannie Bourke
389 Congress St.
Portland, Maine 04101

RE: Estimate for dormers at 836 Washington Ave, Portland, Maine.

Dear Jeannie:

The following break down is an estimate provided to Jeff Corbin for work requested at the above address:

- 1. Demolition and installation of one 7-0' x 11-0' dormer. Labor \$780. Material
- 2. Demolition and installation of one 7-0' x 23-0' dormer. Labor \$1,500. Material
- 3. Installation of EPDM roofing for 7-0' x 23-0' dormer. Labor and material \$820.
- 4. Installation of one bathroom including 36" shower, water closet and pedestal sink. Labor and materials \$3,200.

Just shell

Interior finish

If you have any further questions, please contact me at 207.838.9271.

Sincerely,

\$10,895

David L. McDonald
President

Cc: Jeff Corbin

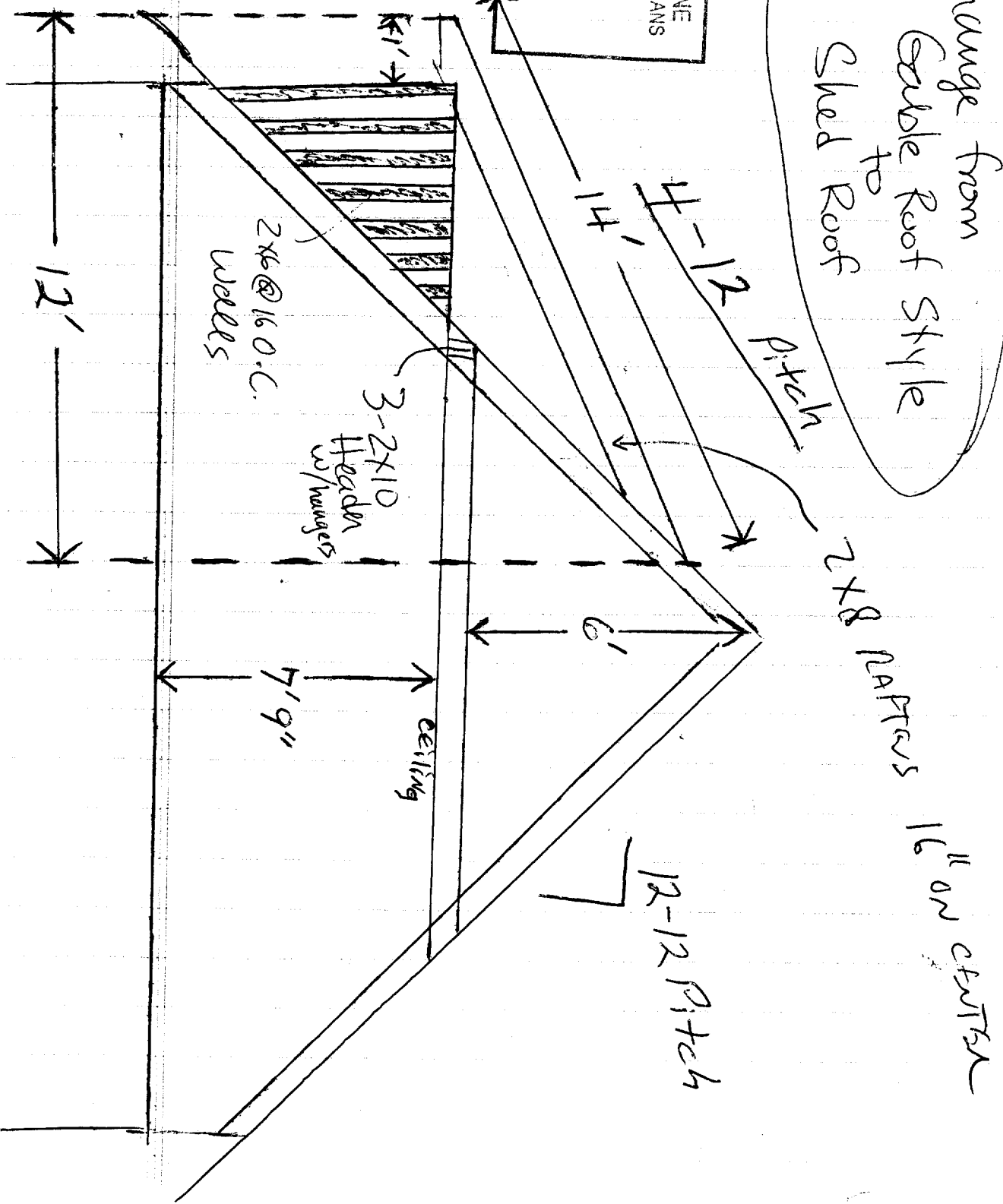
DEPT. OF BUILDING PERMITS
CITY OF PORTLAND
OCT 19 2004
RECEIVE

David L. McDonald Corp.

