

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 0418465 2005

MAY

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Prue Dale D &/Schiavi Home Modular Home Prue has permission to New 28' x 30' modular w/ 19' attached garage AT 605 Allen Ave #20 AMYST 399 A004001

provided that the person or persons, firm or corporation 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 inspection must given and when permission procured before this building or part thereof is occupied or closed-in. HEAR 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. Health Dept. Appeal Board Other Department Name

Jeanie Bourke 5/4/05 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:	04-1846	Issue Date:	MAY 10 2005	Permit Type:	399 A004001
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Location of Construction: 20 Tampa St.	Owner Name: Prue Dale D &	Owner Address: 605 Allen Ave	Phone: 797-8546
Business Name:	Contractor Name: Schiavi Homes Modular / Lester Pru	Contractor Address: 605 Allen Ave. Portland	Phone: 78546
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: dividing existing lot called 605 Allen Ave into 2 lots	Proposed Use: New 28' x 30' modular w/ 19'x24' attached garage	Permit Fee: \$1,194.00	Cost of Work: \$122,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB ME Man. Housing Rules Signature: JMB 5/4/05	
		Signature:	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:	

Permit Taken By: ldobson	Date Applied For: 12/15/2004	<b>Zoning Approval</b>	
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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 <b>six</b> (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Parcel 2 Zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2004-0255 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 3/30/05	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <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

<b>Permit No:</b> 04-1846	<b>Date Applied For:</b> 1211512004	<b>CBL:</b> 399 A004001
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<b>Location of Construction:</b> 20 Tampa St.	<b>Owner Name:</b> Prue Dale D &	<b>Owner Address:</b> 605 Allen Ave	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Schiavi Homes Modular I Lester Pru	<b>Contractor Address:</b> 605 Allen Ave. Portland	<b>Phone</b> (207) 797-8546
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> New 28' x 30' modular w/ 19'x24' attached garage	<b>Proposed Project Description:</b> New 28' x 30' modular w/ 19'x24' attached garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 0313012005

**Note:** 1/13/2005 sketched on deck and some other projections - setbacks are close on the rear - I need the projections to be scaled on the plan - this is a 14-403 street and I don't have an affidavit - on hold - see letter 2114105 I received an affidavit from the owner, but no scaled plans  
3/16/05 Jay R. gave me a revised site plan - only on minor problem with front steps: they extend 7' instead of the max allowable 6' called Lester Pru he will get me a revised plan of front porch and steps

**Ok to Issue:** 

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a single 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 on 3/30/05. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 05/04/2005

**Note:** 3131/05 spoke w/owner about deck plans, stairs and the use of the basement.  
5/4 received revisions and details, left vm w/Mark B. For some clarification

**Ok to Issue:** 

- 1) 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.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans
- 3) A statement & building plans of third party inspection must be submitted to this office prior to issuance of the Certificate of Occupancy. A photo of the sticker stating third party inspection placed in the structure must be submitted to this office as well
- 4) Separate permits are required for any electrical, plumbing, or heating.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 03/21/2005**Note:** **Ok to Issue:** 

- 1) Your new street address is now #20 TAMPA STREET, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 2) 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.
- 3) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 4) Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
- 5) 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:** 03/21/2005**Note:** **Ok to Issue:**



SCHIAVI HOMES, LLC  
 754 MAIN ST  
 OXFORD, ME 04256  
 207-539-9600  
 207-539-8409 (FAX)

Attention: JEANIE BOURKE

RE: LESTERPRUE

Date: ~~05-03-05~~ 5-4-05

FAX#

From: MARK BELANGER

# OF PAGES

HI THERE—

HERE IS THE CONSTRUCTION SPECIFICATIONS FOR LESTER PRUES  
 PROJECT ON TAMPA STREET IN PORTLAND. IF ANY OF THE  
 CONTRACTORS SCOPE OF WORK IS INSUUFICIENT PLEASE LET ME  
 KNOW SO I CAN HAVE IT CORRECTED. ACCORDING TO MR. PRUE, THIS  
 IS THE FINAL INFORMATION YOU NEED TO PROCESS THE BUILDING  
 PERMIT. THANKS FOR YOUR HELP.

MARK

ADDITIONAL  
 INFO







SCHLAVT HOMES, LLC  
 754 MAIN ST  
 OXFORD, ME 04256  
 207-539-9600  
 207-539-8409 (FAX)

Attention: JEANIE BOURKE

RE: LESTER PRUE

Date: 05-03-05

FAX#

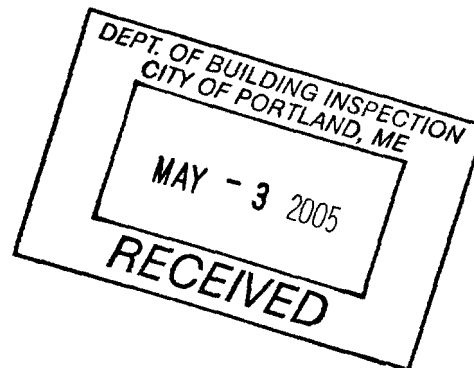
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HERE IS THE CONSTRUCTION SPECIFICATIONS FOR LESTER PRUES PROJECT ON TAMPA STREET IN PORTLAND. IF ANY OF THE CONTRACTORS SCOPE OF WORK IS INSUFFICIENT PLEASE LET ME KNOW SO I CAN HAVE IT CORRECTED. ACCORDING TO MR. PRUE, THIS IS THE FINAL INFORMATION YOU NEED TO PROCESS THE BUILDING PERMIT. THANKS FOR YOUR HELP.

MARK





P. Eric Gonsalves  
 92 Scottow Hill Rd.  
 Scarborough, ME 04074

Job proposal for:  
 Prue job/ Schiavi homes  
 Allan Ave., Portland

April 21, 2005

Install P.T. 2x6 sill plate, Frame garage walls with 2x6 studs 16 o.c. and double 2x10 headers over windows and entry door, frame 2nd floor with 13" O.J.'s 16 o.c. and 3/4 advantech T&G ring nailed and glued. 2nd floor walls will also be framed with 2x6 walls 16 o.c. and 2x10 headers. All walls will be sheathed with 7/16 and wrapped with Typar, 2x6 collar ties with strapping, Roof rafters will be 2x10 16 o.c. with 1/2" Advantech sheathing, felt paper asphalt arch. shingles and Cobra vent. Windows and entry door as plans show, Overhead door header will be a specced microlam, Overhead door by other. Labor and material included for all mentioned above.

Build dog house with 2x4 walls 16 o.c. and 2x6 rafters 16 o.c. sheathed with 1/2", Dog house stairs will be installed along with basement stairs with no more than a 7.75 rise and no less than a 10 inch tread cut, A 3068 door will be installed, walls will be wrapped with Typar and roof shingled to match. Materials and labor included for job above.

