

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that SFEFAN SCARKS

Located At 475 BRIGHTON AVE

Job ID: 2012-02-3230-CH OF USE

CBL: 177- A-021-001

has permission for Phase II, Interior renovations/ Change of Use- Single Family to Two (2) Family Residence..
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

03/19/2012

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

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.**
1. Footings
 2. Close-In: (Electrical, Plumbing, Framing)
 3. Insulation prior to Close-In.
 4. Final Inspection/ Certificate of Occupancy

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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-02-3230-CH OF USE

Located At: 475 BRIGHTON AVE

CBL: 177- A-021-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
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 property shall remain a two family condominium with the issuance of this permit and subsequent issuance of certificates of occupancy. Any change of use shall require a separate permit application for review and approval.

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.
3. 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.
4. Submit specifications for Engineered Beams & Trusses prior to Construction.
5. The habitable attic will have at least one code compliant operable emergency escape and rescue opening.
6. R302.6 Dwelling/garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.
7. **Note: A Licensed Design Professional will evaluate the "Bonus Room" floor joist (Structural Components) bearing points/ connections and cantilevered floor Joist prior to approval and, or Construction.** See attached email/ written response dated 3/08/2012 for additional requirements.
8. Ventilation of this space is required per ASRAE 62.2 , 2007 edition.

DRC

1. NO CHANGES IN GRADING ARE PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.
2. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
3. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
4. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
5. The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
6. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Job No: 2012-02-3230-CH OF USE | Date Applied: 2/7/2012 | CBL: 021 + 022 177-A-022-001 | |
| Location of Construction: 475 BRIGHTON AVE | Owner Name: STEFAN SCARKS | Owner Address: 475 Brighton Avenue, Portland, ME 04102 | Phone: 730-1023 |
| Business Name: | Contractor Name: S Stefan Scarks | Contractor Address: 475 BRIGHTON AVE PORTLAND MAINE 04101 | Phone: (207) 730-1023 |
| Lessee/Buyer's Name: | Phone: | Permit Type: CHUSE-CONDO - Condo Conversion & change of use | Zone: R-5 |
| Past Use: Single Family (owner occupied) | Proposed Use: To change the use of the building from a single family to a two family and to make both units condominiums, and to add a deck to the rear with interior renovations | Cost of Work: \$45,000.00 | CEO District: |
| | | Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt Brown 2/20/12</i> | Inspection: Use Group: R3 Type: SB MUBEC Signature: <i>[Signature]</i> |
| Proposed Project Description: Condo Conversion SFH to 2 Condo's | | Pedestrian Activities District (P.A.D.) | |

| | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Permit Taken By: Lannie | Zoning Approval | | |
| <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 informatin may invalidate a building permit and stop all work.</p> | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan ___ Maj ___ Min ___ MM Date: <i>OK with conditions</i> <i>2/7/12</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 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: <i>[Signature]</i> |
| | 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 |



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>Unit A 2,045 ft² Unit B 2,290 ft²</u> | | Square Footage of Lot <u>10,000 sf</u> | Number of Stories <u>2+</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>177</u> Block# <u>A</u> Lot# <u>22 1/2</u> | | Applicant *must be owner, Lessee or Buyer* 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> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>45,000.00</u> C of O Fee: \$ <u>150</u> Total Fee: \$ <u>720</u> | |
| Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1 converting to 2</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Phase 2 of 2. Complete interior construction of 2nd Condo unit. (1st unit complete Oct 2010). Minor exterior repairs to siding, front steps. Owner selling completed unit & moving into Unit A (this permit app)</u> Contractor's name: <u>Stefan Scarls</u> Address: _____ Telephone: <u>Steph scarls@gmail.com</u> City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Stefan Scarls</u> Telephone: <u>207-730-1023</u> 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.

RECEIVED

FEB 07 2012

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: 2/7/12

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

| | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Location/Address of Site: 475 Brighton Ave, Portland ME | | |
| Total Square Footage of Proposed Structure/Area: 3,135sf <E> footprint | Area of lot (total square feet): 10,000 sf | Number of Stories: 3 |
| Tax Assessor's Chart, Block & Lot(s) Chart# 177 Block # A Lot# 21 ² 22 | Fees Paid: (for Office Use Only) Site Plan Building Permit \$ 900.00 Inspection | Cost of Work: Work: \$ 470.00 C of O Fee \$ 450.00 |
| Current Legal Use: Number of residential Units 1 | If vacant, previous use? N/A | Is property part of a subdivision? No If yes, please name: |
| Proposed Use and Project Description: Phase 2 of 2. Complete interior construction of 2nd Condo Unit (1st Unit Complete Oct 2010. Minor exterior repairs to siding, front steps. Owner selling completed unit & moving into new unit. Convert to 2 family. | | |
| Applicant - must be owner, Lessee or Buyer Name: Stefan Scarhs Business Name, if applicable: Address: 475 Brighton Ave City/State: Portland ME Zip Code: 04102 | | Applicant Contact Information Work # Home# Cell # 207-730-1023 e-mail: stefan.scarhs@gmail.com |
| Owner - (if different from Applicant) Name: Address: City/State: Zip Code: | | Owner Contact Information Work # Home# Cell # e-mail: |
| Agent/ Contractor Name: Same Address: City/State: Zip Code: | | Agent/Contractor Contact Information Work # Home# Cell # e-mail: |
| Billing Information Name: Address: Same City/State: Zip Code: Phone Number: | | Contact when Building Permit is Ready: Name: Address: City/State: Zip Code: Phone Number: |

