

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-02 12	Issue Date:	CBL: 342 B051001
------------------------	-------------	---------------------

Location of Construction: ORUBY LN <i>Lot 11, w/ Howcroft</i>	Owner Name: MULLEN PETER & ELAINA L F	Owner Address: 171 ASHMONT ST	Phone:
Business Name:	Contractor Name: Serenity Homes LLC	Contractor Address: 58 Portland St Suite 12 Kennebunk	Phone: 2076155572
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: <i>R3</i>

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
-----------	---------------	-------------	---------------	---------------

Proposed Use: 23x23 attached garage	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>3</i> Type: <i>SB</i> <i>IRL-2003</i> <i>AMB 4/4/06</i>
--	--	---

Proposed Project Description:
42x48 1 1/2 story w/ 23x23 attached garage

Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: <i>ti</i>	Applied For: 02/15/2006	Zoning Approval
-------------------------------	----------------------------	------------------------

1. This application preclude the Applicant() meeting of 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..

Special Zone or Reviews

Shoreland *N/A*

Wetland *N/A*

Flood Zone *para 3 - zone X*

Subdivision

Site Plan *2006-0033*

Maj Minor MM

OK w/ conditions
Date: *3/2/06* *AM*

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: _____

Historic Preservation

Not in District or Landmark

Does Not Require Review

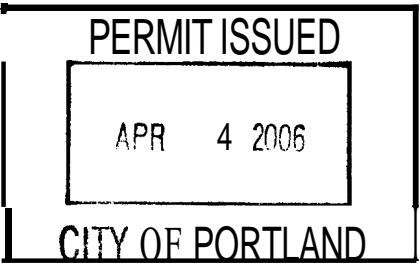
Requires Review

Approved

Approved w/Conditions

Denied

Date: _____



CERTIFICATION

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

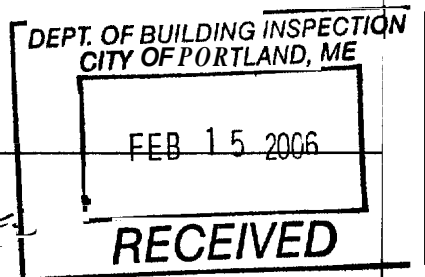
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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>Lot 11 Willow Hill Subdivision</u>		
Total Square Footage of Proposed Structure <u>2700 sq ft</u>		Square Footage of Lot <u>14,950 sq ft</u>
Tax Assessor's Chart, Block & Lot Chart# <u>342</u> Block# <u>B</u> Lot# <u>051</u>	Owner: <u>PETER MULLEN</u>	Telephone: <u>772-5388</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SEERENITY HOMES, LLC</u> <u>58 PORTLAND RD. SUITE 12</u> <u>KENNEBUNK ME 04043</u>	Cost Of Work: \$ <u>130,000</u> Fee: \$ <u>1191 + 375</u> (#1566) C of O Fee: \$ <u>75.00</u>
Current Specific use: <u>LOT PER APPROVED SUBDIVISION</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>S.F.R.</u>		
Project description: <u>CONSTRUCT A 1/2 STORY S.F.R.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>PATRICK M. RICHES</u> Mailing address: <u>SEERENITY HOMES, LLC</u> <u>58 PORTLAND RD. SUITE</u> <u>KENNEBUNK ME 04043</u>		Phone: <u>(207) 615-5572</u>



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

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

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

Signature of applicant: <u>[Signature]</u>	Date: <u>1/30/06</u>
--	----------------------

JH 1030

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0212	Date Applied For: 02/15/2006	CBL: 342 B051001
------------------------------	--	----------------------------

Location of Construction: 0 RUBY LN #11 Willow Knoll	Owner Name: MULLEN PETER & ELAINA L FO	Owner Address: 171 ASHMONT ST	Phone:
Business Name:	Contractor Name: Serenity Homes LLC	Contractor Address: 58 Portland St Suite 12 Kennebunk	Phone (207) 615-5572
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Project Description: 42x48 1 112 story w/ 23x23 attached garage	
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/06/2006**Note:** 3/13/06 Peter brought in revised plans to reflect the change in exterior grades. - zoning ok **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) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/04/2006**Note:** **Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) If the window in the stairwell is below 60", it must be tempered.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on the revised plans dated 4/4/06.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 03/14/2006**Note:** **Ok to Issue:**

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext .8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 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) 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.
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 03/14/2006**Note:** **Ok to Issue:****Comments:**

0212312006-amachado: The numbers show that it is a 2 story building not 1112 stories. The contractor is coming in tomorrow to talk to marge & me at 10:00.

Location of Construction: 0 RUBY LN #11 Willow Knoll	Owner Name: MULLEN PETER & ELAINA L FO	Owner Address: 171 ASHMONT ST	Phone:
Business Name:	Contractor Name: Serenity Homes LLC	Contractor Address: 58 Portland St Suite 12 Kennebunk	Phone (207) 615-5572
Lessee/Buyer's Name	Phone:		

02/24/2006-amachado: Patrick Richilieu met with Marge & me this morning. He will bring in revised plans showing that it is only 1 1/2 stories and he will bring in a revised site plan to show projections.

03/16/2006-jmb: Left vm w/Patrick R. For more details and a new plan reflecting no walkout basement

03/20/2006-jmb: Patrick R. Called to come in to review items on checklist

04/04/2006-jmb: Patrick & Peter M. Met in the office with the revised plans, ok to issue

3/15/06

O Ruby Ln (William Knoll) Lot # 11
 342-B-51 # 06-0212

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Component	Submitted Plan	Findings Revisions Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	8x16 Footing 7'10" 24" x 24" Pads 8" walls	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	drain; Damp proof 7 5/16"	OK 4/4/06
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	Basement windows	OK
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" - 6' o.c.	OK
Lally Column Type (Section R407)	3 1/2 conc lally	OK
Girder & Header Spans (Table R 502.5(2))	8'0	LVL'S - spec. OK
Built-Up Wood Center Girder Dimension/Type	3-2x12 w/ joist hangers	OK
Sill/Band Joist Type & Dimensions	2x6 PT 2x12	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12 16" o.c. 2x8	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" o.c.	OK
Attic or additional floor joist species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8 16" o.c. 2x4 collar bar 4' o.c.	OK

<p>Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))</p> <p>Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)</p> <p>Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))</p>	<p>Example 10, 12 1 Truss House 10:12 - 2x12 3.5 x 12 R Rafter Spacing.</p> <p>5/8" Ftg. 1/2" Sheath 1/2" w/clip</p>	<p>OK</p> <p>OK</p>
<p>Fastener Schedule (Table R602.3(1) & (2))</p>	<p>OK</p>	<p>OK 4/4/06</p>
<p>Private Garage (Section R309) Living Space? (Above or beside)</p>	<p>?</p>	<p>→ 5/8" on common wall</p>
<p>Fire separation (Section R309.2)</p>	<p>Fire Door →</p>	<p>OK 4/4/06</p>
<p>Opening Protection (Section R309.1)</p>	<p>Fire Door →</p>	<p>OK 4/4/06</p>
<p>Emergency Escape and Return Path (Section R310)</p>	<p>3000 sq ft 4260 sq ft</p>	<p>OK</p>
<p>Roof Covering (Chapter 9)</p>	<p>Asphalt</p>	<p>OK</p>
<p>Safety Glazing (Section R308)</p>	<p>? ⊕ at 2nd FL Landing</p>	<p>Above 5' per Plans 4/4/06</p>
<p>Attic Access (Section R807)</p>	<p>?</p>	<p>OK 4/4/06</p>
<p>Chimney Clearances/Fire Blocking (Chan. 10)</p>	<p>N/A</p>	<p>OK</p>
<p>Header Schedule (Section 502.5(1) & (2))</p>	<p>?</p>	<p>OK 4/4/06</p>
<p>ENERGY EFFICIENCY (N1101.2.1) K-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration</p>	<p>R-17 walls, R-40 Roof ? U Factor Floor</p>	<p>36 9" FG OK 4/4/06</p>