*- vinyl siding trim to match*

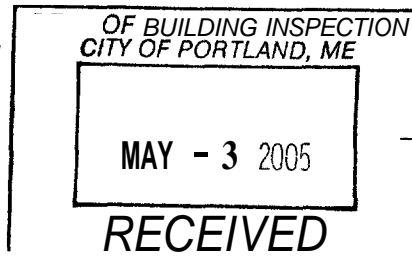
12x16 deck will be framed with P.T. 2x8 joist 16 o.c. and decked over with red cedar 5 1/4 decking. Railings will be P.T. with a cedar cap and one set of stairs to match. A P.T. 2x10 ledger will attach the structure to the house. Materials and labor included

*stair 7 3/4 x 10" w/ 3 1/4" guard - graspable H.R per Mark B.*

Front entry will be 4x6 and framed with P.T. 2x6 and cedar deck boards, railings will be P.T. with a cedar cap. Materials and labor included,

*5/4/05*

P. Eric Gonsalves









*5/3/05*  
 Date

3/31/05

20 Tampa 399-A-4

# 04-1846

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Plan Reviewer	Inspection/Date/Findings
Component	Plan Reviewer	Inspection/Date/Findings
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	Based on soils	
Foundation Drainage Damp proofing (Section R405 & R406)	drain, stone, filter, damp proof	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	OK	
Anchor Bolts/Straps (Section R403.1.6)	1/2" 6' o.c.	
Lally Column Type (Section R407)	approved column	
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type	6'0 spans	
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" o.c.	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	ME Man, Hanging Ropes	



Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))			
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))			
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)			
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))			
Fastener Schedule (Table R602.3(1) & (2))			
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)	Modular		
Fire separation (Section R309.2) Opening Protection (Section R309.1)	unfished above		
Emergency Escape and Rescue Openings (Section R310)			Specs (written) 5/3/05
Roof Covering (Chapter 9)			? Fire Doors
Emergency Egress (Section R306)			? Fire separation
Attic Access (Section R807)			
Chimney Clearances/Fire blocking (Chapter 10)			

Header Schedule (Section R502.5(1) & (2))	?	ST2	
Type of Heating System	↳	↳	
<b>Means of Egress</b> (Sec R311 & R312) Basement	?		written specs 5/3/05 Dayhouse @ bulkhead w/ code stairs. ✓
Number of Stairways	Basement ?		
Interior			
Exterior	?		✓ written revision
Treads and Risers (Section R311.5.3)			
Width (Section R311.5.1)			
Headroom (Section R311.5.2)			
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.1)			
Smoke Detectors (Section R313) Location and type/Interconnected	✓		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A		
Deck Construction (Section R502.2.1)	?		written specs 5/3/05 2x8 Framing ? ✓

See Chimney Summary Checklist

Front porch 4x6 2x6 Framing

OK



# Residential Building Permit Application

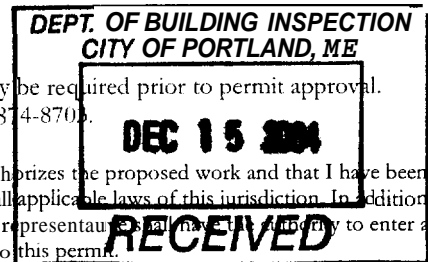
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>605 Allen Ave / Tampa St.</u>		
Total Square Footage of Proposed Structure <u>2136</u>	Square Footage of Lot <u>7180 New Lot</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>399</u> Block# <u>A</u> Lot# <u>004</u>	Owner: <u>Lester + Dale Prue</u>	Telephone: <u>797-8546</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Lester + Dale Prue</u> <u>605 Allen Ave</u> <u>Portland Me 04103</u>	Cost Of Work: <u>\$122,000.</u> Fee: <u>\$1494.00</u> <u>200.00 Site Included</u> <u>75.00</u>
Current Specific use: <u>Residence</u>	<u>New SF</u>	
Proposed Specific use: <u>New Residence</u>	Project description: <u>We want to build on the lot and live at the new house. we have devided the lot and are enclosing per the new house plans.</u> <u>new 28 x 30 modular homes schiavi Homes - Modular</u> <u>u attached 19 x 24 garage</u>	
Contractor's name, address & telephone: <u>Lester Prue</u>		
Who should we contact when the permit is ready: <u>Lester Prue</u> <u>offord</u>		
Mailing address: <u>605 Allen Ave</u> <u>Portland Maine 04103</u>		Phone: <u>797-8546</u>

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8700.

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>12/1/04</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$3000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

has not bought home yet, needs to be approved to build on lot first.

**From:** Jay Reynolds  
**To:** Donna Martin; Gayle Guertin; Jeanie Bourke; Lan...  
**Date:** Mon, Mar 21, 2005 11:26 AM  
**Subject:** #20 Tampa Street

**Came in as "605 Allen Avenue":**  
Approvals with conditions have been entered in urban insight for this application.

Jay Reynolds  
Development Review Coordinator  
City of Portland  
Planning and Development  
(207) 874-8632  
[javir@portlandmaine.gov](mailto:javir@portlandmaine.gov)

**CC:** Marge Schmuckal; Mike Nugent

Applicant: Estan & Dale Fry

Date: 1/13/05

Address: TAMPA ST

C-B-L: creating a new lot from 399-A-00425

CHECK-LIST AGAINST ZONING ORDINANCE

Date - splitting a lot

#041846

Zone Location - R-3

28x30

19x24

Interior or corner lot -

Proposed Use/Work - New Single Family Dwelling with attached garage

12' x 18' rear deck

Sevage Disposal - city

Lot Street Frontage - 50' min - 92.13' shown

→ Front Yard - 25' min - 25' exactly to structure - The front stoop & stairs project 7' (more than the 6' allowed)

Need Additions Scaled?

Rear Yard - 25' min - question of rear deck revised plans show 25' exactly

Side Yard - 14' min - one side reduced to 10' (8' min) & other side 20' attached on garage side

Not a 100% received 3/16/05

Projections - Rear Deck 12' x 18' - Side chimney - cantilevered et - rear steps & revised 3/30/05 bulkhead plans show 5' x 7' front porch & stairs - only projects 5' ok

Newest Plans 3/31/05

Width of Lot - 65' min (12' is a revision) - 80' scaled

Height - 35' MAX - 27' 1" to ridge per plans

Lot Area - 6,500 sq ft min - 7180 sq ft given

Lot Coverage Impervious Surface - 35% (12' is a revision) or 2513 sq ft max

Area per Family - 6,500 sq ft

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

19x24 = 456

Loading Bays - N/A

12x18 = 192

Site Plan - # 2004-0255

ok

28x30 = 840

Shoreland Zoning/ Stream Protection - N/A

5x6 = 30

Flood Plains - Panel 2 Zone X

5x7 = 35

1553 sq ft

No Daylight base must show

received 2/14/05

Att End not included - 140403 Street revised plans received 3/16/05

if located on a designated school walking route, sidewalks, in accordance with the minimum technical standards promulgated by the public works authority pursuant to section 14-498(a) of article IV of this chapter. Where the nearest permanently paved street does not have granite curbing, the public works authority may waive the requirement of curbing under this section, if it determines that an acceptable alternative drainage plan will be provided. Prior to the issuance of a building permit for erection of a building on a lot abutting any portion of a street which is unimproved or improved but not permanently paved, the following shall occur: (1) A plan of the street improvements required by this section shall be submitted to the public works authority; and (2) upon determination by the public works authority that the plan meets the street improvement requirements established by this subsection, a performance guarantee and inspection fee for said improvements shall be submitted to the city as set forth in section 14-501. Also as set forth in section 14-501, a one-year defect bond shall be tendered to the city prior to release of the performance guarantee required hereby. The provisions of this subsection (b) shall not apply to the erection of any single-family dwelling on any lot where the owner of the lot establishes that he or she was the owner of that same lot on November 19, 1984, and at all times thereafter, and states his or her intention under oath to make the structure his or her personal residence.

(c) Exceptions. The requirements of this section shall not apply to the following city streets upon their construction by the public works authority to such standards as are determined by the authority to be the most feasible:

(1) Dingley Court;

(2) Morgan Court.