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Level I Minor Residential Site Plan ___ Application Fee (\$300.00 flat fee) The City invoices separately for the following: <ul style="list-style-type: none">• Notices (\$.75 each) | Fees Paid (office use) ___ |
| Inspection Fee: Inspection fee due after approval (for site plan inspection by the Planning Division) | \$100 (flat fee) |
| Performance Guarantee | Exempt except for those projects that complete construction in the winter and the site work is incomplete. |
| Building Permit Fee | \$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost. |

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

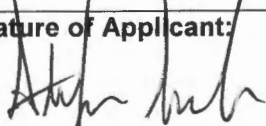
Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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: 3/8/12 |
|-----------------------------------------------------------------------------------------------------------------------|------------------------|

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

General Submittal Requirements – Level I Minor Residential

| Applicant Checklist | Planner Checklist (internal) | Number of Copies | Submittal Requirement |
|-------------------------------------|------------------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Completed application form and check list. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Application fees. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Evidence of right, title and interest. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Copies of required state and/or federal permits. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Written Description of existing and proposed easements or other burdens. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Written requests for waivers from individual site plan and/or technical standards. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Evidence of financial and technical capacity. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application. |

Site Plans and Boundary Survey Requirements – Level I Minor Residential

| Applicant Checklist | Planner Checklist (internal) | Number of Copies | Submittal Requirement |
|-------------------------------------|------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Location and dimension of existing and proposed paved areas.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Proposed ground floor area of building.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Finish floor elevation (FEE) or sill elevation.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Exterior building elevations (show all 4 sides).</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Existing and proposed utilities (or septic system, where applicable)</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Existing and proposed grading and contours.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Proposed stormwater management and erosion controls.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Total area and limits of proposed land disturbance.</i> |

| | | |
|-------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ▪ <i>Proposed protections to or alterations of watercourses.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ▪ <i>Proposed wetland protections or impacts.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ▪ <i>Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ▪ <i>Existing and proposed curb and sidewalk, except for a single family home.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ▪ <i>Existing and proposed easements or public or private rights of way.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ▪ <i>Show foundation/perimeter drain and outlet.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | ▪ <i>Additional requirements may apply for lots on unimproved streets.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) |
| | | <i>Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'</i> |

| Building Permit Submittal Requirements –Level I: Minor Residential Development | | | |
|---------------------------------------------------------------------------------------|-------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant Checklist | Planner Checklist (internal) | Number of Copies | Submittal Requirement |
| | | 1 | One (1) complete set of construction drawings must include: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Cross section with framing details</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Floor plans and elevations to scale</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Window and door schedules</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Foundation plans w/required drainage and damp proofing , if applicable</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Detail egress requirements and fire separation, if applicable</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Deck construction including: pier layout, framing, fastenings, guards, stair dimensions</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ <i>Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"</i> |

Reminder: Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) **Transportation Standards:** 2.a.(i) and (ii);
2.c (if the site plan is a two-family or multi-family building);
4.a.(i) and (iv)
- 14-526 (b) **Environmental Quality Standards:** 1
2.a.
2.b.(iii)
3.a., c. and d. and e.
- 14-526 (c) **Public Infrastructure and Community Safety Standards:** 1. and 3.a through e.
- 14-526 (d) **Site Design Standards:** 5. and 9.

**Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations

Submit with Condominium Conversion Permit Application

OK - NO NOTICE
Required because it is
by the owner

Project Data:

Address: 475 Brighton Ave

C-B-L: _____

Number of Units in Building: 1 current, 2 proposed (total of 2)

| Tenant Name | Tenant Tel# | Occup. Length | Date of Notice | Eligible for \$? |
|---------------------------------------|-------------|---------------|----------------|------------------|
| Unit 1 Stefan Scarls (Building Owner) | | 1-1/2 year | N/A | N/A |
| Unit 2 Undeveloped/Unoccupied | | | | |
| Unit 3 | | | | |
| Unit 4 | | | | |
| Unit 5 | | | | |
| Unit 6 | | | | |
| Unit 7 | | | | |
| Unit 8 | | | | |

If more units, submit same information on all units

Length of time building owned by applicant 2 years

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES NO _____ (check one)

Type and cost of building improvements associated with this conversion that do not require permits:

\$ N/A Exterior walls, windows, doors, roof

\$ N/A Insulation

\$ N/A Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ N/A Other (specify)

Note: Unit "B" owner Stefan Scarls to sell completed unit: move into unit "A" (this application)



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:

Services

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

CBL 177 A021001
Land Use Type SINGLE FAMILY
Property Location 475 BRIGHTON AVE
Owner Information SCARKS SFEFAN
 475 BRIGHTON AVE
 PORTLAND ME 04102
Book and Page 27874/230
Legal Description 177-A-21-22
 BRIGHTON AVE 475-477
 10000 SF
Acres 0.115

Current Assessed Valuation:

| | | |
|----------------------------------|--------------|-----------------------------------------|
| TAX ACCT NO. | 24724 | OWNER OF RECORD AS OF APRIL 2011 |
| | | SCARKS SFEFAN |
| LAND VALUE | \$61,900.00 | 475 BRIGHTON AVE |
| BUILDING VALUE | \$341,700.00 | PORTLAND ME 04102 |
| NET TAXABLE - REAL ESTATE | \$403,600.00 | |
| TAX AMOUNT | \$7,377.82 | |

