

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 100312

Please Read Application And Notes, If Any, Attached

This is to certify that NEPTUNE PROPERTIES LLC of San Francisco has permission to Converting interior of church into single family residence. Second phase to follow w/ separate permit for second s AT 475 BRIGHTON AVE CP 177 A021001

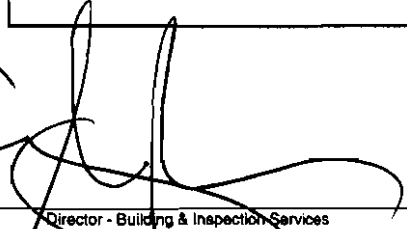
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file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

Apply to Public Works for street line and grade if any of work requires such information.
PERMIT ISSUED
APR 15 2010

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise used-in. 24 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. City of Portland
Appeal Board _____
Other _____
Department Name


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: 10-0312	Issue Date:	CBL: <i>177-A-22</i> 177 A021001
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Location of Construction: 475 BRIGHTON AVE	Owner Name: NEPTUNE PROPERTIES LLC	Owner Address: 120 EXCHANGE ST	Phone:
Business Name:	Contractor Name: Stefan Scarks	Contractor Address: 475 Brighton Ave Portland	Phone: 2077301023
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: <i>R-5</i>

Past Use: Church - First Church of the nazarene	Proposed Use: Single Family Home - Converting interior of church into single family residence. Second phase to follow w/ separate permit for second single family residence.	Permit Fee: \$575.00	Cost of Work: \$47,500.00	CEO District: 3
Proposed Project Description: Converting interior of church into single family residence. Second phase to follow w/ separate permit for second single family residence.		FIRE DEPT: <i>N/A</i> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>	
		Signature:	Signature:	
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: Idobson	Date Applied For: 03/31/2010	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> <input type="checkbox"/> Shoreland <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"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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
	<p>Date: <i>ok with conditions</i> <i>4/5/10</i></p>	<p>Date:</p>	<p>Date:</p>

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City of Portland

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: 10-0312	Date Applied For: 03/31/2010	CBL: 177 A021001
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Location of Construction: 475 BRIGHTON AVE	Owner Name: NEPTUNE PROPERTIES LLC	Owner Address: 120 EXCHANGE ST	Phone:
Business Name:	Contractor Name: Stefan Scarks	Contractor Address: 475 Brighton Ave Portland	Phone (207) 730-1023
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Single Family Home - Converting interior of church into single family residence. Second phase to follow w/ separate permit for second single family residence.	Proposed Project Description: Converting interior of church into single family residence. Second phase to follow w/ separate permit for second single family residence.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/05/2010

Note: **Ok to Issue:** ✓

- 1) The existing free-standing church sign shall be removed prior to the issuance of a certificate of occupancy.
- 2) This permit is not allowing a second residential dwelling unit at this time. There is a different review process for the change of use to allow a two residential unit building including site plan review with a full stamped survey.
- 3) This property shall remain a single family dwelling with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 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:** Tammy Munson **Approval Date:** 04/15/2010

Note: **Ok to Issue:** ✓

- 1) There must be a one hour fire separating walls and ceilings in the garage area.
- 2) There must be a minimum of 6'-8" headroom in the stairs measuring from the nosing of the stair tread.
- 3) Fire blocking must be installed in all areas where wall cavity areas can open to floor joist bay areas.
- 4) Garage door headers must be LVL's due tot he span and loading.
- 5) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 6) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 7) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 8) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 9) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

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APR 15 2010

City of Portland

Comments:

4/1/2010-mes: Yesterday I spoke with Stefan Scarks - I need a better site plan - He was able to explain information that is on the plans - They are hard to follow - I went by the site on my way home, the new entry is on an existing concrete step, not on an existing "porch" It is a new structure - I need to wait for the new plans

4/5/2010-mes: On 4/2/10 I received a better site plan

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 Inspection 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 with construction.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X 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.

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

PERMIT ISSUED

APR 15 2000
City of Portland



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>475 Brighton Ave</u>		
Total Square Footage of Proposed Structure/Area <u>2,200 sf</u>	Square Footage of Lot <u>10,000 sf</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>177 - A - 21</u>	Applicant ^{must be owner, Lessee or Buyer} Name <u>Stefan Scarls</u> Address <u>475 Brighton Ae</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>(207) 730-1023</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>N/A</u>	Cost Of Work: \$ <u>47,500</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>575.00/100</u>
Current legal use (i.e. single family) <u>Church</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>Single Family Residence</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Converting interior of church into single family residence. Second phase to follow w/ separate permit for second single family residence.</u>		
Contractor's name: <u>Stefan Scarls</u> Address: <u>475 Brighton Ave</u> City, State & Zip: <u>Portland, ME 04102</u> Telephone: <u>(207) 730-1023</u> Who should we contact when the permit is ready: <u>Stefan Scarls</u> Telephone: <u>(207) 730-1023</u> Mailing address: <u>Same as above</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

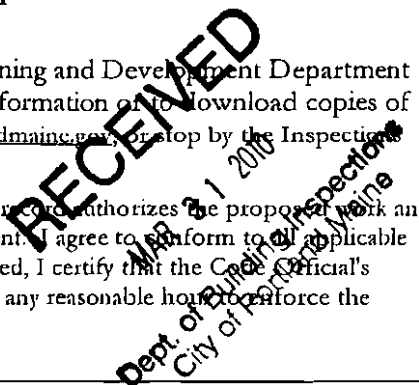
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division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

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: [Signature]

Date: 3/31/10

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



~~Need Right title & taxes~~ Shows Neptune on Assess

Applicant: Neptune Properties LLC Date: 3/31/10

Address: 475 Brighton Ave C-B-L: 177-A-21 & 22

CHECK-LIST AGAINST ZONING ORDINANCE

Date - EXIST

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - change of use from a church to a single family dwelling in an existing

Sewage Disposal - City Adding parking on basement structure out back - removing part of steeple

Lot Street Frontage - 50' min

Front Yard - Adding covered entry way 4'9" x 10' using average setback on either side - 10'7" = 17' / 2 = 8.5 average setback allowed saving 11" - OK

Rear Yard - EXIST

Side Yard - No change

Projections -

Width of Lot -

Height - EXIST

Lot Area - 6,000 sq ft min lot size - 10,000 sq ft given

Lot Coverage Impervious Surface - 40% MAX - 4,000 sq ft MAX

40 x 74 = 2960 sq ft
Along with some other areas for entry - but under the 40% lot cov.