(Code 1968, § 602.18.B; Ord. No. 193-84, § 1, 11-19-84; Ord. No. 178-87, 11-2-87; Ord. No. 372-89, 3-20-89; Ord. No. 273-90, 3-19-90)

#### **Sec. 14-404. Accessory use.**

The term "accessory use" shall include only the following:

(a) A subordinate use of land or building which is customarily incidental to the main building or to the principal use of the land and which is located on the same lot with the principal building or use. No "garage

3/16/05  
From JAY

**January 31, 2005**  
Suggested Deed Description Lot **A**  
13,000 Square Foot Parcel  
of Dale & Lester Prue  
605 Allen Avenue, Portland, **ME**

**Exhibit A**

**A certain parcel of land** with improvements thereon located on the south side of Allen Avenue in the City of Portland, Cumberland County, State of Maine, and more particularly described as follows:

Beginning at an iron rod set in the south Allen Avenue right of way line of at the west corner of land now or formerly Lester and Dale Prue as described in the deed dated June 24, 1976, recorded in the Cumberland County Registry of Deeds (CCRD) book 3866 page 13;

Thence N 44°-25'-45" E along the south line of said Allen Avenue, 99.94 feet to an **iron rod** found;

Thence S 41°-16'-35" E along land now or formerly Terri McRae (CCRD **book** 11666 page 346) and land now or formerly Brian & Lori Fasulo (CCRD book 12156 page 325), 134.50 feet to an iron rod found;

Thence S 48°-43'-25" W along other land of said Prue, 37.29 feet to an iron rod set;

Thence S 08°-11'-29" W along other land of said Prue, 21.98 feet to an iron rod set;

Thence S 43°-38'-09" W along other land of said Prue, 33.52 feet to an iron rod set in the north line of land now or formerly Mary Ann Souza and Clara Ann Pellecchia (CCRD book 4830 page 39);

Thence N 46°-08'-08" W along land of said **Souza** and Pellecchia, 144.80 feet to the point of beginning.

Said parcel contains 13,000 square feet.

**Subject to a utility easement** for installation and maintenance of sewer, storm drain and water service lines running southeasterly from Allen Avenue to the south line of the parcel described above. The easement is for the benefit of property now or formerly Lester and Dale Prue located southerly of and contiguous to the parcel described above.

Meaning and intending to describe a portion of the property conveyed to Dale and Lester Prue by Ruth L. Blake in the deed dated June 24, 1976, recorded in CCRD **book** 3866 page 13.

All bearings refer to magnetic north 1987 as shown on **the** plan recorded in CCRD plan **book** 179 page 63. All iron rods set are ¾" rebar with identification caps stamped "Harty, PLS#2089". Reference is made to a plan entitled "Standard Boundary Survey, Lester & Dale Prue Property, 605 Allen Avenue, Portland, Maine," dated May 14, 2004 performed by Harty & Harty, Professional Land Surveyors, Bowdoinham, Maine.

*Dale Harty*  
01/31/05

3/16/05  
from Jay

**January 31, 2005**  
Suggested Deed Description Lot B  
7180 Square Foot Parcel  
of Dale & Lester Prue  
Tampa Street, Portland, ME

**Exhibit A**

**A certain parcel of land** with any improvements thereon located on the north side of Tampa Street, in the City of Portland, Cumberland County, State of Maine, and more particularly described as follows:

Beginning at an iron rod set in the north Tampa Street right of way line of at the east corner of land now or formerly Lester and Dale Prue as described in the deed dated June 24, 1976, recorded in the Cumberland County Registry of Deeds (CCRD) book 3866 page 13;

Thence S 74°-47'-50" W along the north line of said Tampa Street, 92.13 feet to an iron rod set at the east corner of land now or formerly Mary Ann **Souza** and Clara Ann Pellecchia (CCRD book 4830 page 39);

Thence N 46°-08'-08" W along land of said Souza and Pellecchia, 54.78 feet to an iron rod set;

Thence N 43°-38'-09" E along other land of said Prue, 33.52 feet to an iron rod set;

Thence N 08°-11'-29" E along other land of said Prue, 21.98 feet to an iron rod set;

Thence N 48°-43'-25" E along other land of said Prue, 37.29 feet to an iron rod found;

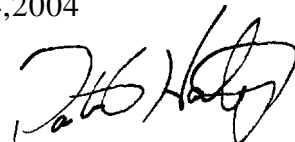
Thence S 41°-16'-35" E along land now or formerly Joy Cantrell (CCRD book 1 1887 page 265) and land now or formerly John and Donna Norman (CCRD book 14648 page 058), 112.33 feet to the point of beginning.

Said parcel contains 7180 square feet.

**Together with a utility easement** for installation and maintenance of a sewer, **storm** drain, and water service lines running southeasterly from Allen Avenue to the north line of the parcel described above. The easement is across property now or formerly Lester and Dale Prue located northerly of and contiguous to the parcel described above.

Meaning and intending to describe a portion of the property conveyed to Dale and Lester Prue by Ruth L. Blake in the deed dated June 24, 1976, recorded in CCRD book 3866 page 13.

All bearings refer to magnetic north 1987 **as** shown on the plan recorded in CCRD plan book 179 page 63. **ALL** iron rods set are ¾" rebar with identification caps stamped "Harty, PLS#2089". Reference is made to a plan entitled "Standard Boundary Survey, Lester & Dale Prue Property, 605 Allen Avenue, Portland, Maine," dated May 14, 2004 performed by Harty & Harty, Professional Land Surveyors, Bowdoinham, Maine.

  
01/31/05





## CITY OF PORTLAND

January 13, 2005

Lester Prue  
605 Allen Avenue  
Portland, ME 04103

**RE:** Tampa Street – new single family – 399-A-004 – R-3 zone – application #04-1846

Dear Mr. Prue,

I am in receipt of your application to construct a new single family dwelling with an attached garage. Your application is denied because your application is deficient.

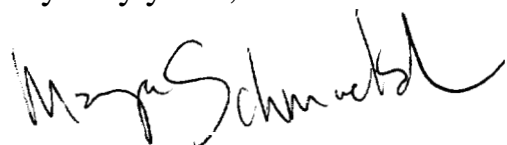
Your submitted survey site plan has extra building projections such as a rear deck, chimney, stairs and bulkhead penciled on and not to scale. All projections shall be scaled on the submitted survey site plan. Please note that the attached rear deck must meet the 25 foot required rear setback. It appears to be very close to the required setback and will be confirmed the field by the code enforcement officer when you call for an inspection. — received 3/16/05 from Jay

Tampa Street is only a “paper” street and not brought up to City Standards. 14-403 requires that streets be brought up to City standards when a property is developed. However, there is an exception for owners who have owned the same lot on November 19, 1984 and at all times thereafter, and states his or her intention under oath to make the structure his or her personal residence. Your application does not contain this required affidavit if you do not intend to bring Tampa Street up to City standards. — received 2/1/05

Your permit will be on hold until this office receives the required documentation as stated above. If this office does not receive this necessary information within six (6) months of this letter, your application will no longer be valid.

You have the right to appeal these requirements. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with the first name "Marge" written in a larger, more prominent script than the last name "Schmuckal".

Marge Schmuckal  
Zoning Administrator

Cc: Jay Reynolds, Planning  
File



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

November 22, 2004

Mr. Dale Prue  
605 Allen Avenue  
Portland, ME 04103

Dear Mr. Prue:

**RE:** Application for Single Family Residence, 605 Allen Ave./Tampa Street

Thank you for your application for a single family house on Tampa Street. Upon review of the site plan, the City's Planning Division has the following comments:

1. The status of Tampa Avenue is an unaccepted/undeveloped right of way. Because your proposed lot frontage falls on **an** unaccepted street, there are specific requirements you will have to meet under section 14-403 of the ordinance. The zoning administrator will be forwarding a letter to you to explain the requirements and options regarding this.
2. Please provide existing and proposed topography of the lot, along with the proposed finish floor elevation of the house. This will assist in assuring that no drainage issues will result from your development.
3. Easements will be needed in order to provide utility rights across Lot A.
4. The sewer lead, per code, should have cleanouts installed at every 80 feet. Please note this on your site plan.

