

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1182	Issue Date: NOV 13 2003	CBL: 344 D028001
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Location of Construction: <i>A-8 Kennell Ave</i> 262 Allen Ave	Owner Name: Dlm Properties Inc	Owner Address: 252 Us Route 1 CITY OF PORTLAND	Phone: 207-756-9091
Business Name: n/a	Contractor Name: Kenneth Ouellette	Contractor Address: 3 High Bluff Lane Scarborough	Phone: 2077569091
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Duplex	Zone: R5

Past Use: Vacant	Proposed Use: Single Family / Build New 28' x 40' Duplex	Permit Fee: \$1,299.00	Cost of Work: \$142,000.00	CEO District: 2
Proposed Project Description: Build New 28' x 40' Duplex		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: R-3 Type: SB BOCA 99
		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: gg	Date Applied For: 09/24/2003	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2003-0198</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>5/10/11/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <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
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 031182

This is to certify that Dlm Properties Inc /Kenneth Bellette
has permission to Build New 28' x 40' Duplex
4-8 Pennell Ave
AT 262 Allen Ave 344 D028001

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

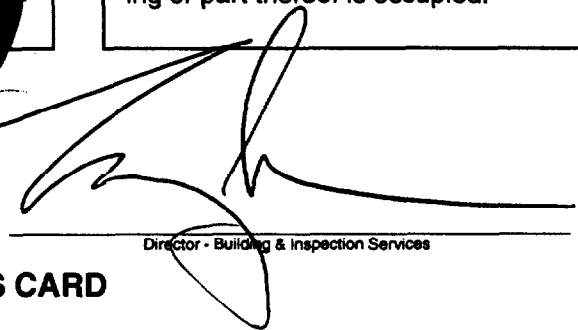
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or closed-in.
24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. PERMIT ISSUED
Health Dept. _____
Appeal Board NOV 13 2003
Other _____
Department Name



Director - Building & Inspection Services

CITY OF PORTLAND PENALTY FOR REMOVING THIS CARD

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 initialzing 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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

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

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

X L. [Signature]
Signature of applicant/designee

11-13-03
Date

[Signature]
Signature of Inspections Official

11/13/03
Date

CBL: 344-D-28

Building Permit #: 03-1182

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1182	Date Applied For: 09/24/2003	CBL: 344 D028001
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Location of Construction: 4-8 Pennell Ave	Owner Name: Dlm Properties Inc	Owner Address: 252 Us Route 1	Phone: 207-756-9091
Business Name: n/a	Contractor Name: Kenneth Ouellette	Contractor Address: 3 High Bluff Lane Scarborough	Phone: (207) 756-9091
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Duplex	

Proposed Use: Build New 28' x 40' Duplex	Proposed Project Description: Build New 28' x 40' Duplex
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/14/2003

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. Two 5.5'x9' rear decks are being shown as part of permit. Two 1.5'x5' front steps are being shown as part of this permit. Any changes shall require a separate permit.
- 2) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 11/13/2003

Note: **Ok to Issue:**

- 1) Separate permits are required for any decks and porches.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Separate permits are required for any electrical or plumbing work.

Comments:

10/22/03-tmm: faxed review sheets to Ken Ouelette so he can provide missing info - also waiting on site plan approval.