Type of Heating System	? FHW Oil	Direct vent	OK
Means of Egress (Sec R311 & R312) Basement	No Daylight - need new Plans		
Number of Stairways	2		OK
Interior	2		
Exterior			
Treads and Risers (Section R311.5.3)	? 7 5/8" - 10" min	OK	
Width (Section R311.5.1)	? 4'0"	OK	4/4/06
Headroom (Section R311.5.2)	6'8"		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	? Exterior < 4" * 36" guard	34" min	no balusters interior OK
Smoke Detectors (Section R313) Location and type/Interconnected	?	OK	4/4/06
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	?	OK	4/4/06
Dwelling Unit Separation (Section 17) and IBC - 2003 (Section 1207)	N/A	OK	
Deck Construction (Section R502.2.1)	2x8 16" o.c. Joists ? Handrails, Binders, Rails, steps	13' x 14'	OK 4/4/06

Z-2x0 Beam
2x8 joists 3 sona tubes
7'6" max



PORTLAND MAINE

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

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mr. Peter Mullen
171 Ashmont Street
Portland, Maine 04103

March 1, 2006

RE: Application for Lot #11, Willow Knoll Subdivision

Dear Mr. Mullen:

Upon review of the site plan, the City's Planning Division has the following comments:

1. The site plan shows significant grading/soil disturbance within the no-cut zone. This grading will not be allowed in this zone due to its impacts on the existing trees. Also, it would not allow for the preservation of the 2 trees identified to be saved (as part of the original subdivision approval).

It also appears that this would involve a 10 to 15-foot cut involving blasting of ledge to achieve this, and would result in a 2:1, or 50% side-slope.

I understand the appeal of the daylight basement; however, this lot does not appear to accommodate this design.

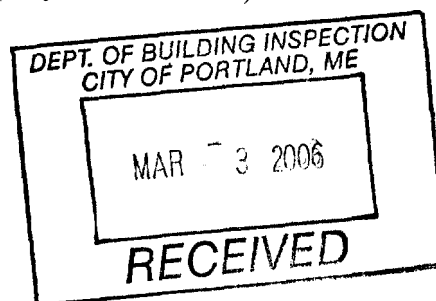
2. Please redirect the storm drain/rain gutter so that it does not discharge onto your neighbor's property.

3. Please reset the silt fence location so that it is out of the no-cut zone.

4. The parking space to the left of the garage will need to be removed, as it does not meet the City's zoning requirements (5' from side property line minimum).

Sincerely,

Jay Reynolds
Development Review Coordinator



cc: Sarah Hopkins, Development Review Services Manager
Marge Schmuckal, Zoning Administrator

Applicant: Peter Mullen

Date: 2/7/06

Address: Lot 11 - Willow Knoll
(Ruby Lane)

C-B-L: 342-B-51
permit # 06-0212

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - construct single family home w/ garage

Sevage Disposal - city

Lot Street Frontage - 50' min. - 64.92' given.

Front Yard - 25' min. - 26' scaled

Rear Yard - 25' min - 20' from deck scaled.

Side Yard - ~~1 1/2 8'~~ ~~2 14'~~ 9.5' on right scaled
13' on left scaled

Projections - deck 13' x 14' ~~2.75' x 4'~~, bay window 8.5' x 2' side steps 4' x 2'
front steps 7' x 2'

Width of Lot - 65' min. - 65' scaled.

Height - 35' max - 23' 25'

Lot Area - 6500 sq ft min. - 14,965.25 sq ft given

Lot Coverage Impervious Surface - 35% 5237.84 sq ft

Area per Family - 6500 sq ft

Off-street Parking - 2 spaces required - 2 car garage

Loading Bays - N/A

Site Plan - minor/minor 2006-0033

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

$2 \times 2 = 4$
 $4 \times 2 = 8$
 $8.5 \times 2 = 17$
 $2.75 \times 4 = 11$
~~2.75~~
 $4 \times 4 = 16$
 $18 \times 23 = 414$
 $6 \times 12.25 = 73.5$
 $12 \times 14 = 168$
 $42 \times 43 = 1849$
 $13 \times 6 = 78$
 $18 \times 24 = 432$
 $12 \times 14 = 168$
2467.54

daylight basement had to change for Jay Reynolds

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2006-0033

Application 1 D. Number

Jay Reynolds

2/15/2006

Application Date

Mullen Peter &

Applicant

171 Ashmont St , Portland, ME 04103

Applicant's Mailing Address

Patrick Reichellieu

Consultant/Agent

Agent Ph: **(207)615-5572** Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Ruby Ln , Portland, Maine

Address of Proposed Site

342 BO51001

Assessor's Reference: Chart-Block-Lot

Lot # **11 Willow Ln**

Project Name/Description

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2700 sf

14950

Proposed Bwilding square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 2/16/2006

DRC Approval Status:

Reviewer _____

- Approved Approved **w/Conditions** See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____
signature date

Performance Guarantee Required' Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

DEROY

WARRANTY DEED

Know All Men By These Presents That We Three Magpies LLC

of 12 Whispers Way, Palmouth,
County of Cumberland and State of Maine,

for consideration paid, grant to Peter Mullen and Elaina L. Poley

of 171 Ashmont Street, Portland,
County of Cumberland and State of Maine

as Joint Tenants
with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in
Portland County of Cumberland
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, Ywe have hereunto set my/our hand(s) this 7th day of
December, 2005.

We Three Magpies LLC

By: Paula Coppersmith
Paula Coppersmith, Member

By: Dana L. Dresser
Dana Dresser, Member

By: Nicholas Karahalios
Nicholas Karahalios, Member

Witness [Signature]

State of Maine
County of Cumberland ss.

On this 7th day of December, 2005, personally appeared before me the
above named Dana Dresser, Member and Nicholas Karahalios, Member, of
We Three Magpies LLC and

Paula Coppersmith, Member

and acknowledged the foregoing to be his/her/their free act and deed in his/her/their said capacity and the
free act and deed of said Corporation.

[Signature]
Notary Public, Attorney at Law
Kristine Paulus

Return to: Peter Mullen

Exhibit A - Deed

A certain lot or parcel of land located northwesterly of, but not adjacent to, the northwesterly sideline of Allen Avenue, so-called, in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northeasterly sideline of Ruby Lane, so-called, at the southerly corner of land now or formerly of Albert P. (Jr.) and Deborah Asali, as recorded in the Cumberland County Registry of Deeds in **Book 7769**, Page **263** Thence:

(A) Northwesterly along the northeasterly sideline of said Ruby Lane, and along a curve to the right having a radius of Eight and 00/100 (8.00) feet, an arc distance of Twelve and **57/100 (12.57)** feet to a point;

(B) **N 62° 18 '46" W** along the easterly sideline of said Ruby Lane, a distance of Two Hundred Twelve and **22/100 (212.22)** feet to a point;

(C) Northwesterly along a curve to the right having a radius of Two Hundred Nineteen and **00/100 (219.00)** feet, an arc distance of One Hundred and Seven and **18/100 (107.18)** feet to the northwesterly corner of Lot 12, as shown on a plan entitled Willow Knoll Subdivision Plan, 102 Allen Avenue, Portland, Maine, made for Nicholas **Karahalios**", prepared by Titcomb Associates, dated August **2005**, and recorded in said Registry in **Book 205**, Page **578**, said point being the **TRUE POINT OF BEGINNING**, Thence by the following courses and distances;

1) Northerly along the sideline of said Ruby Lane, and along a curve to the right having a radius of Two Hundred Nineteen and **00/100 (219.00)** feet, an arc distance of Eighteen and **40/100 (18.40)** feet to a point;

2) **N 29° 27' 27" W** along the sideline of said Ruby Lane, a distance of Forty-Six and **62/100 (46.62)** feet to a point at the southwesterly corner of Lot 10, as shown on said plan;

3) **N 60° 30' 03" E** along the sideline of said Lot 10, a distance of Two Hundred Thirty and **28/100 (230.28)** feet to a point in the line of the Open Common Space, as shown on said plan;

4) **S 29° 29' 57" E** along the line of said Open Common Space, a distance of Sixty-Five and **00/100 (65.00)** feet to a point at the northeasterly corner of Lot 12, as shown on said plan;

5) **S 60° 30' 03" W** along the sideline of said Lot 12, a distance of Two Hundred Twenty-Nine and **56/100 (229.56)** feet to the POINT OF BEGINNING.