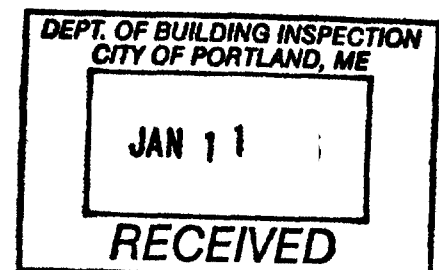
Please re-submit **4** copies of the revised plans to my attention.

Please feel free to call me at 874-8632 if you have any questions or comments.

Sincerely,

Jay Reynolds  
Development Review Coordinator

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

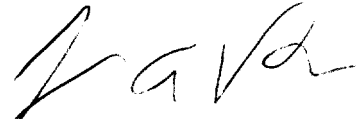


January 25, 2005

RE: Tampa Street- new single family-399-A-004-R3zone-App# 04-1846

I Lester A. Prue and Dale D. Prue do state under oath that our intention for this proposed structure is for our personal residence.

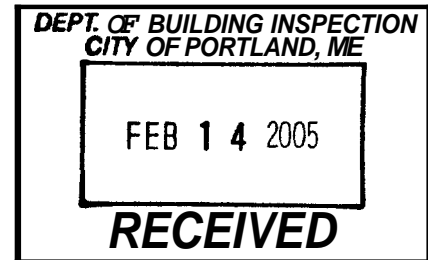
We have owned this property since July 1976



Lester A. Prue



Dale D. Prue



*My Commission expires  
9/09*

*Alana G. Plouffe  
7/13/05*

605 Allen Ave. Lester Prue

1. Full blueprints will be delivered once approved as this is a modular home I have to purchase the home and spoke with Jeanie Bourke to confirm this was acceptable for initial application.
2. Survey map has penciled in steps and deck, chimney and cantilever for gas fireplace for a clear site layout for approval.
3. Copy of my deed shows ownership of property since 1976.
4. House and garage will be modular.
5. Building lot is totally Flat

# H&B Hopkinson, Abbondanza & Backer

A T T O R N E Y S

Please respond to our Portland office

- James A. Hopkinson
- Richard J. Abbondanza
- David J. Backer
- Eric J. Schaeffer
- John E. Stetson

October 20, 2004

Mr. Lester Prue  
605 Allen Avenue  
Portland, Maine 04103

**Re: 605 Allen Avenue, Portland, Maine**

Dear Lester:

We have obtained the Partial Release of Mortgage from Countrywide Home Loans, Inc. The Partial Release was recorded on October 15, 2004 in the Cumberland County Registry of Deeds in Book 21898, Page 16.

In speaking with the City of Portland concerning your building permit, I was advised that since you have owned the property for more than one year, they do not require a copy of your deed; however, you must fill out the Building Permit Application and submit it with the requested documentation. You also need to submit a plot plan for the new building which shows the setback for the property to be constructed. You should also provide them with the legal descriptions prepared by Harty & Harty.

Please feel free to call me with any questions or if you require any further assistance. Our statement for services to date is enclosed.

Sincerely,



Mamie J. Bryson  
Legal Assistant to James A. Hopkinson

/mjb  
Enclosure  
Email: mbryson@hablaw.com

PARTIAL RELEASE OF MORTGAGE

COUNTRYWIDE HOME LOANS, INC., a banking corporation established by law having a principal place of business at 5898 Condor Drive, MP-88A, Moorpark, California, the holder of a mortgage given by Lester A. Prue and Dale D. Prue to Coastal Capital Corp., d/b/a CCap Mortgage Corp., dated May 16, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19418, Page 299, for consideration paid, release to Lester A. Prue and Dale D. Prue, all interest acquired under said mortgage in the following described portion of the mortgage premises:

See Exhibit A attached hereto and made a part hereof.

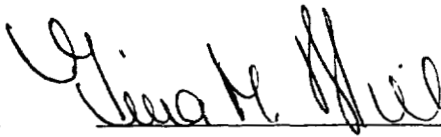
The purpose of this instrument is to release the above-described premises, and no more, from the effect of the above-referenced mortgage. In all other respects, said mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, the said Countrywide Home Loans, Inc., has caused this instrument to be executed by Gina M. Hill, its Assistant Secretary, this      day of ~~June 2004~~ October, 2004.

WITNESS

Countrywide Home Loans, Inc.

  
\_\_\_\_\_

  
\_\_\_\_\_  
By: Gina M. Hill  
Its: Assistant Secretary

*See attached acknowledgment*  
~~STATE OF CALIFORNIA~~ \_\_\_\_\_ June \_\_\_\_\_, 2004  
County of \_\_\_\_\_, ss.

Personally appeared the above-named \_\_\_\_\_ and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Countrywide Home Loans, Inc.

Before me,

\_\_\_\_\_  
Notary Public/Attorney at Law

**CERTIFICATE OF ACKNOWLEDGMENT**

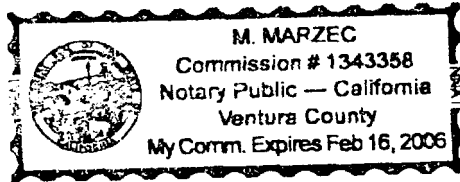
STATE OF CALIFORNIA                    )  
  )  
COUNTY OF VENTURA                 )        **ss.**

On this 11 day of October, 2004, before me, M. Marzec, Notary Public, personally appeared Gina M. Hill, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



M. Marzec  
Notary Public - Commission No. 1343358  
Commission Expires: February 16, 2006



TYPE OF DOCUMENT:  
DOCUMENT DATE:

Partial Release of Mortgage  
October \_\_\_\_, 2004



## EXHIBIT A

A certain parcel of land with any improvements thereon located on the north side of Tampa Street, in the City of Portland, Cumberland County, State of Maine, and more particularly described as follows:

Beginning at an iron rod set in the north Tampa Street right of way line of at the east corner of land now or formerly Lester and Dale Prue as described in the deed dated June 24, 1976, recorded in the Cumberland County Registry of Deeds (CCRD) Book 3866, Page 13;

Thence South 74° 47' 50" West along the north line of said Tampa Street, 92.13 feet to an iron rod set at the east corner of land now or formerly of Mary Ann Souza and Clara Ann Pellecchia (CCRD Book 4830, Page 39);

Thence North 46° 08' 08" West along land of said Souza and Pellecchia, 54.78 feet to an iron rod set;

Thence North 43° 38' 09" East along other land of said Prue, 33.52 feet to an iron rod set;

Thence North 08° 11' 29" East along other land of said Prue, 21.98 feet to an iron rod set;

Thence North 48° 43' 25" East along other land of said Prue, 37.29 feet to an iron rod found;

Thence South 41° 16' 35" East along land now or formerly of Joy Cantrell (CCRD Book 11887, Page 265) and land now or formerly of John and Donna Norman (CCRD Book 14648, Page 58), 112.33 feet to the point of beginning.

Said parcel contains 7,180 square feet.

Together with a utility easement for installation and maintenance of a sewer and water line running southeasterly from Allen Avenue to the north line of the parcel described above. The easement is across property now or formerly of Lester and Dale Prue located northerly of and contiguous to the parcel described above.

Meaning and intending to describe a portion of the property conveyed to Dale and Lester Prue by Ruth L. Blake in the deed dated June 24, 1976, recorded in the Cumberland County Registry of Deeds in Book 3866, Page 13.

