

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

BRIGHTON AVENUE PROPERTIES INC /Diversified  
Properties, Inc /Jim Wolf

**PERMIT ID:** 2012-65516

**Located at**

18 CASTINE AVE (split from 18)

**CBL:** 309 E010001

has permission to **To construct a 24 X 32 single family house - cape with full dormer - 16 Castine Avenue**

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 cloed-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 procured prior to occupancy.

\_\_\_\_\_  
**Fire Prevention Officer**

 01/02/13  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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.**

**REQUIRED INSPECTIONS:**

Footings/Setbacks  
Foundation/Backfill  
Close-in/Elec./Plmb./Framing  
Certificate of Occupancy/Final

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.

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 201265516	<b>Date Applied For:</b> 12/03/2012	<b>CBL:</b> 309 E010001
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<b>Location of Construction:</b> 18 CASTINE AVE (split from 18)	<b>Owner Name:</b> BRIGHTON AVENUE PROPERTI	<b>Owner Address:</b> PO BOX 10127	<b>Phone:</b> (207) 773-4988
<b>Business Name:</b>	<b>Contractor Name:</b> Diversified Properties, Inc /Jim Wol	<b>Contractor Address:</b> P.O. Box 10127 Portland	<b>Phone:</b> (207) 773-4988
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> New Single Family	

<b>Proposed Use:</b> new single family	<b>Proposed Project Description:</b> To construct a 24 X 32 single family house - cape with full dormer - 16 Castine Avenue
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/21/2012

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

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) Our office must receive a copy of the recorded deed describing this new house lot before the certificate of occupancy is issued.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jon Rioux      **Approval Date:** 01/02/2013

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

- 1) R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.
- 2) Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Owner agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
- 3) R316.5.10 Interior finish. Foam plastics shall be permitted as interior finish where approved in accordance with Section R316.6 Foam plastics that are used as interior finish shall also meet the flame spread index and smoke-developed index requirements of Sections R302.9.1 and R302.9.2.
- 4) 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.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Chris Pirone      **Approval Date:** 01/02/2013

**Note:** Approved Per Capt. Pirone, JGR. **Ok to Issue:**

- 1) All construction shall comply with City Code Chapter 10.  
A sprinkler system shall be installed.  
A separate no fee One- or Two-family Fire Sprinkler Permit is required.  
All smoke detectors and smoke alarms shall be photoelectric.  
Hardwired Carbon Monoxide alarms with battery back up are required on each floor.  
Sprinkler requirements  
The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.  
All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.  
Application requires State Fire Marshal approval.  
Install an NFPA 13D automatic sprinkler system.

<b>Location of Construction:</b> 18 CASTINE AVE (split from 18)	<b>Owner Name:</b> BRIGHTON AVENUE PROPERTI	<b>Owner Address:</b> PO BOX 10127	<b>Phone:</b> (207) 773-4988
<b>Business Name:</b>	<b>Contractor Name:</b> Diversified Properties, Inc /Jim Wol	<b>Contractor Address:</b> P.O. Box 10127 Portland	<b>Phone:</b> (207) 773-4988
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> New Single Family	

**Dept:** DRC      **Status:** Approved w/Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 12/21/2012

**Note:** 12-18-12 Sent the applicant a review letter requesting site plan revisions and a proposed deed for the separate lot. **Ok to Issue:**

- 1) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 2) 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.
- 3) 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.
- 4) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 7) The site shall be developed and maintained as depicted in the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.
- 8) 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.
- 9) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 10) 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.
- 11) Our office must receive a copy of the recorded deed describing this new house lot including easements, before the certificate of occupancy is issued.
- 12) 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.

# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-65516	Issue Date:	CBL: 309 E010001
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Location of Construction: 18 CASTINE AVE (split from 18)	Owner Name: BRIGHTON AVENUE PROPERTI	Owner Address: PO BOX 10127	Phone: (207) 773-4988
Business Name:	Contractor Name: Diversified Properties, Inc /Jim Wol	Contractor Address: P.O. Box 10127 Portland	Phone: (207) 773-4988
Lessee/Buyer's Name	Phone:	Permit Type: New Single Family	Zone: R3
Past Use: Vacnat Land Split from 18 Castine Ave	Proposed Use: new single family	Permit Fee: \$1,545.00	Cost of Work: \$105,000.00
Proposed Project Description: To construct a 24 X 32 single family house - cape with full dormer - 16 Castine Avenue		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A <i>Per Capt. P. 1012</i>	INSPECTION: Use Group: R3 Type: 5B <i>IRC, 2009 (MUBEC)</i>
		Signature: _____ Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature: _____ Date: _____			

