

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: 01-0568	Issue Date: JUN 14 2001	CEL: 405A D001001
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Location of Construction: 116 Penn Ave <i>lot # 7</i>	Owner Name: <i>Eric LaBelle</i> <i>Leighton Richard E & Mary Belle</i>	Owner Address: 20 Whitney Ave Portland, ME 04101	Phone:
Business Name: n/a	Contractor Name: Custom Build Homes of Maine	Contractor Address: 32 Main Street Windham	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: <i>R-3</i>

Past Use: vacant land	Proposed Use: single family home, site plan #2001-0095. Will pick up	Permit Fee: \$1,224.00	Cost of Work: \$200,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type <i>5B</i> 30 PERMIT ISSUED 5/3 WITH REQUIREMENTS	

Proposed Project Description: 32' x 36' single family home w/24' x 26' garage	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: jodinea	Date Applied For: 05/23/2001	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>N/A</i> <input type="checkbox"/> Wetland <i>adjacent on property</i> <input type="checkbox"/> Flood Zone <i>Panel 2 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2001-0095</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with conditions</i> Date: <i>6/12/01</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 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: <i>[Signature]</i>
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PERMIT ISSUED WITH REQUIREMENTS

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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THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

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: Lot # 7¹¹⁶ Penn Ave

Total Square Footage of Proposed Structure 2.752 Square Footage of Lot 20,000

Tax Assessor's Chart, Block & Lot Number 405A D 001 Owner: Nicole Napolsano Telephone#:
1071, 1042, 1048 +
1021, 1022, 1023 Richard Leighton
Chart# 405A Block# B Lot#

Lessee/Buyer's Name (If Applicable) Custom Built Homes of ME Owner's/Purchaser/Lessee Address: 27 Main St Windham Cost Of Work: \$200,000 Fee: \$1,529

Current use: vacant lot
If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:
Proposed use: single family
Project description: single family house with attached 2 car garage

Contractor's Name, Address & Telephone: Custom Built Homes of ME
27 main st # 207-892-3149
Windham ME 04062
Applicants Name, Address & Telephone: same
Who should we contact when the permit is ready: Danny McCarthy
Telephone:
If you would like the permit mailed, what mailing address should we use:
Pick up
5/21
Rec'd By: CH

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

PLOT PLAN INCLUDES THE FOLLOWING:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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 damp proofing
- 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.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 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 1999 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.

Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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:

Daniel J. McCrossin

Date: *5/17/01*

BUILDING PERMIT REPORT

DATE: 24 MAY 2001 ADDRESS: 116 Penn Ave, Lot #7 CBL: 405A-D-1001
 REASON FOR PERMIT: Single Family dwelling / Private garage
 BUILDING OWNER: Richard E. Leighton
 PERMIT APPLICANT: _____ (CONTRACTOR Custom Built Homes of MA)
 USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$200,000 PERMIT FEES: \$1,224.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

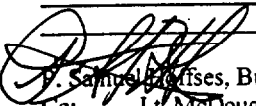
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *3, *4, *5, *8, *9, *11, *13, *14, *15, *16, *20, *27, *28, *29, *30, *31, *32, *33, *34, *35, *36, *38

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- *3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- *4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- *5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- *8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- *9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211 Ch. 2, 356, 8
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- *16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

5/2

- X 20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- X 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X 29. All requirements must be met before a final Certificate of Occupancy is issued.
- X 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- A 31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 32. Please read and implement the attached Land Use Zoning report requirements. *All requirements and conditions on The attached Site Development Review sheet.*
- X 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *shall be met,*
- X 34. Bridging shall comply with Section 2305.16.
- X 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X 36. All flashing shall comply with Section 1406.3.10.
- X 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- X 38. *You application plans show steel beams be used - Before work is started a design, by a professional engineer for the beam shall be submitted and approved, sec. 107.2.*


 P. Samuel Giffes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

**CITY OF PORTLAND, ME
BOCA 1999 Plan Review Record
One and Two Family Dwelling**

Valuation: \$200,000.00 Plan Review # 510/01
 Fee: \$1,224.00 Date: 24 MAY 2001
 Building Location: 116 Penn Ave. Lot #7 CBL: 405A-D-001
 Building Description: Single Family dwelling / private garage
 Reviewed By: S. Noffse

Use or Occupancy: R-3 Type of Construction: 5B
 *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All Set plan's building code requirements shall be completed before a certificate of occupancy can or will be issued	111.0 118.0
2.	Before concrete is placed for foundation you shall call this office for a setback inspection	111.0
3.	Foundation drains shall comply with sec. 1813.5.2	1813.5.2
4.	Foundation anchors shall comply with section 2305.17	2305.17
5.	Waterproofing and dampproofing shall comply with section 1813.0	1813.0
6.	Private garages shall comply with section 407.0	407.0
7.	Chimneys & vents shall comply with NFPA all chapters, 2, 3, 5, 6, 8	NFPA 211
8.	Guardrails & handrails shall comply with sections 1021.0 & 1022.0 (see attachment)	1021.0 1022.0
9.	STAIR construction shall comply with section 1014.0 (see attachment).	1014.0
10.	Sleeping room egress or rescue windows shall comply with section 1010.4	1010.4
11.	Smoke detectors shall comply with section 920.3.2	920.3.2