All bearings refer to magnetic north 1987 as shown on the plan recorded in the Cumberland County Registry of Deeds in Plan Book 179, Page 63. All iron rods set are 3/4" rebar with identification caps stamped "Harty, PLS #2089". Reference is made to a plan entitled "Standard Boundary Survey, Lester & Dale Prue Property, 605 Allen Avenue, Portland, Maine" dated May 14, 2004 performed by Harty & Harty, Professional Land Surveyors, Bowdoinham, Maine.

Know all Men by these Presents, That 13

I, RUTH L. BLAKE, of the City of Portland, in the County of Cumberland and State of Maine

in consideration of one dollar and other valuable consideration

paid by LESTER A. PRUE and DALE D. PRUE, both of 1395 Forest Avenue, Apt. A3, in the City of Portland, County of Cumberland and State of Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

LESTER A. PRUE and DALE D. PRUE, as joint tenants and not as tenants in Common, their heirs and assigns forever, a certain lot or parcel of land with the buildings thereon situated on the southeasterly side of Allen Avenue in said City of Portland being lots numbered 1687 and 1688 on Allen Avenue as shown on Plan of The Pines, Section D revised by O. E. Stephenson, C. E. dated June 1926 and recorded in Cumberland County Registry of Deeds in Plan Book 17, Page 7, to which Plan reference is hereby made for a more particular description of said lots.

Being the same premises conveyed to C. Arnold Blake, Jr. and Ruth L. Blake by deed dated November 3, 1950 and recorded in said Registry of Deeds in Book 2024, Page 51. The said C. Arnold Blake, Jr. died July 10, 1971 leaving Ruth L. Blake as surviving joint tenant. This conveyance is subject to building setback restriction as set forth in deed from A. H. Chapman Land Co. to John W. Cooper dated August 30, 1927 and recorded in said Registry of Deeds in Book 1277, Page 79.

To Have and to Hold the aforesaid and bargained premises, with all the privileges and appurtenances thereof, to the said LESTER A. PRUE and DALE D. PRUE, as joint tenants and not as tenants in common, their heirs and assigns, to them and their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances except as aforesaid; and that I have good right to sell and convey the same to the said same to the said Grantees, their heirs and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, I, RUTH L. BLAKE, being unmarried,

joining in this deed as Grantor, and relinquishing and conveying all my rights, interest and all other rights in the above described premises, have hereunto set my hand and seal this 24th day of June in the year of our Lord one thousand nine hundred and seventy-six.

Signed, Sealed and Delivered in presence of

*Shed E. Howard*

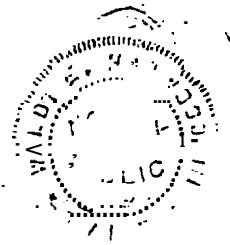
*Ruth L. Blake*

State of Maine, Cumberland ss. 24 1976  
Personally appeared the above named *Ruth L. Blake*

and acknowledged the foregoing instrument to be her free act and deed.

Before me, *Shed E. Howard* NOTARY PUBLIC, JUSTICE OF THE PEACE.

STATE OF MAINE, CUMBERLAND COUNTY, SS. REGISTRY OF DEEDS  
Received JUN 25 1976  
in BOOK 3846 PAGE 13 Attest: *Margaret L. Baker* Register.  
at 4 o'clock 19<sup>th</sup> M., and recorded



Suggested Deed Description Lot B  
7180 Square Foot Parcel  
of Dale & Lester Prue  
Tampa Street, Portland, ME

**Exhibit A**

**A certain parcel of land** with any improvements thereon located on the north side of Tampa Street, in the City of Portland, Cumberland County, State of Maine, and more particularly described as follows:

Beginning at an iron rod set in the north Tampa Street right of way line of at the east corner of land now or formerly Lester and Dale Prue as described in the deed dated June 24, 1976, recorded in the Cumberland County Registry of Deeds (CCRD) book 3866 page 13;

Thence **S 74°-47'-50"** W along the north line of said Tampa Street, 92.13 feet to an iron rod set at the east corner of land now or formerly Mary Ann Souza and Clara Ann Pellecchia (CCRD book 4830 page 39);

Thence **N 46°-08'-08"** W along land of said Souza and Pellecchia, 54.78 feet to an iron rod set;

Thence **N 43°-38'-09"** E along other land of said Prue, 33.52 feet to an iron rod set;

Thence **N 08°-11'-29"** E along other land of said Prue, 21.98 feet to an iron rod set;

Thence **N 48°-43'-25"** E along other land of said Prue, 37.29 feet to an iron rod found;

Thence **S 41°-16'-35"** E along land now or formerly Joy Cantrell (CCRD book 11887 page 265) and land now or formerly John and Donna Norman (CCRD book 14648 page 058), 112.33 feet to the point of beginning.

Said parcel contains 7180 square feet.

**Together with a utility easement** for installation and maintenance of a sewer and water line running southeasterly from Allen Avenue to the north line of the parcel described above. The easement is across property now or formerly Lester and Dale Prue located northerly of and contiguous to the parcel described above.

Meaning and intending to describe a portion of the property conveyed to Dale and Lester Prue by Ruth L. Blake in the deed dated June 24, 1976, recorded in CCRD book 3866 page 13.

All bearings refer to magnetic north 1987 as shown on the plan recorded in CCRD plan book 179 page 63. All iron rods set are ¾" rebar with identification caps stamped "Harty, PLS#2089". Reference is made to a plan entitled "Standard Boundary Survey, Lester & Dale Prue Property, 605 Allen Avenue, Portland, Maine," dated May 14, 2004 performed by Harty & Harty, Professional Land Surveyors, Bowdoinham, Maine.

Suggested Deed Description Lot A  
13,000 Square Foot Parcel  
of Dale & Lester Prue  
605 Allen Avenue, Portland, ME

**Exhibit A**

**A certain parcel of land** with improvements thereon located on the south side of Allen Avenue in the City of Portland, Cumberland County, State of Maine, and more particularly described as follows:

Beginning at an iron rod set in the south Allen Avenue right of way line of at the west corner of land now or formerly Lester and Dale Prue as described in the deed dated June 24, 1976, recorded in the Cumberland County Registry of Deeds (CCRD) book 3866 page 13;

Thence N 44°-25'-45" E along the south line of said Allen Avenue, 99.94 feet to an iron rod found;

Thence S 41°-16'-35" E along land now or formerly Terri McRae (CCRD book 11666 page 346) and land now or formerly Brian & Lori Fasulo (CCRD book 12156 page 325), 134.50 feet to an iron rod found;

Thence S 48°-43'-25" W along other land of said Prue, 37.29 feet to an iron rod set;

Thence S 08°-11'-29" W along other land of said Prue, 21.98 feet to an iron rod set;

Thence S 43°-38'-09" W along other land of said Prue, 33.52 feet to an iron rod set in the north line of land now or formerly Mary Ann Souza and Clara Ann Pellecchia (CCRD book 4830 page 39);