Area per Family - 3,000 sq ft - lot is 10,000 sq ft

Off-street Parking - 1 PKG SPACE per unit RE change of use in an existing showing 4 parking in basement BRG

Loading Bays - N/A

Site Plan - not more than 5,000 sq ft change of use

Shoreland Zoning/ Stream Protection - N/A

condition Flood Plains - Panel 13 - Zone C

→ remove free standing square

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

City Home Departments City Council E-Services Calendar Jobs

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:

9 177-A-02f

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

[browse city services a-z](#)

[browse facts and links e-z](#)

CBL 177 A022001
Land Use Type RELIGIOUS
Property Location 475 BRIGHTON AVE
Owner Information NEPTUNE PROPERTIES LLC
 120 EXCHANGE ST
 PORTLAND ME 04101
Book and Page 27578/285
Legal Description 177-A-22
 BRIGHTON AVE 475-477
 5000 SF *+ 5,000 = 10,000^{sq}*
Acres 0.115

Current Assessed Valuation:

TAX ACCT NO.	24726	OWNER OF RECORD AS OF APRIL 2009
		FIRST CHURCH OF THE NAZARENE
LAND VALUE	\$42,900.00	475 BRIGHTON AVE
BUILDING VALUE	\$0.00	PORTLAND ME 04102
RELIGIOUS INSTITUTIONS	(\$42,900.00)	
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

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



Best viewed at 800x600, with Internet Explorer

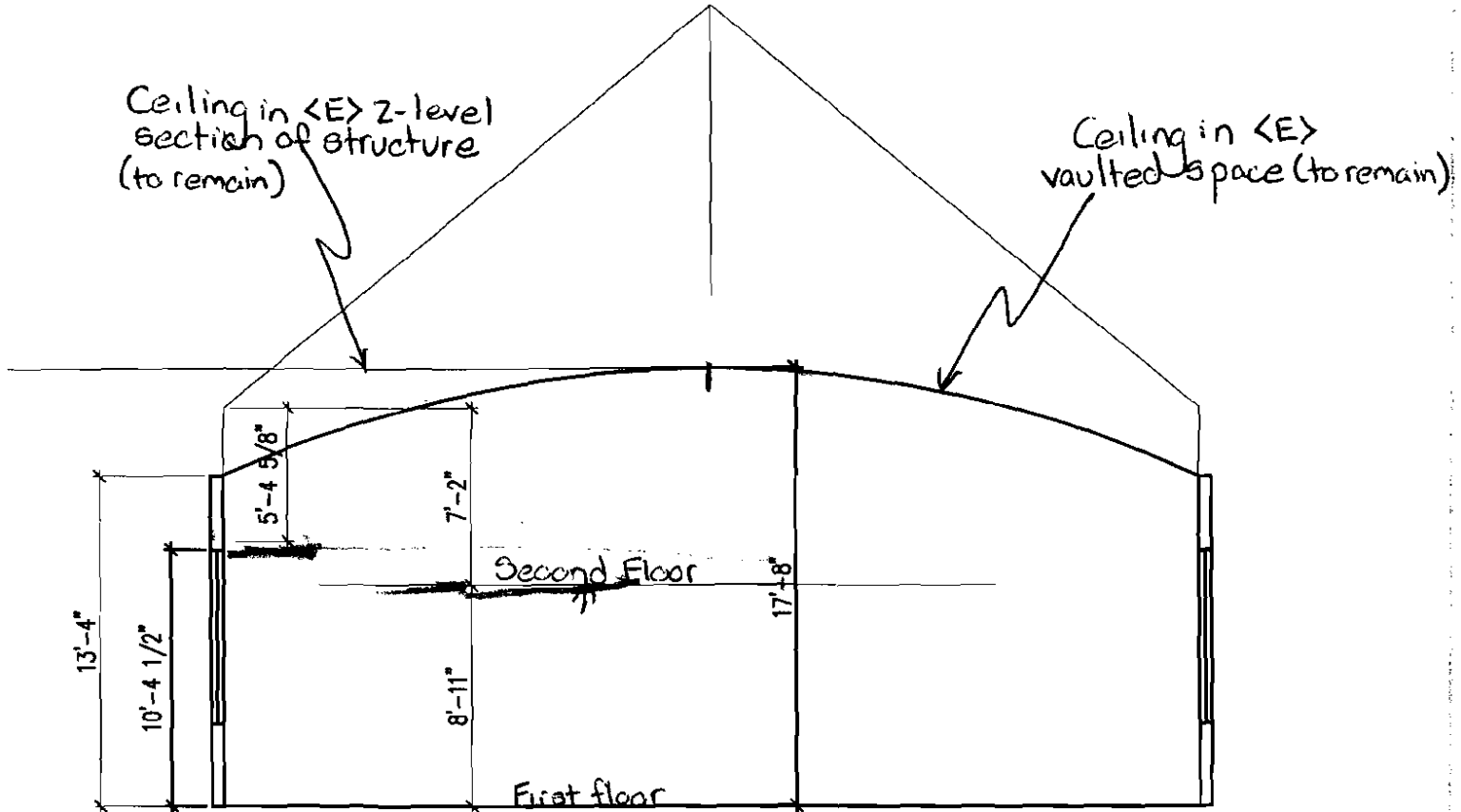


Sales Information:

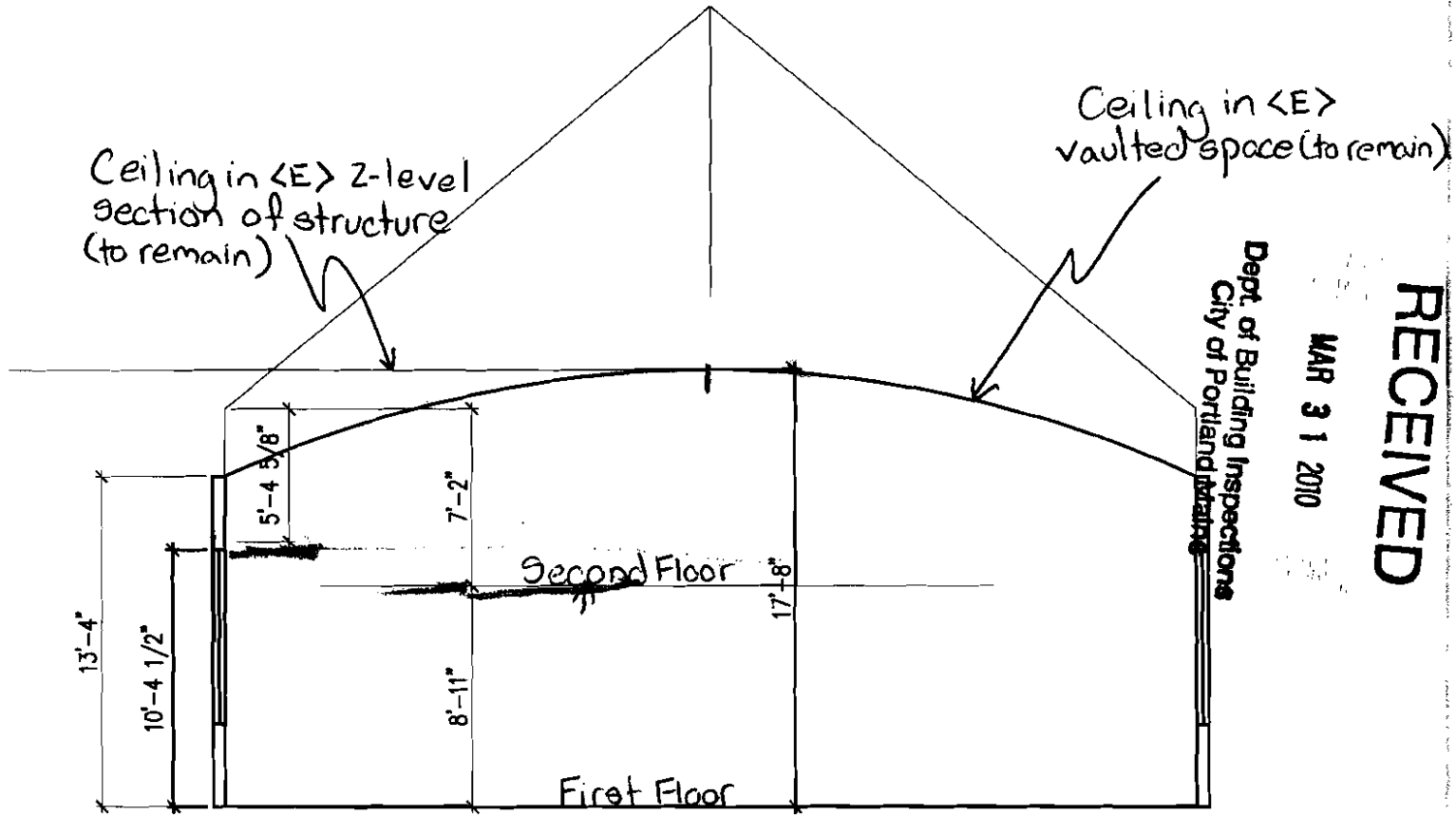
Sale Date	Type	Price	Book/Page
2/5/2010	LAND + BUILDING	\$0.00	27578/285

New Search!

X-SECTION OF 475 BRIGHTON AVE <E> conditions



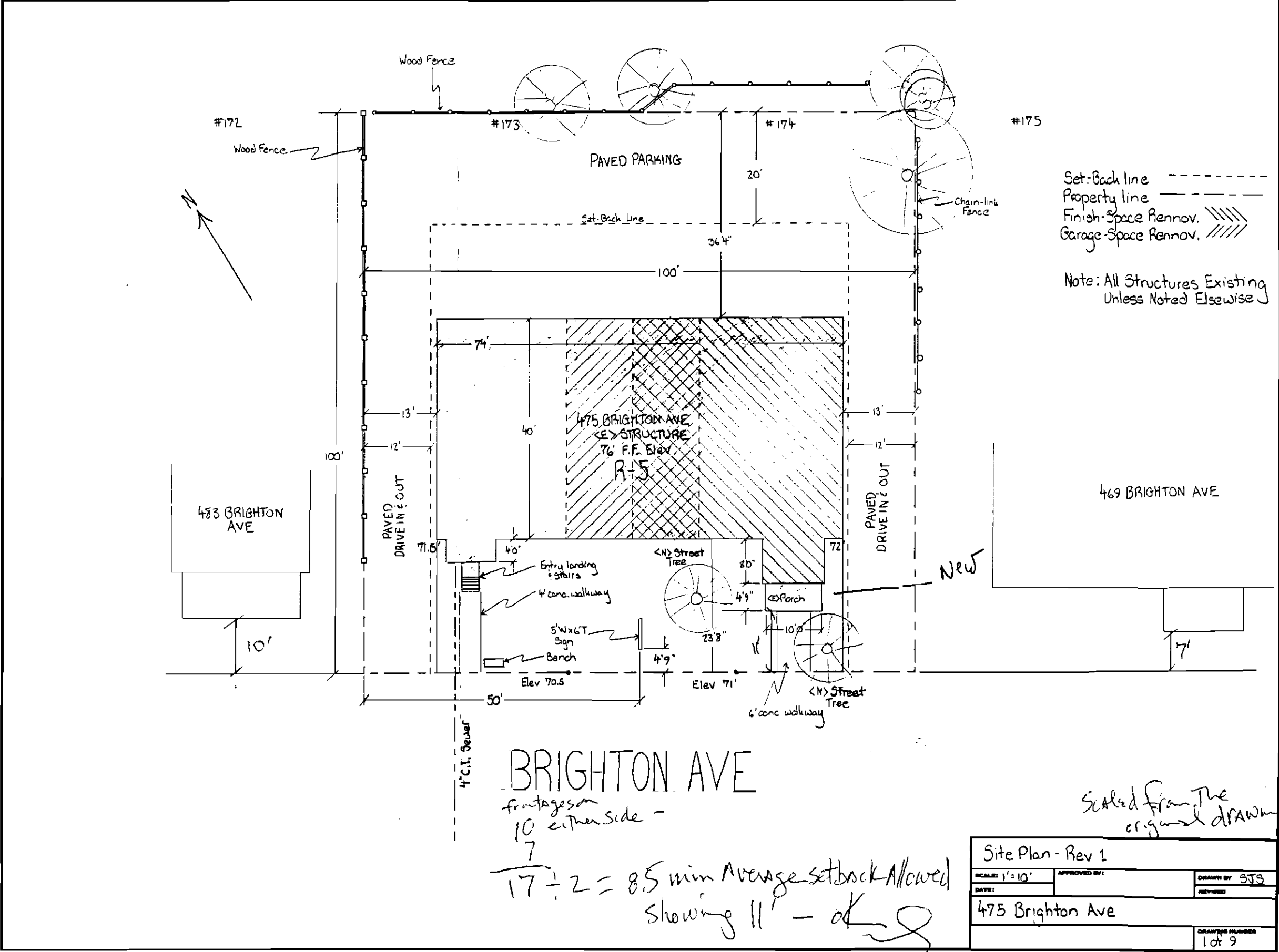
X-SECTION OF 475 BRIGHTON AVE <E> conditions



Dept. of Building Inspections
City of Portland Maine

MAR 31 2010

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Set-Back line - - - - -
 Property line - - - - -
 Finish-Space Renov. // // //
 Garage-Space Renov. // // //

