

Location of Construction: Saugus St ,Portland ME 04103		Owner: Daniel & Michelle Labrie		Phone: 797-9247		Permit No: 000302
Owner Address: Saugus St , Portland ME 04103		Lessee/Buyer's Name:		BusinessName:		
Contractor Name: Fernand Labrie		Address: 16 Wilson St, Biddeford ME 04005		Phone: 282-3987		Permit Issued:
Past Use: Single Family Dwelling		Proposed Use: SAME		COST OF WORK: \$ 6,000.00 PERMIT FEE: \$ 60.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>R-3</i> Type: <i>53</i> Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>		
Proposed Project Description: Add a full dormer to a standard Cape.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zone: <i>R-2</i> CBL: 336-L-026 Zoning Approval: <i>Section 14-870</i> <i>17 MAY 2001 OK</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>2 STOR</i> <input type="checkbox"/> Wetland <i>SETBACKS</i> <input type="checkbox"/> Flood Zone <i>FRONT-25</i> <input type="checkbox"/> Subdivision <i>SIDE-14</i> <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> <i>REAR-25</i>
Permit Taken By: GD		Date Applied For: NC 5/16/00				

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Call P/U 797-9247 leave message.

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 provisions of the code(s) applicable to such permit

PERMIT ISSUED WITH REQUIREMENTS

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 5/16/00 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

6/5/00 Met w/ owner. Framing ok. All
~~4/15/00~~ 8/15/00 Elect, pb, rest of framing ok. All

336-6-26
000502

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date

BUILDING PERMIT REPORT

DATE: 17 MAY 2000 ADDRESS: Saugus ST. CBL: 336-1-626

REASON FOR PERMIT: To Construct dormer

BUILDING OWNER: The Labrie's

PERMIT APPLICANT: CONTRACTOR L. Labrie's

USE GROUP: A-3 CONSTRUCTION TYPE: 502 CONSTRUCTION COST: 6,000.0 PERMIT FEES: 60.00

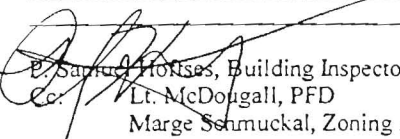
The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: #1, #11, #12, #15, #19, #22, #32, #34

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

 P. Santos, Building Inspector
 Co. Lt. McDougall, PFD
 Marge Schumuckal, Zoning Administrator

PSH 1:26:00

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

****CERTIFICATE OF OCCUPANCY FEE \$50.00

**** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL,(AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.

BORROWER'S PAYMENT INFORMATION

Borrower: Daniel P. Labrie and Michelle A. Labrie
Property Location: 104 Saugus Street
Portland, ME 04103
Cumberland County, Maine

Settlement Date: November 22, 1999

Mail Payments to: Infinity Federal Credit Union
P.O. Box 9742
Portland, ME 04104-5060

Loan No: 171

Note: Be sure to write the loan number on your check.

Principal and interest		760.50
Hazard Insurance		24.67
Mortgage Insurance		69.47
City/Town Taxes		151.40
TOTAL PAYMENT	\$	1,006.04
FIRST PAYMENT DUE 01/01/00	\$	1,006.04

FEDERAL TRUTH-IN-LENDING DISCLOSURE STATEMENT

APPLICATION#: LABRIE 11/22/99
 LOAN #: 171
 INFINITY FEDERAL CREDIT UNION
 PO BOX 9742
 PORTLAND, ME 04104-5060

Borrowers

DANIEL P LABRIE
 MICHELLE A LABRIE

10 COACH LATERN LN
 SCARBOROUGH, ME 04074

Property

104 SAUGUS ST
 PORTLAND, ME 04103

Itemization of Amount Financed

\$ 105,446.92	Total amount financed	\$ 105,446.92
\$ 1,068.75	Loan discount	
\$ 18.00	Flood Determination	
\$ 202.39	Interim Interest	
\$ 69.47	MI Premium	
\$ 69.47	MI renewal reserves	
\$ 1,428.08	Total prepaid finance charges	\$ 1,428.08
\$ 1,000.00	amount paid on your account	
\$ 1,000.00	Total amount paid on your account	
\$ 192.55	City/town taxes	
\$ 56.50	Credit Report	
\$ 266.00	Rate Lock Fee Collected	
\$- 266.00	Rate Lock Fee Rufunded	
\$- 10.50	Refund Merchants(Partial)	
\$ 74.01	Hazard insurance reserves	
\$ 605.60	City tax reserves	
\$- 16.73	Aggregate adjustment	
\$ 250.00	Settlement or closing fee	
\$ 295.00	Title examination	
\$ 382.50	Title insurance	
\$ 15.00	Overnight Mail Fees	
\$ 418.50	Total Additional Fees	
\$ 2,262.43	Total amount paid to others	
	LOAN AMOUNT	\$ 106,875.00

