

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION PERMIT

Permit Number 061213

This is to certify that DAND JAMES A & STACEY W DAND JTS/Jeff Corbin

has permission to add 21' x 7' shed dormer and 7' x 7' Galv. deck to existing attic- add new bath in attic

at 836 WASHINGTON AVE

170 B017001

PERMIT ISSUED

SEP 18 2006

provided that the person or persons who accept 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 is procured before this building or part thereof is used or service is rendered in it. **OUR NOTICES ARE REQUIRED**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. Craig Cass

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*Debbie Bowke* 9/13/06  
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

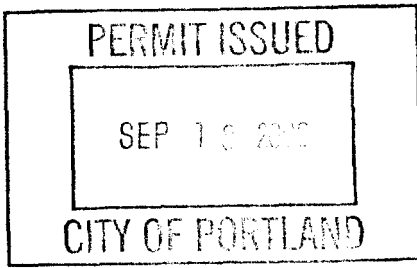
Permit No: 06-1213	Issue Date:	CBL: 170 B017001
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Location of Construction: 836 WASHINGTON AVE	Owner Name: DAND JAMES A & STACEY W D	Owner Address: 836 WASHINGTON AVE # 1	Phone:
Business Name:	Contractor Name: Jeff Corbin	Contractor Address: 47 Revere Street Portland	Phone 2074099876
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R5

Past Use: <i>Building #9 1234 use -</i>	Proposed Use: <i>12 residential condos</i>	Permit Fee: \$80.00	Cost of Work: \$6,000.00	CEO District: 4
Proposed Project Description: add 21' x 7' shed dormer and 11' x 7' Gable dormer to existing Attic- add		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see conditions</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i>	
		Signature: <i>Greg Coors</i>	Signature: <i>JMB 9/13/06</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Idobson | 08/16/2006

- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>Section 14.43(6) 20' buffer allowable for expansion used.</i> <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"/> <i>OK w/ cond. has</i> Date: <i>8/21/06</i> <i>AKA</i>	<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 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 <i>AKA</i> Date: _____

### 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

<b>Permit No:</b> 06-1213	<b>Date Applied For:</b> 08/16/2006	<b>CBL:</b> 170 B017001
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<b>Location of Construction:</b> 836 WASHINGTON AVE	<b>Owner Name:</b> DAND JAMES A & STACEY W D	<b>Owner Address:</b> 836 WASHINGTON AVE # 1	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Jeff Corbin	<b>Contractor Address:</b> 47 Revere Street Portland	<b>Phone:</b> (207) 409-9876
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Multi-Family- add 21' x 7' shed dormer and 11' x 7' Gable dormer to existing Attic- add new bath in attic to Unit #8, Building #4	<b>Proposed Project Description:</b> add 21' x 7' shed dormer and 11' x 7' Gable dormer to existing Attic- add new bath in attic to Unit #8, Building #4
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**Dept:** Zoning      **Status:** Pending      **Reviewer:** Ann Machado      **Approval Date:** 08/31/2006

**Note:** These are the fourth & fifth dormers to be added to Building #4. Section 14-436(a) allows for an increase of **Ok to Issue:**   
50% of first floor footprint. With five dormers, 26% of the allowable 50% increase has been used for Building #4 (428 s.f. of 1674.75 s.f.)

- 1) This property shall remain a twelve (12) residential family condominium dwelling on the entire property as approved under #05-0101. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanne Bourke      **Approval Date:** 09/13/2006

**Note:** **Ok to Issue:**

- 1) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 08/31/2006

**Note:** **Ok to Issue:**

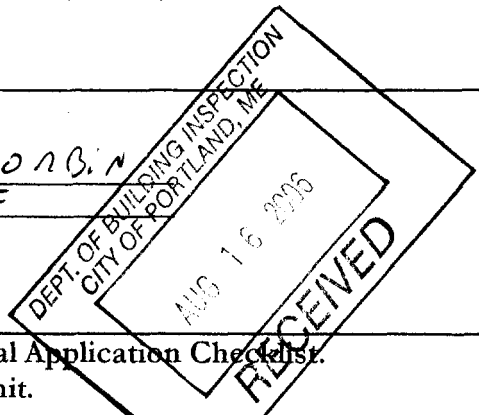
- 1) Unable to determine adequate means of egress from new space. It shall be the responsibility of the contractor to insure NFPA 101 MEANS OF EGRESS are met.