Continued on next page

pat muller

WARRANTY DEED

Know All Men By These Presents That We Three Magpies LLC

of 12 Whispers Way, Palmouth,
County of Cumberland

and State of Maine,

for consideration paid, grant to Peter Mullen and Elaina L. Foley

of 171 Ashmont Street, Portland,
County of Cumberland
as Joint Tenants

and State of Maine

with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in
Portland County of Cumberland
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness whereof, I/we have hereunto set my/our hand(s) this 7th day of
December, 2005.

Witness

We Three Magpies LLC

By: Paula Coppersmith
Paula Coppersmith, Member

By: Dana Dresser
Dana Dresser, Member

By: Nicholas Karahalios
Nicholas Karahalios, Member

State of Maine
County of Cumberland

ss.

On this 7th day of December, 2005, personally appeared before me the
abovenamed Dana Dresser, Member and Nicholas Karahalios, Member, / of
We Three Magpies LLC and

Paula Coppersmith, Member

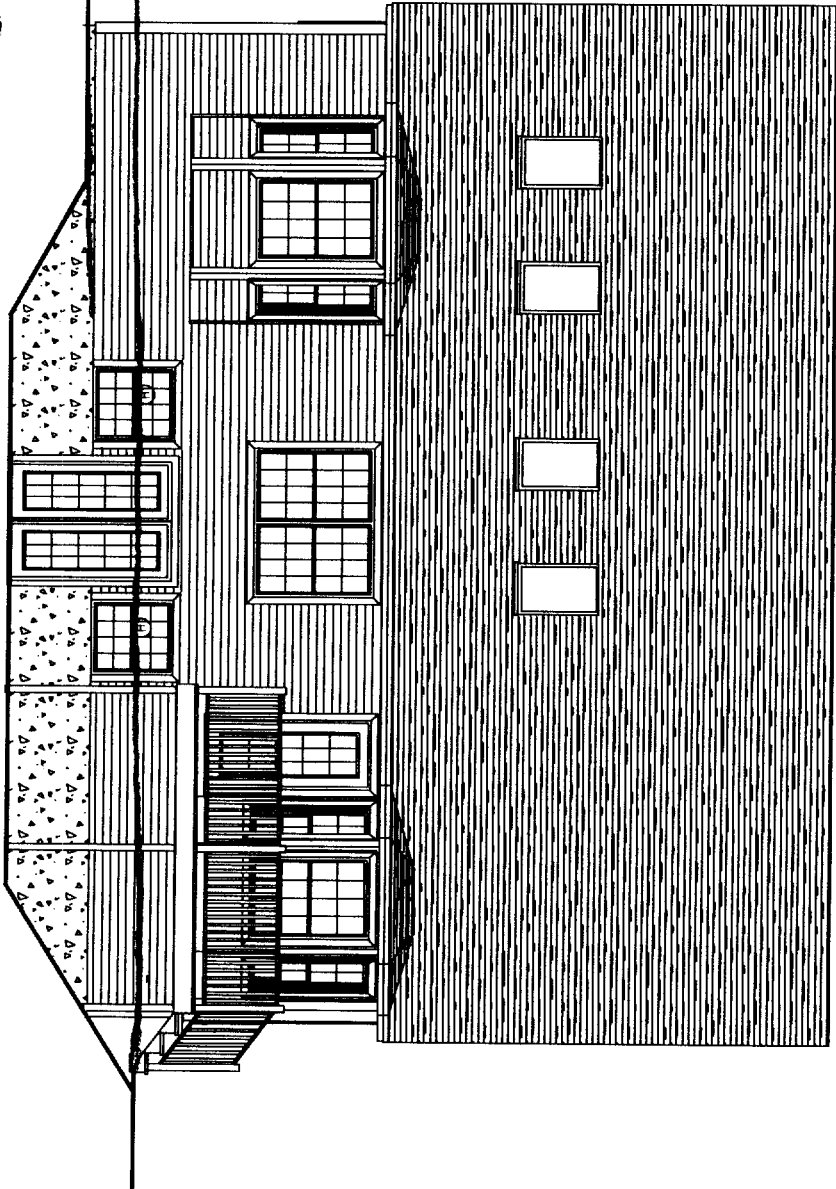
and acknowledged the foregoing to be his/her/their free act and deed in his/her/their said capacity and the
free act and deed of said Corporation.