**THE FIRST PAYMENT FOR YOUR
 FIXED RATE MORTGAGE**

FOR: \$ 106,875.00
 AT: 7.680000%
 WHICH WILL PAY OFF IN 360 PAYMENTS

IS BROKEN DOWN AS FOLLOWS:

PRINCIPAL &/OR INTEREST	\$ 760.50
Mortgage Insurance	69.47
Taxes	151.40
Insurance	24.67
Other	0.00
TOTAL PAYMENT	\$ 1,006.04

ANNUAL PERCENTAGE RATE

The cost of your credit as a yearly rate.

8.4655%

FINANCE CHARGE

The dollar amount the credit will cost you.

\$ 180,807.80

Amount Financed

The amount of credit provided to you or on your behalf.

\$ 105,446.92

Total of Payments

The amount you will have paid after you have made all payments as scheduled.

\$ 286,254.72

Your Payment Schedule Will Be:

118 payments monthly of \$ 829.97 beginning January 1, 1999
 240 payments monthly of \$ 778.31 beginning November 1, 2008
 1 payment of \$ 760.50 due on November 1, 2028
 1 payment of \$ 763.36 due on December 1, 2028

WARRANTY DEED

Know all Men by these Presents that we, **Bruce W. Johnson and Deborah L. Johnson**, City of Portland, State of Maine, in consideration of one dollar and other valuable consideration paid by **Daniel P. Labrie and Michelle A. Labrie**, whose mailing address is 10 Coach Lantern Lane, Scarborough, ME 04074 the receipt whereof we do hereby acknowledge do hereby **give, grant, bargain, sell and convey** unto the said **Daniel P. Labrie and Michelle A. Labrie**, as joint tenants, not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated on Saugus Street, in the City of Portland, County of Cumberland and State of Maine, and being lot #7, as shown on a Plan entitled, "Standard Boundary Survey Hillcrest West, Portland, Maine Amended Recording Plat" prepared for Wolf Associates, Inc. by Land Use Consultants dated May 19, 1988, recorded at Cumberland County Registry of Deeds in Plan Book 178, Page 52.

Being the same premises conveyed to Bruce W. Johnson and Deborah L. Johnson by deed of Wolf Associates, Inc. dated May 26, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8772, Page 113.

Being subject to the easements, restrictions, exceptions and reservations described in a deed from Wolf Associates, Inc. to Bruce W. Johnson and Deborah L. Johnson dated May 26, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8772, Page 113.

Lot #7 is subject to the restrictions described in a deed from Gilles H. Fiset and Mildred V. Fiset to James M. Wolf, dated December 5, 1986, and recorded at said Registry of Deeds in Book 7520, Page 107. Reference is also made to an Agreement entitled "Amendment To Conditions and Restrictions" dated April 12, 1989, and recorded at Cumberland County Registry of Deeds in Book 8740, Page 51.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Daniel P. Labrie and Michelle A. Labrie**, their heirs and assigns, to them and their use and behoof forever.

And we do **covenant** with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have

good right to sell and convey the same to the said Grantee(s) to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee(s), their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said **Bruce W. Johnson and Deborah L. Johnson**, have hereunto set our hand and seal this 22nd day of November, 1999.

*Signed, Sealed and Delivered
in the presence of*

Witness

Bruce W. Johnson

Witness

Deborah L. Johnson

*STATE OF MAINE
COUNTY OF CUMBERLAND, ss.*

Dated: November 22, 1999

Personally appeared the above-named Bruce W. Johnson and Deborah L. Johnson and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Attorney at Law/Notary Public

Printed name: _____

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTEIf 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: <i>44 Saugus St Portland ME 04103</i>

Tax Assessor's Chart, Block & Lot Number - <i>CBK</i>	Owner: <i>Daniel, Michelle Labrie</i>	Telephone#: <i>797-9247</i>
Chart# <i>336</i> Block# <i>L</i> Lot# <i>026</i>		
Owner's Address: <i>Same as above</i>	Lessee/Buyer's Name (If Applicable) <i>N/A</i>	Cost Of Work: <i>\$6,000</i> Fee: <i>\$60</i>

Proposed Project Description:(Please be as specific as possible)
Adding a full Porch to a staked Cape.