# 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.

Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 170      B      17		Owner: STOUT APARTMENTS	Telephone: 207-409-9876
Lessee/Buyer's Name (If Applicable)  NA	Applicant name, address & telephone: JEFF CORBIN 47 REVERE ST PORTLAND ME 04103		cost Of Work: \$ 6000.00 Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>ATTIC 5 FAMILY</u> If vacant, what was the previous use? Proposed Specific use: <u>OFFICE OR BEDROOM UNIT #8</u>			
Project description: <u>ADD 21'X7' SHED PORCH AND 11'X7' GABLE DORMER TO EXISTING WALK UP ATTIC. ALSO ADD NEW BATH IN ATTIC</u>			
Contractor's name, address & telephone:			
Who should we contact when the permit is ready: <u>JEFF CORBIN</u>			
Mailing address: <u>SAME</u>		Phone: <u>SAME</u>	



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](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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>8/4/06</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**



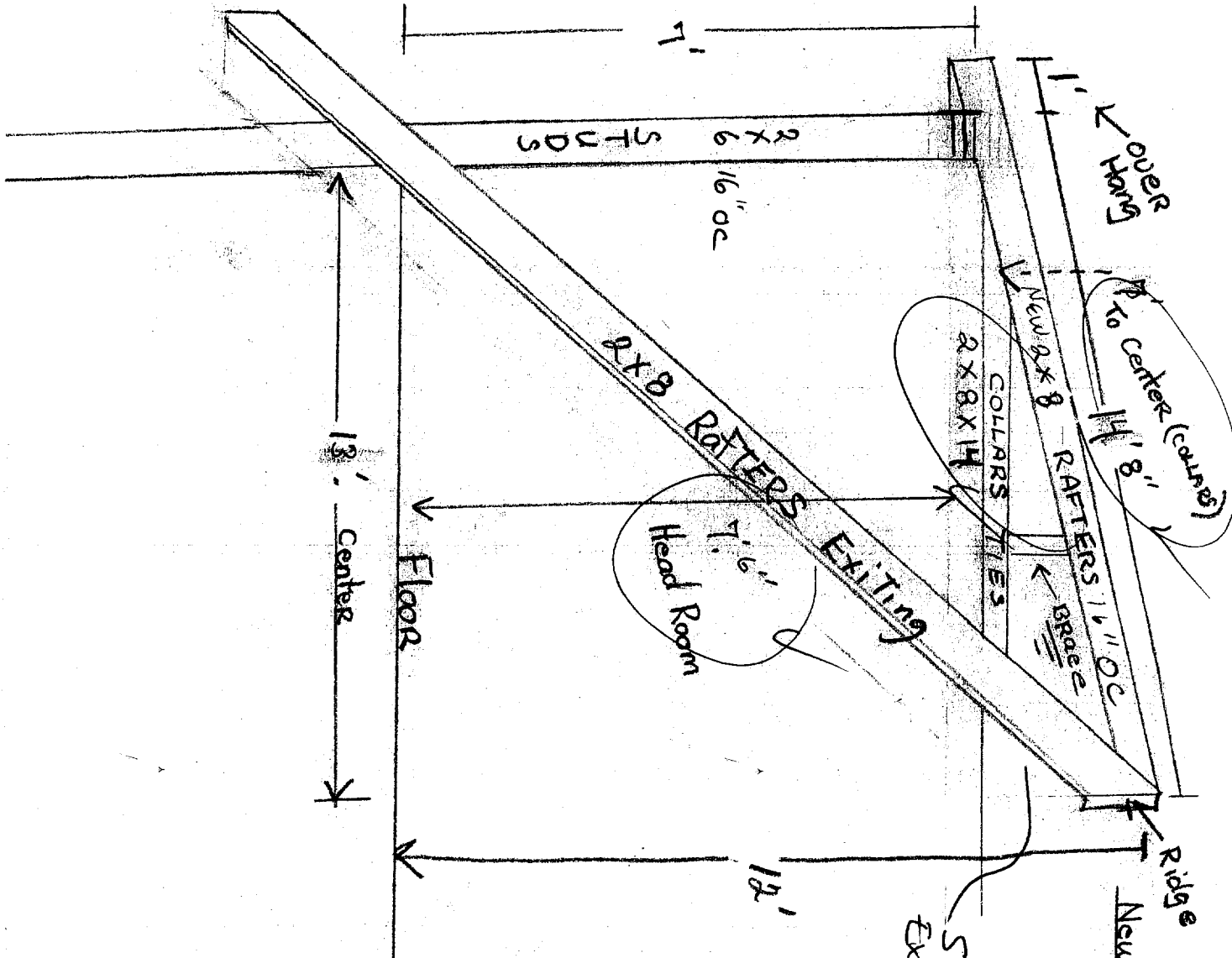


NEW SHED DOWN

# Install New Rafters - WALL

UNIT # 8

Added Wall  
7'x8' 2x6 FRAME



New Pitch 5.3+

Smoke Detector Existing.

Adding 2x4 84

6 A115  
Donner  
Side View

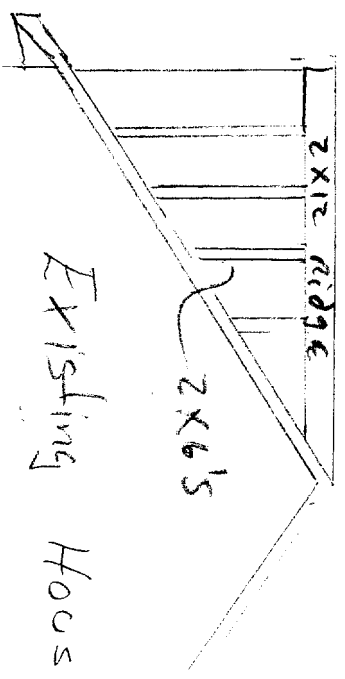
UNIT #8

Trim

1x6 Corner Boards + Fascia  
1x8 Rake Boards  
1/2x6 Pre primed Cedar  
clap Boards 4"  
exposure