Notary Public, Attorney at Law

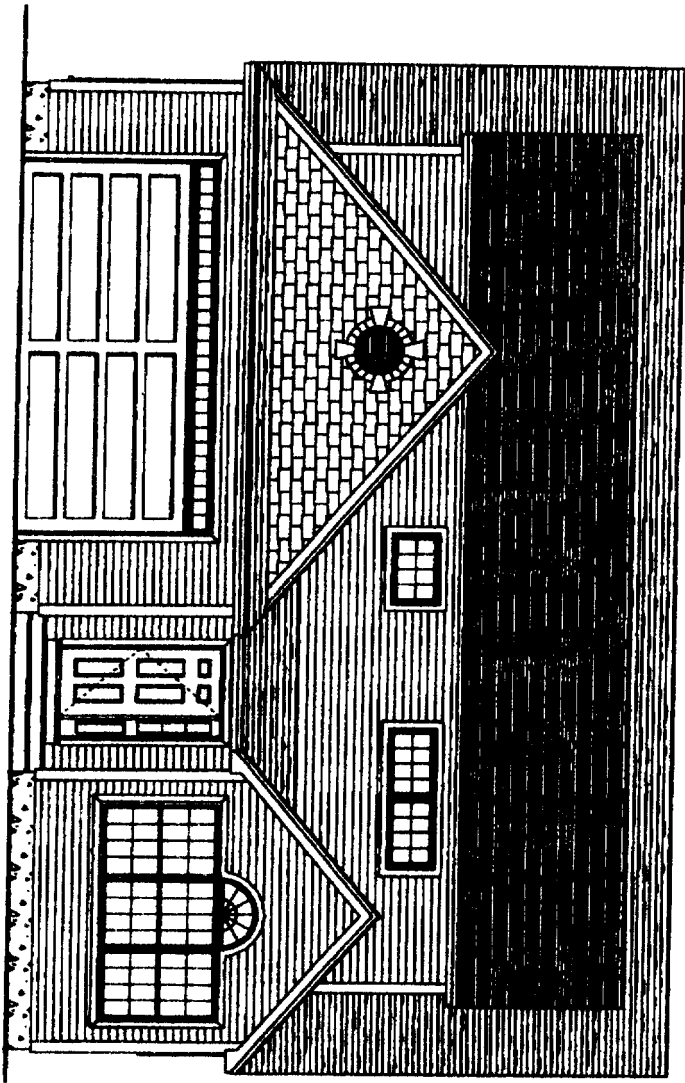
Kristine Paulinos

Return to: Peter Mullen

Finish Garage ->
No work yet
J. J. Johnson
3/15/56

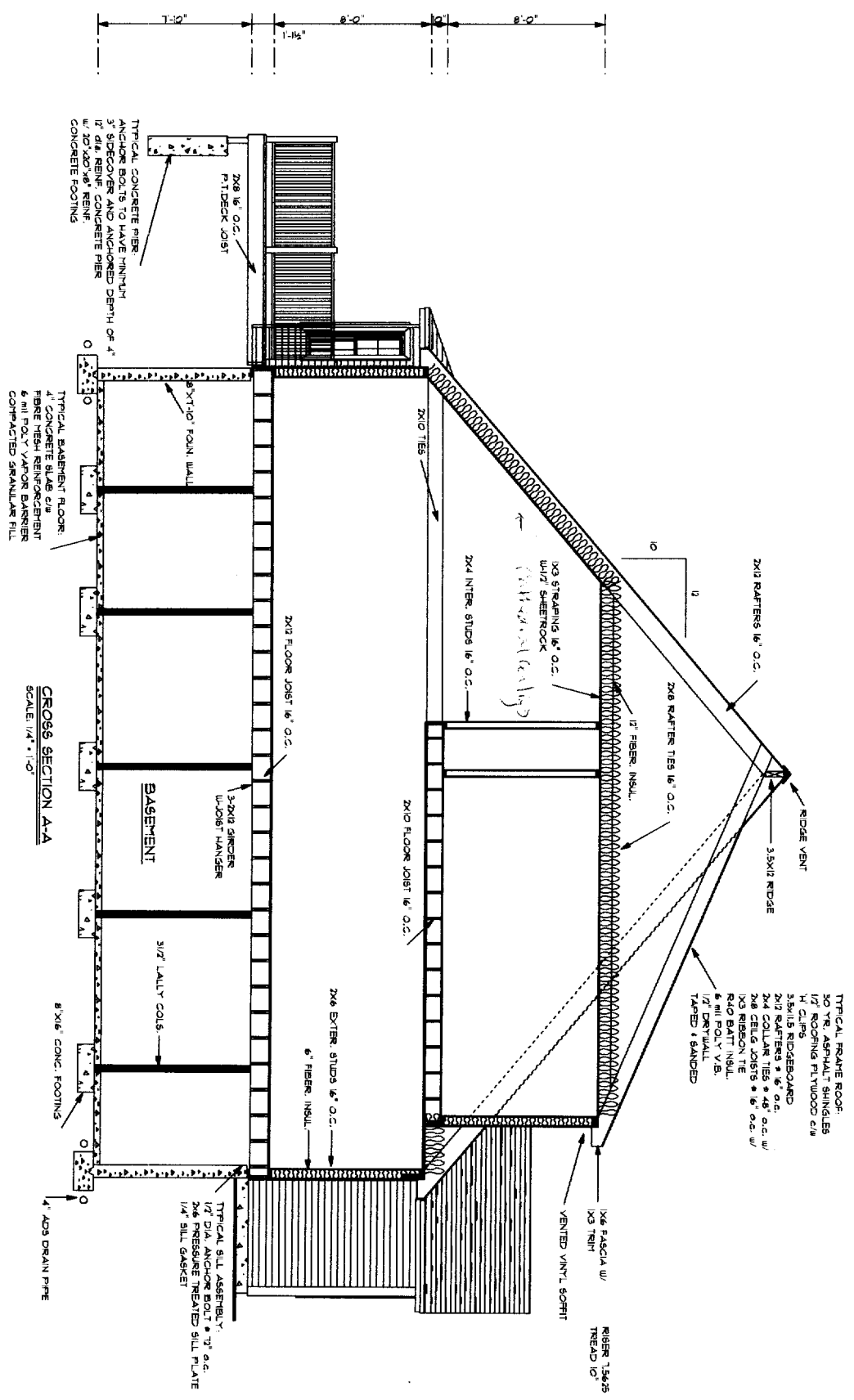


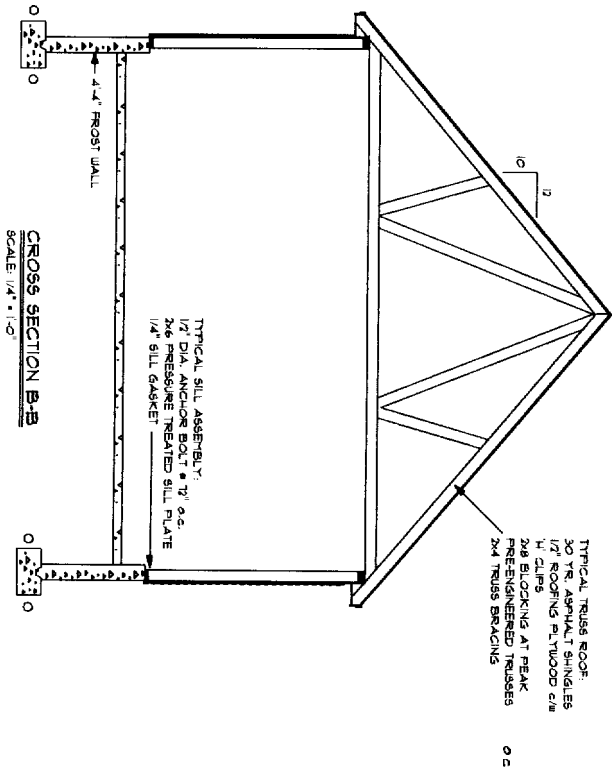
REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

RECEIVED
FEB 10 1968
CITY OF CHICAGO
DEPT. OF PLANNING





TYPICAL TRUSS ROOF:
 30 YR. ASPHALT SHINGLES
 1/2" ROOFING PLYWOOD @ 6
 1/2" CLIPS
 2x8 BLOCKING AT PEAK
 PRE-ENGINEERED TRUSSES
 2x4 TRUSS BRACING

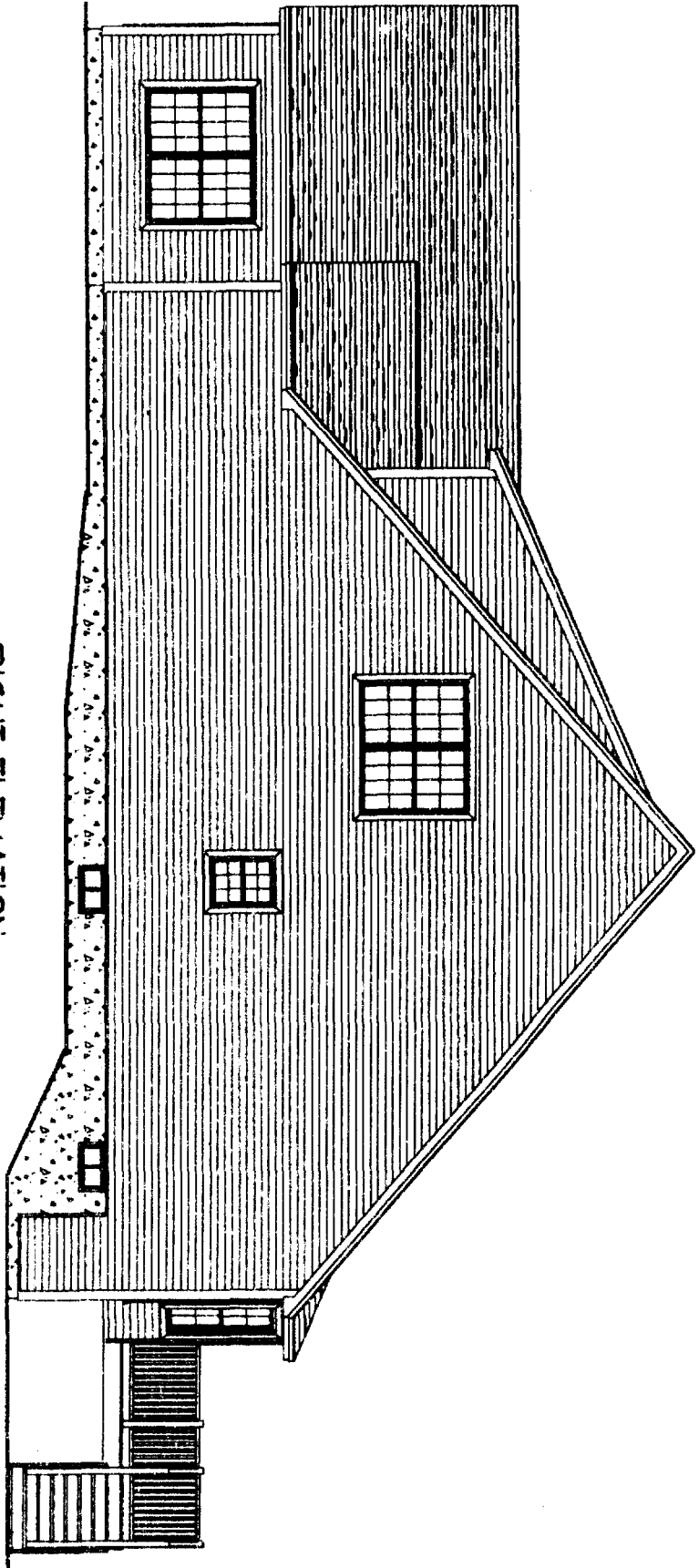
TYPICAL SILL ASSEMBLY:
 1/2" DIA. ANCHORS @ 4' 0" O.C.
 2x6 PRESSURE TREATED SILL PLATE
 1/4" SILL GASKET