CHANGE TO Large Downer
For UNIT 1 AND 2 AT 836 WASHINGTON AVE

Change from
Gable Roof Style
to
Shed Roof

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
OCT 27 2004
SUPERSEDES ALL
PRIOR DATED PLANS



APPROVED
OCT 27 2004

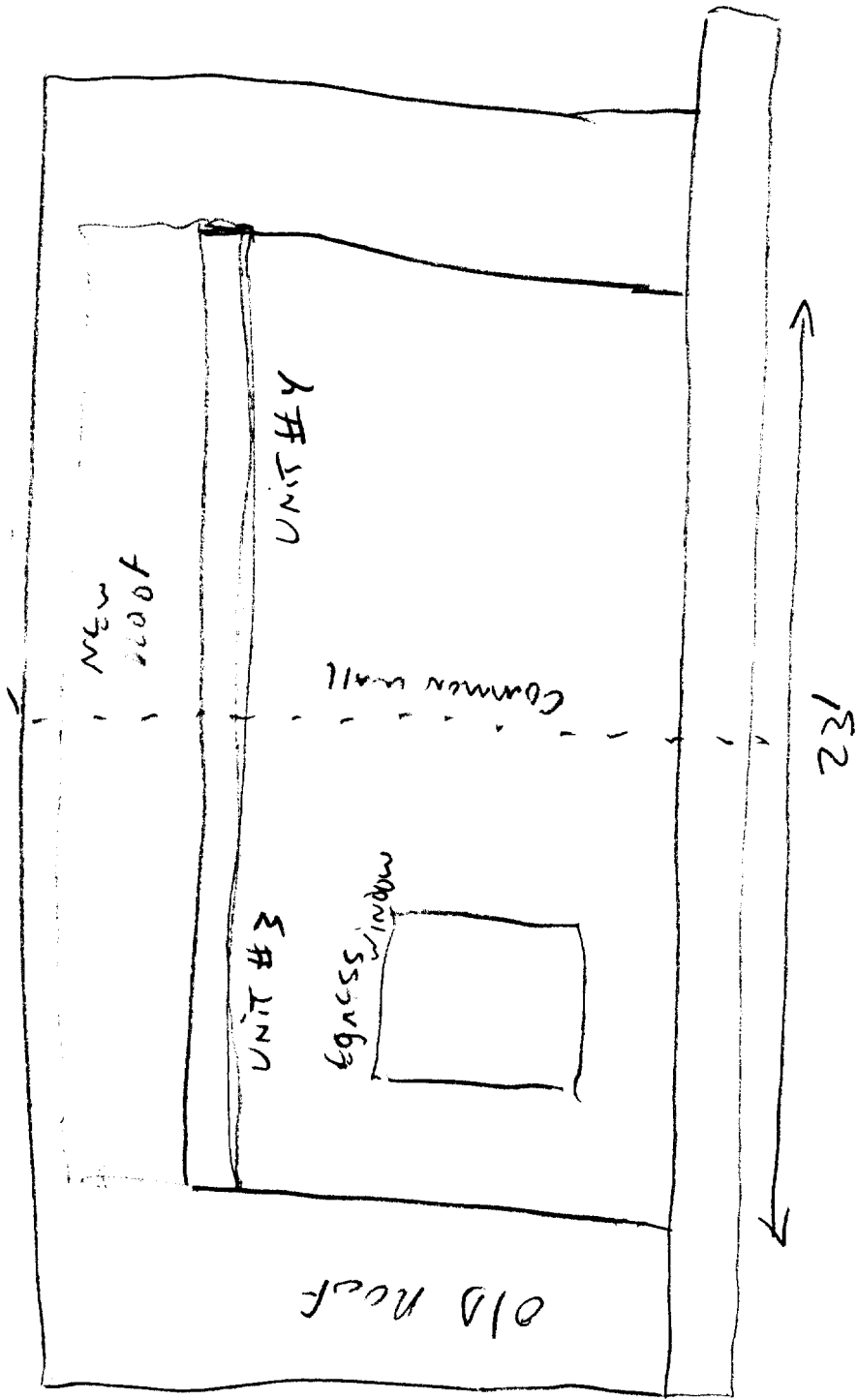
Construction detail:

Located at 836 Washington Ave is a 2 unit apartment townhouse with apartments #3 and #4. I would like to build two dormers on the 3rd floor attic space of the building. One dormer will be split between units #3 and #4 and will be 161sq ft. This dormer will have a window with escape opening greater than 5.7sq ft in each of the units. Unit #4 will have an additional dormer with 78 sq ft. A 4 ft knee wall will surround the dormers. Lightning Electric will provide outlets within the knee wall to unit #4. Total sq ft of the dormers is 159 sq ft or 25% of the 1st floor sq footage (625 sq ft) meeting the code ordinance of less than 50%. The height of the dormer will be less than the height of the house (34.5 ft) meeting the height set back requirement. The 3rd floor attic already has hardwired and connected smokes.

~~ALSO INSTALL NEW BATH~~
~~IN UNIT #3 AND #4~~

To finish
will need
new
permit
JMB
10/24/05

LARGE DORMER FRONT VIEW
SHED STYLE DORMER



Small Dome
Side View

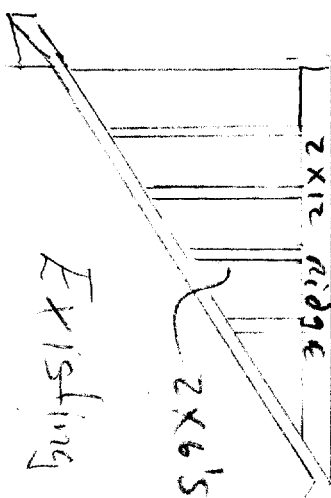
Trim

1/4" Corner Boards + Fascia
1/8" Rake Boards
1/2" x 6" Pop Nailed Cedar
Clap Boards 4"
exposure

Pop Nailed
Siding

Abt 10 Seal.

