

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-1098	Issue Date: SEP - 5	CBL: 376 A002001
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Location of Construction: 502 Allen Ave	Owner Name: Judy Novey & John Ransom	Owner Address: 502 Allen Ave	Phone:
Business Name:	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone: 2077735504
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Same	Permit Fee: \$222.00	Cost of Work: \$33,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: R3 Type: 5B BOCA 99 DC	

Proposed Project Description:
Build 15'3" X 18' Bedroom Addition

Signature: _____ Signature: **DC**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: **N/A** Date: _____

Permit Taken By: dgc	Date Applied For: 09/06/2001	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/8/01	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 9/8/01
	OK DC		

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

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**

R3

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: 502 Allen Avenue, Portland

Tax Assessor's Chart, Block & Lot Number Chart# <u>376</u> Block# <u>A</u> Lot# <u>Z</u>		Owner: <u>Judy Novey + John Ransom</u>	Telephone#:
Owner's Address: <u>502 Allen Ave, Portland</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$33,000</u>	Fee <u>\$222.00</u>

Proposed Project Description:(Please be as specific as possible)
15'x18' Bedroom Addition, slab on grade

Contractor's Name, Address & Telephone 207-773-5504 Rec'd By:
Maine State Builders 245 Warren Ave Portland 04103

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: <u>[Signature]</u>	Date:
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Bob Davenport

Applicant: Judy Mowey & John Ransom

Date: 9/6/01

Address: 502 Allen Ave

C-B-I: 376-A-2

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R3

Interior or corner lot - I

Proposed Use/Work - SF

Sewage Disposal - Public

Lot Street Frontage - 50' req / 252' shown

Front Yard - 25' req / 35' scaled

Rear Yard - 25' req / 80⁺ scaled

Side Yard - 14' req / 18' scaled on Right, 170⁺ scaled

Projections - Front Entry Porch 6'x12', Side Entry Porch 6'x12'

Width of Lot - 75' min / 250' scaled

Height - 35' max / 11⁺ scaled

Lot Area - 115010⁺

Lot Coverage/ Impervious Surface - 25% 11,503 max / 2988^{sq} scaled

Area per Family - N/A

Off-street Parking - 2⁺

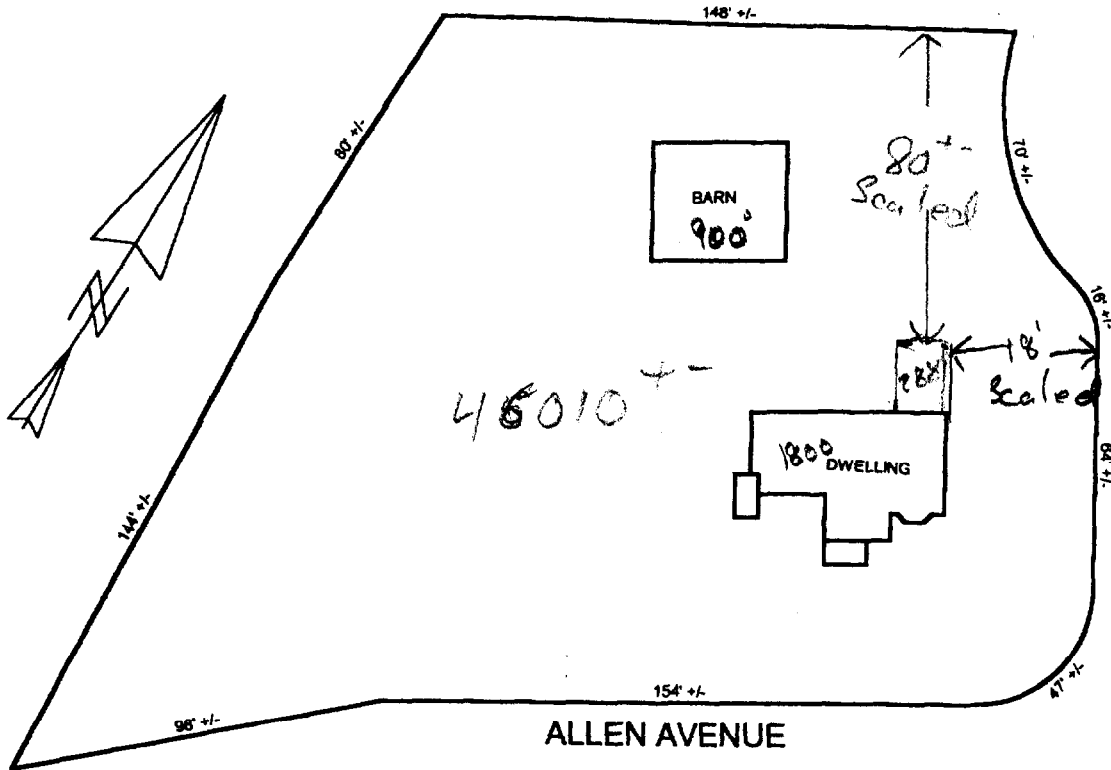
Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

376-A-2



MORTGAGE LOAN INSPECTION PLAN

The dwelling does conform to local zoning building setbacks at the time of construction.