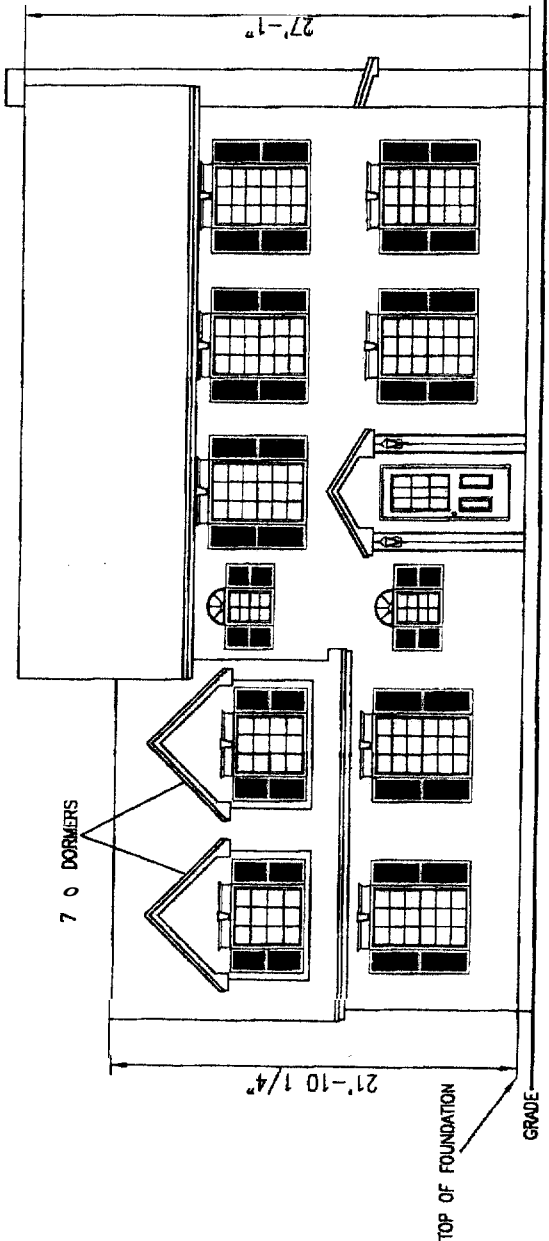
Thence N 46°-08'-08" W along land of said Souza and Pellecchia, 144.80 feet to the point of beginning.

Said parcel contains 13,000 square feet.

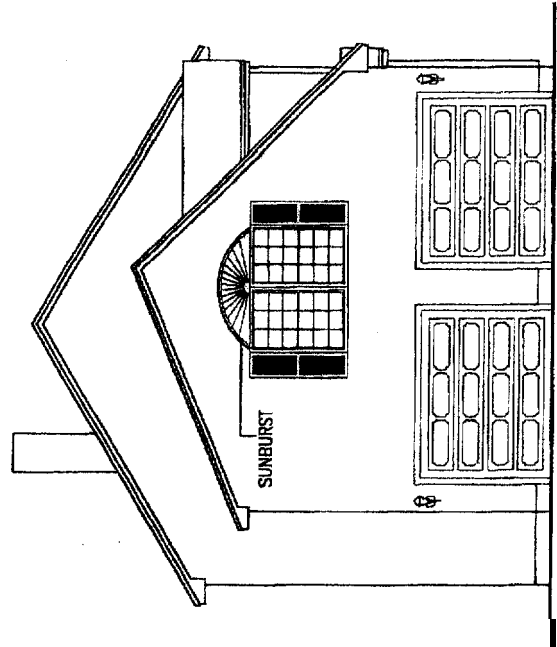
**Subject to a utility easement** for installation and maintenance of a sewer and water line running southeasterly from Allen Avenue to the south line of the parcel described above. The easement is for the benefit of property now or formerly Lester and Dale Prue located southerly of and contiguous to the parcel described above.

Meaning and intending to describe a portion of the property conveyed to Dale and Lester Prue by Ruth L. Blake in the deed dated June 24, 1976, recorded in CCRD book 3866 page 13.

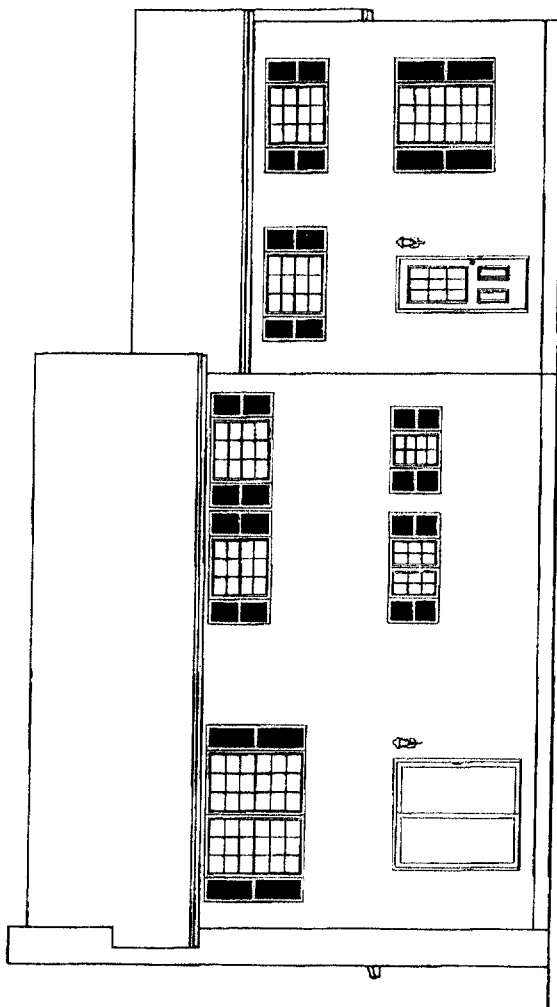
All bearings refer to magnetic north 1987 as shown on the plan recorded in CCRD plan book 179 page 63. All iron rods set are ¾" rebar with identification caps stamped "Harty, PLS#2089". Reference is made to a plan entitled "Standard Boundary Survey, Lester & Dale Prue Property, 605 Allen Avenue, Portland, Maine," dated May 14, 2004 performed by Harty & Harty, Professional Land Surveyors, Bowdoinham, Maine.