40X# 0058194 Penn 11/18/01
 344-D-28 Pennell 10/23
 4.8

Soil type/Presumptive Load Value (Table 401.4.1)	Span/Entry/End/Clayey sand at
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	Not shown
Foundation Drainage Dampproofing (Section 406)	Dampproofing Not shown - OK 10/23
Ventilation (Section 409.1) Crawls Space ONLY	OK
Anchor Bolts/Straps (Section 403.1.4)	Not shown - OK NOT Acceptable OK 11/13/03
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	Foot size OK
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3-2x12' Max span 7'-1" 4-2x12's - 8'-2" span OK 10/23
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	Not shown 2x6 PT-OK 10/23
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	Not shown 2x10-16 100C 10/23 OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	N/A	wood structures
② Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	Need specs	TRUSSES - Need specs
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	
② Fastener Schedule (Table 602.3(1) & (2))	Not shown	OK 11/13/03
④ Private Garage N/A Section 309 and Section 407 1999 BOCA Living Space? → N/A (Above or beside)	Need better design to meet the STC rating wall	needs to be from slab to ridge.
Fire separation Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	N/A	
④ Egress Windows (Section 310)	NOT shown	OK 10/23
Roof Covering (Chapter 9)	OK	
④ Safety Glazing (Section 308)	Windows in 2nd floor bath need	- OK 10/23
② Attic Access (BOCA 1211.1)	size not noted	22"x30 Req. 21"x36 shown
Draft Stopping around chimney	N/A	

Header Schedule	OK	
Type of Heating System	Not shown	
Stairs		
Number of Stairways 4		
Interior 2		
Exterior 2		
Treads and Risers (Section 314) OK 7 3/4 x 10 shown		
Width OK	Not shown OK 10/23	
Headroom		
Guardrails and Handrails (Section 315) 36" Noted OK		
Smoke Detectors Location and type/Interconnected	Not shown	OK 10/23 (S)
Plan Reviewer Signature		

See Chimney Summary Checklist

(15) Porch framing + front roof cover framing - need better details OK (16) Rear deck

Table 2305.2
FASTENING SCHEDULE

Building element	Nail or staple size and type	Number and location
1. Floor construction		
Built-up girders and beams	20d common	32" o.c. direct
[REDACTED]		
Floor joists to studs (With ceiling joists)	10d common	2 direct
Floor joists to sill or girder	8d common	3 toe nail
Ledger strip	16d common	3 each direct joist
[REDACTED]		
Particleboard underlayment ($\frac{1}{4}$ " - $\frac{3}{4}$ ")	6d annular threaded	6" o.c. direct edges and 12" o.c. intermediate
Wood structural panel subflooring ($\frac{1}{2}$ " or less)	6d common or 6d annular or spiral thread	6" o.c. direct edges and 12" o.c. intermediate
[REDACTED]		
($\frac{1}{2}$ " or less) ($\frac{19}{32}$ " - $\frac{5}{8}$ ")	16 gage galvanized wire staples $\frac{3}{8}$ " minimum crown, $1\frac{5}{8}$ " length	4" o.c. edges and 7" o.c. intermediate 2 $\frac{1}{2}$ " o.c. edges and 4" o.c. intermediate
2. Wall construction		
Stud sole to cap plate	8d common 16d common 16d common	4 toe nail or 2 direct nail 2 toe nail or 2 direct nail
[REDACTED]		
Interior-braced wall sole plate to parallel joist	16d common	12" o.c.
Double cap plate	10d common	16" o.c. direct nail
Cap plate laps	10d common	2 direct nail
[REDACTED]		
Interior-braced wall top plate to joist or blocking	10d common	12" o.c.
Tail beams to headers (where nailing is permitted)	20d common	1 each end 4 sq. ft. floor area
Header beams to trimmers (where nailing is permitted)	20d common	1 each end 8 sq. ft. floor area
[REDACTED]		
3. Roof and ceiling construction		
Ceiling joists to plate	16d common	3 toe nail
Ceiling joists (laps over partition)	10d common	3 direct nail
[REDACTED]		
Roof rafter to ridge	16d common	2 toe nail or direct nail
Jack rafter to hip	10d common 16d common	3 toe nail or 2 direct nail
[REDACTED]		
4. Wall and roof sheathing		
1" wall sheathing (8" or less in width)	8d common	2 each direct stud
1" wall sheathing (over 8" in width)	8d common	3 each direct stud
[REDACTED]		