Contractor's Name, Address & Telephone <i>Fernand Labrie (Father/contractor) 16 Wilson St Biddeford ME 04005</i>	Rec'd By: <i>282-3987</i>
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Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Paul Labrie</i>	Date: <i>5-13-00</i>
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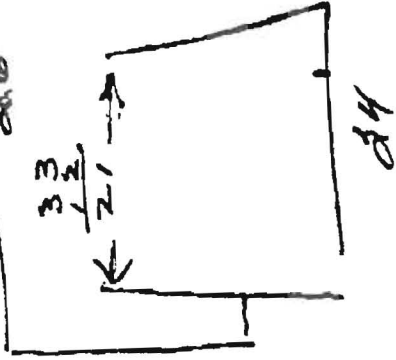
Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.



Call P/U. 797-9247 w message

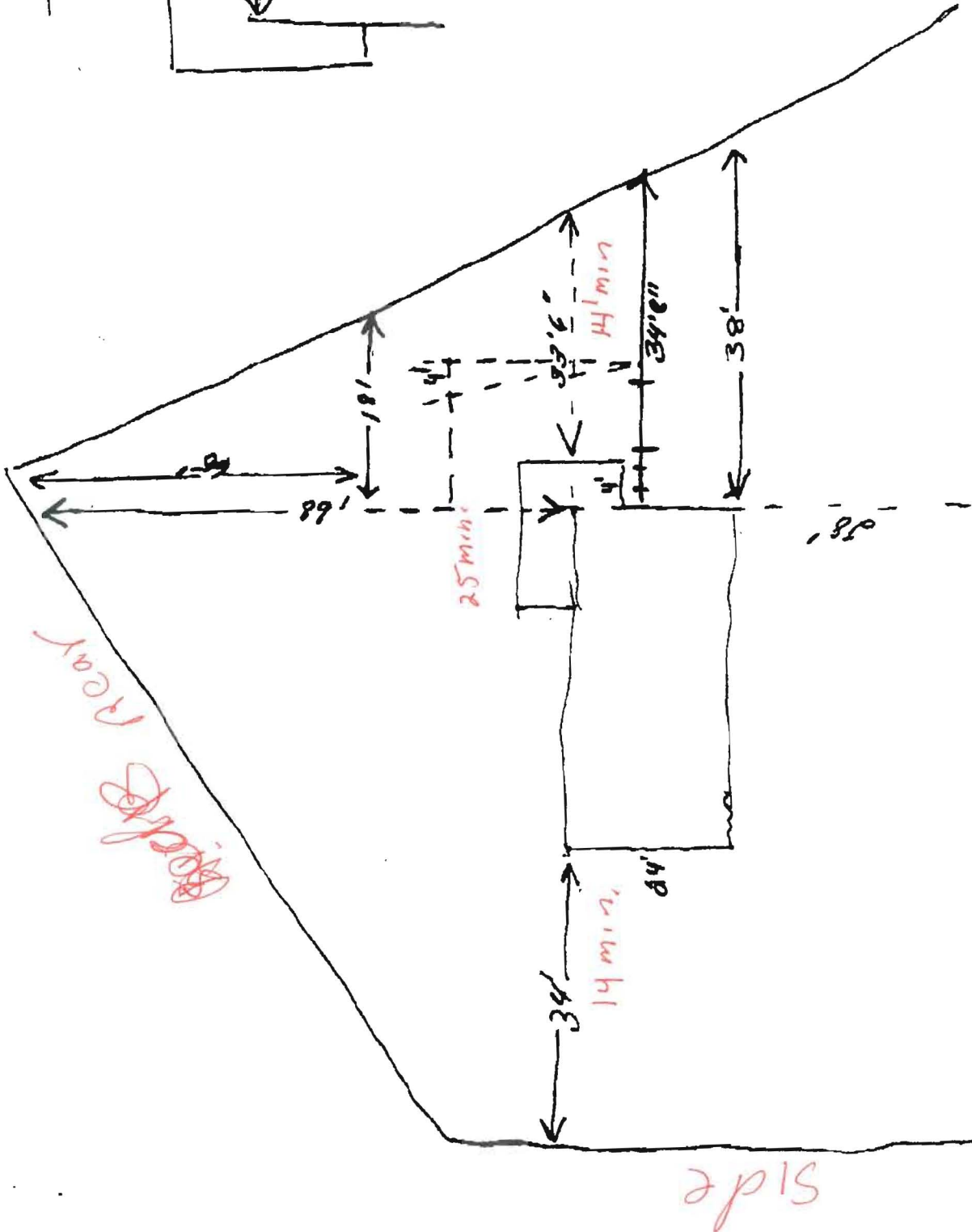
$$\begin{array}{r} 30 \\ 35-95 \\ \hline 24 \\ \hline 8943 \end{array}$$

$$\begin{array}{r} 202 \\ 21 \\ \hline 226 \end{array}$$



$$\begin{array}{r} 34'8'' \\ 12 \\ \hline 22'8'' \end{array}$$

$$\begin{array}{r} 28 \\ 16 \\ \hline 44 \end{array}$$



Back of Rear

43'