The dwelling is not in a special flood zone as defined by flood insurance rate map 230051-0002 dated 12-8-1998.

THIS IS NOT A STANDARD BOUNDARY SURVEY. Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on current lines of occupation, current deed information (referenced below), and tax map information. **A STANDARD BOUNDARY SURVEY IS SUGGESTED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** This plan may not be recorded or used for any land divisions. Anyone who uses this plan for anything other than for mortgage purposes does so at their own risk. The property shown on this plan may be subject to easements, covenants, and restrictions of record which may or may not be shown on this plan.

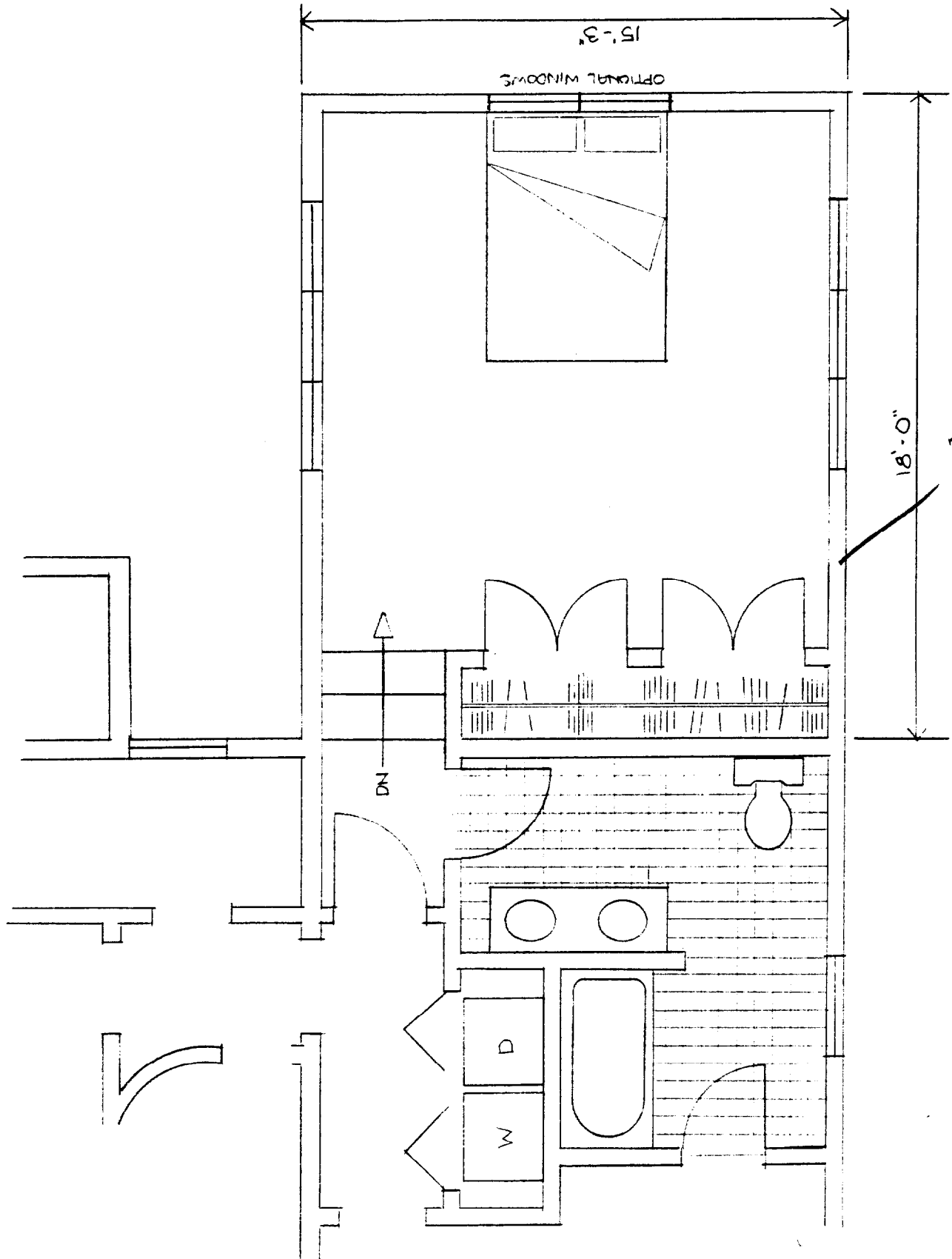
This inspection conforms to the standards of the Maine Board of Licensure for Professional Land Surveyors, standards of practice for a mortgage loan inspection.