1234567890

Table 2305.2 (cont'd.)
FASTENING SCHEDULE

Building element	Nail or staple size and type	Number and location
4. Wall and roof sheathing (cont'd.) ²⁵ / ₃₂ " fiberboard sheathing	1 ³ / ₄ " galvanized roofing nail or 8d common nail or 16 gage staple, 1 ¹ / ₂ " long with minimum crown of ⁷ / ₁₆ "	3" o.c. exterior edge, 6" o.c. intermediate
Gypsum sheathing (seismic bracing)	11 gage 1 ³ / ₄ " long ⁷ / ₁₆ inch head, diamond point, galvanized	4" o.c. all bearing points
Particleboard wall sheathing (¹ / ₂ " or less) (⁵ / ₈ " or less)	6d common 8d common	6" o.c. direct edges and 12" o.c. intermediate 6" o.c. direct edges and 12" o.c. intermediate
(¹ / ₂ " or less)	16 gage corrosion resistant staples, ⁷ / ₁₆ " minimum crown; 1 ¹ / ₂ " length 2" length	4" o.c. edges and 8" o.c. intermediate 6" o.c. edges and 12" o.c. intermediate
(¹⁹ / ₃₂ " , ⁵ / ₈ ")	16 gage corrosion resistant staples, ⁷ / ₁₆ " minimum crown, 2" length	4" o.c. edges and 8" o.c. intermediate
Wood structural panel roof sheathing ^{b,c} Basic wind speed is 90 mph or less		
(over ⁵ / ₈ ")	8d common nails	6" o.c. direct edges and 12" o.c. intermediate ^d 6" o.c. to gable end walls 6" o.c. within 48" of ridges, eaves and gable end walls but 4" o.c. where spans are 48" o.c.
Basic wind speed is over 90 up to and including 120 mph		
(over ⁵ / ₈ ")	8d common nails	6" o.c. direct edges and 12" o.c. intermediate but 6" o.c. where spans are 32" o.c. and 10d common spaced 6" o.c. where spans are 48" o.c. 6" o.c. to gable end walls but 4" o.c. where spans are 32" o.c. and 10d common spaced 6" o.c. where spans are 48" o.c. 6" o.c. within 48" of ridges, eaves and gable end walls but 4" o.c. where spans are 32" o.c. and 10d common spaced 4" o.c. where spans are 48" o.c.

**Table 2305.2 (cont'd.)
FASTENING SCHEDULE**

Building element	Nail or staple size and type	Number and location
4. Wall and roof sheathing (cont'd.) Wood structural panel roof sheathing ^{b,c} (cont'd.) Basic wind speed over 120 mph		
	16 gage corrosion resistant staples, ⁷ / ₁₆ " minimum crown, 2" length	4" o.c. 2" o.c. to gable end walls 4" o.c. when within 48" of ridges, eaves and gable end walls
Shingles, wood ^a	No. 14 B&S Gage corrosion resistant	2 each bearing
Weatherboarding	8d corrosion resistant	2 each bearing

Note a. Single nails shall penetrate not less than ³/₄ inch into nailing strips, sheathing or supporting construction except as otherwise provided for in Section 1507.0.

Note b. Roof panels with spans greater than 48 inches o.c. or roofs with a mean height greater than 35 feet shall be designed according to the wind loads of Section 1609.0.

Note c. Where 10d nails are spaced 3 inches on center, framing shall be 3 inch nominal in width and nails shall be staggered.

Note d. Nails shall be spaced not more than 6 inches on center direct to panel edges and intermediate supports and gable end walls where panel spans are 48 inches on center or greater.

Note e. 1 inch = 25.4 mm; 1 foot = 304.8 mm.

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

2003-0198
Application I. D. Number
09/23/2003
Application Date
Pennell Avenue Duplex
Project Name/Description

Kenneth Ouellette
Applicant
3 High Bluff Lane, Scarborough, ME 04074
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 756-9091 Applicant Fax: (207) 883-8194
Applicant or Agent Daytime Telephone, Fax

2 - 8 Pennell Ave, Portland, Maine
Address of Proposed Site
344 D028001
Assessor's Reference: Chart-Block-Lot

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

2,240 s.f. Proposed Building square Feet or # of Units _____ Acreage of Site _____ **R5** Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **09/25/2003**

Status:

Reviewer **Jay Reynolds**

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date **10/27/2003** Approval Expiration **10/27/2004** Extension to _____ Additional Sheets Attached

Jay Reynolds _____
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	11/10/2003 date	\$15,935.50 amount	04/16/2005 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	11/07/2003 date	\$318.71 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	date	<input type="checkbox"/> Conditions (See Attached)	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	

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

2003-0198

Application I. D. Number

09/23/2003

Application Date

Pennell Avenue Duplex

Project Name/Description

Kenneth Ouellette

Applicant

3 High Bluff Lane, Scarborough, ME 04074

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 756-9091 Applicant Fax: 2078838194

Applicant or Agent Daytime Telephone, Fax

2 - 8 Pennell Ave, Portland, Maine

Address of Proposed Site

344 D028001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 Applicant shall obtain a utility capacity letter from the City's Wastewater Division.

Approval Conditions of DRC

- 1 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.
- 2 Your new street address is now #6-8 PENNELL AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 3 A sewer permit is required for you 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.
- 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 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved 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.

Approval Conditions of Fire

- 1 Applicant must show hydrant within 500' path of travel.

Pmt

36510

New

03-1182

4-8

Pennell Ave

Hold

Duplex

344 D028001

2

\$142,000.00

09

09/26/2003

imm

10/22

31182

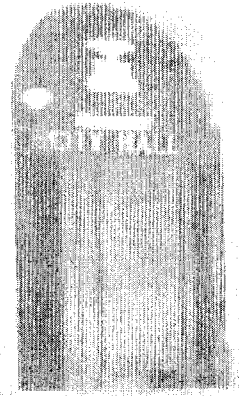
09/24/2003

2/2003

City of Portland INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Ken Ouellette</u>	FROM: <u>Tammy Munson 874-8706</u>
FAX NUMBER: <u>883-8194</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: _____	RE: <u>4-8 Pennell</u>
DATE: <u>10/22/03</u>	_____

Comments:

All Purpose 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>2208 Pennell Ave</u>		
Total Square Footage of Proposed Structure <u>2240</u>	Square Footage of Lot <u>6703 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>344</u> Block# <u>D</u> Lot# <u>28</u>	Owner: <u>Kenneth W. Ouellette</u> <u>3 High Bluff Ln Scarborough, ME</u>	Telephone: <u>207 756-9091</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Kenneth Ouellette</u> <u>3 High Bluff Lane</u> <u>Scarborough, ME</u>	Cost Of Work: \$ <u>172,000</u> Fee: \$ <u>1,099.00</u>
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: <u>has been vacant</u>		
Approximately how long has it been vacant: <u>always vacant</u>		
Proposed use: <u>Two family residence</u>		already submitted minor Sta 9/24
Project description: <u>Two story 28' x 90' Duplex</u>		
Contractor's name, address & telephone: <u>Kenneth Ouellette</u> <u>3 High Bluff Ln Scarborough, ME</u>		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME RECEIVED SEP 24 2003
Who should we contact when the permit is ready: <u>same</u>		
Mailing address: <u>3 High Bluff Lane</u> <u>Scarborough, ME 04074</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>756-9091</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: K Ouellette Date: 9-24-03

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

City of Portland
Code Enforcement Office

Kenneth Ouellette
3 High Bluff Ln
Scarborough, ME 04074

September 23, 2003

Please find my enclosed application to construct a duplex on my lot on Pennell Ave. in Portland. I own the abutting property on Allen Ave and would like to run utilities to the proposed duplex through that property to avoid disturbing Pennell Ave as it has been repaved and does not have sewer available to my lot. Please contact me with any issues.