REV: PSH 4-7-00

CORRECTION LIST

No.	DESCRIPTION	Code Section
12	Ventilation of a and access to attic or crawl spaces shall comply with sections 1210.0 & 1211.0	1210.0 1211.0
13	Bldg elements Fastening shall comply with Table 2305.2	2305.2
14	Boring, cutting & notching shall comply with sections 2305.3 Thru 2305.5.1	see sec. ←
15	Glass and glazing shall comply with sections Chapter 24 (Safety glazing 2406.0)	2406.0
16	Flashing shall comply with section 1406.3.10	1406.3.10
16	Your application shows steel beams being span used - Section 1682 requires that a professional engineer shall do the design - This design shall be submitted to this office for approval before work is started.	1682

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

- Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
- Insulated footing provided
- Soil bearing value (table 1804.3)
- Footing width
- Concrete footing (1810.0) .3.1, 3.2
-
-
-
-
-

Foundation Walls

- Design (1812.1)
- Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- Water proofing and damp proofing Section 1813
- Sill plate (2305.17)
- Anchorage bolting in concrete (2305.17)
- Columns (1912)
- Crawl space (1210.2) Ventilation
- Crawl opening size (1210.2.1)
- Access to crawl and attic space (1211.0)
-

Floors (Chapter 16-23)

- Joists - Non sleeping area LL40PSF (Table - 1606)
- Joists - Sleeping area LL30PSF (Table - 1606)
- Grade
- Spacing
- Span
- Girder 4" bearing 2305

Floors (contd.)

- ~~SR~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SR~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- Draft stopping (721.7)
- Framing of openings (2305.11) (2305.12)
- Flooring - (2304.4) 1" solid - 1/2" particle board
- Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- Design (1609) wind loads
- Load requirements
- Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- Wall framing (2305.4.1)
- Double top plate (2305.4.2)
- Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- Wind bracing (2305.7)
- Wall bracing required (2305.8.1)
- Stud walls (2305.8.3)
- Sheathing installation (2305.8.4)
- Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~SR~~ ~~NA~~ Masonry construction (Chapter 21) *Beer*
- Exterior wall covering (Chapter 14)
- Performance requirements (1403)
- Materials (1404)
- ~~NA~~ Veneers (1405)
- Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- Roof rafters - Design (2305.15) spans
- Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- Roof trusses (2313.3.1)

-
-
-
-
-

Roof Coverings (Chapter 15)

- Approved materials (1404.1)
- Performance requirement (1505)
- Fire classification (1506)
- Material and installation requirements (1507)
- Roof structures (1510.0)
- Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- Masonry (1206.0)
- Factory - built (1205.0)
- Masonry fireplaces (1404)
- Factory - built fireplace (1403)
- NFPA 211

**Mechanical
1993 BOCA Mechanical Code**

-
-
-
-
-
-

State Plumbing Code
public water
public sewer

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>
Floor live load non sleeping	<u>40 PSF</u>
Roof live load	<u>42 PSF</u>
Roof snow load	<u>40 PSF</u>
Seismic Zone	<u>2</u>
Weathering area	<u>S</u>
Frost line depth	<u>4' MIN</u>

C
✓
✓
✓
✓
✓
✓

Glazing (Chapter 24)

- SA Labeling (2402.1)
- SA Louvered window or jalousies (2402.5)
- SA Human impact loads (2405.0)
- SA Specific hazardous locations (2405.2)
- SA Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

- SA General (407)
- SA Beneath rooms (407.3)
- SA Attached to rooms (407.4)
- SA Door sills (407.5)
- SA Means of egress (407.8)
- SA Floor surface (407.9)

Egress (Chapter 10)

- One exit from dwelling unit (1010.2)
- SR Sleeping room window (1010.4)
- SR EXIT DOOR (1017.3) 30" W 80" H
- Landings (1014.3.2) stairway
- NO Ramp slope (1016.0)
- SR Stairways (1014.3) 36" W
- SR Treads (1014.6) 10" min.
- SR Riser (1014.6).7 3/4" max.
- SR Solid riser (1014.6.1)
- NA Winders (1014.6.3)
- NA Spiral and Circular (1014.6.4)
- SR Handrails (1022.2.2.) Ht.
- SR Handrail grip size (1022.2.4) 1 1/4" to 2"
- SR Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- SR Location and interconnection
- SR Power source

**Dwelling Unit Separation
Table 602**

N/A

Applicant: Eric LaBelle & Mary Butler Date: 5/31/01
Address: 116 Penn Ave (lot #7) C-B-L: 405A-D-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - NEW

Zone Location - R-3

Interior or corner lot - corner of Montana St

Proposed Use/Work - New single family with attached 2 car garage ^{24x26}
No rear deck(s) shown

Sewage Disposal - City

Lot Street Frontage - 50' req - 100' shown

Front Yard - 25' req - 64' shown

Rear Yard - 25' req - 96' shown

Side Yard - 16' - 17' shown (at side
(25' shown) 20' required on the side yard of a side st - 23' shown

Projections - bay window on REAR - left side chimney - front porch stairs

Width of Lot - 75' req - 100' shown

Height - 35' max. - 29' scaled to the new revised plans
20' measured to the ridge on the original plans

Lot Area - 6,500 # - 20,000 # shown

Lot Coverage/ Impervious Surface - 25% 5,000 # max

Area per Family - 6,500 #

Off-street Parking - 2 req - 2 shown (garage)

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 Zone X

all $32 + 36 = 1152$
 $24 \times 26 = 624$

 $1776 \#$

May 8, 2001

City of Portland

Re: Building Permit

To Whom It May Concern:

I am granting permission to Custom Built Homes to withdraw a building permit for Lot 7 of the Pines Subdivision on Penn Avenue. Please find attached a copy of the building and sales agreement for the property.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric J. Labelle". The signature is fluid and cursive, with a large initial "E" and "J".