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

Building Information:



Best viewed in
800x600 with
Internet Explorer

Building 1
Year Built 1974
Style/Structure Type CONTEMP
Stories 2
Bedrooms 3
Full Baths 2
Half Baths 1
Total Rooms 7
Attic PART FINSH
Basement FULL
Square Feet 4312



[View Sketch](#) [View Map](#) [View Picture](#)

Sales Information:

| Sale Date | Type | Price | Book/Page |
|-----------|-----------------|--------------|-----------|
| 6/28/2010 | LAND + BUILDING | \$146,000.00 | 27874/230 |
| 4/29/2010 | LAND | \$146,000.00 | 27739/288 |
| 2/5/2010 | LAND + BUILDING | \$146,000.00 | 27578/285 |

New Search!
R-5 Zone

10,000 x 40% =
 4,000 # MAX
 COS

per service

3135 #
 17
 204 - new deck
 179
 3535 #

Ann Machado - Level I Minor Residential

From: Barbara Barhydt
To: Schmuckal, Marge
Date: 2/8/2012 2:27 PM
Subject: Level I Minor Residential
CC: DiPierro, Philip; Machado, Ann

Hi Marge:

The question of whether a project can be a Level I Minor Residential or an Administrative Authorization has come up several times this week. I know you just sent Stefan up for his project on Brighton. I have asked him to show his deck etc on the Level I Minor Residential site plan and we will review it as one.

When a new unit is being added, then the review is a Level I Minor Residential. When that was updated, the Council was clear that they wanted some public notice for those projects. It is a change in the number of units and parking or other site items come up.

I am willing to do accessory apartments as an administrative authorization, provided that they meet the criteria of the admin authorization. In those cases there was a public process for the ZBA review. One of the criteria for the administrative authorization is that there are no zoning violations, so the ZBA decision fulfills that for the accessory units.

Ann, Phil and I discussed this on Tuesday in regards to some of Bubba's properties where I was not willing to accept an administrative authorization. I just wanted you to know how I am interpreting these sections.

Thanks.

Barbara

Jonathan Rioux - RE: 475 Brighton Ave

From: "Stefan Scarks" <stefan.scarks@gmail.com>
To: "Jonathan Rioux" <JRIOUX@portlandmaine.gov>
Date: 3/19/2012 1:49 PM
Subject: RE: 475 Brighton Ave

Johnathan,

The truss is more than adequate to hold such a small bearing floor with a limited loading potential. Interior structures comparable in weight to the "bonus room" floor assembly are currently supported by the truss and will be demo'd before construction, so the addition of the bonus room should have a net zero loading of the truss compared to existing conditions. Also the interior partition walls below the bonus room, although not designed as a primary load bearing wall, will take a portion of the load.

Any spans requiring the use of an LVL and the cantilevered section of flooring will be verified by a licensed structural engineer for compliance.

I know that there have been processing errors with this permit which are outside of your control, but I am at the end of my time frame for what I would consider an acceptable timeline for review. If you have further questions, I propose that we meet to review them and put any structural concerns to rest. Again, if it answers any of your concerns, please attach this email to the permit as a confirmation that any new construction or modification of the structure will confirm to applicable code.

Please email or call so we can close these items out.

Stefan Scarks

207-730-1023

From: Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]
Sent: Monday, March 19, 2012 1:25 PM
To: stefan.scarks@gmail.com
Subject: 475 Brighton Ave

Stefan,

The concern is the floor system hanging-off the existing Truss. The "Bonus Room" floor system would have to comply with the Floor/ Bearing Wall sections of MUBEC, or reviewed by an Professional Designer.

The Cantilevered floor shall comply with Section R502.3.3. See Attachment, JGR.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

Jonathan Rioux - Re: 475 Brighton Ave.

177 A021

From: Stefan Scarks <stefan.scarks@gmail.com>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: 3/2/2012 10:36 AM
Subject: Re: 475 Brighton Ave.

John,

Thanks for the email. I should have a response to you by monday/tuesday of next week. Have a great weekend.

On Fri, Mar 2, 2012 at 9:45 AM, Jonathan Rioux <JRIOUX@portlandmaine.gov> wrote:

Mr. Scarks,

Morning. Below are the sections we discussed on the phone. Can you respond to this email for the file?

(Mark on Plans) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.

Emergency Escape (Mark on Plans)

- R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening.
- A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.

Stairs (Cross-Section Needed):

- Winder treads shall have a minimum tread depth of 10 inches measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch.
- Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
- The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
- R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter"
- R311.7.9.1 Spiral stairways. Spiral stairways are permitted, provided the minimum clear width at and below the handrail shall be 26 inches with each tread having a 7 1/2-inch minimum tread depth at 12 inches from the narrower edge. All treads shall be identical, and the rise shall be no more than 9 1/2 inches (a minimum headroom of 6 feet 6 inches) shall be provided.