2x~~4~~ Rafters  
16 oc  
12/12 pitch

Pre primed  
Siding



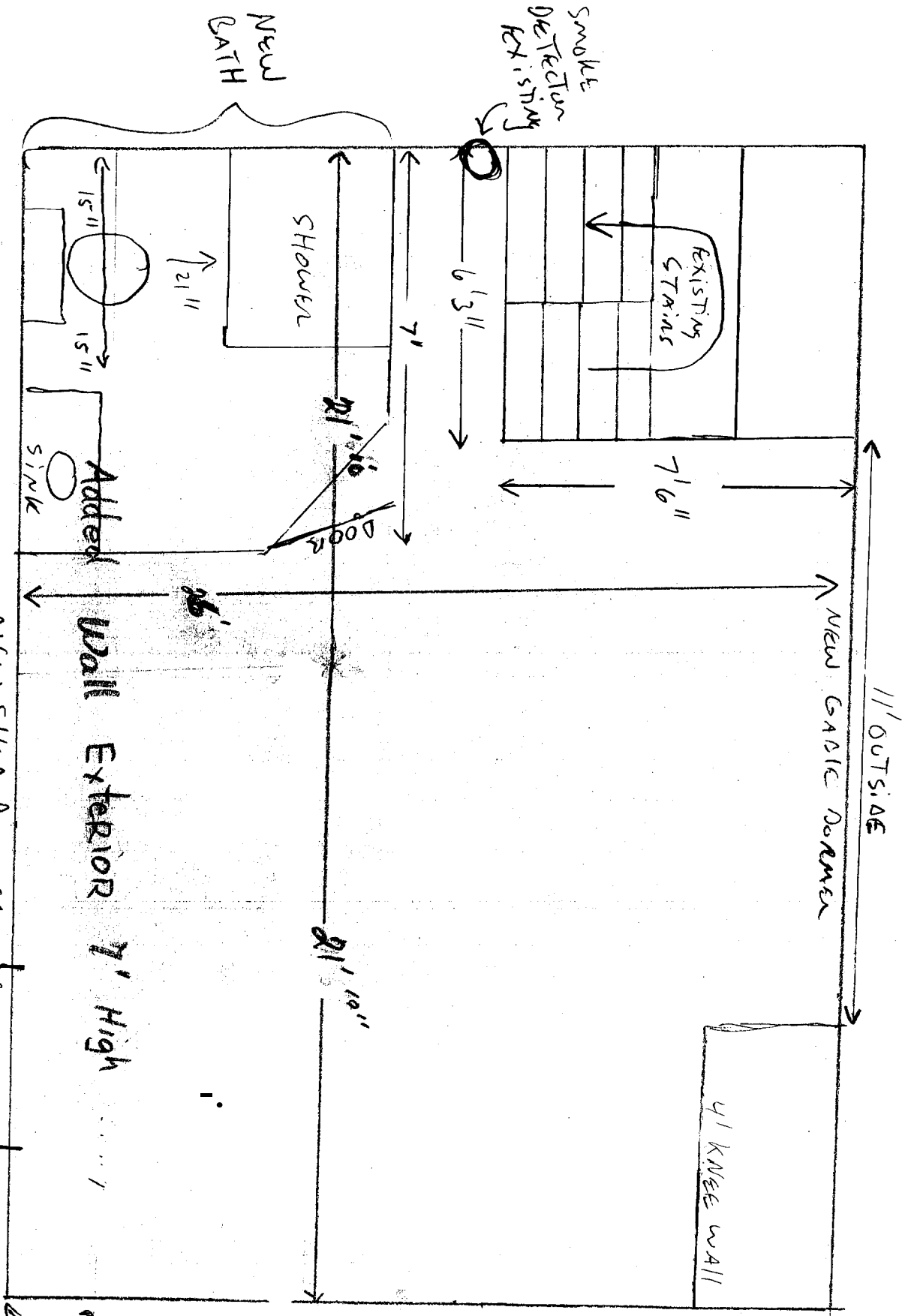
Not to Scale

Not to Scale



3rd Floor Plans  