Sincerely,



Kenneth Ouellette
756-9091

Pennell St Lot

Warranty Deed

Know All Men By These Presents

That DLM Properties, Inc. a Maine Corporation with a place of business at 252 U.S.Route 1, Scarborough, County of Cumberland and State of Maine,

For considerations paid grant to Kenneth W. Ouellette of Scarborough, County of Cumberland, State of Maine whose mailing address is 3 High Bluff Lane, Scarborough Maine 04074

with Warranty Covenants, as joint tenants and not as tenants in common

A certain lot or parcel of land, situated on the Westerly side of Pennell Avenue, in the City of Portland, County of Cumberland and State of Maine, and more particularly described as follows

SEE ATTACHED EXHIBIT A

Meaning and intending to convey the property that was conveyed to the above named Grantor by deed of John M Murphy dated February 7, 2002 and recorded in the Cumberland County Registry of Deeds Book 17300 Page 198

William J Speed
Witness

DLM Properties Kevin
DLM Properties
BY Kevin D'Amboise its President *D'Amboise*

STATE OF MAINE
County of Cumberland

On this day of , 2003, personally appeared before me the above named Kevin D'Amboise in his capacity and acknowledged the foregoing to be his free and deed.

Notary Public

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Pennell Avenue in the City of Portland, County of Cumberland and State of Maine, being a portion of Lots numbered 1 and 2 on plan of "The Holmsteads" made by E.C. Jordan & Co., dated September 1921, and recorded in Cumberland County Registry of Deeds, in Plan Book 14, Page 70 and bounded and described as follows:

Commencing on the westerly sideline of Pennell Avenue at a #5 rebar set at the northerly sideline of Pennell Avenue which is the northeasterly corner of lot 2 as shown on plan of "The Holmsteads"; thence S 71° 15' 12" W by the northwesterly boundary of said Lot 2 and Lot 1 as shown on plan of "The Holmsteads" to the westerly corner of Lot 1; thence S 07° 51' 00" E by the westerly boundary of Lot 1, a distance of fifty-two and thirty-nine hundredths (52.39) feet to a #5 rebar set and other land now of John M. Murphy; thence N 71° 36' 53" E by said other land of John M. Murphy a distance of thirty-four and fifteen one hundredths (34.15) feet to a #5 rebar set; thence S 82° 20' 38" E by said other land of John M. Murphy a distance of seventy-two and eighty-four hundredths (72.84) feet and a #5 rebar set at the westerly sideline of Pennell Avenue; thence N 17° 51' 00" W a distance of eighty-five and zero hundredths (85.00) feet to the point of beginning.

Also conveying to the Grantee an easement over adjoining land of John M. Murphy, located at 260 Allen Avenue to locate, install, and maintain an underground sewer in a location on 260 Allen Avenue as determined by the Grantee herein. The sewer shall connect a dwelling to be built on the above described premises to the sewer line in Allen Avenue. In the alternative, and at the election of the Grantee herein and its successors, a connection may be made from a new sewer line for the above-described premises to the existing sewer of the premises at 260 Allen Avenue. In this latter event, the parties shall share the costs of maintaining the shared sewer line, but the costs for initial installation shall be borne by the owner of the above-described premises. Once the location is determined by the Grantee and the sewer installed, the location of the sewer easement shall be fixed and may not be thereafter relocated. In either event, Grantee herein or its successors will reasonably restore the premises at 260 Allen Avenue after any disturbance. This easement is appurtenant to the above described premises and shall run with the land.

Reference is made to Boundary Survey and Lot Split Plan prepared by Northeast Civil Solutions, Inc., dated January 29, 2002 and recorded in said Registry of Deeds in Book 202, Page 50.

03033643

Warranty Deed

Know All Men By These Presents

That I, **John M. Murphy** of Scarborough, County of Cumberland and State of Maine,


For considerations paid grant to **Kenneth W. Ouellette** of Scarborough, County of Cumberland, State of Maine whose mailing address is 3 High Bluff Lane, Scarborough Maine 04074

with Warranty Covenants, as joint tenants and not as tenants in common

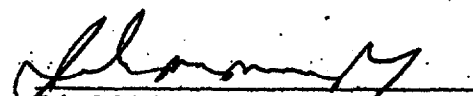
A certain lot or parcel of land with the buildings thereon, situated on the Northwesterly side of Allen Avenue, in the City of Portland, County of Cumberland and State of Maine, and more particularly described as follows

SEE ATTACHED EXHIBIT A

Meaning and intending to convey a portion of the property that was conveyed to the above named Grantor by deed of Robert C. Baade dated February 7, 2002 and recorded in the Cumberland County Registry of Deeds Book 17300 Page 173, excepting and reserving that portion that the above named Grantor has conveyed to DLM Properties Inc. by deed dated February 7, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17300 Page 198.