2x8 Rafters
16 oc
12/12 pitch



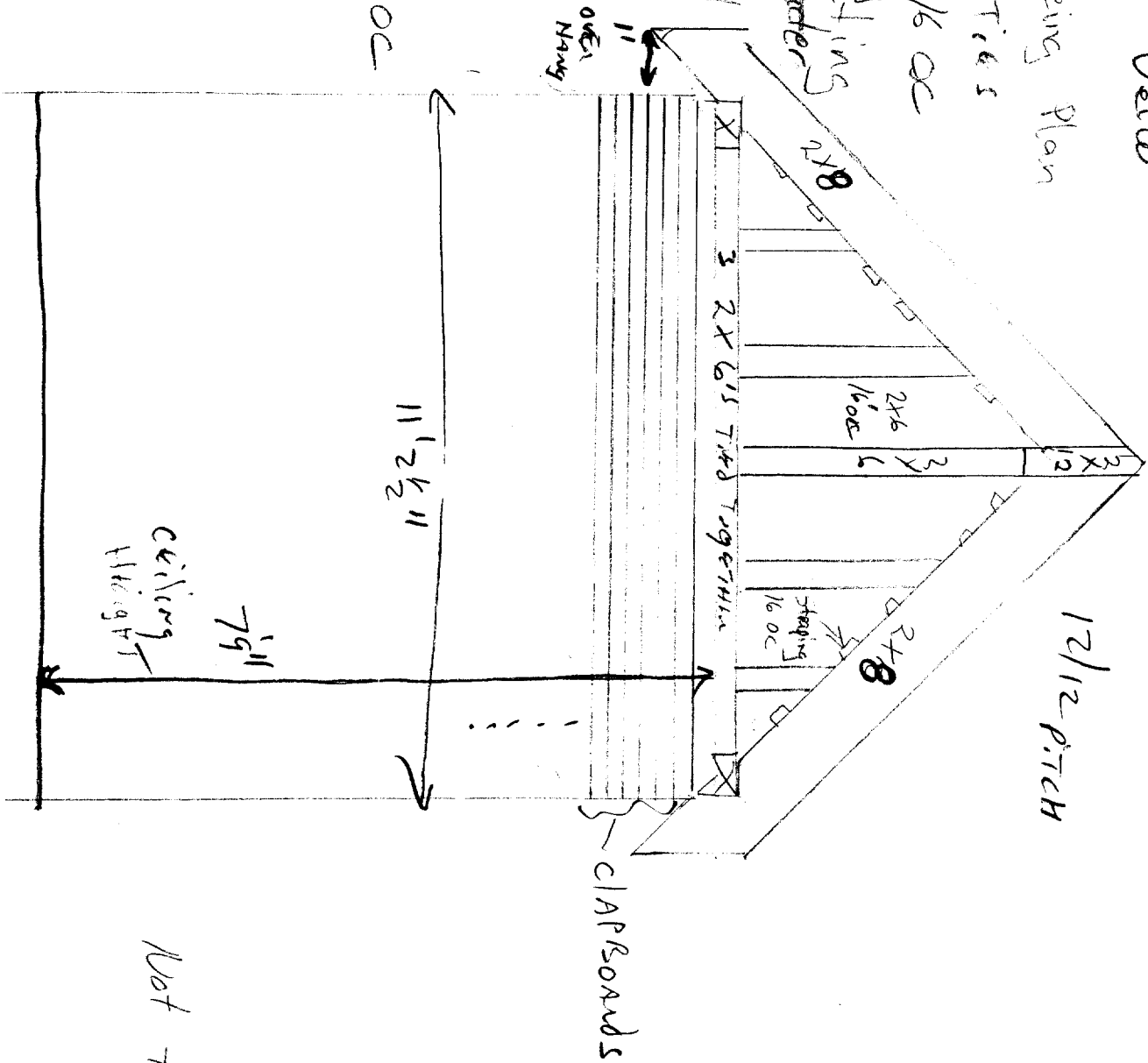
Roof to Seal

Small Downer

Front Verice

Framing Plan

- 2x6 collar ties
- 2x8 Rafter 16 OC
- 2x6 Framing
- 1/2 OSB Sheeting
- ~~2x6 Ply Sheeting~~
- 2x6 PT sill
- with sill seal
- 16" Lag Bolts
- on concrete wall 24 OC
- 5/2" Insulation
- Daywall
- 2x4 Stopping 16 OC