PROPERTY INFORMATION:

Street: 502 ALLEN AVENUE City/Town: PORTLAND County: CUMBERLAND , Maine
 Buyer: JOHN RANSOM & JUDITH NOVEY
 Owner: WILFRED AUDET, JR
 Deed Reference: book page
 Plan Reference: book page Lot
 Tax Map # 376 Lot 4 Block 4
 Lending Institution: ALLIED MORTGAGE CAPITAL CORPORATION
 Scale: 1 inch = 50 feet Date: JULY 16, 2001
 ATC file #2001-1279

Atlantic Title Company
 76 Atlantic Place
 South Portland, Maine 04106

WILLIAM G. AUSTIN
 STATE OF MAINE
 PROFESSIONAL LAND SURVEYOR # 2174



15'-3"

OPTIONAL WINDOWS

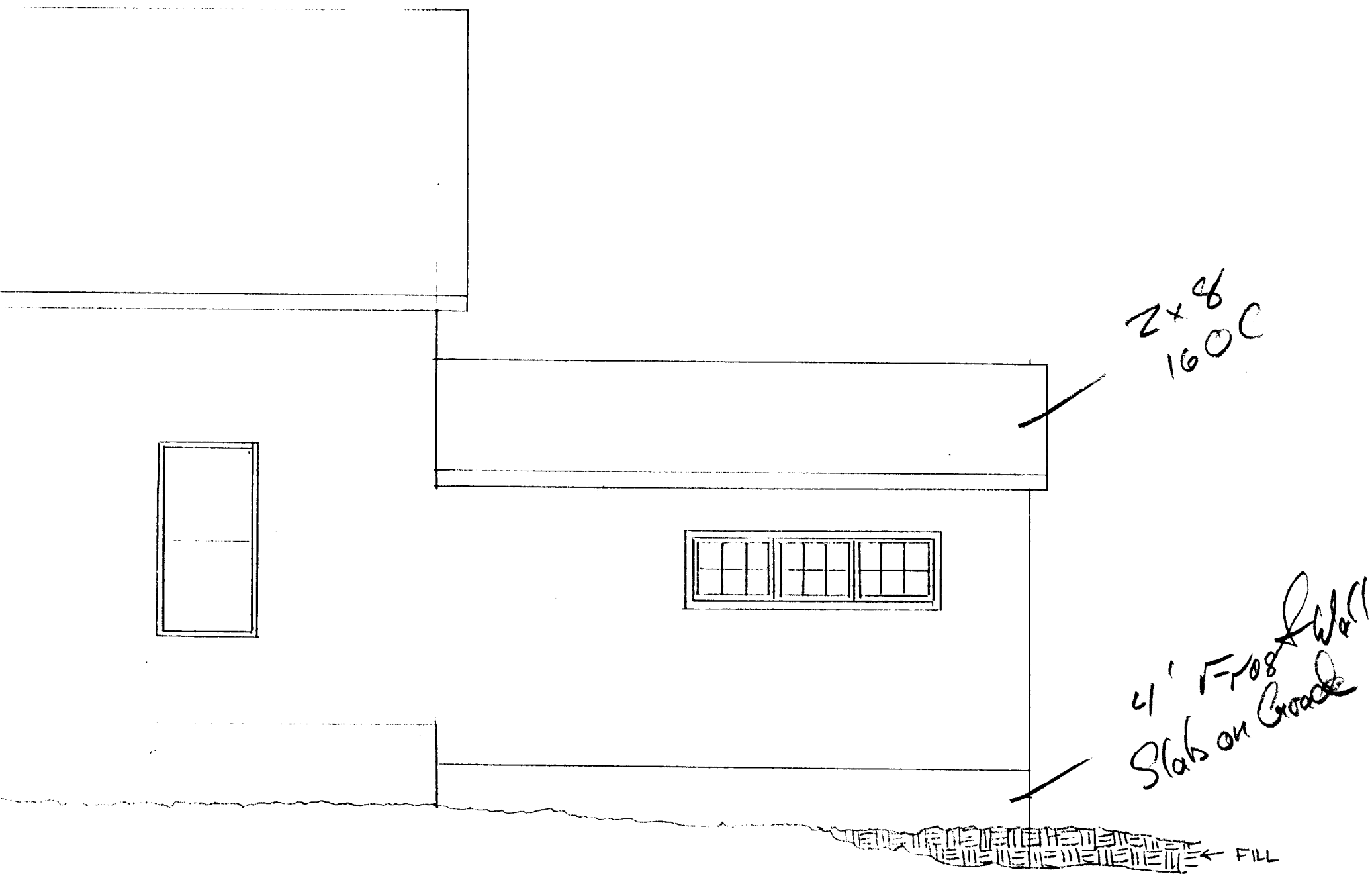
18'-0"