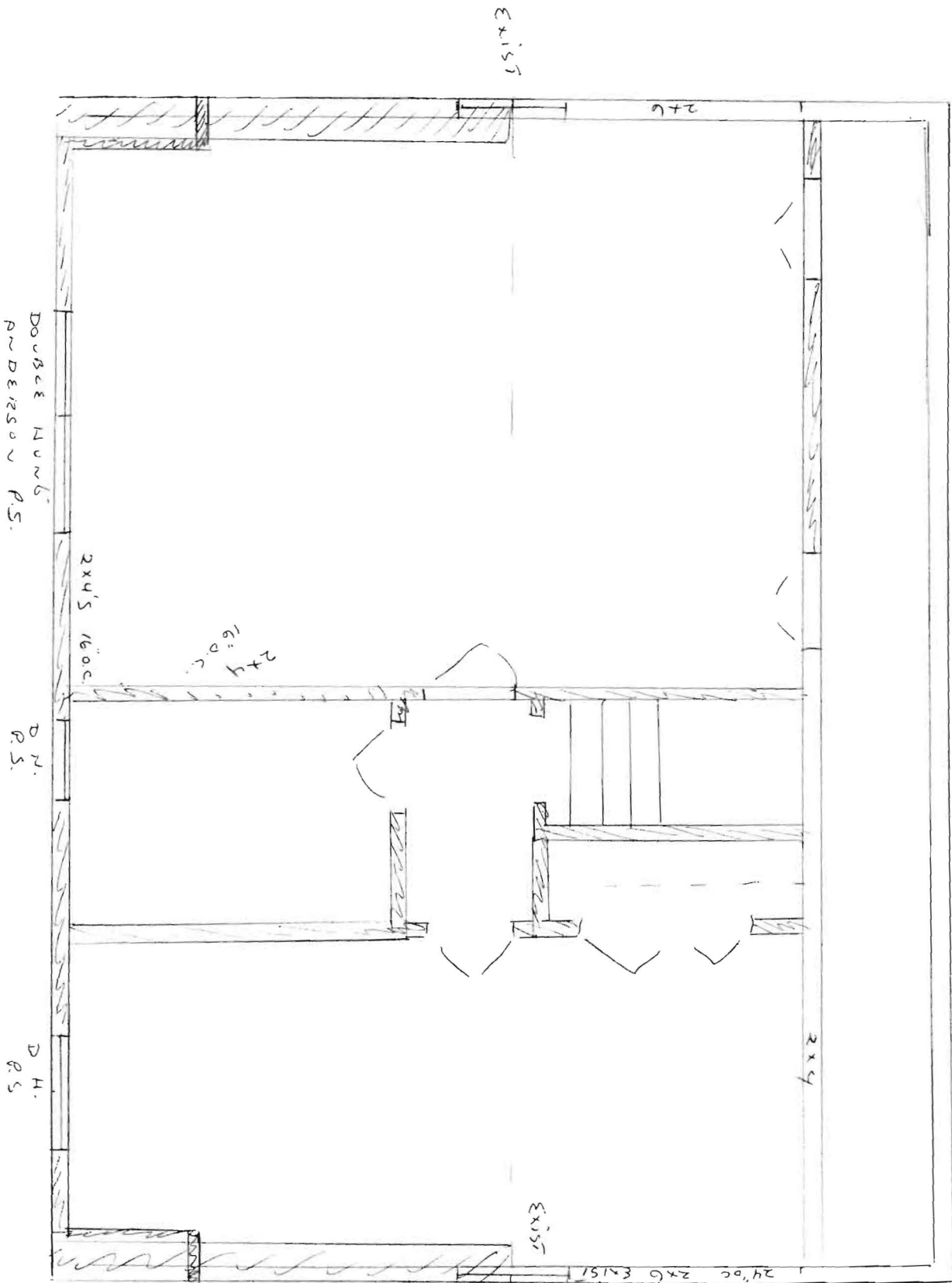
18

4

$$\begin{array}{r} 18 \\ 5 \\ 4 \\ 3 \\ 4 \\ 5 \\ 18 \end{array}$$

side





42'

32'

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Congratulations!!!!!!

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.