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

REV.	DATE	REV.	DATE
1	NOVEMBER 1 2004 SC		
2	NOVEMBER 5 2004 SJC		
3	NOVEMBER 16, 2004 EM		

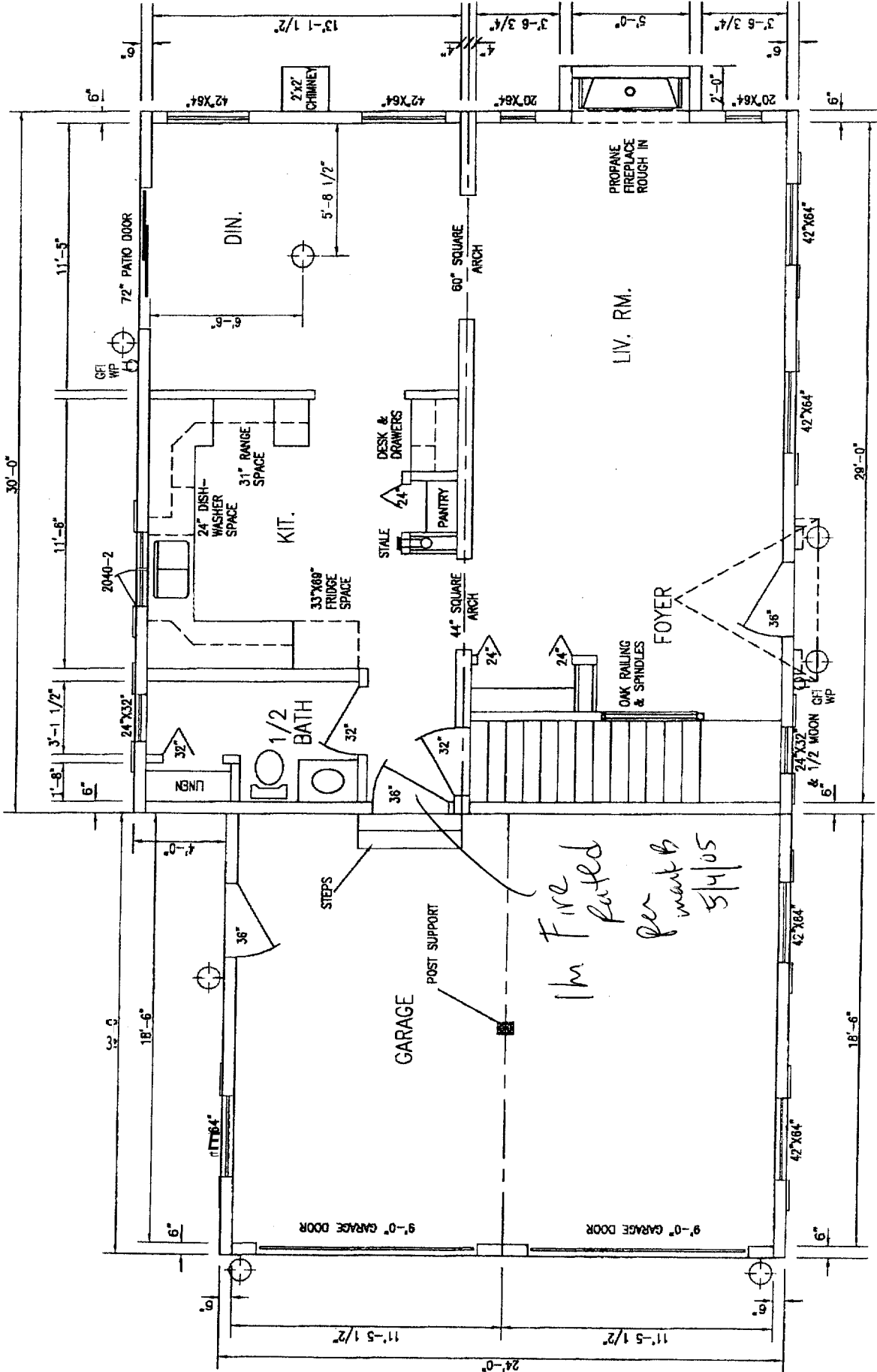
  

PLAN #	SCH7504
CUSTOMER:	PRUE
DEALER:	SCHIAVI HOMES
FROM:	MAPLE LEAF HOMES
DATE:	OCT.19/04
	PS

APPROVAL:

NOTE: PLEASE CHECK PLAN AND FAX BACK AFTER SIGNING APPROVAL. THIS PLAN WILL BE USED FOR ORDERING MATERIAL.