4" FROST WALL

CROSS SECTION B-B
 SCALE: 1/4" = 1'-0"

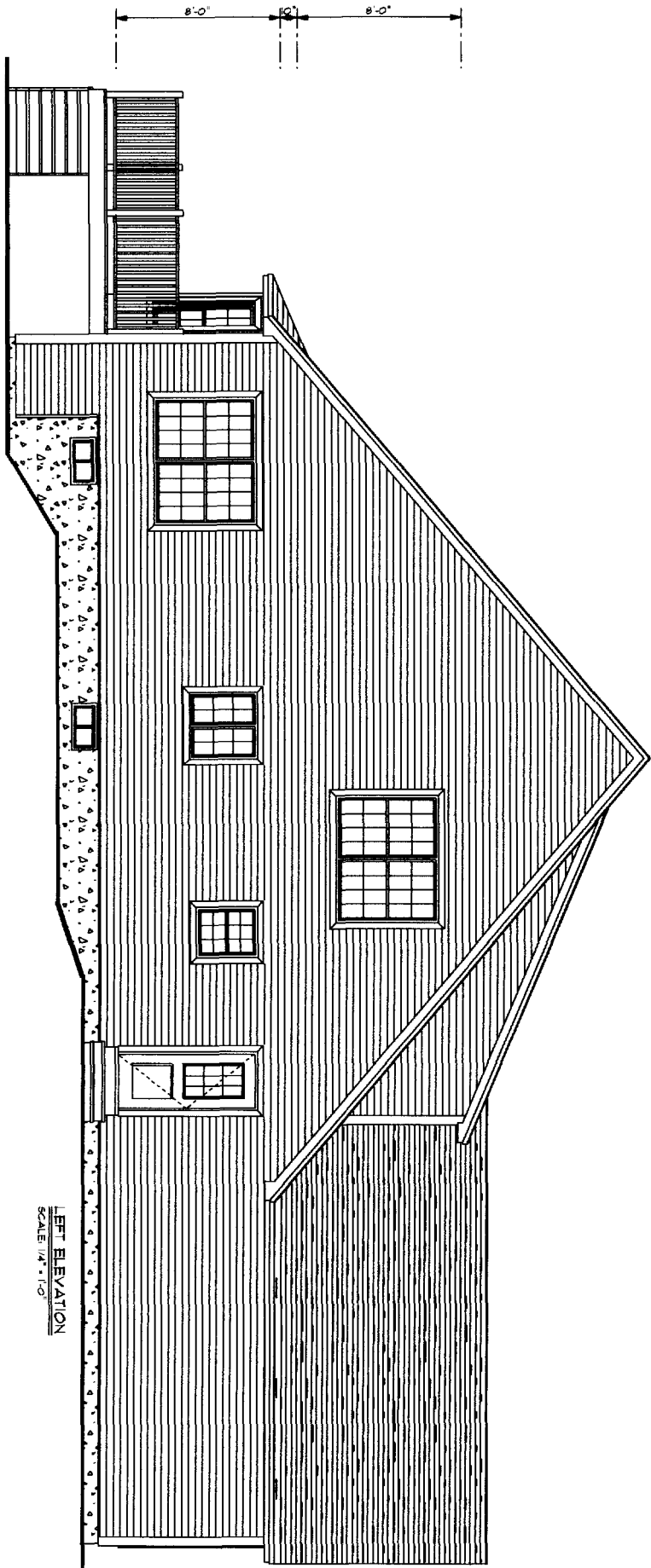
WINDOWS SCHEDULE

NO. LETTER	CALL LETTER	ORDER NUMBER	WINDOW TYPE	ROUGH OPENING
1	(A)	3860-TRI-MULL	DOUBLE HUNG EGRESS MULL	9'-6"X5'-0"
1	(B)	38 1/2 ROUND	FIXED HALF ROUND	3'-2"X1'-8"
2	(C)	3860-MULL	DOUBLE HUNG EGRESS	6'-4"X5'-0"
2	(D)	4260	DOUBLE HUNG EGRESS	3'-8"X5'-0"
4	(E)	2160	DOUBLE HUNG	1'-10"X5'-0"
2	(F)	3036	DOUBLE HUNG	2'-1"X3'-1"
1	(G)	3449-MULL	DOUBLE HUNG-MULL	5'-9"X4'-2"
2	(H)	3449	DOUBLE HUNG	2'-1"X4'-2"
1	(I)	4040 CAS	CASEMENT	3'-5"X3'-5"
1	(J)	3624 AWNING	AWNING	3'-1"X2'-1"
1	(K)	3624-2 AWNING	AWNING-MULL	6'-1"X2'-1"