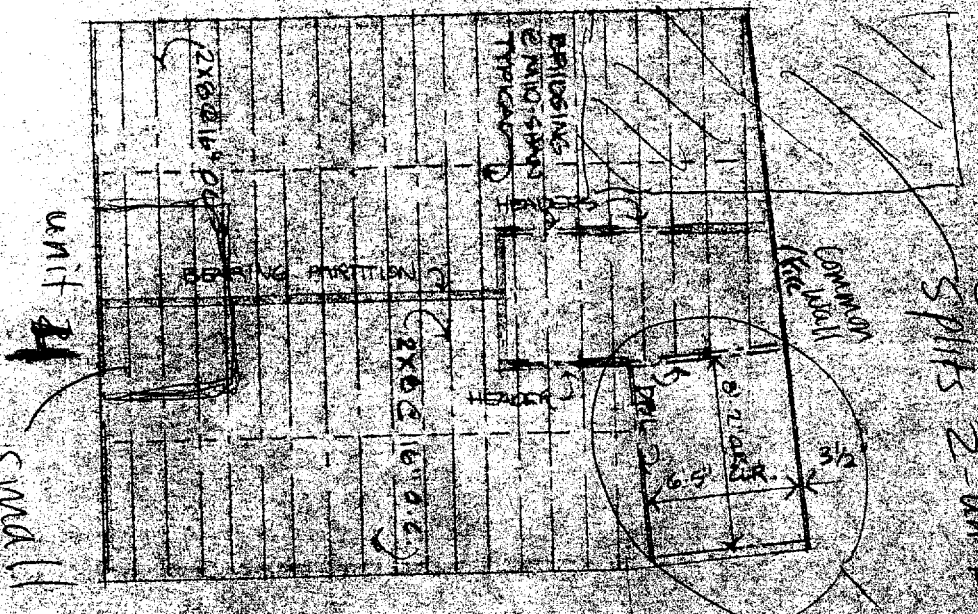


Not to Scale

ROOM

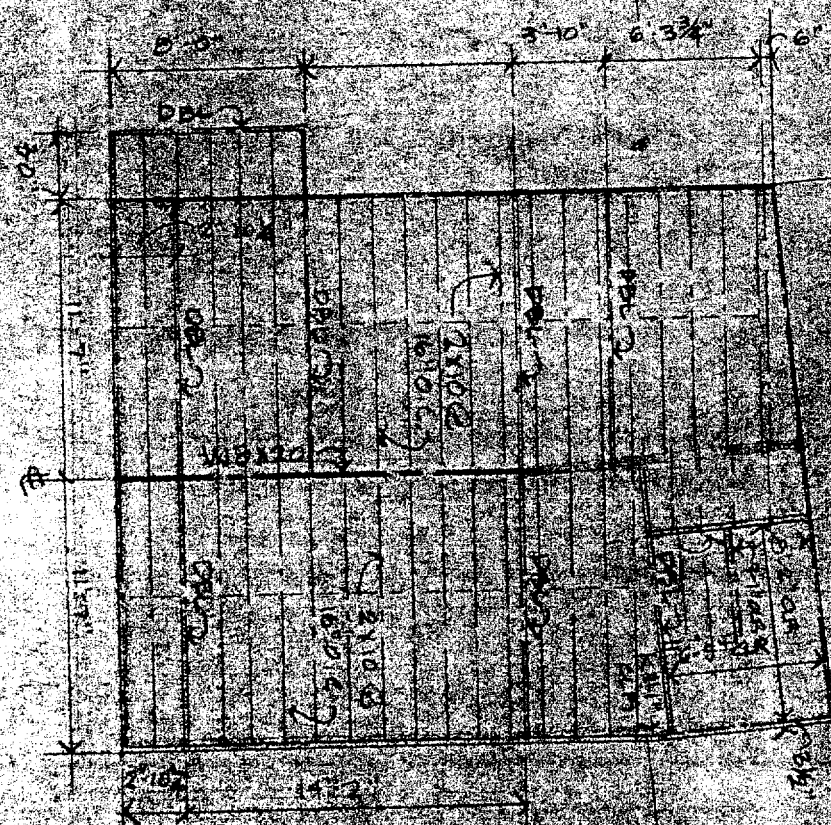
EXISTING
FLOOR

ATTIC FRAMING



Small barner

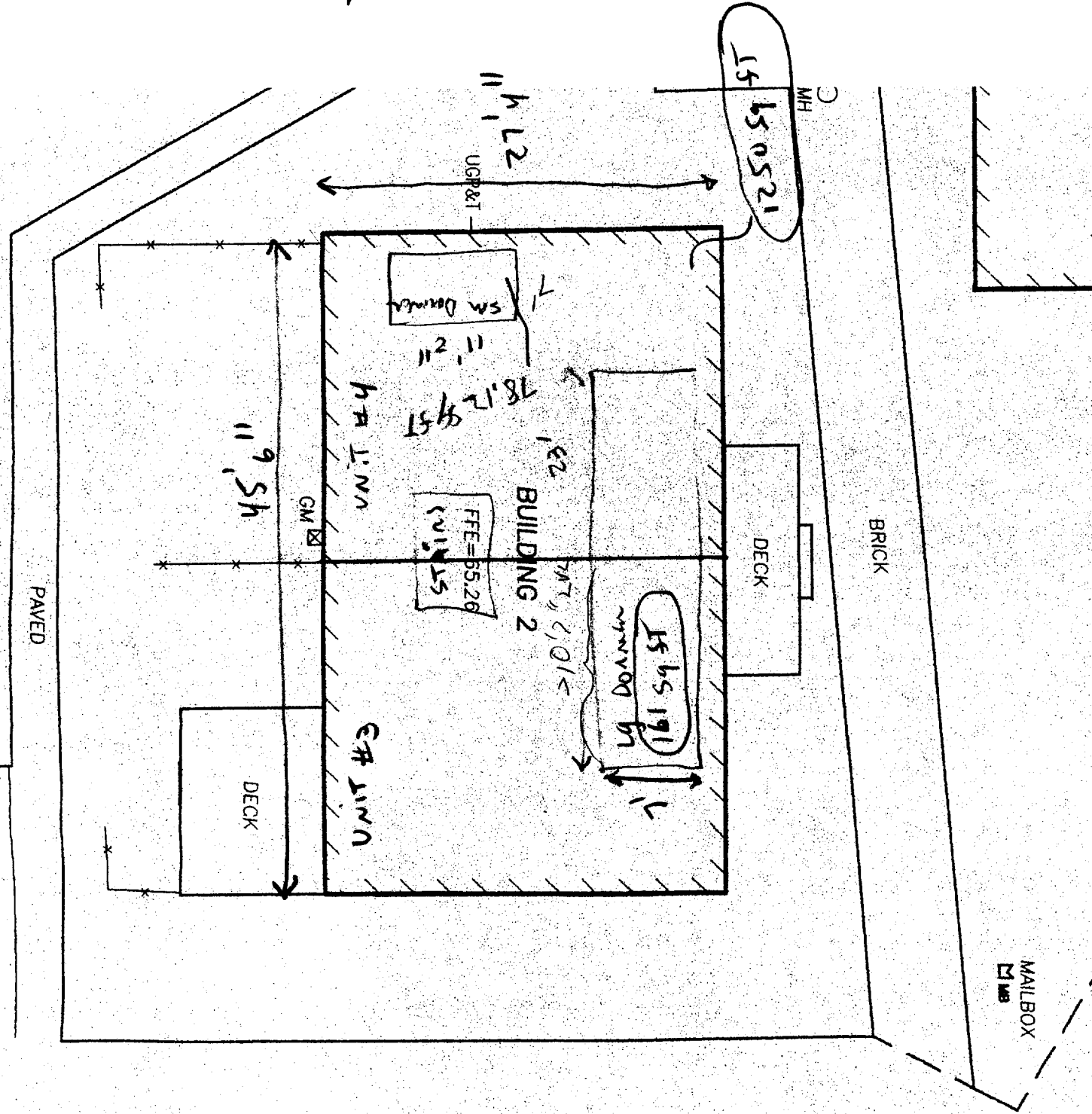
EXISTING
SPLITS