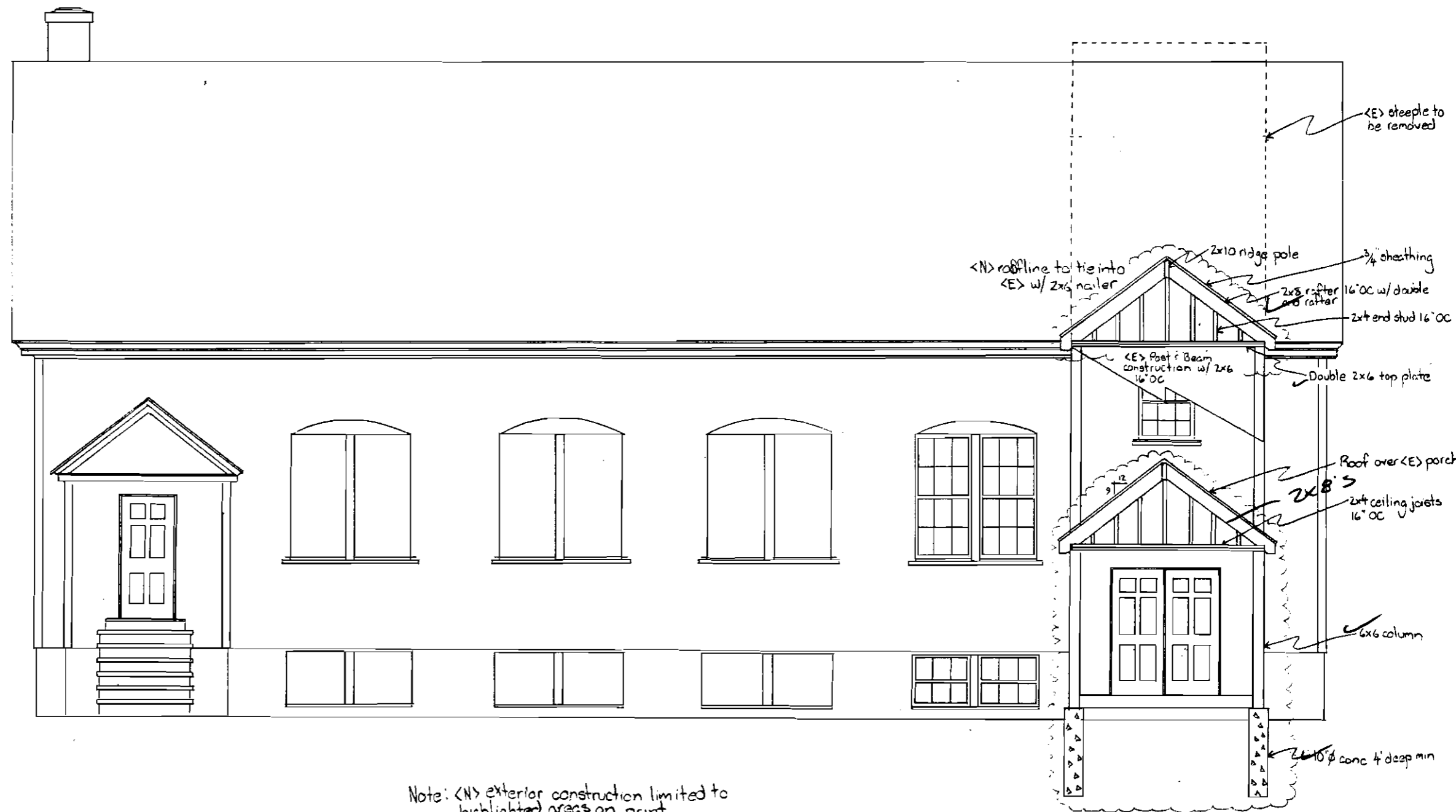
Note: All Structures Existing Unless Noted Otherwise

BRIGHTON AVE
 frontages on
 10' either side -
 $\frac{17}{2} = 8.5$ min Average setback Allowed
 Showing 11' - ok

Scaled from the original drawings

Site Plan - Rev 1		
SCALE: 1"=10'	APPROVED BY:	DRAWN BY: SJS
DATE:		REVIEWED:
475 Brighton Ave		
		DRAWING NUMBER: 1 of 9

RECEIVED
 APR - 2 2010
 Dept. of Building Inspections
 City of Portland Maine



Note: <N> exterior construction limited to highlighted areas on print

Front Elevation : Roof Framing Plan		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: SJS
DATE:		REVISION:
475 Brighton Ave		
		DRAWING NUMBER: 2 of 9

