

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT IS
Permit Number: 051089
SEP 19
CITY OF PORTLAND

This is to certify that Anderson Leonard/TBD

has permission to Single Family House w/ attached garage

AT 115-110 ALICE ST

389 A007001

provided that the person or persons, firm or corporation accepting this permit shall comply with the provisions of the Statutes of Maine and of the Ordinances of the City of Portland relating to the construction, maintenance and use of buildings and structures, and of the application of 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 work on permit in progress before this building or part thereof is closed or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy procured by owner before closing or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept _____

Appeal Board _____

Other _____

DepartmentName

Jamie Banke
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 05-1089	Issue Date: SEP 1 2005	CBL: 389 A007001
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Location of Construction: 116-146 ALICE ST	Owner Name: Anderson Leonard	Owner Address: 116 Alice St	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-2

Past Use: Vacant Land	Proposed Use: Single Family House w/ attached garage	Permit Fee: \$1,626.00	Cost of Work: \$170,000.00	CEO District: 5
Proposed Project Description: Single Family House w/ attached garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRL-2003 Signature: JMB 9/14/05	
		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: dmartin	Date Applied For: 08/10/2005 7/19/05	Zoning Approval
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 2 Zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2005-0176 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 8/18/05	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 Date:	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 Date:
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CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1089	Date Applied For: 07/19/2005	CBL: 389 A007001
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Location of Construction: 116-118 ALICE ST	Owner Name: Anderson Leonard	Owner Address: 116 Alice St	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family House w/ attached garage	Proposed Project Description: Single Family House w/ attached garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/18/2005
Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently a 10x12 rear deck, front stairs, side chimney and rear bulkhead are shown and approved with this permit.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/14/2005
Note: **Ok to Issue:**

8/24/05 left vm w/Len A. For details on required review items.
 Len called back & reviewed items, he may have the drafter call & resubmit.
 9/14/05 after several correspondences, the new plans arrived, ok to issue

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans as updated on 9/14/05 requires separate review and approval prior to work.
- 3) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 4) The design load spec sheets for any engineered beam(s) must be submitted to this office.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 08/26/2005
Note: **Ok to Issue:**

- 1) 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.
- 2) 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.
- 3) 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.
- 4) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 08/26/2005
Note: **Ok to Issue:**

8/24/05

116-118 Alice St.

389-A-7 # 05-1089

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Component	Submitted Plan	Findings Revisions Inspection
Soil type/Presumptive Load Value (Table R401.4.1)	Adjusted per comments	
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	20" x 10" 16" x 10" 16" x 10" 8" wall	Found OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" perf PIR, Stone Bulminous, fabric	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	OK
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" x 6" O.C. 12" corners	OK
Lally Column Type (Section R407)	3 1/2 lally 2x12s	9/13/05 reduced to 6'3" OK
Girder & Header Spans (Table R 502.5(2))	6'8"	max allowed 6'3" OK
Built-Up Wood Center Girder	3-2x12	
Dimension/Type	2x6 PT 2x10 BOX	OK
Sill/Band Joist Type & Dimensions		
First Floor Joist Species	2x10 16" O.C.	OK
Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))		
Second Floor Joist Species	2x10 16" O.C.	
Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Garage 13" OTS 16" O.C.	OK
Attic or additional Floor Joist Species	TRusses	9/13/05
Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Garage	2x10 rafters 16" oc. 2x6 collar tie

2x6 collar tie

OK (B)

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	8:12 Trusses 24" OC 12:12	OK	
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	4:12 3/4 Trg, 7/16 Adv, 5/8 OSB #clng	OK	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Table not IRL	OK	TRC provided
Fasener Schedule (Table R602.3(1) & (2))			
Private Garage (Section R309) Living Space? (Above or beside)			
Fire separation (Section R309.2)	5/8 X walers ceiling	OK	
Opening Protection (Section R309.1)	1 hr Rated	OK	
Emergency Escape and Rescue Openings (Section R310)	DH 4060	OK	
Roof Covering (Chapter 9)	#225 Asphalt	OK	
Safety Glazing (Section R308)	Master Bath / 2nd Bath	OK	
Attic Access (Section R807)	22X32 Access	OK	
Chimney Clearances/Fire Blocking (Chap. 10)	?	OK	9/13/05 / 1" from combustibles
Header Schedule (Section 502.5(1) & (2))	IM Bearing wall 3-2X12 Exit Garage 3-2X12 @ 9'	OK	Eng record - spec 9/13/05 Revision
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Penetration	walk R-19, roof R-30	Floor - R-21, Cap - R-38 U-Factor .30	OK