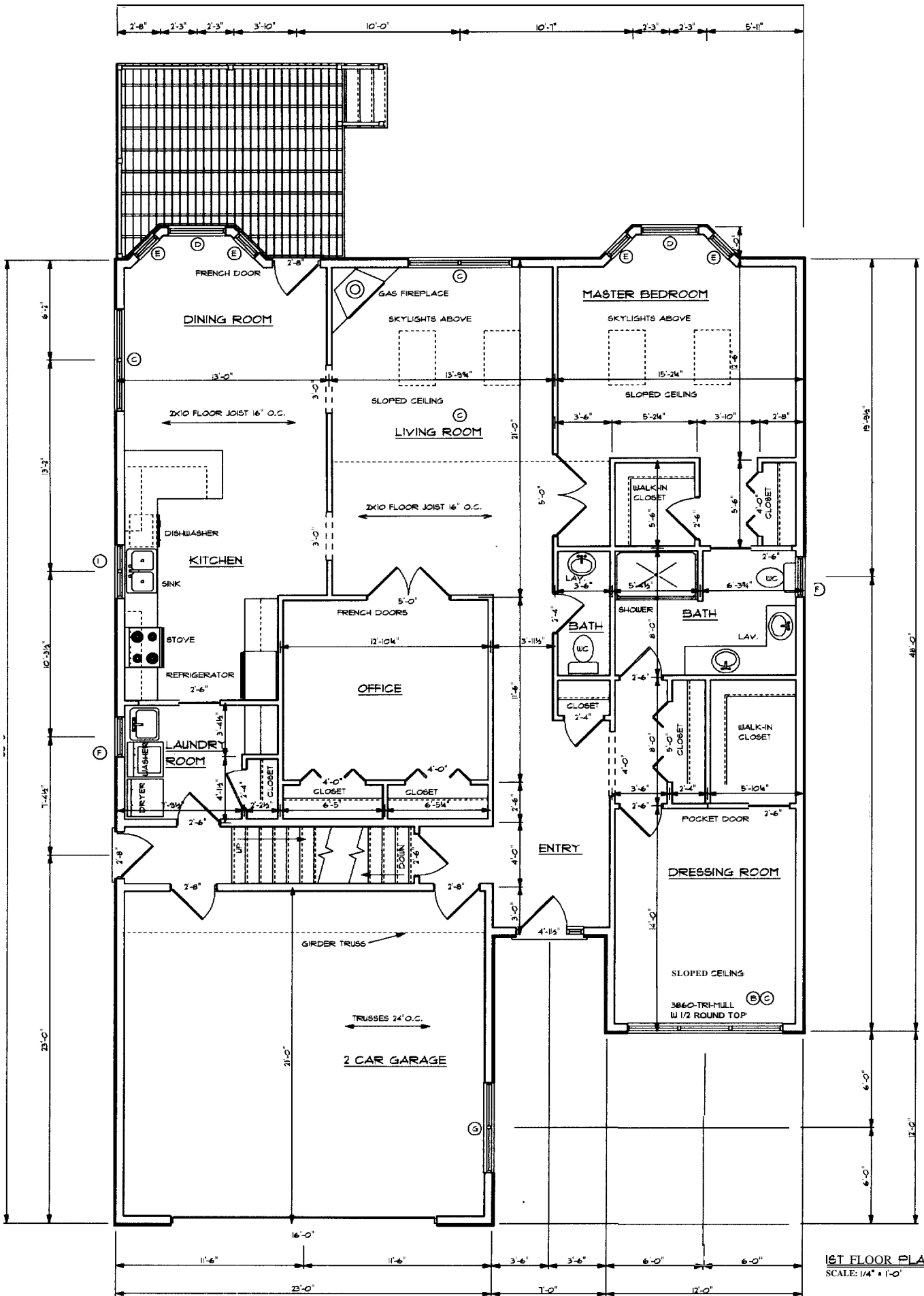


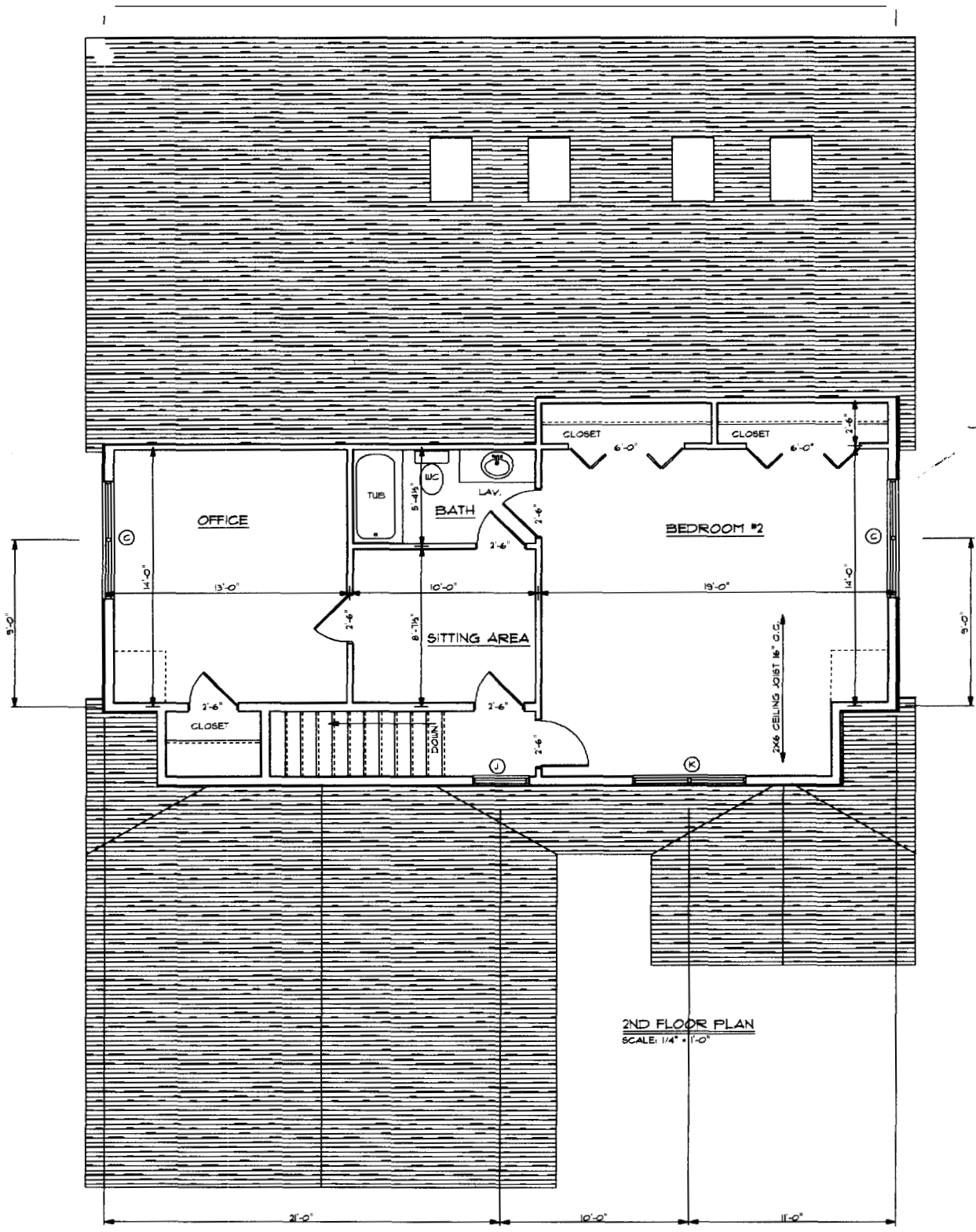
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