Permit Taken By: bjs	Date Applied For: 12/03/2012	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>Panel 6-Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Level I Minor Residential</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/conditions</i> Date: <i>12/11/12 ABU</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABU</i>
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### CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

Permit # 2012 65516

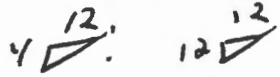
Entred 12/3/12 (85)

Project Address: 16 Pastine Ave, Portland ME	
Total Square Footage of Proposed Structure/Area:  1344	Area of lot (total sq. ft.):  Garage: Yes ___ No <input checked="" type="checkbox"/> Attached ___ Detached ___ Sq. Ft.: _____
Number of Stories: 2 Number of Bathrooms: 1 1/2 Number of Bedrooms: 3	
Tax Assessor's Chart, Block & Lot(s): Chart# 309 Block # E Lot # 10-11 * Part of 309-E-12	RECEIVED DEC 03 2012 Dept. of Building Inspections City of Portland Maine
Current legal use: <u>VACANT</u> Number of Residential Units: <u>1</u> If vacant, what was the previous use? <u>VACANT</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project Description: <u>TO CONSTRUCT A 24X32 SINGLE FAMILY CAPE</u>	
Applicant - must be owner, Lessee or Buyer Name: <sup>501 Main Street</sup> Diversified Properties Inc Business Name, if applicable: Address: P.O.B. 10127 City/State: Portland, ME Zip Code: 04104	Applicant Contact Information Work # 207 773-4988 Home# - Cell # 207 831-4988 e-mail: jmw1@maine.rr.com
Owner - (if different from Applicant) Name: Address: City/State : Zip Code:	Owner Contact Information Work # Home# Cell # e-mail:
Billing Information Name: Address: <u>SAME</u> City/State : Zip Code: Phone Number:	Contact when Building Permit is Ready: Name: Address: City/State : Zip Code: Phone Number:

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement	Rulkhead	
Number of Stairways	4	
Interior	2	
Exterior	2	
Treads and Risers (Section R311.5.3)	7 & 7 1/2" x 10" Not	
Width (Section R311.5.1)	3'-0"	
Headroom (Section R311.7.2)	6-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)		
Carbon Monoxide Alarms (R315) Smoke Alarms (Section R314) Location and Interconnected		
Dwelling Unit Separation (Section R302.3)	N/A	
Deck Construction (Section R502.2)	N/A	

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	10" x 16" Footings 10" Thick wall / 4" slab	okay
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Asphalt Tar, pipe/drain filter fabric	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8" Dia 3-0" o.c. 2" corners	w/in 1'-0" e corners <b>okay</b>
Lally Column Type (Section R407)	3 1/2" DIA	
Girder & Header Spans (Table R 502.5(2))	(3) 2x10" - 5'-6" Max	
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	2x6" P.T.	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" e 16" O.C. 12'0" Max	okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" e 16" o.c. 12'0" Max	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x10" e 16" O.C.	



Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	 2x10 & 2x8 @ 24" o.c.	Plans also indicate trusses?
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	Floor: 3/4" / Wall: 7/16 / Roof: 5/8	okay
Fastener Schedule (Table R602.3(1) & (2))	"Per Code"	
<b>Private Garage</b> (Section R302.5) Living Space (Above or beside)?	N/A	
Table R302.6 Fire separation (Section R302.6)		
Opening Protection (Section R302.5.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Section R905)	25 yr Fiberglass shingles	okay
Safety Glazing (Section R308)	"Temp. in 2 <sup>nd</sup> Flr. Bathroom"	
Attic Access (Section R807)	→	○
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Tables R502.5(1) & (2))	"See A1"	
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007		

## Jonathan Rioux - 18 Castine Ave.

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**From:** Jonathan Rioux  
**To:** Jim Wolf  
**Date:** 1/2/2013 9:01 AM  
**Subject:** 18 Castine Ave.