Eric J. Labelle

AGREEMENT TO SELL PERSONAL PROPERTY

PURCHASE AND SALES AGREEMENT made by and between Nicole Napolitano
AND (MIMI) Lighten, (Seller)
and ERIC Labelle Mary Butler
_____, (Buyer).

WHEREAS, for good consideration the parties mutually agree that:

- Seller agrees to sell, and Buyer agrees to buy the following described property:
LOT 7 LINES AT PENN AVE PORTLAND MAINE
- Buyer agrees to pay to Seller and Seller agrees to accept \$ 92,000.00 as total purchase price payable as follows:
\$ 10,000.00 deposit herewith paid
\$ 82,000.00 payable on delivery by cash, certified or bank check
- Seller warrants it has good and marketable title to said property, full authority to sell said property, and that said property shall be sold by warranty bill of sale free and clear of all liens, encumbrances, liabilities and adverse claims of every nature and description.
- Said property is sold in "as is" condition, Seller disclaiming any warranty of merchantability, fitness or working order or condition of the property except that it shall be sold in its present condition, reasonable wear and tear excepted.
- The parties agree to transfer title on May 27, 2011 (year), at the address of the Seller. Time is of the essence.
- This agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.
- OTHER TERMS:**
CONTINGENT LIEN FINANCING BEING ACQUIRED WITHIN SCOPE OF CONTRACT.

Signed this 24 day of March, 2011 (year).

Signed in the presence of:

(Handwritten signature)

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

Insp Copy

2001-0095

Application I. D. Number

5/21/01

Application Date

Penn Avenue Lot #7

Project Name/Description

Leighton Richard E &

Applicant

20 Whitney Ave , Portland, ME 04102

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

892-3149

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

116 - 116 Penn Ave, Portland, Maine

Address of Proposed Site

405A D001001

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) **attached 2 car garage**

2, 752 s.f

Proposed Building square Feet or # of Units

Acreeage 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 Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **5/23/01**

Insp Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

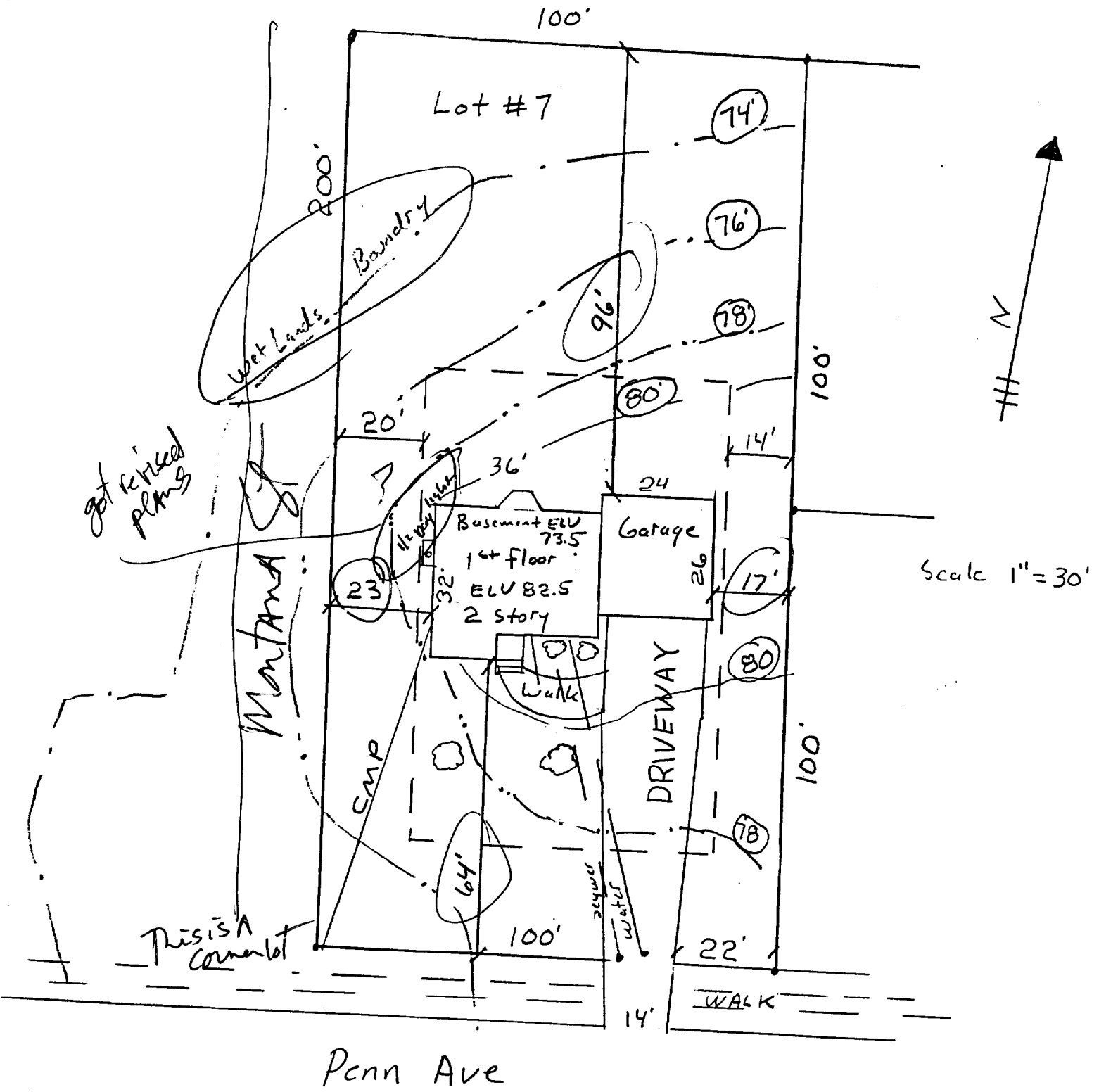
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