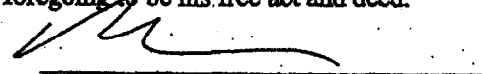
Witness



John M. Murphy

STATE OF MAINE
County of Cumberland

On this day of , 2003, personally appeared before me the above named John M. Murphy and acknowledged the foregoing to be his free act and deed.



Notary Public
Matthew Campbell

A certain lot or parcel of land with the buildings thereon, situated on the Northwesterly side of Allen Avenue, in the City of Portland, County of Cumberland and State of Maine and being a portion of lots numbered 1 and 2 on plan of "The Holmsteads" made by E.C. Jordan & Co., dated September 1921, and recorded in Cumberland County Registry of Deeds, in Plan Book 14, Page 70 and bounded and described as follows:

COMMENCING on the said Northwesterly side line of said Allen Avenue at the division line between "The Holmsteads" and land now or formerly of Frederick H. Cobb, said division line being the Southwesterly boundary line of the first described lot of land conveyed to Portland Home Building Association by Fred E. Lovejoy, by deed dated December 3, 1919, and recorded in said Registry of Deeds, Book 1038, Page 250; thence by said division line N 17° 51' 00" W a distance of One Hundred Fifteen and seven one hundredths (115.07) feet to a #5 rebar set and other land now or formerly of John M. Murphy; thence N 71° 36' 53" E by said other land of John M. Murphy a distance of thirty-four and fifteen one hundredths (34.15) feet to a #5 rebar set; thence S 82° 20' 38" E by said other land of John M. Murphy a distance of seventy-two and eighty-four hundredths (72.84) feet and a #5 rebar set at the westerly sideline of Pennell Avenue; thence S 17° 51' 00" E a distance of twenty-seven and forty-three hundredths (27.43) feet and an iron pipe found at the northwesterly side of Allen Avenue; thence, by said northwesterly side of Allen Avenue S 42° 37' 05" W a distance of one hundred fourteen and eighty-one hundredths (114.81) feet to the point of beginning.

The above-described premises are subject to an easement for the benefit of the adjoining premises (which has frontage on Pennell Avenue) now owned by John M. Murphy and to be conveyed to DLM Properties, Inc., to locate, install, and maintain an underground sewer in a location on the above described premises as determined by John M. Murphy. The sewer shall connect a dwelling to be built on the adjoining Pennell Avenue premises to the sewer line in Allen Avenue. In the alternative, and at the election of John M. Murphy and his successors, a connection may be made from a new sewer line for the adjoining Pennell Avenue premises to the existing sewer of the above-described premises. In this latter event, the parties shall share the costs of maintaining the shared sewer line, but the costs for initial installation shall be borne by the owner of the adjoining Pennell Avenue premises. In either event, John M. Murphy or his successors will reasonably restore the above-described premises after any disturbance. This easement is appurtenant to the adjoining Pennell Avenue premises and shall run with the land.

Reference is made to Boundary Survey and Lot Split Plan prepared by Northeast Civil Solutions, Inc., dated January 29, 2002 and recorded in said Registry of Deeds in Book 202, Page 50.

Received
Recorded Register of Deeds
Aug 01, 2003 02:42:34P
Cumberland County Clerk
John B. O'Brien

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

2003-0198

Application I. D. Number

09/23/2003

Application Date

Pennell Avenue Duplex

Project Name/Description

Kenneth Ouellette

Applicant

3 High Bluff Lane, Scarborough, ME 04074

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 756-9091 Applicant Fax: (207) 883-8194

Applicant or Agent Daytime Telephone, Fax

2 - 8 Pennell Ave, Portland, Maine

Address of Proposed Site

344 D028001

Assessor's Reference: Chart-Block-Lot

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

2,240 s.f.