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Jim,

I received your voice message, see below:

- A2 (our copy) does not show a cross section/ framing plan for a full or partial dormer.
- Is the residence going to have trusses or wood rafters?
- Is there attic access?

*R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.*

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](mailto:jrioux@portlandmaine.gov)

**DEVELOPMENT REVIEW FEES:**

Payment may be made in cash, credit card or check addressed to the City of Portland.

Level I Minor Residential Site Plan		Fees Paid:
1. Application Fee - \$300.00		\$ 300
2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)		\$ 100
3. Certificate of Occupancy Fee - \$75.00		\$ 75
4. Building Permit (Cost of Work)		\$
105,000	Total Due:	\$ 1070.1545
Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.		
Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.		

Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.

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](http://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.

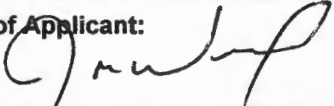
**Property Taxes:**

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: 11/28/12
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**This is not a permit - you may not commence any work until the permit is issued.**

(A CD or PDF (e-mailed to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)) of the entire application, including all plans, must be submitted with the application.)

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
	✓	2	Completed application form and check list.
	✓	1	Application fees.
	✓	2	Evidence of right, title and interest.
	N/A	2	Copies of required state and/or federal permits.
		2	Written Description of existing and proposed easements or other burdens.
	✓/A	2	Written requests for waivers from individual site plan and/or technical standards.
	✓/A	2	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
		3	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.)
✓			▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
✓			▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
N/A			▪ Location and dimension of existing and proposed paved areas.
✓			▪ Proposed ground floor area of building.
✓			▪ Finish floor elevation (FEE) or sill elevation.
on plan			▪ Exterior building elevations (show all 4 sides).
✓			▪ Existing and proposed utilities (or septic system, where applicable)
✓			▪ Existing and proposed grading and contours.
✓			▪ Proposed stormwater management and erosion controls.
✓			▪ Total area and limits of proposed land disturbance.
✓			▪ Proposed protections to or alterations of watercourses.
N/A			▪ Proposed wetland protections or impacts.
✓			▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).

✓	▪ Existing and proposed curb and sidewalk, except for a single family home.
✓	▪ Existing and proposed easements or public or private rights of way.
✓	▪ Show foundation/perimeter drain and outlet.
	▪ Additional requirements may apply for lots on unimproved streets.

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	<b>One (1) complete set of construction drawings must include:</b>
			▪ Cross section with framing details
			▪ Floor plans and elevations to scale
			▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
			▪ Window and door schedules
			▪ Foundation plans w/required drainage and damp proofing , if applicable
			▪ Detail egress requirements and fire separation, if applicable
			▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
N/A			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
			▪ 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.)
			▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**\*\* Reminder: \*\***

1. A CD or PDF of the entire application, including all plans, must be submitted with the application.
2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
3. Please submit all of the information outlined in this application checklist.
4. If the application is incomplete, the application may be refused.
5. 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. Site Access and Circulation (i) and (ii);
    - 2.c. Sidewalks: *(if the site plan is a two- family or multi-family building only)*;
    - 4.a. Location and required number of vehicle parking spaces:(i) and (iv)
  
  - 14-526 (b) **Environmental Quality Standards:**
    - 1. Preservation of significant natural features.
    - 2.a. Landscaping and landscape preservation
    - 2.b. Site landscaping (iii)
    - 3.a. Water quality, stormwater management and erosion control: a., d., e., and f.
  
  - 14-526 (c) **Public Infrastructure and Community Safety Standards:**
    - 1. Consistency with Master Plan
    - 2. Public Safety and fire prevention
    - 3. Availability and adequate capacity of public utilities; a., c., d., and e.
  
  - 14-526 (d) **Site Design Standards:**
    - 5. Historic Resources
    - 9. Zoning related design standards
- *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

BK: 29710 Pg: 230

**COPY**

**QUITCLAIM DEED WITH COVENANT**

**WD Investments, Inc.**, a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine, with a mailing address of Post Office Box 10127, Portland, ME 04104,

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

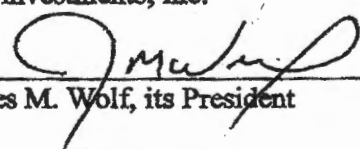
**Brighton Avenue Properties, Inc.**, a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine, with a mailing address of P.O. Box 10127, Portland, Maine 04104-0127,

Certain lots or parcels of land, with the buildings and improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described in Exhibit A annexed hereto and made a part hereof.