 2 New Dormers w/ New Bath

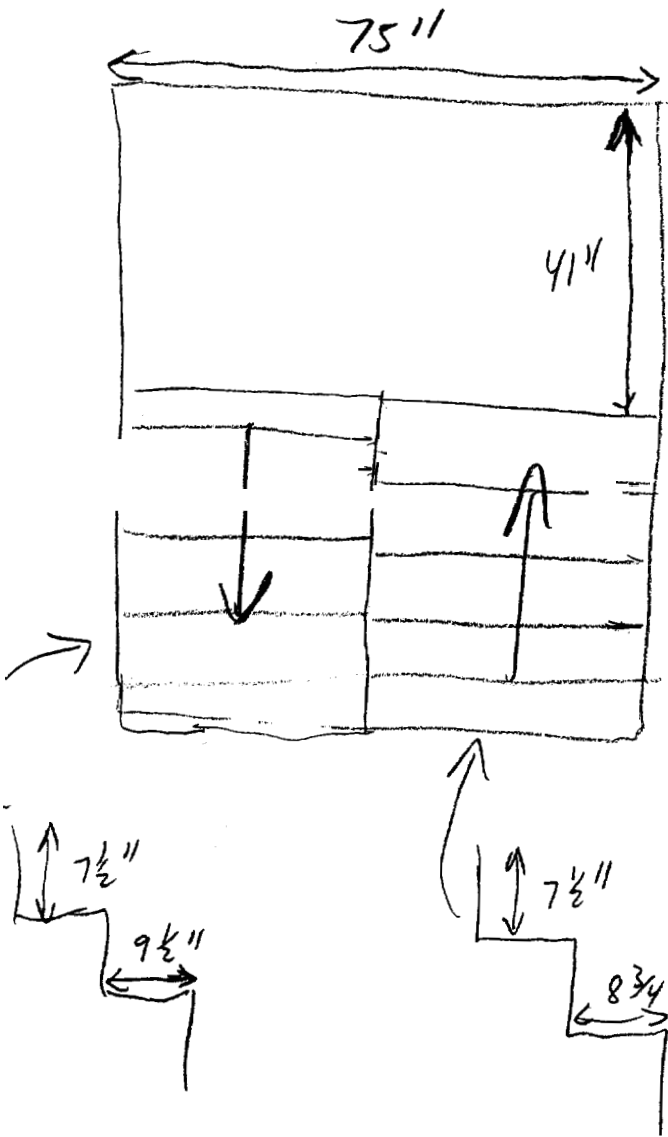
UNIT #8



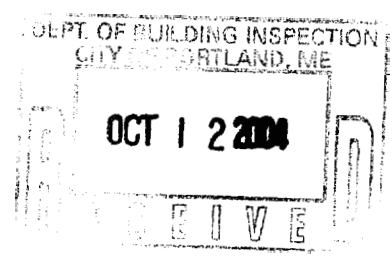
egress window  
 GREATER THAN  
 5.7 sq ft opening