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 | _____ 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
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Insp Copy**

2001-0095
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05/21/2001
Application Date
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Danny McCarthy
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Agent Ph: _____ Agent Fax: _____

116 - 116 Penn Ave, Portland, Maine
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405A D001001
Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax
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 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **attached 2 car garage**

2, 752 s.f
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date: **05/23/2001**

Insp Approval Status:

Reviewer **Marge Schmuckal**

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date **06/12/2001** Approval Expiration **06/12/2002** Extension to _____ Additional Sheets Attached
 Condition Compliance **Marge Schmuckal** **06/12/2001**
signature date

Performance Guarantee Required* Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	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

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

2001-0095

Application I. D. Number

05/21/2001

Application Date

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Applicant

20 Whitney Ave , Portland, ME 04102

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Danny McCarthy

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

116 - 116 Penn Ave, Portland, Maine

Address of Proposed Site

405A D001001

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Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. These are the revised plans received on 6/4/01
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
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Approval Conditions of DRC

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- 3 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.
- 4 Your new street address is now 116 Penn Ave., the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 6 Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.
- 7 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.
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- 11 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 12 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

2001-0095
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| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 05/23/2001

DRC Approval Status:

Approved [Redacted] Denied [Redacted]
[Redacted] See Attached ** Revised Plans Attached*
Approval Expiration 06/13/2002 Extension to _____
 Condition Compliance Jay Reynolds 06/13/2001
signature date

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| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
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CITY OF PORTLAND APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL
CONDITIONS

DATE OF APPROVAL *6-13-02*

100'

Lot #7

Wet Lands
Boundary

200'

74'

76'

78'

78'

78'

80'

100'

20'

36'

78'

24

14'

23'

32'

Basement ELEV 73.5
1st Floor
ELEV 82.5
2 story

Garage

26

17'

Scale: 1" = 30'

WALK

DRIVEWAY

80'

SMP

76'

78'

64'

100'

22' water

78'

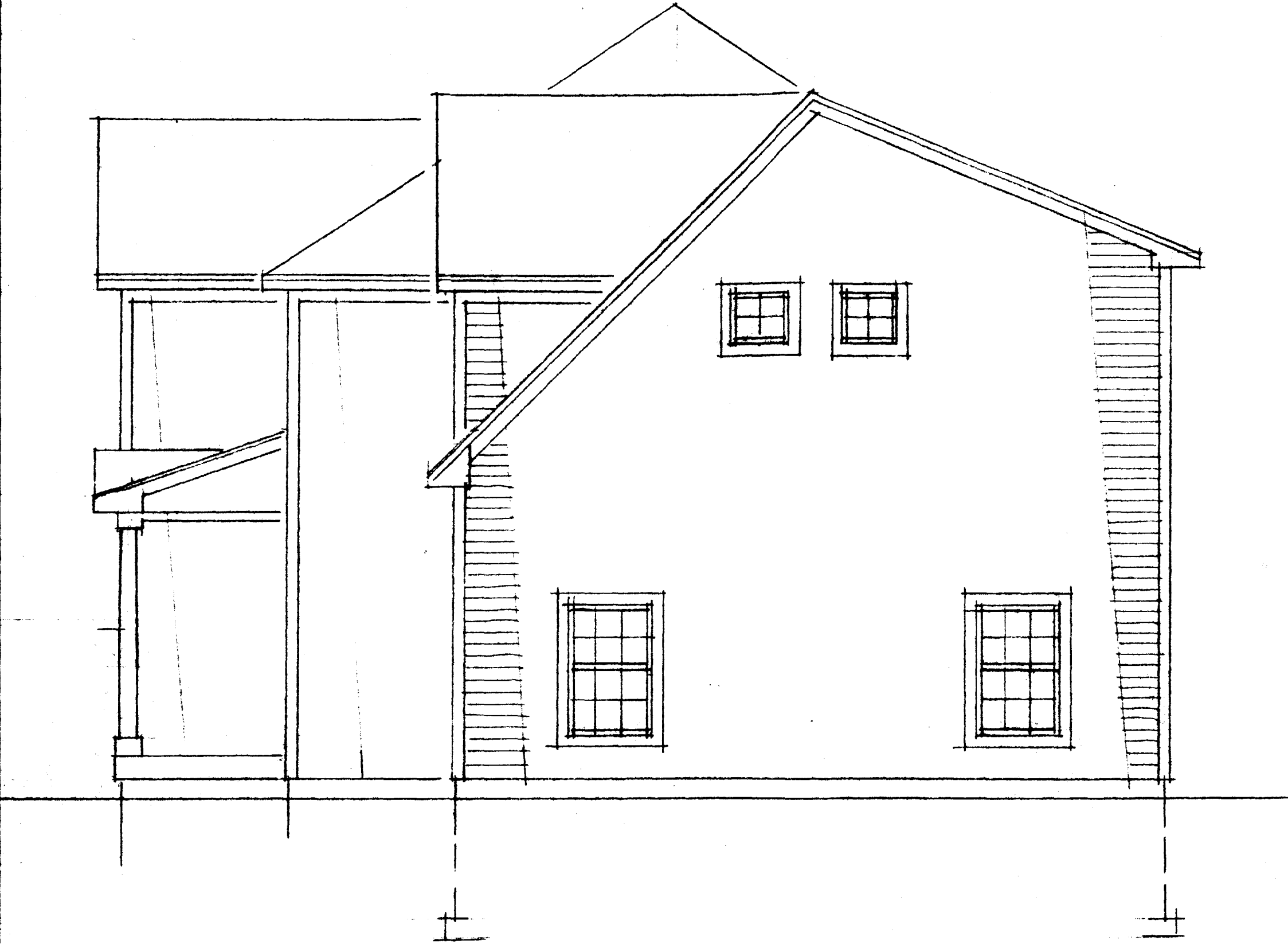
100'