Type of Heating System

FH2 - 011

9/13/05 revision

JK

Means of Egress (Sec E11 & E12)

Basement

Bulk head

Number of Stairways

3

Interior

3

Exterior

1

Treads and Risers (Section R311.5.3)

Main R - 7 1/8" T - 10"
Basement R - 7 1/4" T - 10"

JK

Width (Section R311.5.1)

3'6"

Headroom (Section R311.5.2)

6'8"

Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)

36" - 42" 4" Spacing

Smoke Detectors (Section R313) Location and type/Interconnected

Per code

JK

Dwelling Unit Separation (Section E17) and IRC - 7003 (Section 1707)

N/A

Deck Construction (Section R502.2.1)

2x10 @ 16" o.c.
Triple beam

JK

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>116 Alice Street</u>		
Total Square Footage of Proposed Structure <u>2588</u>	Square Footage of Lot <u>10047 SF</u>	
<u>A</u>	Applicant name, address & telephone: <u>Leonard Anderson</u> <u>543 Allen Ave.</u> <u>Portland, Maine 04103</u> <u>97-3522</u>	cost Of Work: \$ <u>170,000</u> Fee: \$ <u>1551.00</u> <u>300.00 site plan</u> <u>75.00 copy</u>
Proposed use: <u>New home to be built</u> Project description:		<u>\$1926.00</u>
Contractor's name, address & telephone: <u>TBD / Homeowner</u>		
Who should we contact when the permit is ready: <u>Leonard Anderson</u> Mailing address: <u>543 Allen Ave.</u> <u>Portland, Maine 04103</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>207-797-3522</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: <u>Leonard Anderson</u>	Date: <u>6/2/2005</u>
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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

Applicant: Leonard Anderson

Date: 8/18/05

Address: 116-118 Alice St

C-B-L: 389-A-007e20

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1 J Dev.

05-1089

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - New single family dwelling with attached garage

Sevage Disposal - City

Lot Street Frontage - 50' min - 102.98' given

Front Yard - 25' min - 27' to front steps

Rear Yard - 25' min - 28' from rear deck

Side Yard - 14' min - 15 & 22' shown

Projections - 2 story rear Deck 12'x14' - rear bulkhead 5x6' - side chimney 3'x6' front steps

Width of Lot - 80' min - 99' scaled

Height - 35' MAX - 24' scaled

Lot Area - 10,000 sq ft min 10,037 sq ft per survey

Lot Coverage/ Impervious Surface - 20% max of 2007.4 sq ft max

Area per Family - 10,000 sq ft min

Off-street Parking - 2 pkg spaces req - 2 car garage shown

Loading Bays - N/A

Site Plan - minor/minor # 2005-0176

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 Zone X

28x34 =	952
24x28 =	672
12x14 =	168
5x6 =	30
3x6 =	18
5x2 =	10

1850

Notified Sandi Brown 8/18/05

Permit Number
Checked By/Date



Generated by REScheck Package Generator
Compliance Certificate

Project Title: 116-118 Alice St

Energy Code: **2003 IECC**
 Location: **Portland, Maine**
 Construction Type: **Single Family**
 Window-to-Wall Ratio: **0.15**
 Heating Degree Days: **7378**

Report Date:

Date of Plans:

Project Information:

Builder Information:
 Leonard Anderson

Project Notes:

Compliance: Passes

Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	38.0	0.0	
Wall:	19.0	0.0	
Window:			0.300
Door:			0.350
Floor:	21.0	0.0	
Slab-on-Grade: , Insulation Depth: 4.0		8.0	
Furnace: : 85 AFUE			