For Grantor's source of title, reference is made to a deed from W & C Limited Liability Company to WD Investments, Inc. dated December 31, 2008, and recorded at the Cumberland County Registry of Deeds in Book 26533, Page 307.

IN WITNESS WHEREOF, the said WD Investments, Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President, thereunto duly authorized this 26 day of June, 2012.

WD Investments, Inc.

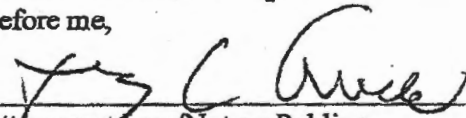
By:   
James M. Wolf, its President

STATE OF MAINE  
CUMBERLAND, SS.

Date: June 26, 2012

Then personally appeared the above-named James M. Wolf, President of WD Investments, Inc. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

  
Attorney at Law/Notary Public  
TERRY M. SAWYER  
BOA # 170

BK:29710 Pg:231

Exhibit A

Certain lots or parcels of land, with any buildings thereon, situated on or near Castine Avenue and Forest Avenue, in the City of Portland, County of Cumberland and State of Maine, as more fully described as follows:

Certain lots or parcels of land, with the buildings thereon, bounded and described as follows: Being certain lots numbered 134-138 as shown on Plan of Lots at Deering Terrace, which Plan was made by Ernest W. Branch, C.E., dated April 20, 1915, and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 6 (the "Plan"). Each of said lots measures 30 feet in width by 90 feet in depth, and contains, according to said Plan, 2700 square feet, more or less.

Together with all the right, title and interest in the fee of all the streets and ways shown on said Plan, in common with the owners of the other lots shown on said Plan, and subject to the right of all said lot owners to make any customary use of said streets and ways.

Together with the fee insofar as the Grantors have the right so to convey the same, of all the streets and ways shown on said Plan in common with the owners of the other lots shown on said plan and subject to the right of all the said owners to make any customary use of said streets and ways.

By acceptance of this deed, the Grantee, its successors and assigns agree to a restriction on all of the above property precluding any of the above referenced property being used for multifamily housing. This restriction is not intended to prevent a home from having an in-law apartment built in a manner as in-law apartments are defined by Portland municipal codes.

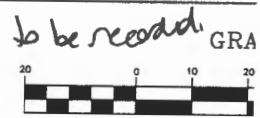
The above-described premises is conveyed together with all rights, restrictions easements, privileges and appurtenances belonging to the premises.

SUBJECT TO a certain utility and access easement over a portion of Lot 134 conveyed hereinabove, and the rights and obligations pertaining thereto, as set forth in a certain deed from WD Investments, Inc. to Erin Morey dated February 4, 2008 and recorded in the Cumberland County Registry of Deeds at Book 25809, Page 203.