246
942
1600

Z-Z

D

W

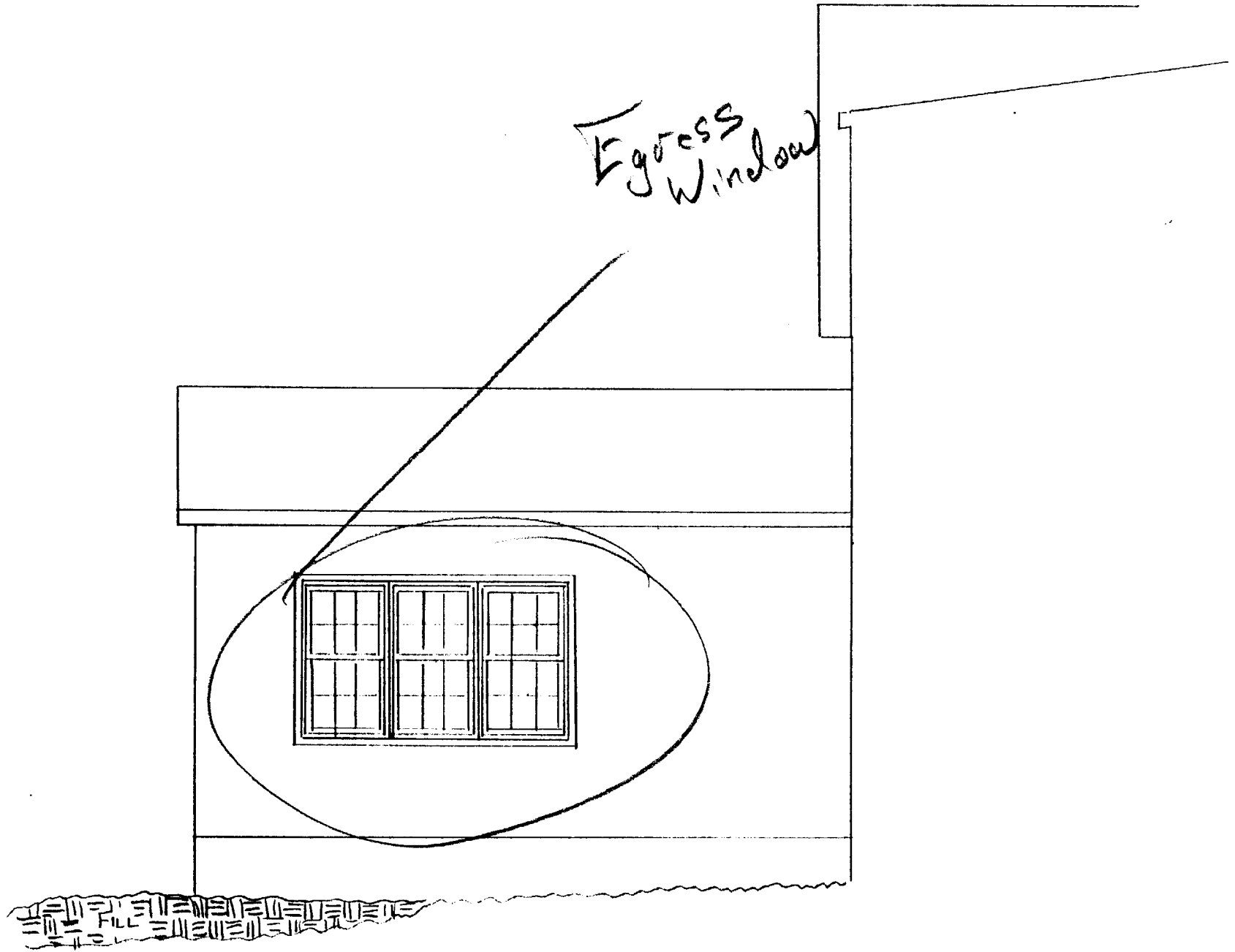


2x8
1600

4' Frost Wall
Slabs on Grade

FILL

Egress Window





OPTIONAL WINDOW