WALK

14'

Penn Ave





RIGHT ELEVATION

10' RAKE

POST
RAILING

28.5'
Scaled

REAR ELEVATION





FRONT ELEVATION

received
6/4/01

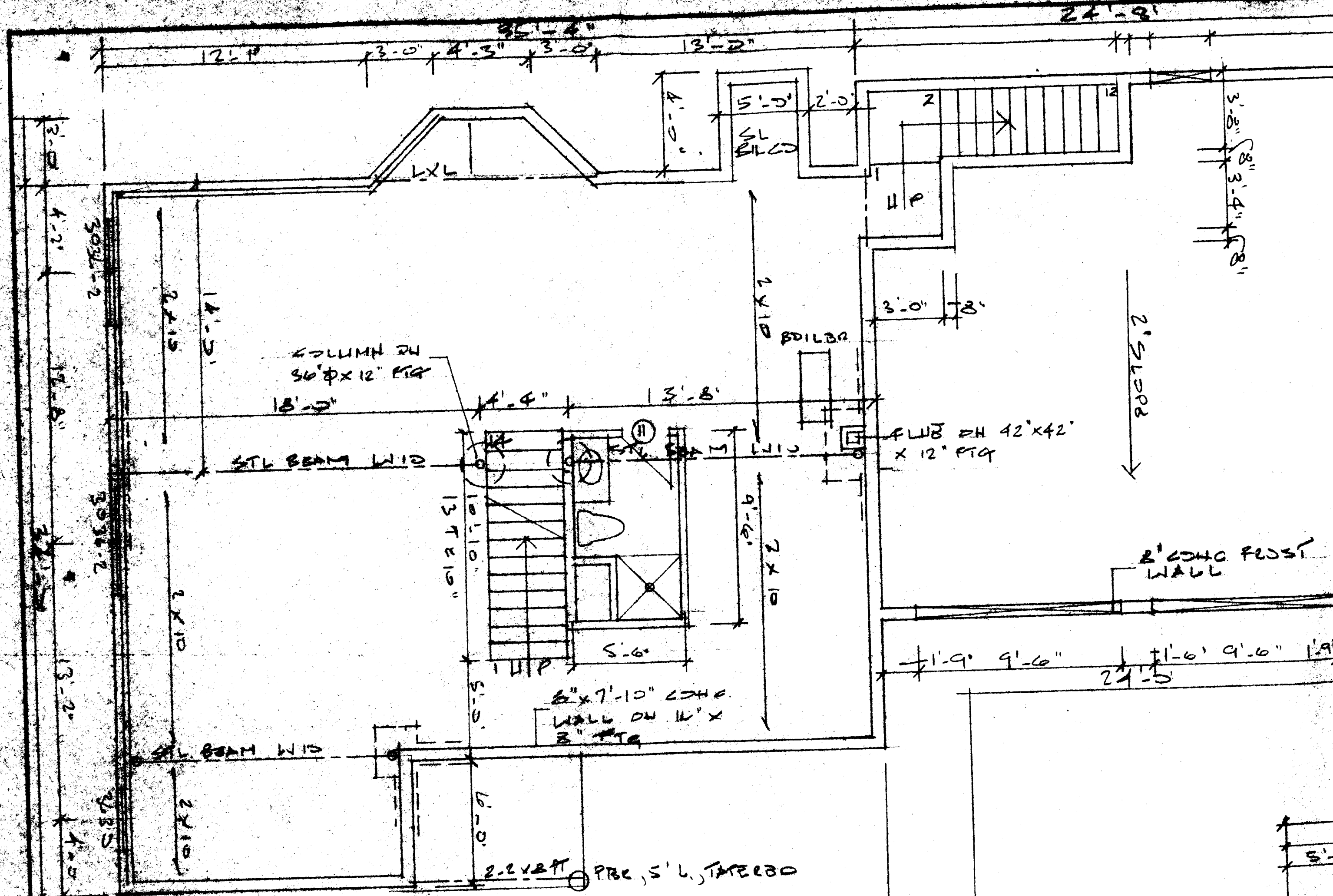


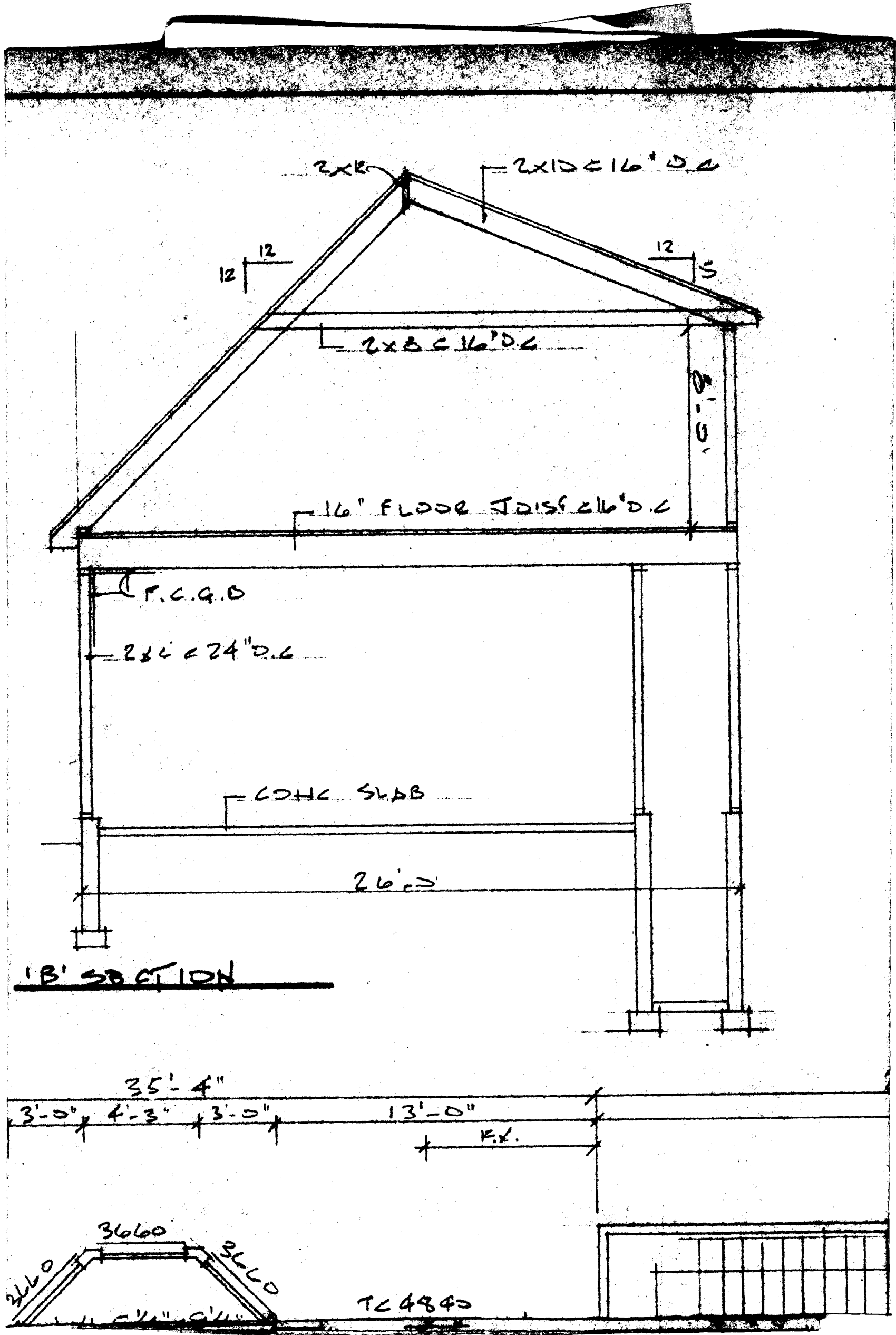
VINYL SIDING

29'
SEALED



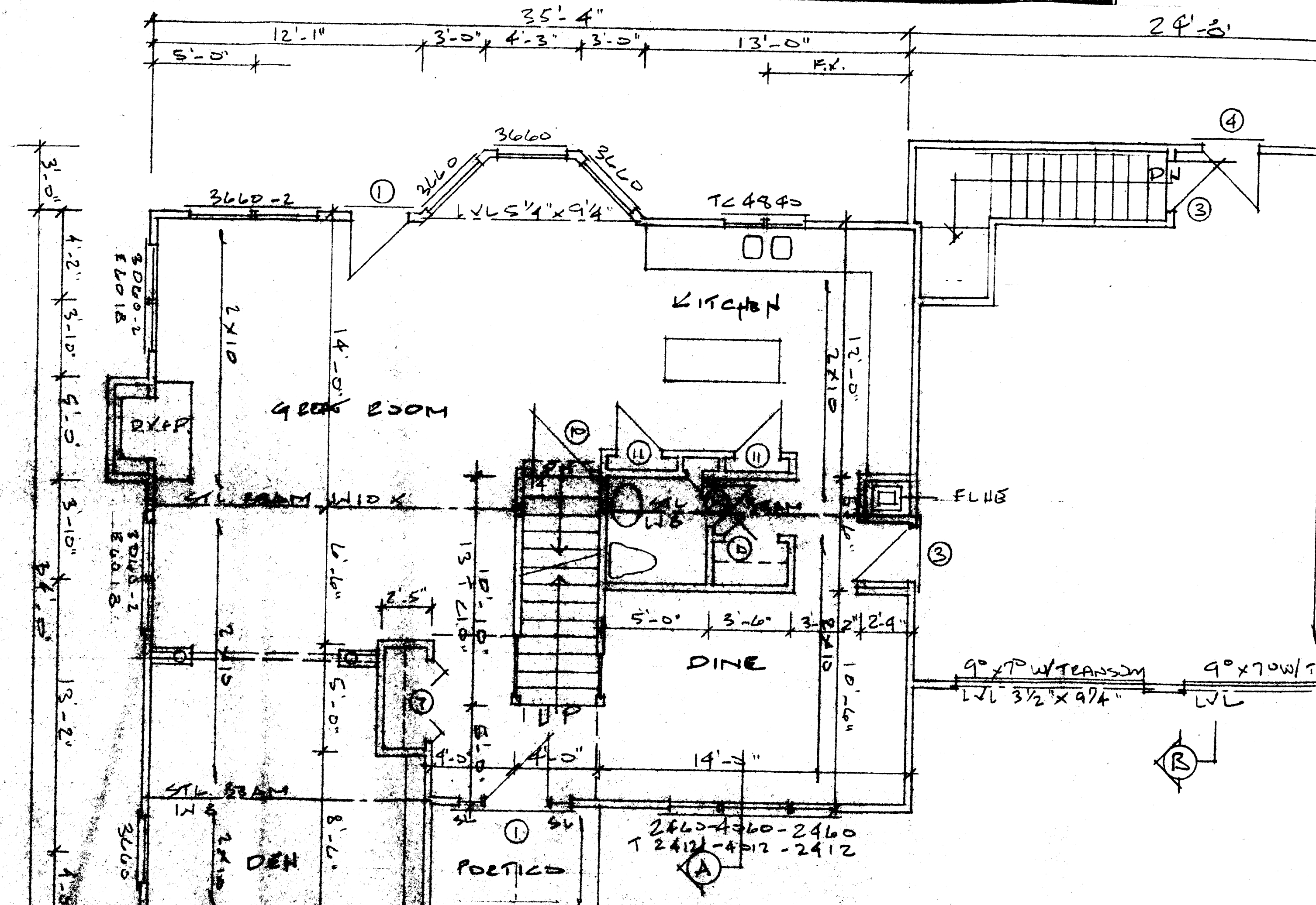
10' 1/2"