Easement on 16 Castine

RECEIVED

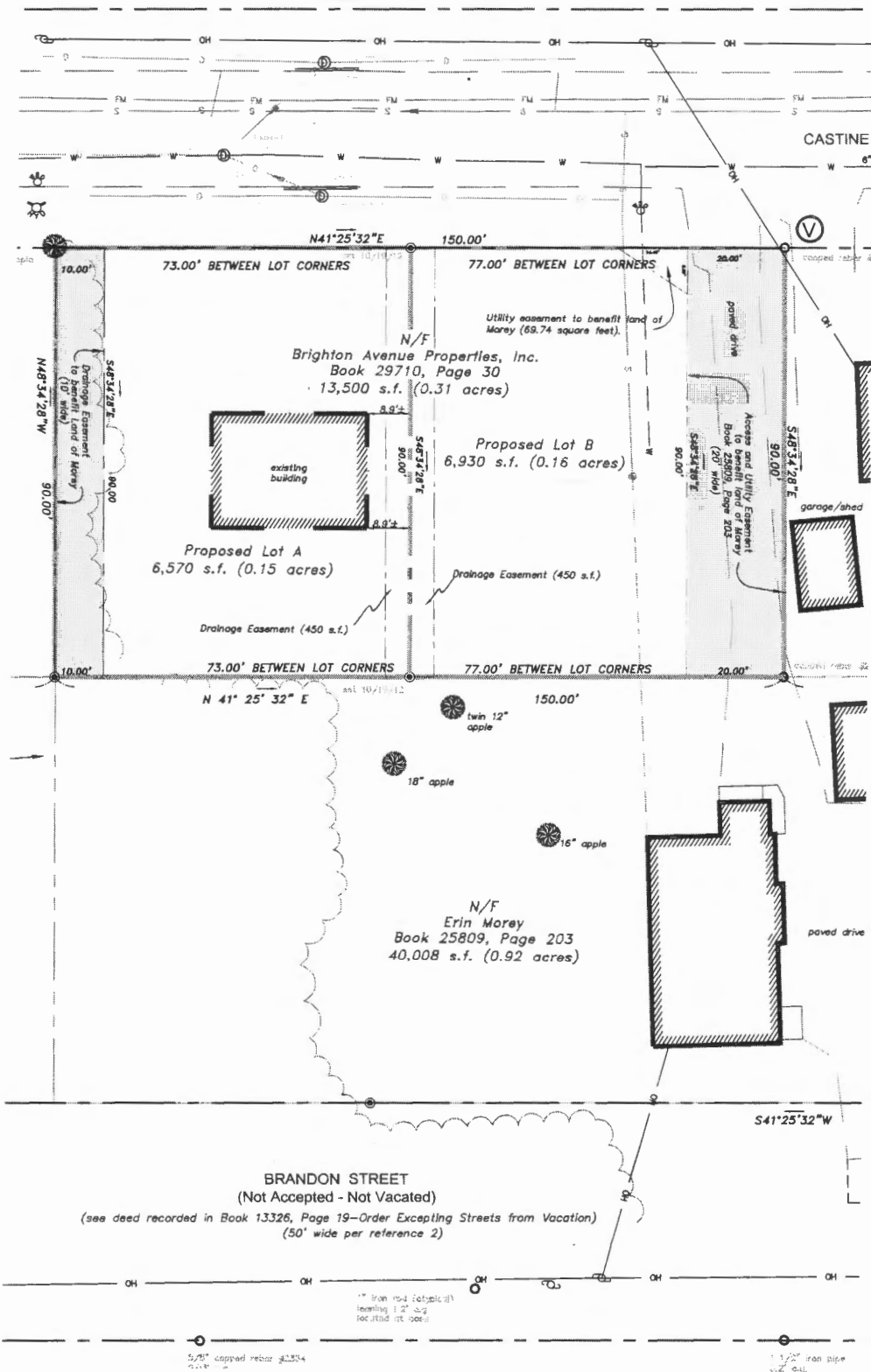


DEC 18 2012

Northerly

Dept. of Building Inspections  
City of Portland Maine

Northerly Pr



Lot Split from 18 Castine Ave

RECEIVED

DEC 21 2012

A certain lot or parcel of land ADJACENT TO Castine Avenue in Portland, Maine and depicted as "Parcel B", on a certain "Plan of Boundary Survey, Forest Ave., Castine Ave and Brandon St., Portland, Maine made for Diversified Properties, prepared by Titcomb Associates and recorded in the Cumberland County Registry of Deeds in Plan Book \_\_212\_\_\_\_, Page \_393\_\_\_\_\_" (hereinafter "Plan").

Dept. of Building Inspections  
City of Portland Maine

Grantor and Grantees further covenant and agree the parcel herein described shall not be divided, and Grantees shall not grant easements on the within parcel, without the written recorded consent of Grantor herein, its successors and assigns.

The premises are conveyed subject to and together with the following easements:

A. SUBJECT TO a five foot (5') wide drainage easement located upon Parcel A herein, which easement is appurtenant to, in common with and for the benefit of Parcel B in common with Parcel A as shown on said Plan. This easement shall permit the owners of Parcel A and Parcel B to construct and perpetually maintain through, under, across and upon said area, pipes, ditches or the like, for conveying drainage water, to lay, relay, repair, and maintain said drainage systems including, but not limited to, site grading upon or under said easement area or Parcel A and Parcel B with all necessary fixtures and appurtenances thereto, all to such extent as is reasonably necessary for any of the above purposes, and to enter upon said parcel at any and all times for any of the foregoing purposes. These easement rights are not exclusive to Parcel B, and said rights shall be exercised in common with the same rights which are reserved to Parcel A. By acceptance of this deed, Grantee agrees that all costs and expenses of such construction, maintenance and/or repair indicated above, shall be shared equally between the owners of Parcel A and Parcel B.