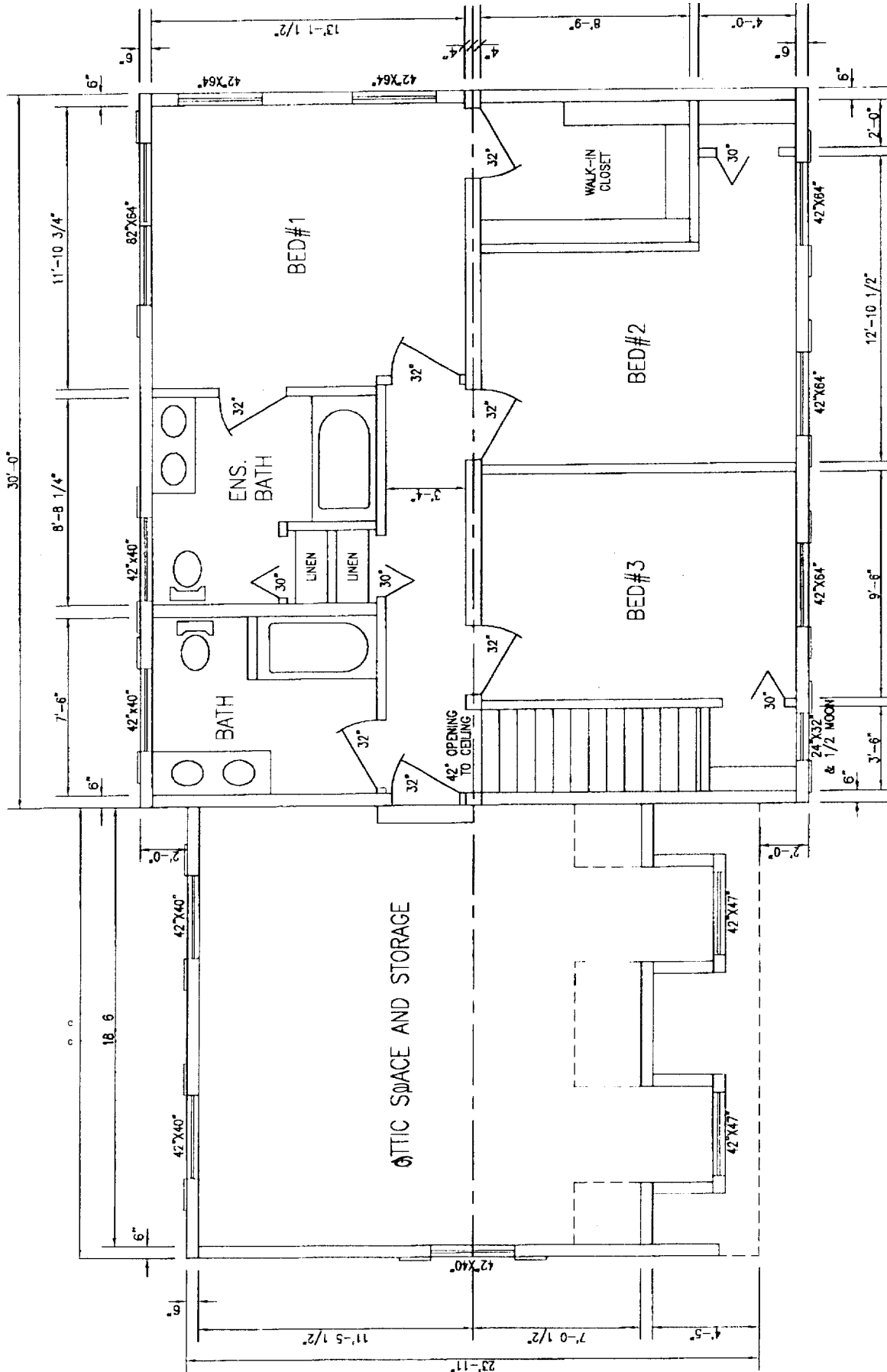


NOTE: INSUFFICIENT SPACE TO ISLAND IN KITCHEN

REV.	DATE	REV.	DATE
1	NOVEMBER 1 2004 SC		
2	NOVEMBER 5 2004 SJC		
3	NOVEMBER 16, 2004 EM		

PLAN # SCH7504 CUSTOMER: PRUJE DEALER: SCHIAVI FROM: MAPLE LEAF HOMES DATE: OCTOBER 19 2004 PS	APPROVAL: NOTE: PLEASE CHECK PLAN AND FAX BACK AFTER SIGNING APPROVAL. THIS PLAN WILL BE USED FOR ORDERING MATERIAL.
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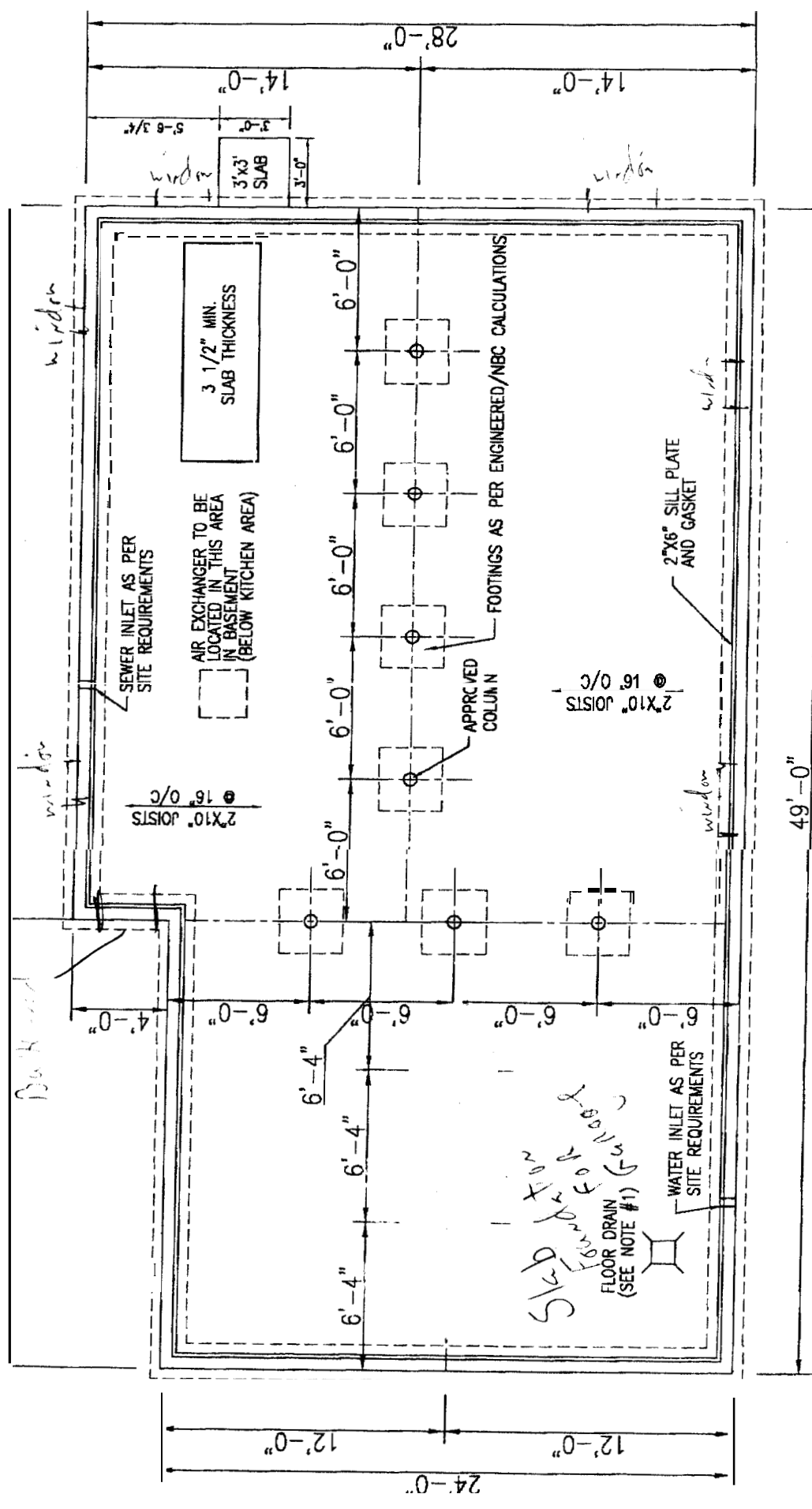


APPROVAL:  
 NOTE: PLEASE CHECK PLAN AND  
 FAX BACK AFTER SIGNING  
 APPROVAL. THIS PLAN WILL  
 BE USED FOR ORDERING  
 MATERIAL.

PLAN # SCH7504  
 CUSTOMER: PRUE  
 DEALER: SCHIAVI  
 FROM: MAPLE LEAF HOMES  
 DATE: OCTOBER 19 2004 p S

REV.	DATE	REV.	DATE
1	NOVEMBER 1 2004 SC		

10' 0"



SHEET 1 OF 2 - REFERENCE SHEET 2 OF 2 FOR NOTES

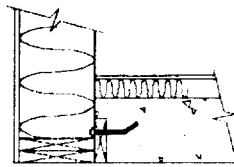
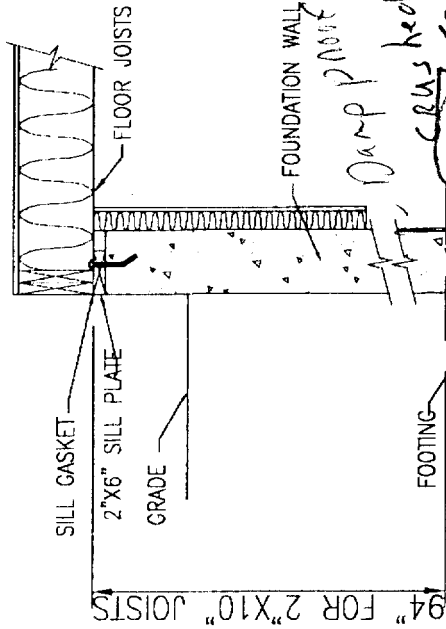
APPROVAL: \_\_\_\_\_

PLAN # SCH7504  
 CUSTOMER: PRUE  
 DEALER: SCHIACI  
 FROM: MAPLE LEAF HO S  
 DATE: NOVEMBER 5 2004 SJC

NOTE: PLEASE CHECK PLAN AND FAX BACK AFTER SIGNING APPROVAL. THIS PLAN WILL BE USED FOR ORDERING MATERIAL

REV.	DATE	REV.	DATE
1	NOVEMBER 16, 2004 EM		





DETAIL SHOWING CONNECTION OF FLOOR AND SILL PLATE TO FOUNDATION WALL

ALTERNATIVE PLACEMENT OF SILL PLATE

NOTES:

- #1. FLOOR DRAIN (IF REQ'D) IS TO RUN TO A SUITABLE SIZE DRAINAGE SYSTEM.
- #2. PVC DRAIN TILE TO BE PLACED AROUND PERIMETER OF FOOTINGS AND BE CONNECTED TO A SUITABLE SIZE DRYWELL OR STORMSEWER.
- #3. THIS PLAN IS INTENDED TO SHOW DIMENSIONS ONLY. IT IS THE DEALER/CONTRACTOR'S RESPONSIBILITY TO DETERMINE THICKNESS & FOOTING SIZES AS PER THE LATEST ADOPTED VERSION OF THE BOCA BUILDING CODE FOR THE AREA CONSTRUCTION IS TO TAKE PLACE.
- #4. WINDOW LOCATIONS OR BASEMENT ENTRANCES AND ROUGH OPENINGS FOR SAME ARE TO BE PROVIDED BY HOMEOWNER OR CONTRACTOR BEFORE CONSTRUCTION IS BEGUN.
- #5. OPENING CENTER LINES SHOWN, IF ANY, MATCH THOSE OF OPENINGS UPSTAIRS.
- #6. ANCHOR BOLTS TO BE 1/2" Ø AND HAVE MIN. PENETRATION OF 8" IN CONCRETE WALL AND 15" INTO MASONRY WALL AND BE SPACED AT 6'-0" O/C MAX.
- #7. THIS FOUNDATION APPLIES TO DRAWING No. SCH7504 DATED NOVEMBER 5 2004

SHEET 1 OF 2 - REFERENCE SHEET 2 OF 2 FOR NOTES

REV.	DATE	REV.	DATE

PLAN # SCH7504  
 CUSTOMER: PRUJE  
 DEALER: SCHIARI  
 FROM: MAPLE LEAF HOMES  
 DATE: NOVEMBER 5 2004 SJC

APPROVAL:  
 NOTE: PLEASE CHECK PLAN AND FAX BACK AFTER SIGNING APPROVAL. THIS PLAN WILL BE USED FOR ORDERING MATERIAL.