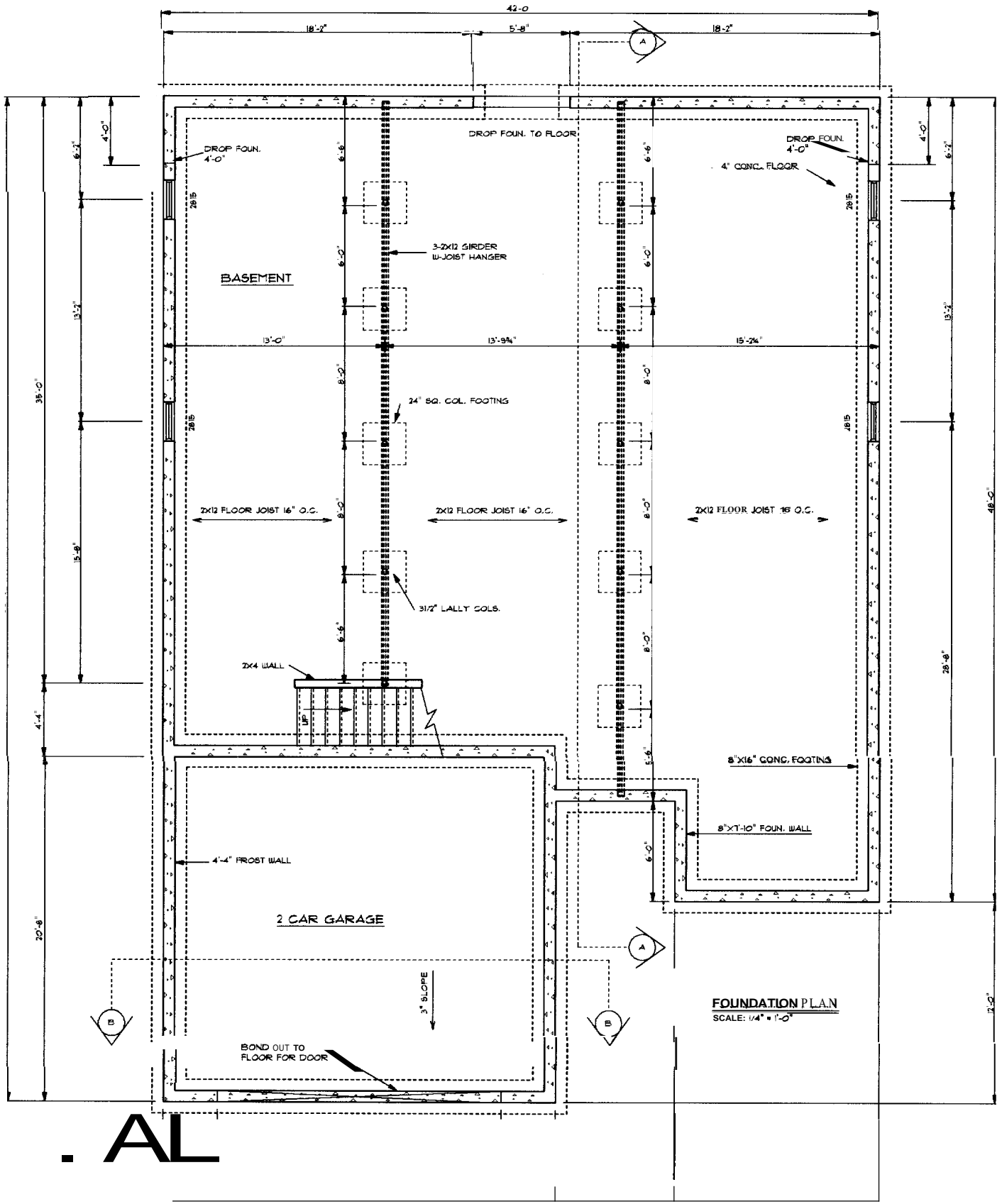




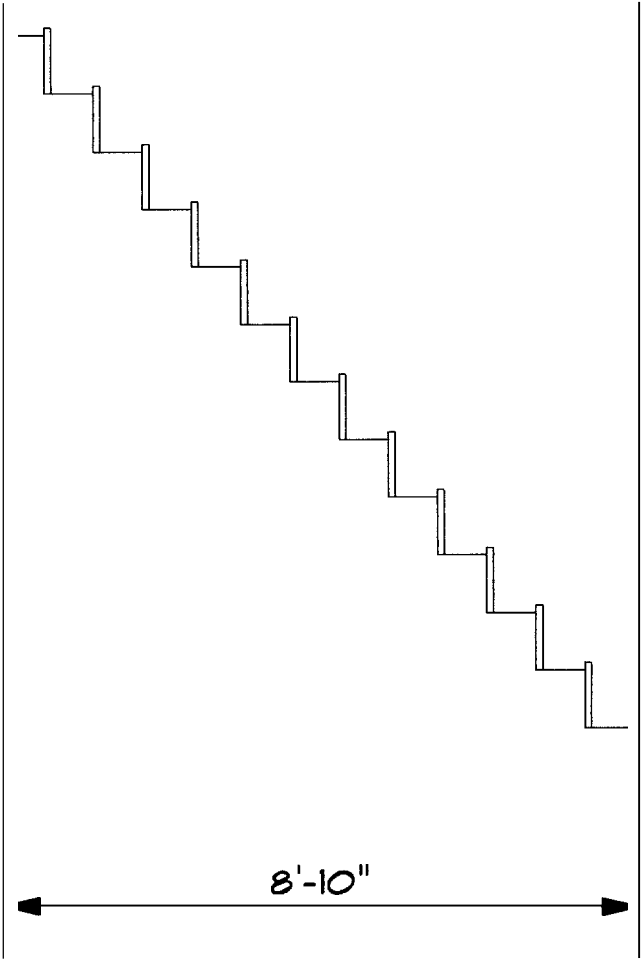
747.54

2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

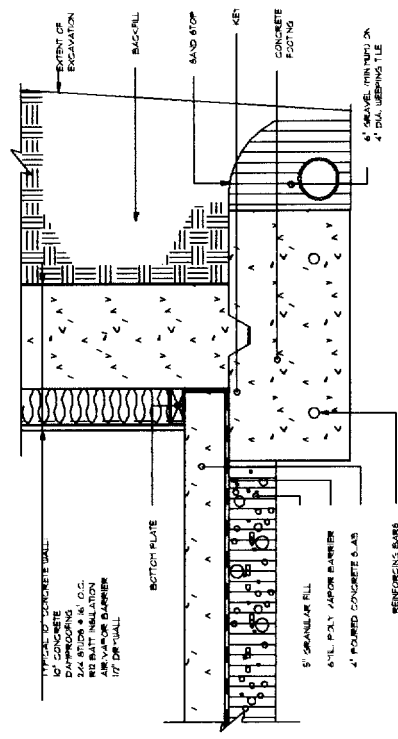
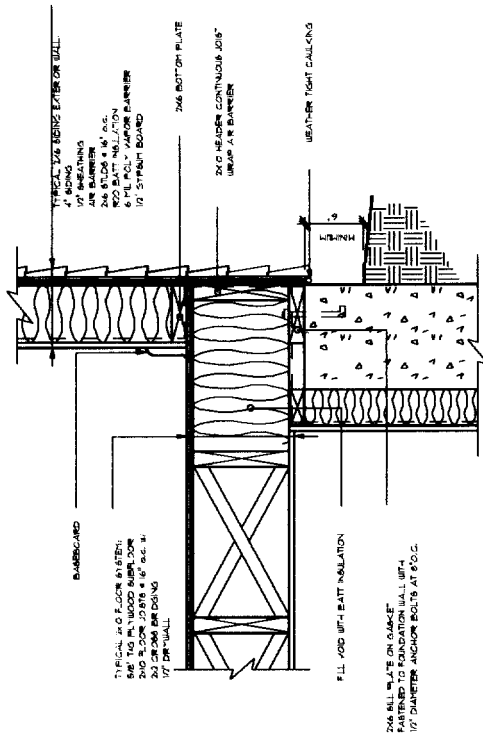
5 by below 4) x 42 = (12-4) (3) = 117 (1/2)



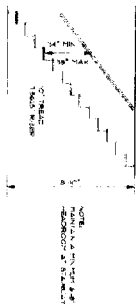
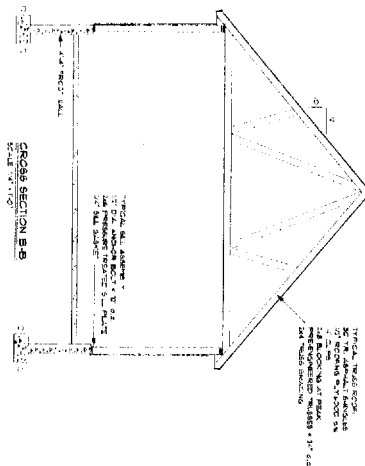
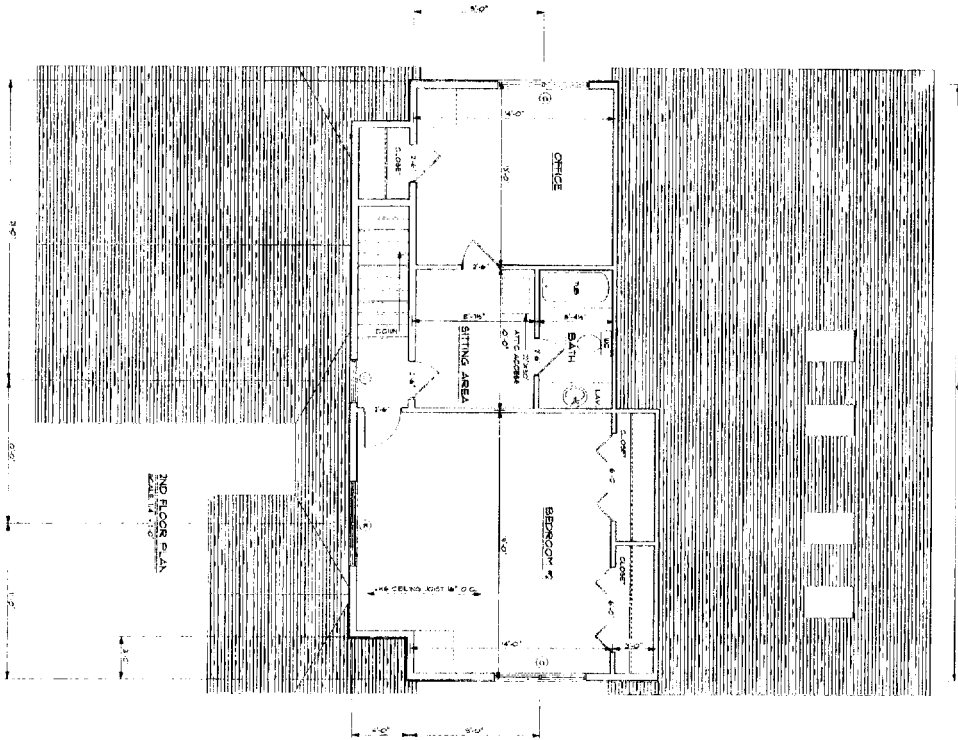
AL