BRIDGES TO BE PROVIDED @ 7'-0"
O.C. TYPICAL @ ALL FLOORS

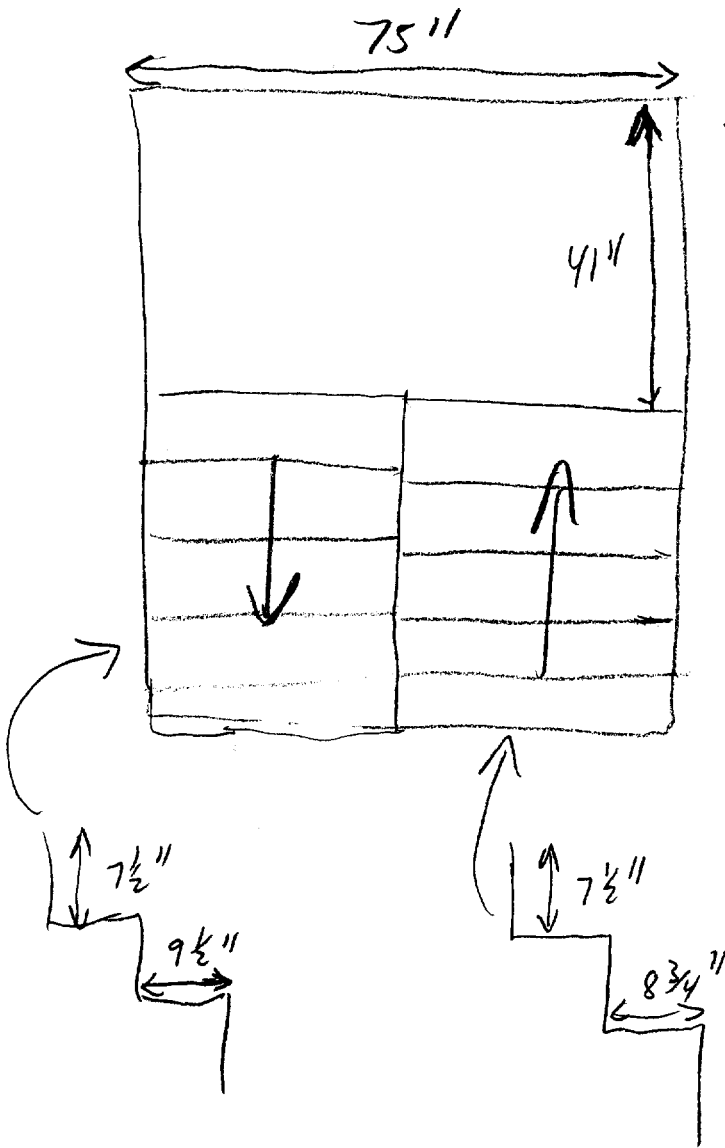
2ND FLOOR FRAMING

$$\frac{25.496}{25.52} = \frac{2'529}{9.851} = \frac{2/0521}{2'812 + 2/191} = \text{UNIT \#4} = \text{H\# 11110}$$