Interior Bearing Walls (Cross-Section Needed):

- Girder and Header spans for interior bearing walls shall comply with TABLE R502.5(2)

Unit Separation (Mark Plans)

- R302.6 Dwelling/garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

R302.3 Two-family dwellings. *Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.*

Exceptions:

1. A fire-resistance rating of $\frac{1}{2}$ hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than $\frac{1}{2}$ inch (12.7 mm) Type X gypsum board and an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than $\frac{1}{2}$ inch (12.7 mm) gypsum board or equivalent.

R302.3.1 Supporting construction. When floor assemblies are required to be fire-resistance-rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance-rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

3/8/2012

475 Brighton Ave Unit A Condo Conversion – RFI answers

Mr. Rioux,

Below you will find my responses to your questions in Email dated 3/2/2012. Although I feel that I have answered all inquiries fully in the following response and updated sheet drawings, please let me know if you require any additional information. Thank you for your time in the review of this matter.

Stefan Scarks
207-730-1023
Stefan.scarks@gmail.com

Begin Forwarded Message:

Mr. Scarks,

Morning. Below are the sections we discussed on the phone. Can you respond to this email for the file?

(Mark on Plans) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.

Plans have been marked to label all Egress windows and give the sill height above finished floor. If finished sill height is less than 24" AFF because of existing conditions or dimensional limitations, window fall prevention devices will be installed

Emergency Escape (Mark on Plans)

- R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening.

Please confirm whether an exception can be made for a basement without emergency escape as an existing condition in a change of use.

- A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.

Addressed in previous question.

Stairs (Cross-Section Needed):

- Winder treads shall have a minimum tread depth of 10 inches measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch.

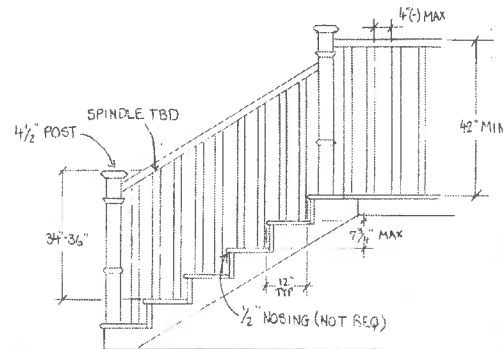
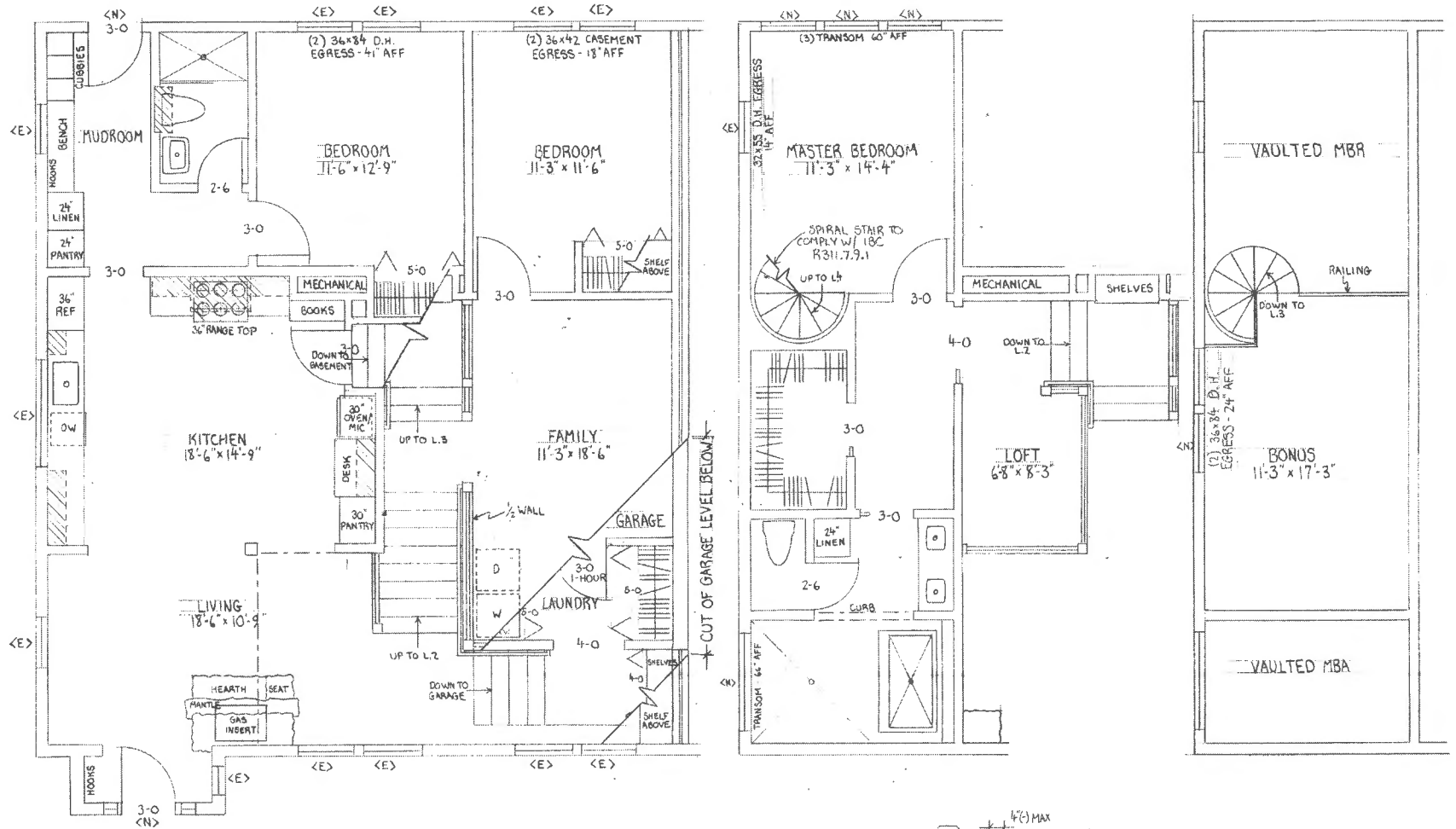
No winders stairs shall be constructed. Stair details can be seen on attachments.