Statement of Compliance: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Builder/Designer _____ Company Name _____ Date _____

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

Zoning Copy

2005-0176

Application I. D. Number

7/19/2005

Application Date

Leonard Anderson

Applicant

543 Allen Avenue, Portland, ME 04103

Applicant's Mailing Address

Leonard Anderson

Consultant/Agent

Applicant Ph: (207) 797-3522 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

116 - 116 Alice Street, Portland, Maine

Address of Proposed Site

390 A007001

Assessor's Reference: Chart-Block-Lot

Anderson House

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) _____

2588

Proposed Building square Feet or # of Units

10047 sf

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 8/5/2005

Zoning Approval Status:

Reviewer _____

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

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 | |

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENT that, **Gregory J. Sandora**, individual with a mailing address of 20241 Estero Gardens Circle, Unit 202, Estero, Florida 33938, for valuable consideration paid, by **Leonard Anderson**, an individual with a mailing address of **543** Allen Avenue, Portland, Maine 04103, the receipt and sufficiency whereof is hereby acknowledged, do hereby GIVE, GRANT, **REMISE**, BARGAIN, SELL AND CONVEY unto the said **Leonard Anderson**, his heirs and assigns, with *warranty covenants*, a certain lot or parcel of real property situated in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at **the** northeasterly sideline **of** Alice Street, in the City of Portland, at the northwesterly comer of Lot #60, **as shown** on a Plan entitled "Crest View Acres, Section 5," dated December 24, 1969 and recorded in the Cumberland County Registry of Deeds in Plan Book 81, Page 23;

Thence N 39° 57' W along said Alice Street a distance of One Hundred and Three (103') feet, more or less, to a point;

Thence N 54° 07' E across land of Grantor, shown **as** Lot #59 on said Plan **of** "Crest View Acres, Section 5" a distance **of** One Hundred and Twenty-Five One Hundredths (100.25') feet, more or less, to a point;

Thence S 39° 57' E along the easterly boundary of Lot #59 a distance of Ninety-Eight (98') feet to a point;

Thence S 51° 16' W along the northwesterly boundary of Lot #60 a distance of One Hundred and Twenty-Five One Hundredths (100.25') feet, more or less, to the point of beginning.

Said parcel is conveyed subject to any **rights** and easements of record.

Being all of the premises conveyed by Gregory J. Sandora and Kathleen A. Sandora to Gregory J. Sandora by deed dated May 13, 2003 and recorded in said Registry in **Book** 19812, Page 79.

The deed preparer makes no representation or certification as to the precise survey description of the above parcel.

IN WITNESS WHEREOF, the said Gregory J. Sandora have executed the foregoing instrument on this, the 14th day of May, 2005.

Lauren P. Cargo
Witness

Gregory J. Sandora
Gregory J. Sandora

STATE OF FLORIDA
Lee County, ss.

May 14th, 2005

Then personally appeared the above named Gregory J. Sandora and acknowledged the execution of the foregoing instrument to be his free act and deed.

Before me,



Lauren P. Cargo
Notary Public

Lauren P. Cargo
Print Name

April 13, 2009
Commission Expires

Lee County

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	389 A007001
Location	ALICE ST
Land Use	VACANT LAND
Owner Address	ANDERSON LEONARD 543 ALLEN AVE PORTLAND ME 04103
Book/Page	22629/064
Legal	389-A-7-20 ALICE ST 116-118 10047 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$44,740	\$ 0.00	\$44,740

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$86,000	\$ 0.00	\$86,000

* Value subject to change based upon review of property status as of 4/1/06. The tax rate **will** be determined by City Council in May 2006.

Property Information

Year Built	Style	Story Height	sq. Ft.	Total Acres	
				0.231	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
07/01/2003	LAND		19812-79
09/24/1997	LAND	\$3,000	13339-266
10/29/1993	LAND	\$3,000	11667-005

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at **874-8490** or e-