NOTE:
MAINTAIN A MINIMUM 6'-8"
HEADROOM AT STAIRWAY



CONCRETE FOUNDATION WALL FINISHED

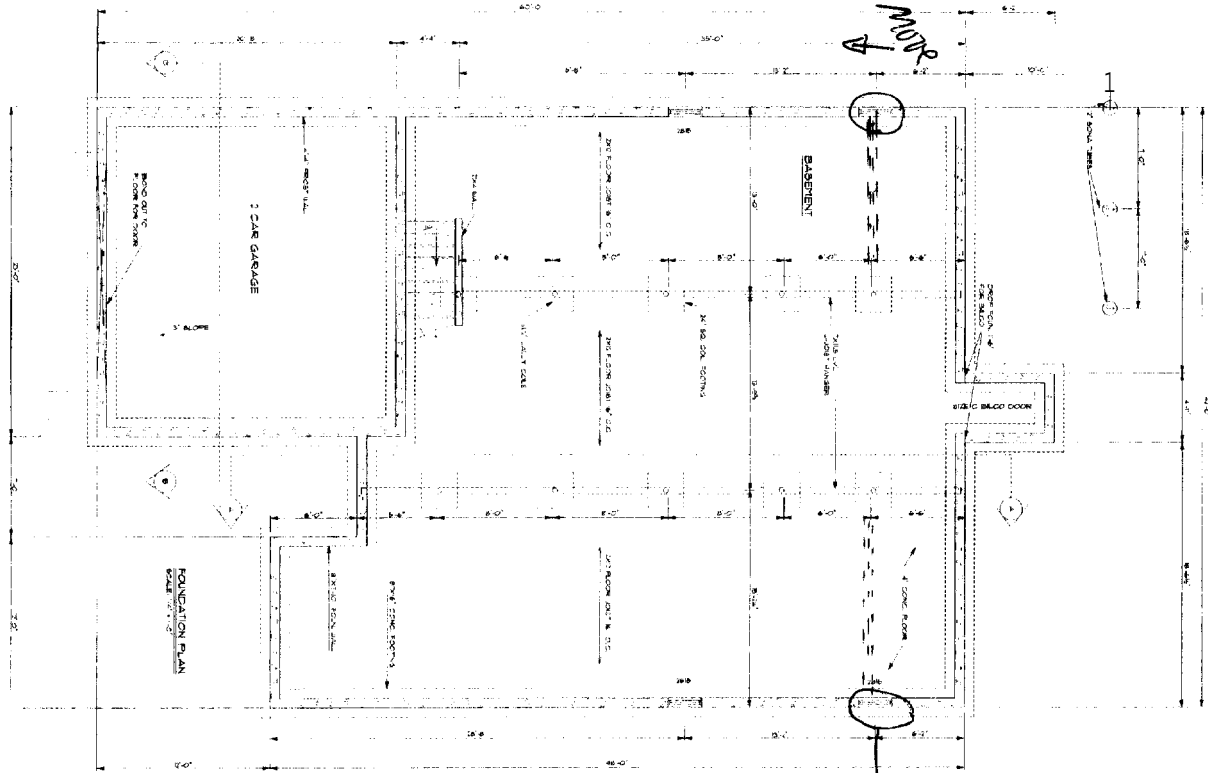


DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 4 2006
RECEIVED

D.R.A. BY JACK SPRAGUE	
MANUFACTURE THE NAME OF THIS DOCUMENT IS PROTECTED WRITTEN PERMIT FROM JACK SPRAGUE IS PROHIBITED	
SHEET NO. DATE SCALE DRAWN BY CHECKED BY	PROJECT NO. DATE SCALE DRAWN BY CHECKED BY

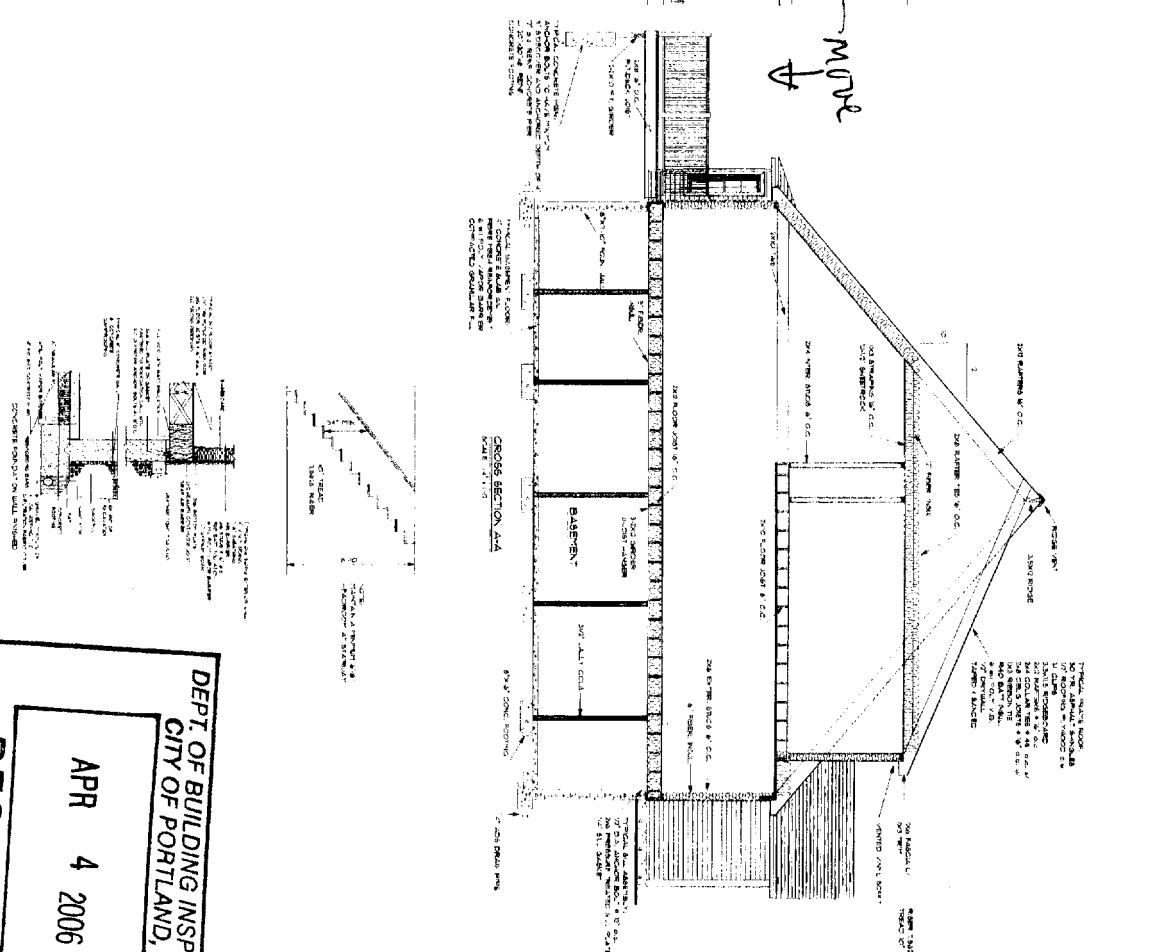
PROJECT FOR
SERENITY HOMES
 CONTRACTOR
SERENITY HOMES

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. JACK SPRAGUE IS NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING. HE DOES NOT HOLD HIMSELF OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE ACCURACY AND SUITABILITY OF THE INFORMATION PROVIDED. ALL ENGINEERING AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.



more

more



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

APR 4 2006

RECEIVED

JACK SPRAGUE 41804

PROJECT FOR
SERENITY HOMES

CONTRACTOR
SERENITY HOMES

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. JACK SPRAGUE IS NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING. NOR DOES HE HOLD HIMSELF OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND UTILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE VIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

REPRODUCTION OR RELEASE OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM JACK SPRAGUE IS PROHIBITED.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- | | |
|--|---|
| <input checked="" type="checkbox"/> <u>Footing/Building Location</u> Inspection: | <u>Prior to pouring concrete</u> |
| <u>NA</u> <u>Re-Bar Schedule</u> Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> <u>Foundation</u> Inspection: | <u>Prior to placing ANY backfill</u> |
| <input checked="" type="checkbox"/> <u>Framing/Rough Plumbing/Electrical</u> : | <u>Prior to any insulating or drywalling</u> |
| <input checked="" type="checkbox"/> <u>Final/Certificate of Occupancy</u> : | Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. |

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

[Signature]
Signature of Inspections Official

Date 4/4/06
Date

CBL: 342-B-51 Building Permit #: 0E-0212

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT

INSPECTION

PERMIT ISSUED

Permit Number: APR: 060412006

CITY OF PORTLAND

This is to certify that

MULLEN PETER & ELAIN

FOUR

SEC

has permission to

42x48 + 1/2 story w/23x23

attached by

see

342-B051001

AT ORUBYEN

Lot # 11

342-B051001

provided that the person or persons of the provisions of the Statutes of the construction, maintenance and this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification and work on this permit is required or NOT REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

PENALTY FOR REMOVING THIS CARD

Dannie Bank 4/4/06
Director - Building & Inspection Services