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

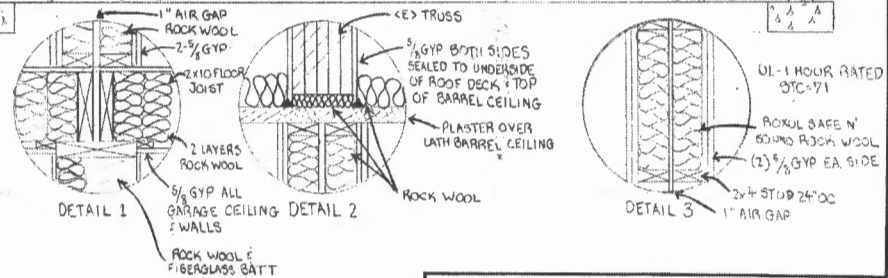
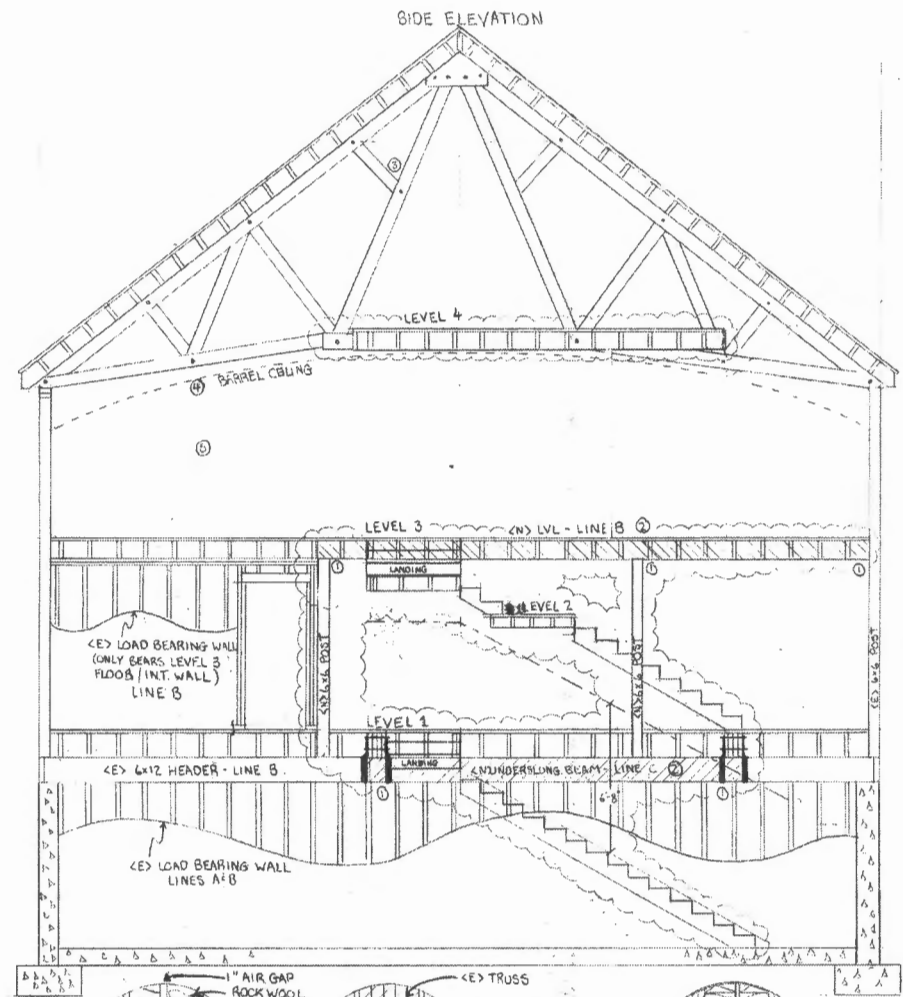
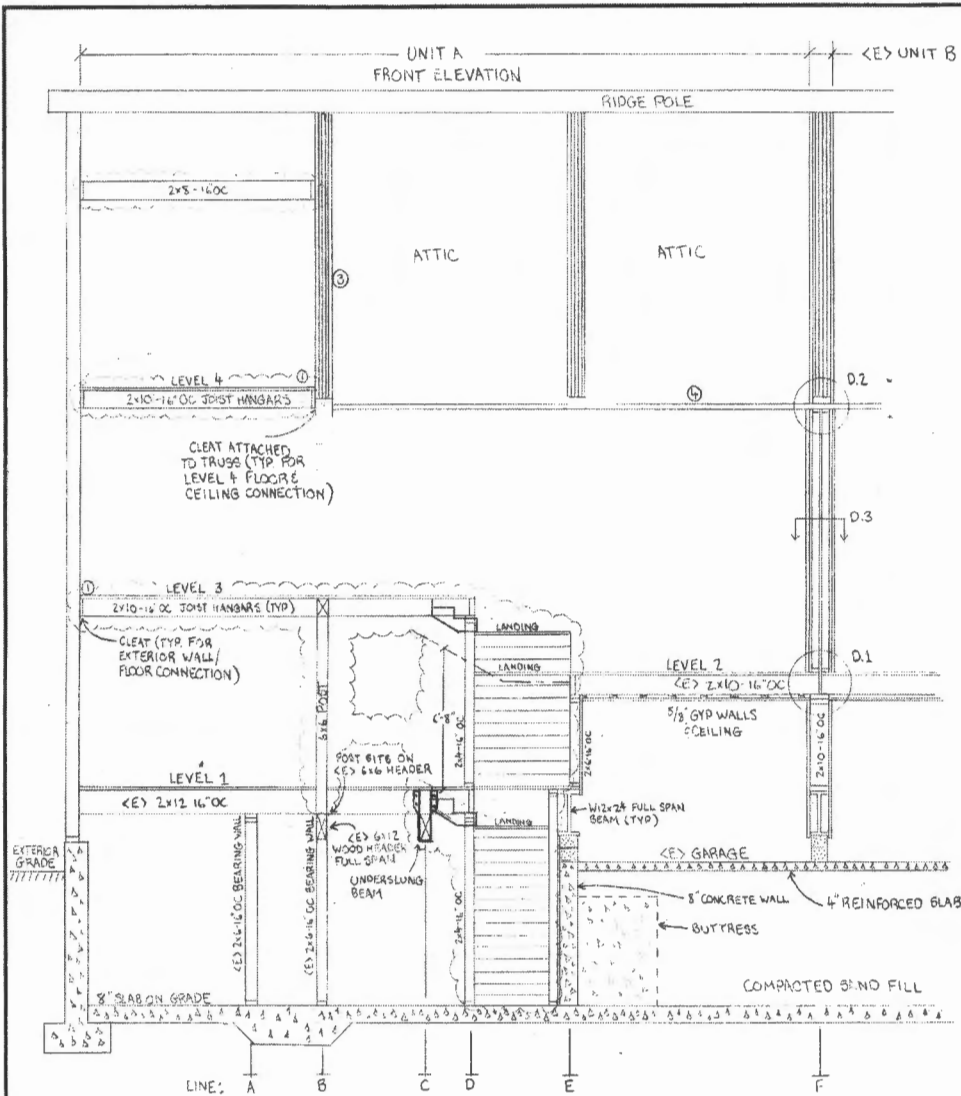
The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.
2. Type of foundation system
 - a. Diameter of concrete filled tube or pre cast concrete pier size $5 \times 5 \rightarrow 7 \times 7$ tapered 48" L on pads
 - b. depth below grade (minimum 4'-0" below grade) 50"
 - c. anchorage of column to footing $\frac{1}{2}$ " bolt to metal base
 - d. spacing and location of tubes/piers marked on plan w/ O
3. Framing Members
 - a. Columns – wood size and location (members supporting framing of floor system) 4x4 PT
 - b. Ledger size attached to building 2x10
 - c. Fastener size and spacing attaching ledger $\frac{3}{8} \times 4$ lag - 3 per 16"
 - d. Girder Size and spans carrying floor system 3x12 ~~2x12~~ around perimeter
 - e. Joist size, span, and spacing 2x10, 10' max span, 16" OC
 - f. Joist hangers or ledger
4. Guardrails & Handrail Details
 - a. Guardrail height 42" min
 - b. Baluster spacing 4" OC $\frac{3}{4}$ " SQUARE
 - c. Handrail height 36" above stairs
5. Stair Details
 - a. Tread depth (measured nosing to nosing) 11- $\frac{1}{2}$ "
 - b. Riser height 7- $\frac{1}{2}$ "
 - c. Nosing on tread $\frac{1}{2}$ "
 - d. Width of stairs 48" min