LOT AREA
46,625 S.I
1.0704 Ac

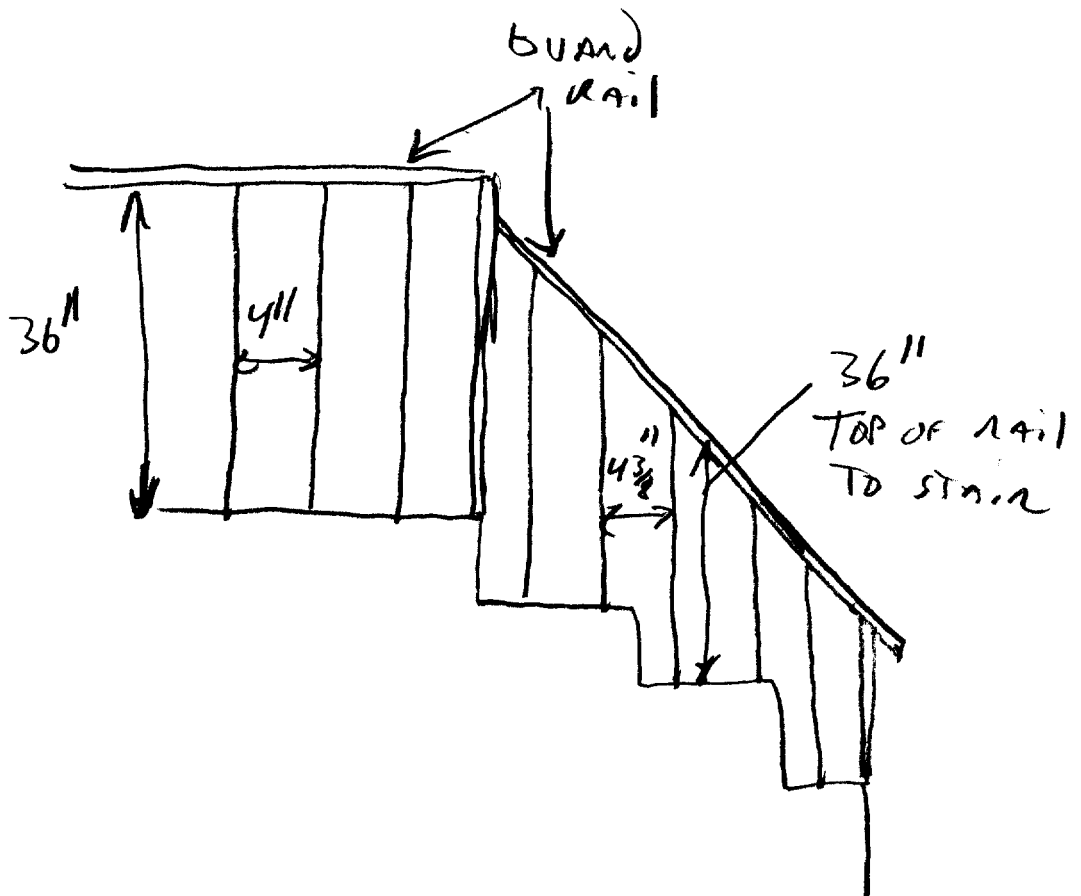
EXISTING LOCATION OF STAIRS FROM END DOWN TO ATTIC

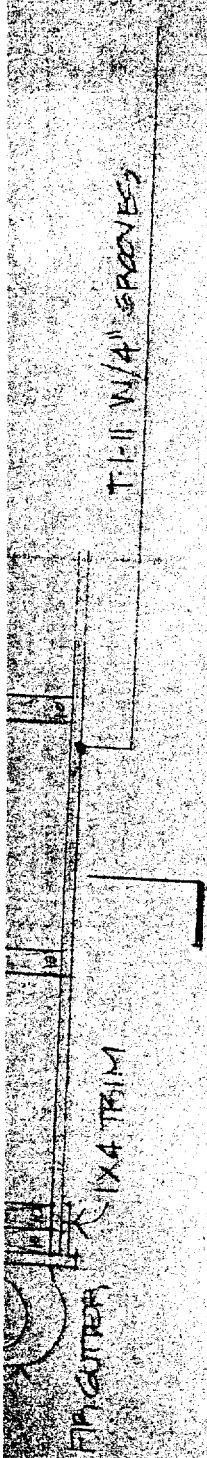


← SHORTEST DISTANCE TO CEILING IS HERE AT 10 FEET

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT 12 2004
RECEIVED

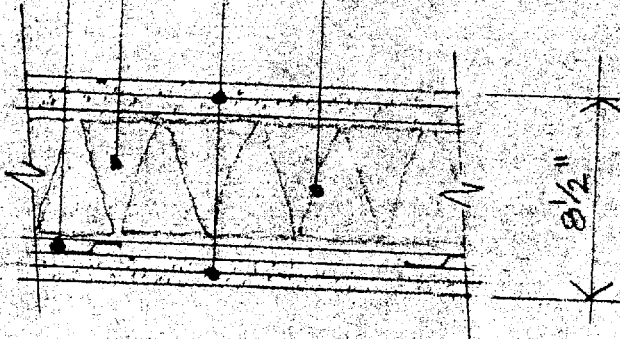
STAIR RAIL HEIGHTS





3 CANOPY DETAIL
1" = 1'-0"

Common Wall



PCI CHANNEL @ 24" O.C. VERTICAL
2x4 @ 16" O.C.
2 LAYERS 5/8" FIRECODE 'C' BOTH SIDES TYPICAL
5/2" F.G. INSULATION

4 SECTION THRU COMMON WALL @ UNIT
1/2" = 1'-0"

OCT 1 2 2004

RECEIVE

DEPT. OF BUILDING INSPECTOR
CITY OF PORTLAND, OR
OCT 1 2 2004
RECEIVE

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

Card Number 2 of 3
 Parcel ID 170 B017001
 Location 836 WASHINGTON AVE
 Land Use ELEVEN TO TWENTY FAMILY
 Owner Address STROUT DEVELOPMENT LLC
 47 REVERE ST
 PORTLAND ME 04103
 Book/Page 21274/347
 Legal 170-8-17
 WASHINGTON AVE 832-842
 46624 SF

12 units x 6,000^{sq ft} Land area each
 = 72,000^{sq ft} total

R-5 Trud
 Min lot size
 2 Acres or
 87,120^{sq ft}
 Non conforming
 50% expansion

using A-136 at the
 50% allowance

Valuation Information

Land \$59,120 Building \$542,770 Total \$601,890

Building Information

Bldg # 1980 # Units 2 Bldg Sq. Ft. 3203 Identical Units 2
 Total Acres 1.07 Total Buildings Sq. Ft. 16027 Structure Type RES-2 FAMILY Building Name

using 50% of the
 m Bldg # 2

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	1232	APARTMENT
1	02/02	1232	APARTMENT
1	03/03	739	APARTMENT

Height	Walls	Heating	A/C
9	FRAME	UNIT HEAT	
9	FRAME	UNIT HEAT	
6	FRAME	UNIT HEAT	

Building Other Features

Line	Structure Type	Identical Units
1	PORCH - COVERED	1
1	PORCH - COVERED	1
2	PORCH - OPEN UPPER	1