ceiling  
 7'6" high  
 7' high

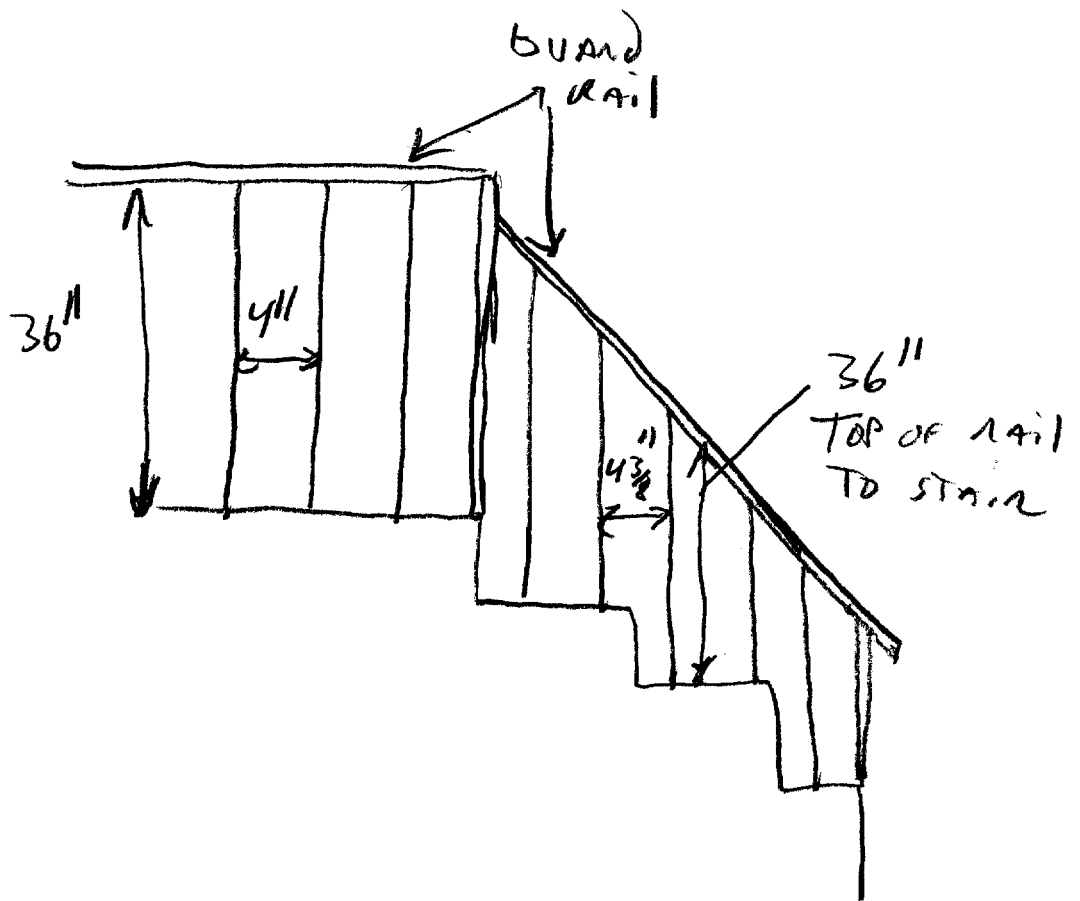
EXISTING DETAIL OF STAIRS FROM 2ND FLOOR TO ATTIC



SHORTEST DISTANCE TO CEILING IS HERE AT 10 FEET



# STAIR RAIL HEIGHTS



ROOM

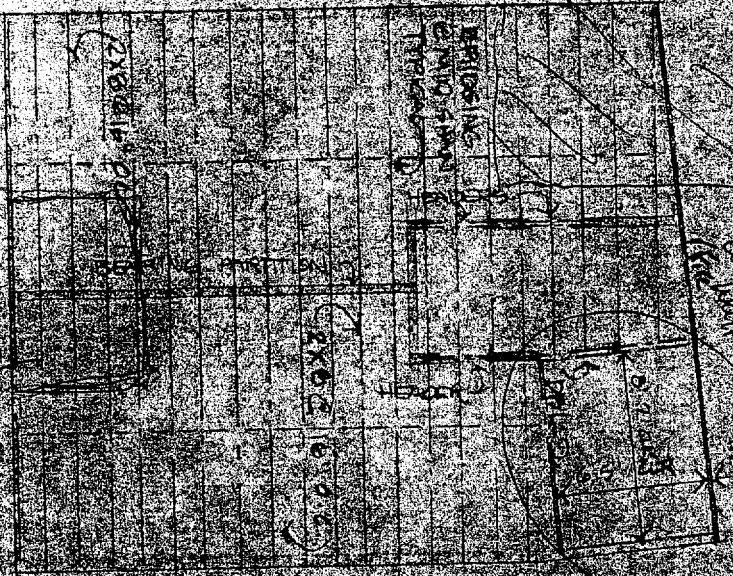
ATTIC FRANKIE

UNIT #8 unit

SMALL JUNCTION

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

2ND FLOOR FRANKIE



UNIT #8 unit

SMALL JUNCTION

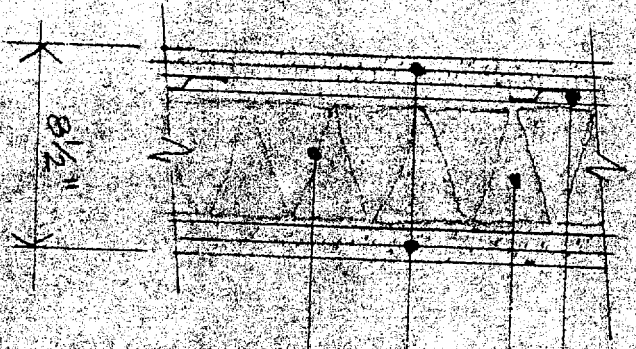
BRIDGES TO BE PROVIDED @ 7'0" O.C. SPACIAL @ ALL FLOORS

2ND FLOOR FRANKIE

FINISH  
 1/4" TRIM  
 1/4" SPACERS

3  
 A7  
 1 1/2" = 1'-0"  
 CANOPY DETAIL

Common Wall



POST CHANNEL @ 24" O.C. VERTICAL  
 2X6 @ 16" O.C.  
 2 LAYERS 5/8" FIRECODE ON BOTH SIDES TYPICAL  
 5/8" F.G. INSULATION

4  
 A7  
 1 1/2" = 1'-0"  
 SECTION THRU COMMON WALL @ UNIT

RECEIVE

OCT 1 2 2004

DEPT. OF BUILDING INSPECTION  
 CITY OF TORRILAND, ILL.  
 OCT 1 2 2004  
 RECEIVED

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 8017001  
 Location 83b 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-B-17  
 N AVE 832-842  
 WASHINGTON A  
 46624 SF  
 Valuation Information  
 #53120 #40978 #50310

2 units x 6,000<sup>sq</sup> Land Area each  
 7 72,000<sup>sq</sup> fee

R-5 Prud  
 min lot size  
 2 Acres or  
 87,120 SF  
 Non Conforming  
 50% expansion

using A-436 at the  
 50% Allowance

**Building Information**

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1980	2	3203	2
Total Acres		Total Buildings	Sq. Ft.	Structure Type
1.07		16027		RES-2 FAMILY
Building Name				

using 50% expansion  
 Bldg #2

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

**Exterior/Interior Information**

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

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

**Building Other Features**

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

Domers @ 4' mark  
 per Jeff Corbin  
 2 x 22 = 44  
 2 x 10'4" = 20.66  
 64.66 SF

OK  
 50%

**Yard Improvements**

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

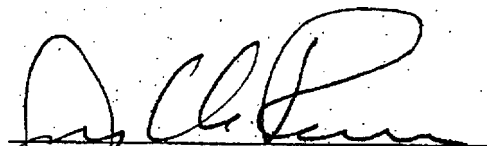
hundred eight **and** twenty-nine hundredths (308.29) feet to the southwesterly side of Washington Avenue and the point of beginning.

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