Proposed Building square Feet or # of Units

Acreeage of Site

R5

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 Plan \$400.00 Subdivision _____ Engineer Review _____ Date 09/25/2003

Zoning 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 | |

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: Zone: R5 5-8 Pennell Ave., Portland, ME		
Total Square Footage of Proposed Structure: 2240'	Square Footage of Lot: 6703SF	
Tax Assessor's Chart, Block & Lot: Chart# 344 - Block# D Lot#28	Property owner's mailing address: Kenneth W. Ouellette 3 High Bluff Lane Scarborough, ME 04074	Telephone #: (207)756-9091
Consultant/Agent, mailing address, phone # & contact person: Northeast Civil Solutions 153 US RTE 1 Scarborough, ME 04074 Jim Fisher @ 883-1000	Applicant's name, mailing address, telephone #/Fax#/Pager#: Kenneth W. Ouellette 3 High Bluff Lane Scarborough, ME 04074 Fx 883-8194/Cell 756-9091 756-9091	Project name: Pennell Ave Duplex
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots____ (\$25.00 per lot) \$_____ <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot_____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other_____		
Major Development (more than 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Minor Site Plan Review <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Plan Amendments <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)		

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Kenneth W. Ouellette
3 High Bluff Lane
Scarborough, ME 04074
(207)756-9091

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

**Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)
you may also visit the web site: ci.portland.me.us chapter 14**

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: 	Date: 9-23-03
--	----------------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

City of Portland
Code Enforcement Office

Kenneth Ouellette
3 High Bluff Ln
Scarborough, ME 04074

September 23, 2003

Please find my enclosed application to construct a duplex on my lot on Pennell Ave. in Portland. I own the abutting property on Allen Ave and would like to run utilities to the proposed duplex through that property to avoid disturbing Pennell Ave as it has been repaved and does not have sewer available to my lot. Please contact me with any issues.

Sincerely,



Kenneth Ouellette
756-9091

Applicant: Kenneth Ouellette

Date: 10/14/03

Address: PENNELL AVE

C-B-L: 344-D-028

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Divided lot in two

Zone Location - R-5

Interior or corner lot -
Proposed Use/Work - New Duplex 28' x 40' 2 rear decks - 2 front stairs
NO GARAGE

Sevage Disposal - city

Lot Street Frontage - 50' ^{min} req - 85' shown

Front Yard - 20' ^{min} req - 20' to front steps shown

Rear Yard - 20' ^{min} req - 49' scaled

Side Yard - 12' ^{min} req - 12' & 18.5' scaled
2 story 5.5 x 9' 1.5 x 5'

Projections - 2 rear decks & 2 front steps

Width of Lot - 60' ^{min} req - ~70' shown

Height - 35' MAX - 23' scaled

Lot Area - 6,000[#] min - 6,703[#] given

Lot Coverage/Impervious Surface - 40% MAX or 2681.2[#] MAX

Area per Family - ^{for two unit} 3,000[#] each or 6,000[#] min

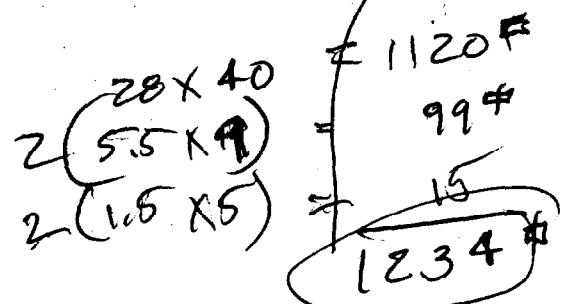
Off-street Parking - 2 PK SPACES EA D.U. a 4 min - 4 spaces shown

Loading Bays - N/A

Site Plan - Minor #2003-0198

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - Zone X



Because of Moratorium on Pennell Street a temp easement is allowed over the other property fronts on Allen Ave