Downers @ 4' mark
 per Jeff Corbin
 2 x 22 = 44
 2 x 10'4" = 20.66
 64 = 66 SF

46' x 27.33 = 1257.18
 16 x 5 = 80
 1337.18
 x 50%
 668.59

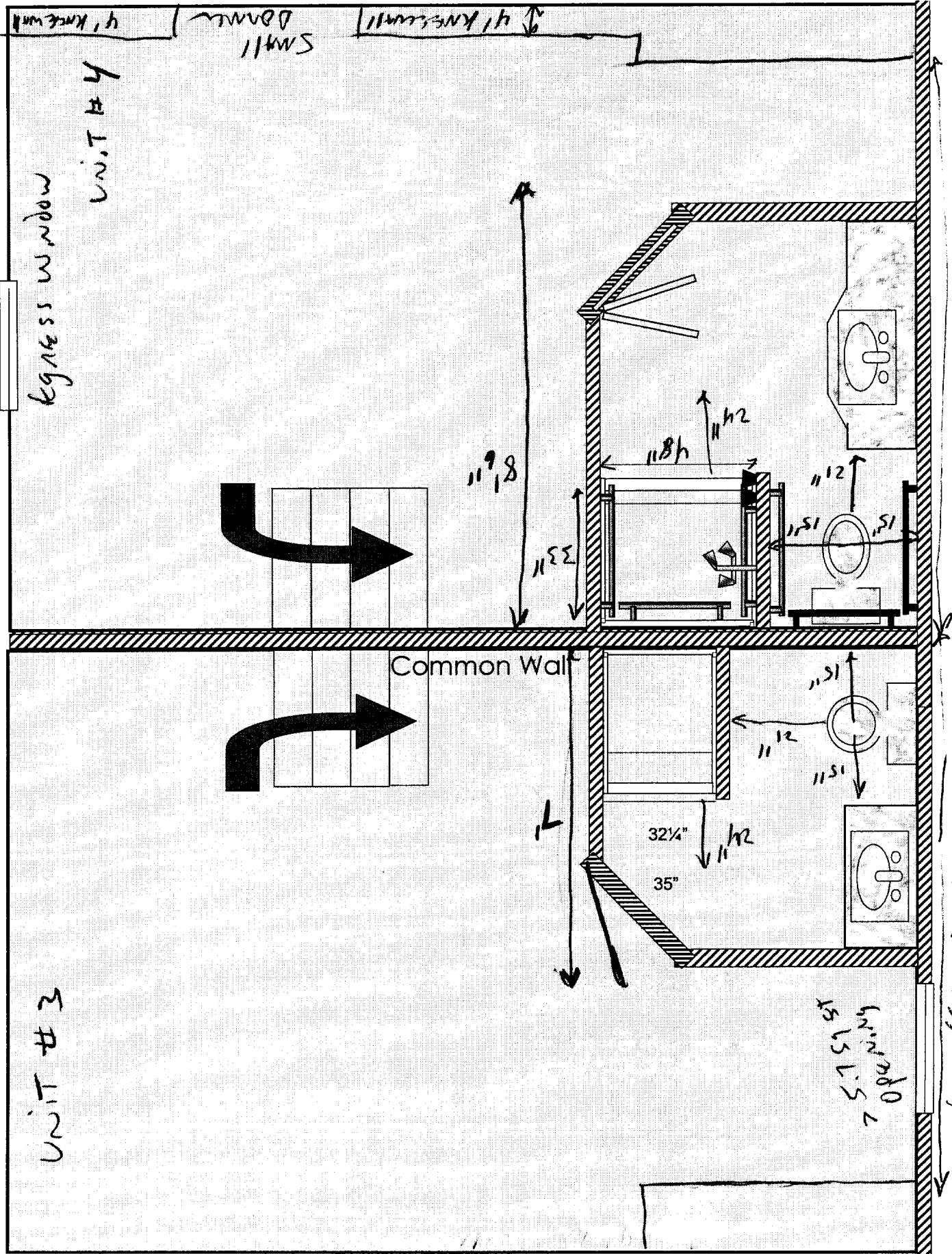
OK
 50%

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------

Third Level Bath in attic for unit #3 and #4

5.7 54 ST drawings



WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that I, **JOSEPH D. PIRONE a/k/a J. DAVID PIRONE** of the City of Portland, County of Cumberland, State of Maine, for consideration paid, **GRANTS** with **WARRANTY COVENANTS** to:

STROUT DEVELOPMENT, LLC a Maine Limited Liability Company

whose mailing address is 47 Revere Street, in the City of Portland, County of Cumberland, State of Maine,

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Washington Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southwesterly side of Washington Avenue at an iron at the easterly corner of land now or formerly of Maxim; thence S 41° 00' 00" E along the southwesterly sideline of Washington Avenue one hundred fifty-six and seven hundredths (156.07) feet to an iron pipe at the northerly corner of land now or formerly of Pistaki; thence S 56° 04' 19" W along land of Pistaki one hundred fourteen and ninety-four hundredths (114.94) feet to an iron and land now or formerly of the Roman Catholic Bishop of Portland; thence S 54° 55' 33" W along land of the Roman Catholic Bishop one hundred ninety-three and fifty hundredths (193.50) feet to an iron pipe at the easterly corner of land now or formerly of Wyman; thence N 41° 12' 20" W along land of Wyman one hundred forty-nine and thirty-seven hundredths (149.37) feet to an iron and land now or formerly of McDonough; thence N 54° 06' 09" E along land of Maxim three


MAINE REAL ESTATE TAX PAID

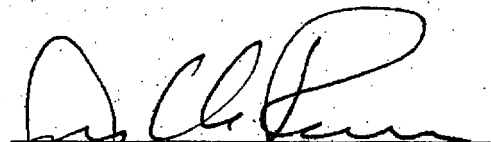
hundred eight and twenty-nine hundredths (308.29) feet to the southwesterly side of Washington Avenue and the point of beginning.

Reference is made to a Plan of Strout's Farm, Washington Avenue, Portland, Maine, owned and developed by David Pirone dated January, 1983 and recorded in the Cumberland County Registry of Deeds in Plan Book 138, Page 9.