NOTE: FOR STAIR HEADROOM & CROSS SECTION, SEE SHEET "ELEVATIONS & DETAILS"

| | | |
|-----------------------------------|--------------|-----------------|
| 475 BRIGHTON AVE UNIT A | | |
| SCALE: 1/4" = 1' | APPROVED BY: | DRAWN BY: SES |
| DATE: 3/3/12 | | REVISED: |
| FLOORPLAN & STAIR DETAIL - REV. 1 | | |
| | | DRAWING NUMBER: |



- NOTES:**
- ① ALL STRUCTURAL TIES INSTALLED PER MANUFACTURER'S SPEC
 - ② CONSTRUCTION OF INTERIOR WALLS SHALL BE IN COMPLIANCE W/ IBC TABLE 502.5(2) - MANUFACTURER'S SPEC
 - ③ <E> FULL SPAN TRUSSES SUPPORT FULL ROOF LOAD (TYP)
 - ④ <E> BARREL CEILING IS PLASTER OVER LATH ON STEEL FRAME SUSPENDED FROM ROOF PURLINS - LINES B-F+
 - ⑤ WALLS ON LEVEL 3 ARE INTERIOR PARTITION & ARE NON-LOAD BEARING

- GENERAL NOTES**
- <E> STRUCTURE IS POST & BEAM CONSTRUCTION W/ POSTS & TRUSSES 12' OC, 2x6 STUD INFILL. ALL ROOF & CEILING LOADS ARE CARRIED BY EXTERIOR WALLS
 - SOME WALL/FLOOR STRUCTURES ARE OMITTED FOR CLARITY
 - EXACT DIMENSIONS TO BE DETERMINED BASED ON FIELD INVESTIGATION
 - <N> WORK

| | | |
|---------------------------|--------------|----------------|
| 475 BRIGHTON AVE - UNIT A | | |
| SCALE: 1/4" = 1' | APPROVED BY: | DRAWN BY: STS |
| DATE: 3/2/12 | | REVISED: |
| ELEVATIONS & DETAILS | | |
| | | DRAWING NUMBER |

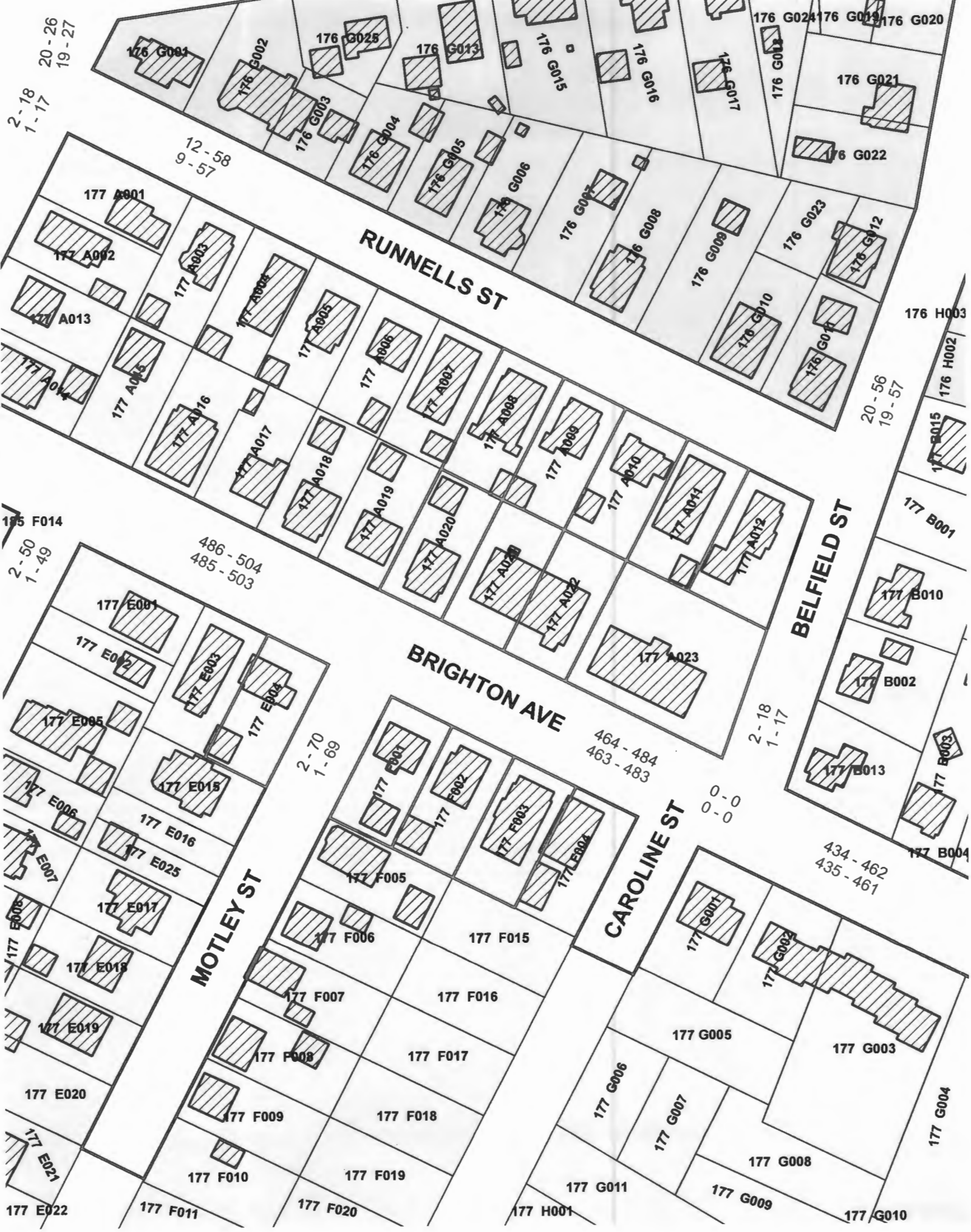
Gayle Guertin - 475 Brighton Ave. Level 1

From: Gayle Guertin
To: Ann Machado; Marge Schmuckal
Date: 2/23/2012 10:25 AM
Subject: 475 Brighton Ave. Level 1
CC: Gayle Guertin

The abutters notices for 475 Brighton Ave. were sent out as of 02-23-2012.