B. TOGETHER WITH a five foot (5') wide drainage easement, located upon Parcel B as shown on said Plan, which easement is appurtenant to, in common with and for the benefit of Parcel A in common with Parcel B as shown on the Plan. This easement shall permit the owners of Parcel A and Parcel B to construct and perpetually maintain through, under, across and upon said parcel, pipes, ditches or the like, for conveying drainage water, to lay, relay, repair, and maintain said drainage systems including, but not limited to, site grading upon or under said parcel with all necessary fixtures and appurtenances thereto all to such extent as is reasonably necessary for any of the above purposes, and to enter upon said parcel at any and all times for any of the foregoing purposes. These easement rights are not exclusive to Parcel A, and said rights shall be exercised in common with the same rights which are reserved to Parcel B. By acceptance of this deed, Grantee agrees that all costs and expenses of such construction,

maintenance and/or repair indicated above, shall be shared equally between the owners of Parcel A and Parcel B.

C. SUBJECT TO a twenty foot (20') wide access and utility easement to benefit Morey as described in a deed recorded in the Cumberland County Registry of Deeds Book 25809, Page 203..

D. TOGETHER WITH a utility easement located on Parcel B to benefit land of Morey and being 69.74 square feet.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Applicant: <sup>Jim Wolf</sup> Diversified Properties (Brighton Avenue Properties) Date: 12-5-12

Address: Split from 18 Cashire (16?)

C-B-L: 399-E-10, 11 & part of 12

permit # 2012-65716

CHECK-LIST AGAINST ZONING ORDINANCE

revised site plan 12/2/12

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build single family cape w/ full dormer - 24x32'

Sewage Disposal - city

Lot Street Frontage - 50' min - 77' scaled & given (OK)

Front Yard - 25' min - 30' scaled to front steps (OK)

Rear Yard - 25' min - 25' to bulkhead - 5' min - scaled (OK)

Side Yard - 2 stories - 14' min - 16' scaled to steps on right  
26' scaled to bulk on left

Projections - bulkhead 5.33x6, front steps 5x3, side steps 4x3

Width of Lot - 65' min - 77' scaled (OK)

Height - 35' max - 20.75' scaled

Lot Area - 6500 sq ft - 6930 sq ft - ~~2425 sq ft~~

Lot Coverage Impervious Surface - 35% = 2425 sq ft

24x32 = 768 sq ft  
bulkhead - 31.98  
steps - 15

12  
8287.48 (OK)

Area per Family - 6500 sq ft

Off-street Parking - 2 spaces required

Loading Bays - N/A

Site Plan - Level I/Mmr Residential

18 Cashire

lot size min. 6500 sq ft 6570 sq ft given (OK)  
side setback - 14' 8.75' on right (OK)  
81' between 32' on left

lot coverage - 35% = 2297.5 sq ft - 837.45 sq ft (OK)  
need total of 24 - has 42.75'

lot width - 65' - 73' scaled (OK)

street frontage - 50' - 73' given (OK)

Flood Plains - panel 6 - zone X

\* split from 18 Cashire

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](#)

[browse city services a-z](#)

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

**CBL** 309 E010001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 18 CASTINE AVE  
**Owner Information** BRIGHTON AVENUE PROPERTIES INC  
 PO BOX 10127  
 PORTLAND ME 04104  
**Book and Page** 29710/230  
**Legal Description** 309-E-10-11-12-13-14  
 CASTINE AVE 18-28  
 13500 SF  
**Acres** 0.3099

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	34074	<b>OWNER OF RECORD AS OF APRIL 2012</b>
		BRIGHTON AVENUE PROPERTIES INC
<b>LAND VALUE</b>	\$4,300.00	PO BOX 10127
<b>BUILDING VALUE</b>	\$0.00	PORTLAND ME 04104
<b>NET TAXABLE - REAL ESTATE</b>	\$4,300.00	
<b>TAX AMOUNT</b>	\$80.94	