BEING the same premises conveyed to Grantor by deed of Ralph A. L. Strout dated November 29, 1982 and recorded in the Cumberland County Registry of Deeds in book 5074, Page 13.

IN WITNESS WHEREOF, Joseph D. Pirone a/k/a J. David Pirone has hereunto set his hand and seal this 14th day of May, 2004.


Witness


Joseph D. Pirone a/k/a J. David Pirone

STATE OF MAINE
CUMBERLAND, ss.

May 14, 2004

Personally appeared the above named Joseph D. Pirone a/k/a J. David Pirone and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law

EXHIBIT A
LEGAL DESCRIPTION

836 WASHINGTON AVENUE, PORTLAND, MAINE

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Washington Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southwesterly side of Washington Avenue at an iron at the easterly corner of land now or formerly of Maxim; thence S 41° 00' 00" E along the southwesterly sideline of Washington Avenue one hundred fifty-six and seven hundredths (156.07) feet to an iron pipe at the northerly corner of land now or formerly of Pistaki; thence S 56° 04' 19" W along land of Pistaki one hundred fourteen and ninety-four hundredths (114.94) feet to an iron and land now or formerly of the Roman Catholic Bishop of Portland; thence S 54° 55' 33" W along land of the Roman Catholic Bishop one hundred ninety-three and fifty hundredths (193.50) feet to an iron pipe at the easterly corner of land now or formerly of Wyman; thence N 41° 12' 20" W along land of Wyman one hundred forty-nine and thirty-seven hundredths (149.37) feet to an iron and land now or formerly of McDonough; thence N 54° 06' 09" E along land of Maxim three hundred eight and twenty-nine hundredths (308.29) feet to the southwesterly side of Washington Avenue and the point of beginning.

Reference is made to a Plan of Strout's Farm, Washington Avenue, Portland, Maine, owned and developed by David Pirone dated January, 1983 and recorded in the Cumberland County Registry of Deeds in Plan Book 138, Page 9.

Received
Recorded Register of Deeds
May 14 2004 02:51:46P
Cumberland County
John B. O'Brien