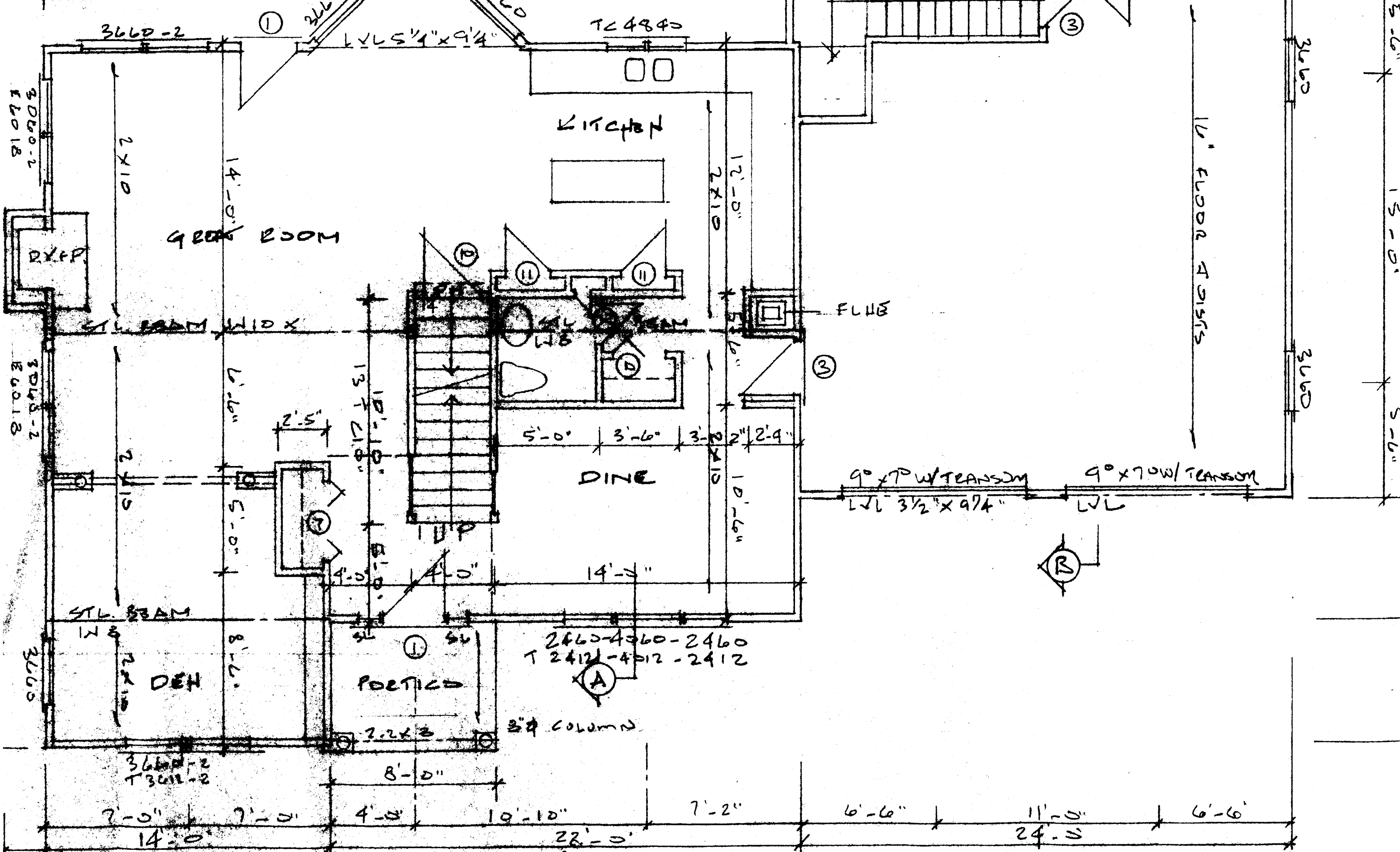