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

**Building Information:**

**Building 1**

<b>Year Built</b>	2012
<b>Style/Structure Type</b>	CAPE
<b># Stories</b>	1.5
<b># Units</b>	1
<b>Bedrooms</b>	3
<b>Full Baths</b>	1
<b>Half Baths</b>	1
<b>Total Rooms</b>	6
<b>Attic</b>	NONE
<b>Basement</b>	FULL
<b>Square Feet</b>	1344

**Sales Information:**

Sale Date	Type	Price	Book/Page
6/28/2012	LAND	\$0.00	29710/230
10/20/2006	LAND	\$167,505.00	24484/43
2/29/2000	LAND	\$0.00	15342/310

**New Search!**

**Marge Schmuckal - 18 Castine Ave. (split from 18) abutters notices**

---

**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal  
**Date:** 12/7/2012 12:32 PM  
**Subject:** 18 Castine Ave. (split from 18) abutters notices  
**CC:** Gayle Guertin

---

Mailed out the abutters notices for 18 Castine Ave. as of 12-07-12.

Gayle



327A X001

309 X002

309 I001

1774 - 1840  
1773 - 1839

2 - 252  
1 - 251

309 A021

309 A019

309 A018

309 A016

1766 - 1772  
1765 - 1771

FOREST AVE

1746 - 1764  
1745 - 1763

309 X001

309 D014

309 D001

309 D002  
309 D003

2 - 515  
1 - 515

309 D004

309 D005

309 D006

309 D007

309 D008

309 D009

309 D010

309 D011

309 D012

309 D013

309 D015

309 D016  
309 D017

309 D018

309 D019

CASTINE AVE

309 E007

309 E001

309 E002

309 E003

309 E004

309 E005

309 E006

309 E008

309 E009

309 E010

309 E011

309 E012

309 E013

309 E014

309 E015

309 E016

309 E017

309 E018

309 E019

309 E020

309 E021

309 E022

309 E023

309 E008

309 E009

309 E010

309 E011

309 E012

309 E013

309 E014

309 E015

309 E016

309 E017

309 E018

309 E019

309 E020

309 E021

309 E022

309 E023

BRANDON ST

2 - 20  
1 - 20

309 F007

309 F008

309 F009

309 F010

309 F011

309 F012

309 F013

309 F014

309 F015

309 F017

309 F018

309 F019

309 F020

309 F027

309 F007

309 F008

309 F009

309 F010

309 F011

309 F012

309 F013

309 F014

309 F015

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309 F019

309 F020

309 F027

309 F026

309 F027

309 F028

309 F029

309 F030

309 F031

309 F032

309 F033

309 F034

309 F035

309 F036

309 F038

309 F039

18 - 36  
17 - 35

WYNDHAM ST

309 D025

309 D026

309 D027

309 D028

309 D029

309 E034

309 E035

309 E036

309 E037

309 E038

309 E039

309 E040

309 E041

309 F042

309 F043

309 F044

309 F045

309 F046

309 F047

309 F048

309 F049

309 F050

309 F051

309 F052

309 F053

309 F054

309 F055

309 F056

309 D050

309 D051

309 D052

309 D053

309 D054

ALDWORTH ST

309 D054

309 D055

BEDROSIAN GARY S TRUSTEE  
9 BONESS LN  
STRATHAM, NH 03885

BRIGHTON AVENUE PROPERTIES INC  
PO BOX 10127  
PORTLAND, ME 04104

BRIGHTON AVENUE PROPERTIES INC  
PO BOX 10127  
PORTLAND, ME 04104

COLE NICHOLAS W &  
JESSICA T COLE JTS  
21 CASTINE AVE  
PORTLAND, ME 04103

JORDAN BRENDA L &  
LEANNA M DALRYMPLE JTS  
15 CASTINE AVE  
PORTLAND, ME 04103

MOREY ERIN  
19 BRANDON ST  
PORTLAND, ME 04103

MOREY ERIN  
19 BRANDON ST  
PORTLAND, ME 04103

SULLIVAN JOHN J  
1782 FOREST AVE  
PORTLAND, ME 04103



**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 Diviserfied Properties, Inc / Jim Wolf to build a new single family home at 18 Castine Avenue (split from lot 18).

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](mailto:amachado@portlandmaine.gov)

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RECEIVED

DEC 2 2012

Dept. of Building Inspections  
City of Portland Maine