Gayle

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-----|---------------------------------------|-----------------------------------------|-------------------|-------|
| | ARCHIBALD ANNE E | 478 BRIGHTON AVE PORTLAND, ME 04102 | 478 BRIGHTON AVE | 1 |
| | ARNSON LESLIE F | 45 RUNNELLS ST PORTLAND, ME 04103 | 45 RUNNELLS ST | 1 |
| | BAKER DEBORAH R | 482 BRIGHTON AVE PORTLAND, ME 04102 | 482 BRIGHTON AVE | 1 |
| | BELLINO MARY R | 38 GREELY RD CUMBERLAND, ME 04021 | 10 MOTLEY ST | 3 |
| | BRAUN CAROLYN | 51 RUNNELLS ST PORTLAND, ME 04103 | 51 RUNNELLS ST | 1 |
| | CHONG MELISSA TAYLOR | 487 BRIGHTON AVE PORTLAND, ME 04102 | 487 BRIGHTON AVE | 1 |
| | CITIMORTGAGE INC | 494 BRIGHTON AVE PORTLAND, ME 04102 | 494 BRIGHTON AVE | 2 |
| | CRANE DOUGLAS N | 74 FAIRVIEW AVE BELMONT, MA 02478 | 9 MOTLEY ST | 2 |
| | FLYNN CHAD M & DEBRA L R FLYNN JTS | 47 RUNNELLS ST PORTLAND, ME 04103 | 47 RUNNELLS ST | 1 |
| | GLIDDEN DALE C | 48 RIDGE RD WINTHROP, ME 04364 | 485 BRIGHTON AVE | 1 |
| | KELLY BRIGHTON LLC | PO BOX 8418 PORTLAND, ME 04104 | 470 BRIGHTON AVE | 3 |
| | KELLY BRIGHTON LLC | PO BOX 8418 PORTLAND, ME 04104 | 472 BRIGHTON AVE | 3 |
| | KELLY BRIGHTON LLC | PO BOX 8418 PORTLAND, ME 04104 | CAROLINE ST | 0 |
| | MOORE FRED S & KYUN SON JTS | 30 BERKELEY ST PORTLAND, ME 04103 | 55 RUNNELLS ST | 1 |
| | SCARKS SFEFAN | 475 BRIGHTON AVE PORTLAND, ME 04102 | 475 BRIGHTON AVE | 1 |
| | SHEPARD HAROLD R & KATHERINE P JTS | 469 BRIGHTON AVE PORTLAND, ME 04102 | 469 BRIGHTON AVE | 13 |
| | THAYER MARILYN & VICTOR E THAYER | 490 BRIGHTON AVE PORTLAND, ME 04102 | 490 BRIGHTON AVE | 1 |
| | WALLACE PATRICIA F | 35 RUNNELLS ST PORTLAND, ME 04103 | 35 RUNNELLS ST | 1 |
| | YING LI-FANG | 343 BLACKSTRAP RD FALMOUTH, ME 04105 | 41 RUNNELLS ST | 2 |



2-18
1-17
20-26
19-27

155 F014
2-50
1-49

177 E022

12-58
9-57

MOTLEY ST

2-70
1-69

RUNNELLS ST

BRIGHTON AVE

CAROLINE ST

BELFIELD ST

464 - 484
463 - 483

434 - 462
435 - 461

2-18
1-17

20-56
19-57

176 G024 176 G023 176 G020

177 A001
177 A002

177 A013
177 A014

177 E001
177 E002
177 E003
177 E004
177 E005
177 E006
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176 G016
176 G017
176 G018
176 G019
176 G020
176 G021
176 G022

176 H001
176 H002
176 H003
176 H004

177 H001

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Stefan Scarks to add one (1) dwelling unit to the existing building at 475 Brighton Avenue.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

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PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: 475 Brighton Ave Stefan Scarks, Check Number: 111

Tender Amount: 920.00

Receipt Header:

Cashier Id: Ldobson

Receipt Date: 2/7/2012

Receipt Number: 40622

Receipt Details:

| | | | |
|----------------------------------------------------------------------------|--------|----------------|-----------|
| Referance ID: | 5118 | Fee Type: | BP-Constr |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 470.00 | Charge Amount: | 470.00 |
| Job ID: Job ID: 2012-02-3230-CH OF USE - Condo Conversion SFH to 2 Condo's | | | |
| Additional Comments: 475 Brighton | | | |

| | | | |
|----------------------------------------------------------------------------|--------|----------------|-----------------|
| Referance ID: | 5119 | Fee Type: | BP-Units/C of O |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 450.00 | Charge Amount: | 450.00 |
| Job ID: Job ID: 2012-02-3230-CH OF USE - Condo Conversion SFH to 2 Condo's | | | |



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Receipts Details:

Tender Information: Check , BusinessName: Triton Properties, Check Number: 1304
Tender Amount: 400.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 3/8/2012
Receipt Number: 41570

Receipt Details:

| | | | |
|----------------------------------------------------------------------------|--------|----------------|---------|
| Referance ID: | 5346 | Fee Type: | BP-INSP |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 100.00 | Charge Amount: | 100.00 |
| Job ID: Job ID: 2012-02-3230-CH OF USE - Condo Conversion SFH to 2 Condo's | | | |
| Additional Comments: | | | |

| | | | |
|----------------------------------------------------------------------------|--------|----------------|----------|
| Referance ID: | 5347 | Fee Type: | BP-MSFSR |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 300.00 | Charge Amount: | 300.00 |
| Job ID: Job ID: 2012-02-3230-CH OF USE - Condo Conversion SFH to 2 Condo's | | | |