Remove (E) double hung windows; relocate #2 up in same location

Demo Wall for 36" Door

Demo 2x4 wall up to plaster ceiling

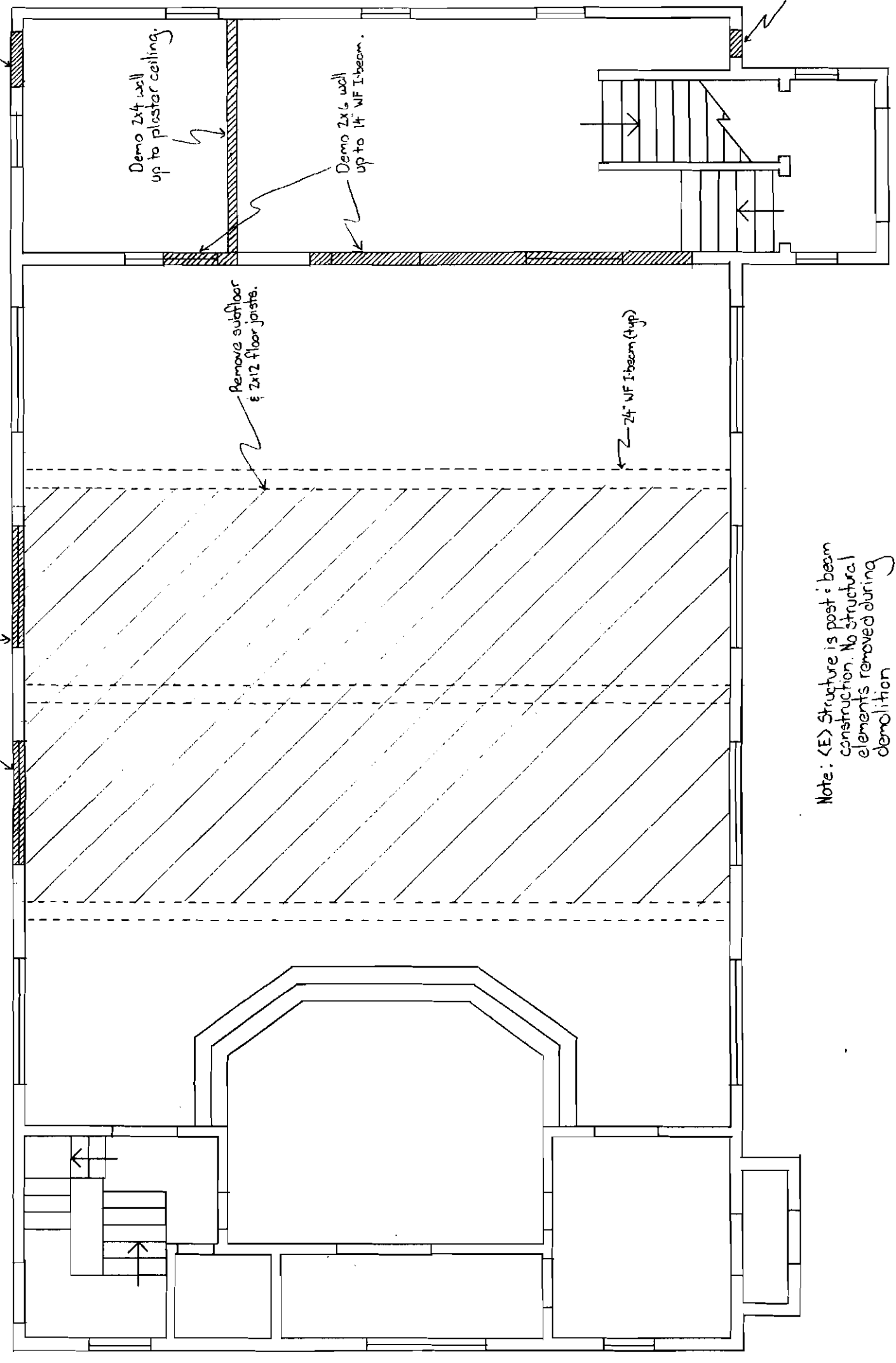
Demo 2x6 wall up to 14" WF I-beam

Demo Wall for small window

Remove subfloor & 2x12 floor joists

24" WF I-beam (typ)

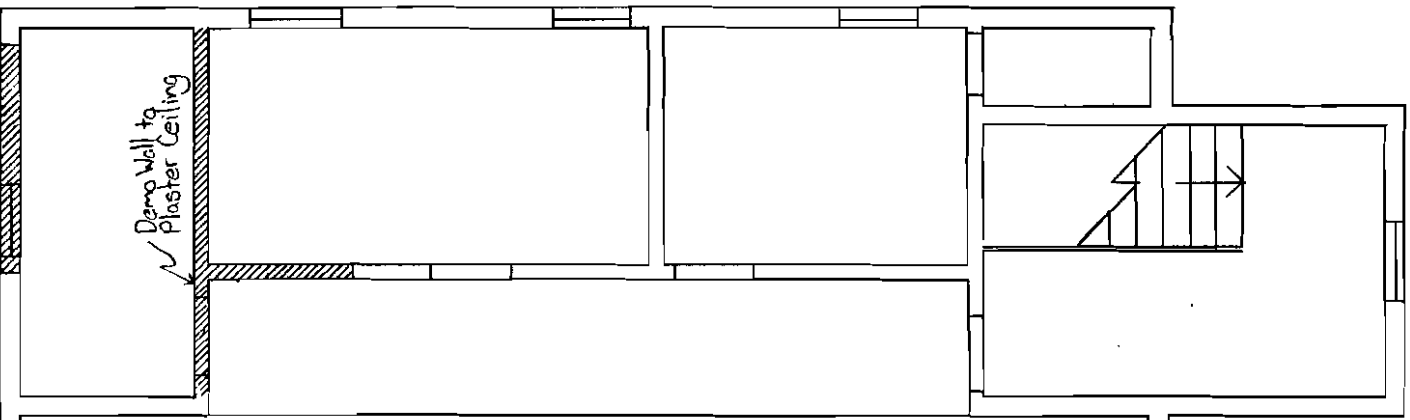
Note: (E) Structure is post & beam construction. No structural elements removed during demolition



First Floor Existing Conditions : Demo Plan	
SCALE: 1/4" = 1'	APPROVED BY: GJS
DATE:	REVIEWED:
475 Brighton Ave	
DRAWING NUMBER	
3 of 9	

Demo Wall for 8' Window

Demo Wall to Plaster Ceiling

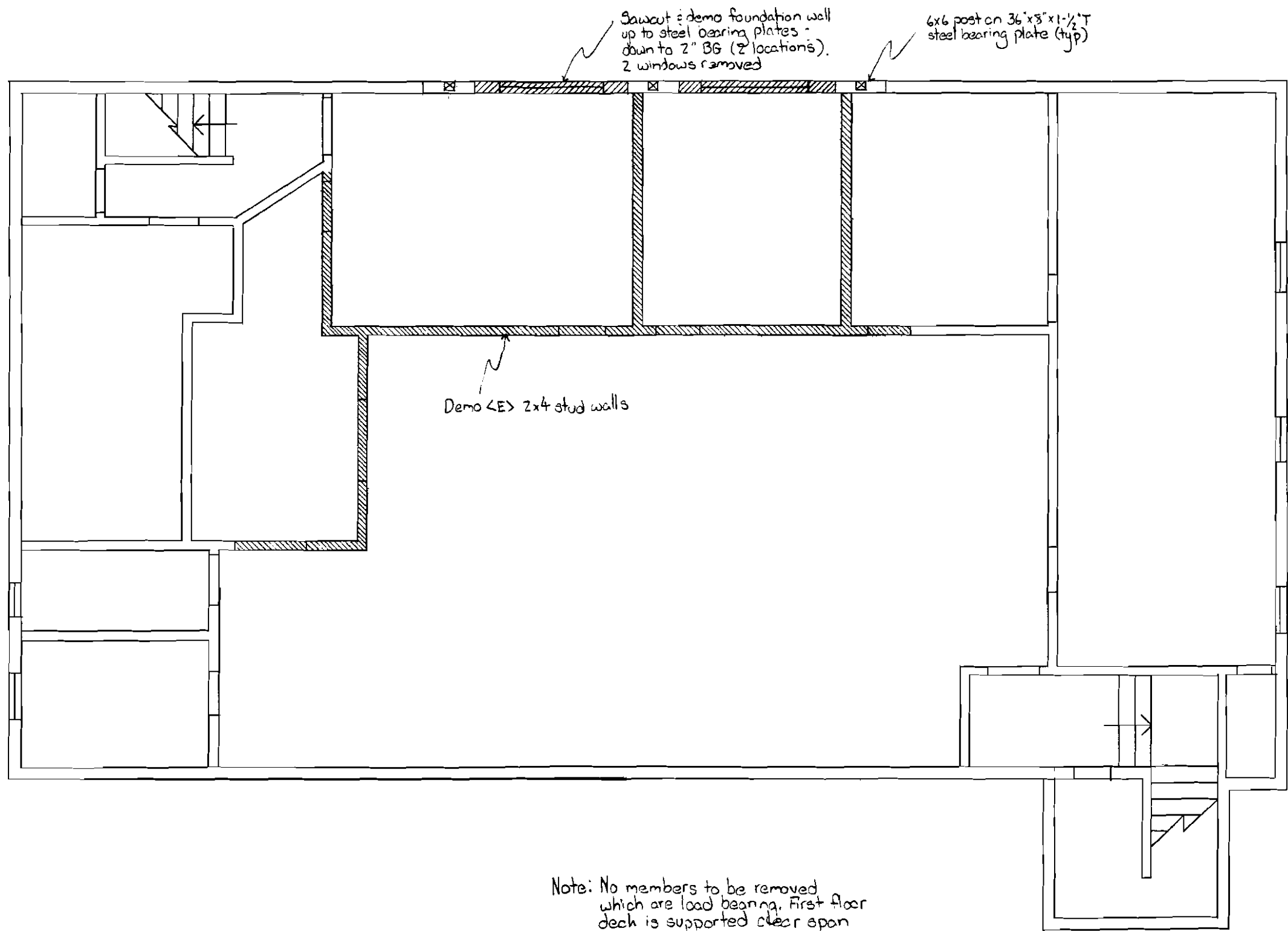


Open to First Floor Below

Vaulted Gathering Space

NOTE: <E> structure is post: beam construction. No structural elements removed during demolition.

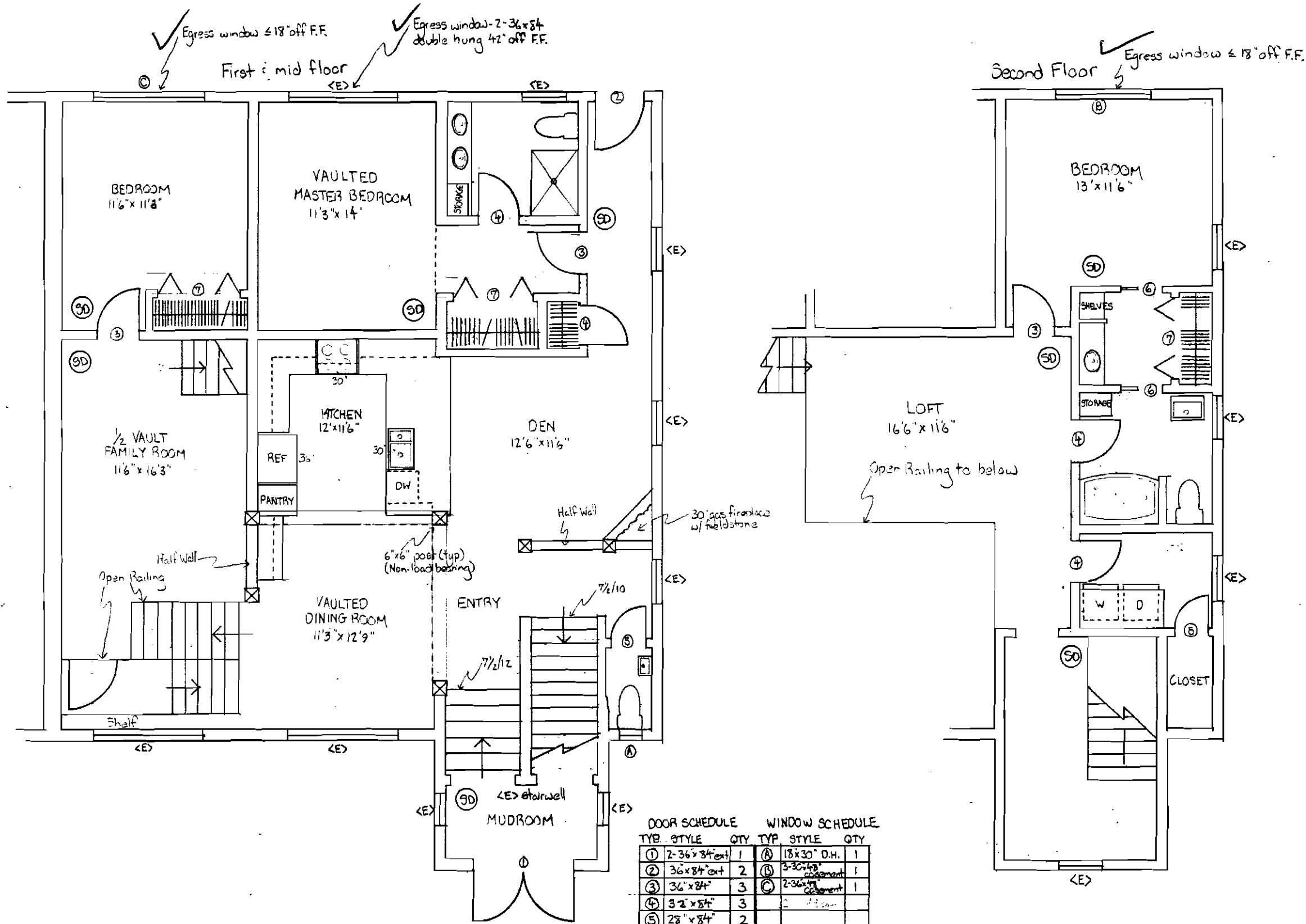
Second Floor Existing Conditions : Demo Plan	
SCALE: 1/4" = 1'	APPROVED BY: SJS
DATE:	REVIEWED:
475 Brighton Ave	
DRAWING NUMBER: 4 of 9	



Demo <E> 2x4 stud walls

Note: No members to be removed which are load bearing. First floor deck is supported clear span by W24 I beams.
 Note: Not all basement windows shown.

Basement Existing Conditions + Demo Plan		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY SJS
DATE:		REVIEWED
475 Brighton Ave		
		DRAWING NUMBER 5 of 9



DOOR SCHEDULE			WINDOW SCHEDULE		
TYP.	STYLE	QTY	TYP.	STYLE	QTY
①	2-36" x 84" ext	1	Ⓐ	18" x 30" D.H.	1
②	36" x 84" ext	2	Ⓑ	3-30" x 48" casement	1
③	36" x 84"	3	Ⓒ	2-36" x 84" casement	1
④	32" x 84"	3			
⑤	28" x 84"	2			
⑥	32" x 84" pack	2			
⑦	72" x 84" bi-fold	3			

Floorplan - 1st, mid, 2nd floors

SCALE: 1/4" = 1'

APPROVED BY: _____

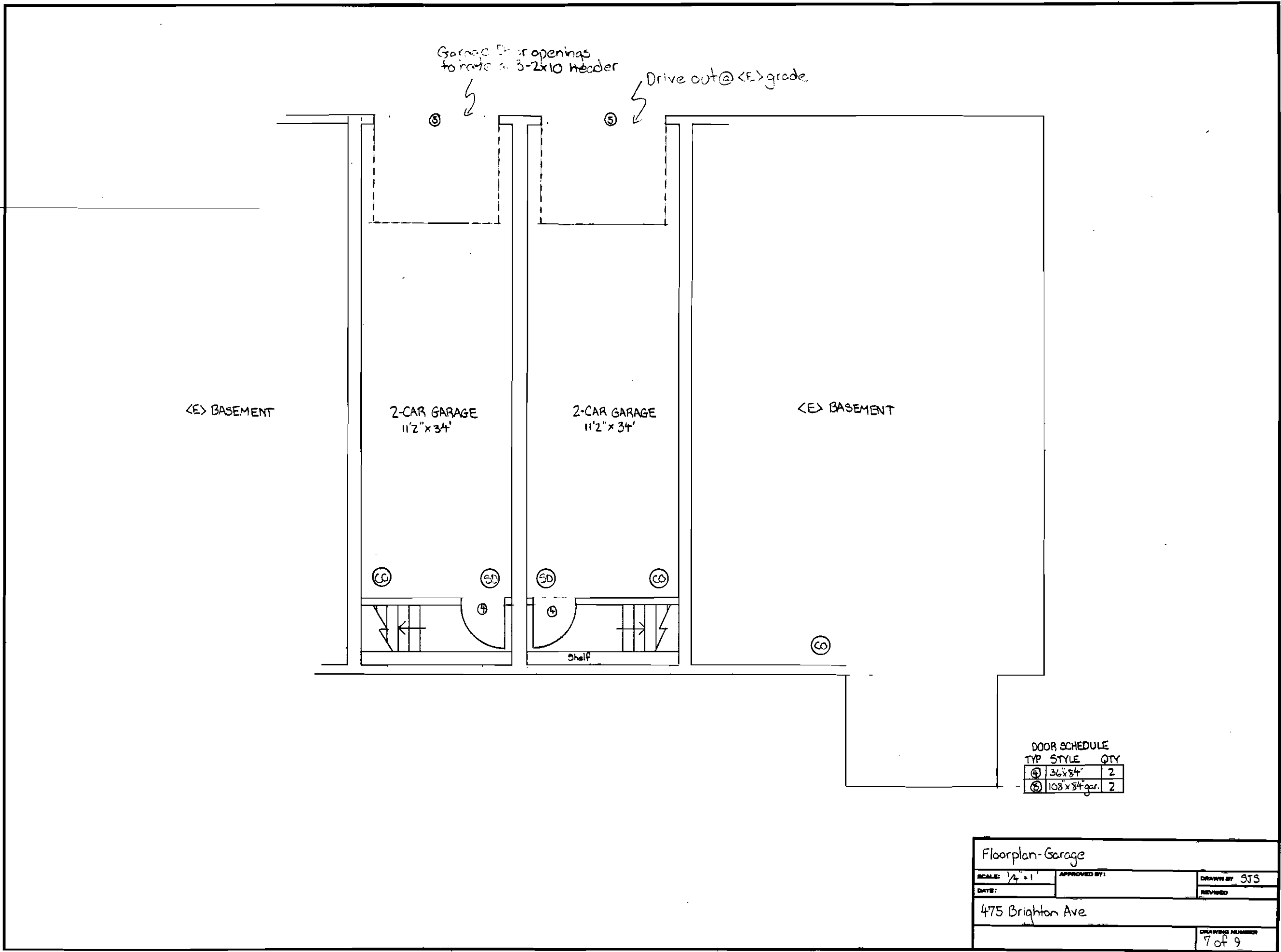
DATE: _____

475 Brighton Ave

DRAWING NUMBER: 6 of 9

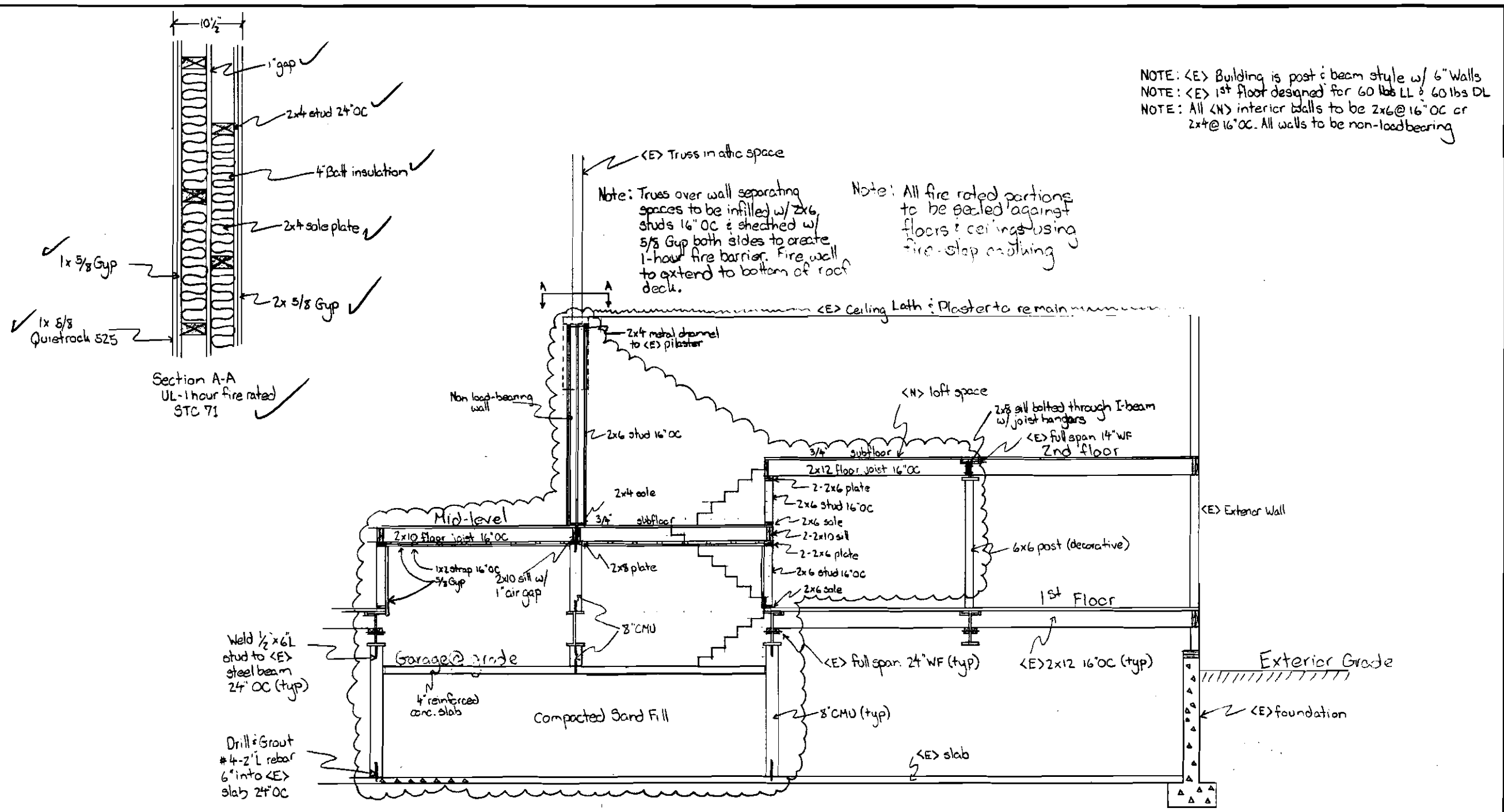
DRAWN BY: STS

REVISED: _____

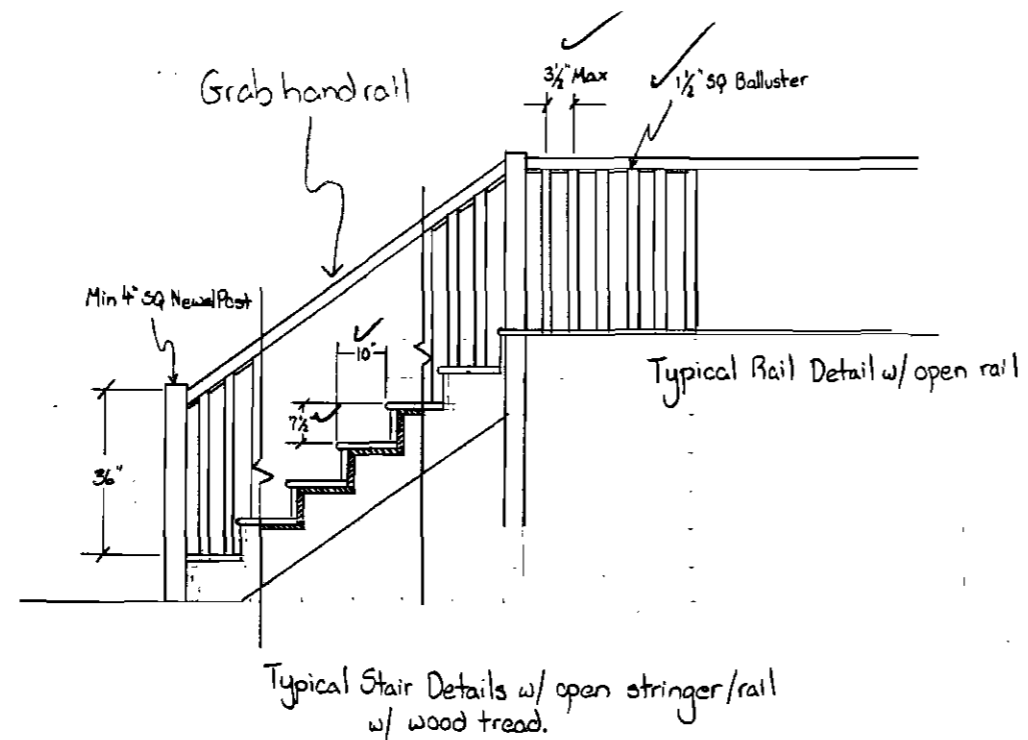
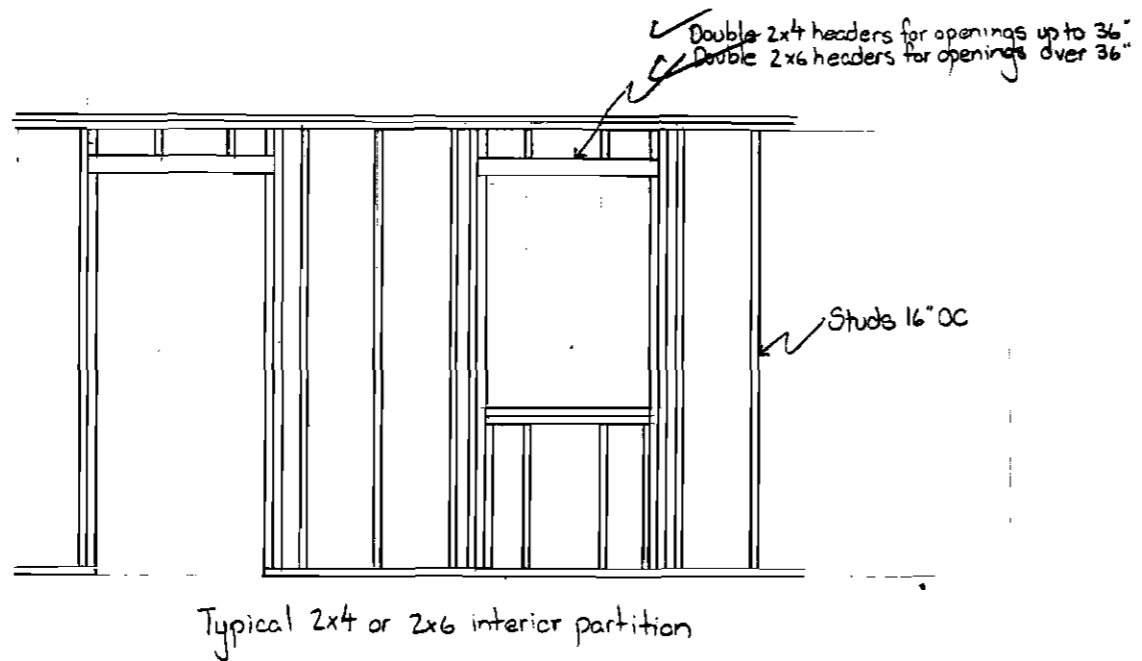


Floorplan-Garage		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: SJS
DATE:		REVISED:
475 Brighton Ave		
	DRAWING NUMBER	7 of 9

NOTE: <E> Building is post & beam style w/ 6" Walls
 NOTE: <E> 1st floor designed for 60 lbs LL & 60 lbs DL
 NOTE: All <N> interior walls to be 2x6@16" OC or 2x4@16" OC. All walls to be non-loadbearing



Garage Framing Details - Front Elevation		
SCALE: 1/4"=1'	APPROVED BY:	DRAWN BY: SJS
DATE:		REVIEWED:
475 Brighton Ave		
DRAWING NUMBER:		8 of 9



Note: All (N) stairs constructed in vaulted living space w/ unrestricted headroom.

Note: All (E) stairs have 6'6" min headroom w/ rise/run of 7 1/2"/10" or 7 1/2"/12" as noted on floorplan

Note: Where stairs are against a wall, a graspable handrail will be provided @ same elevation as open rail detail.

Details		
SCALE: 1/2" = 1'	APPROVED BY:	DRAWN BY: STB
DATE:		REVISED:
475 Brighton Ave		
		DRAWING NUMBER: 9 of 9