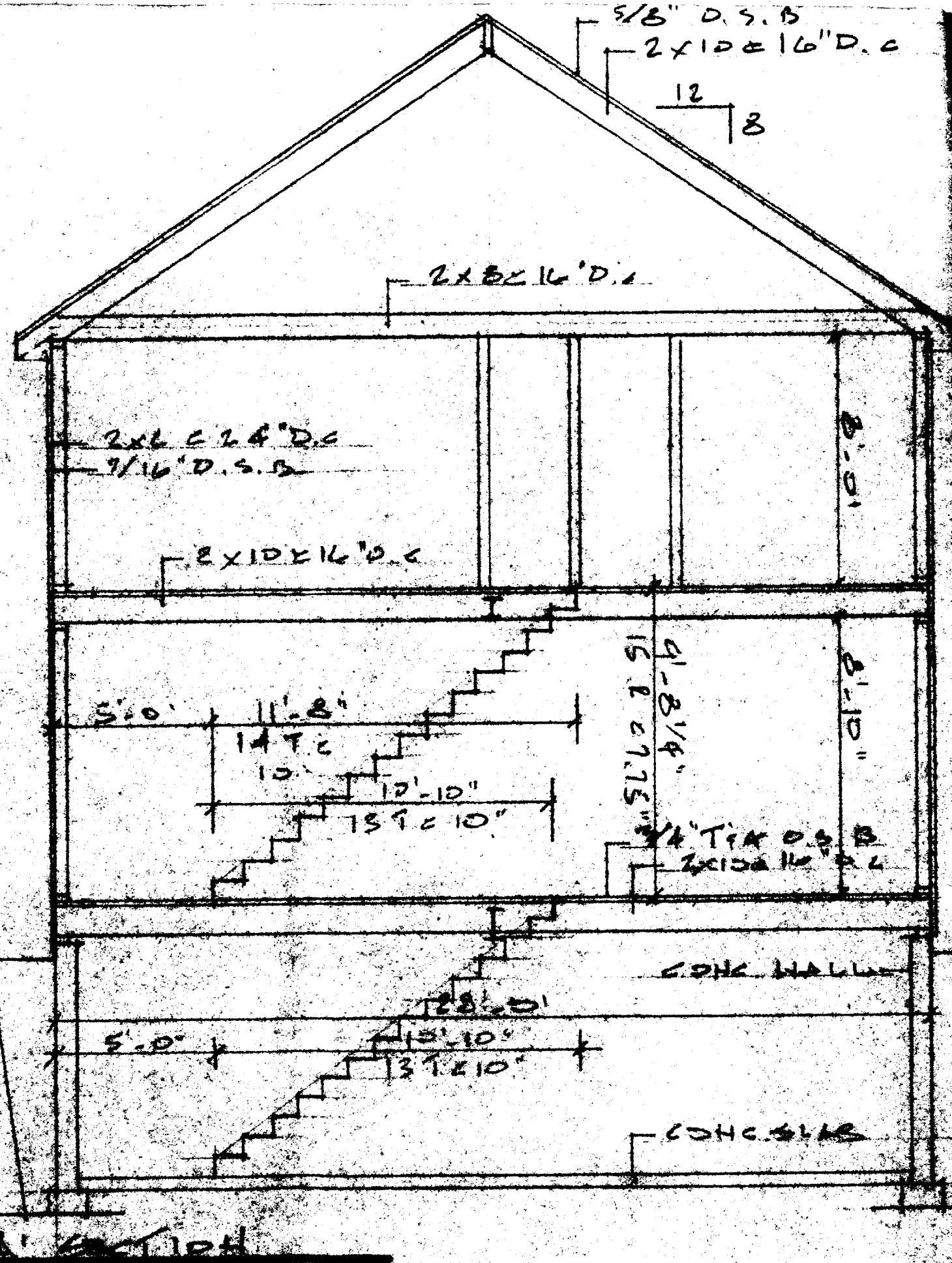
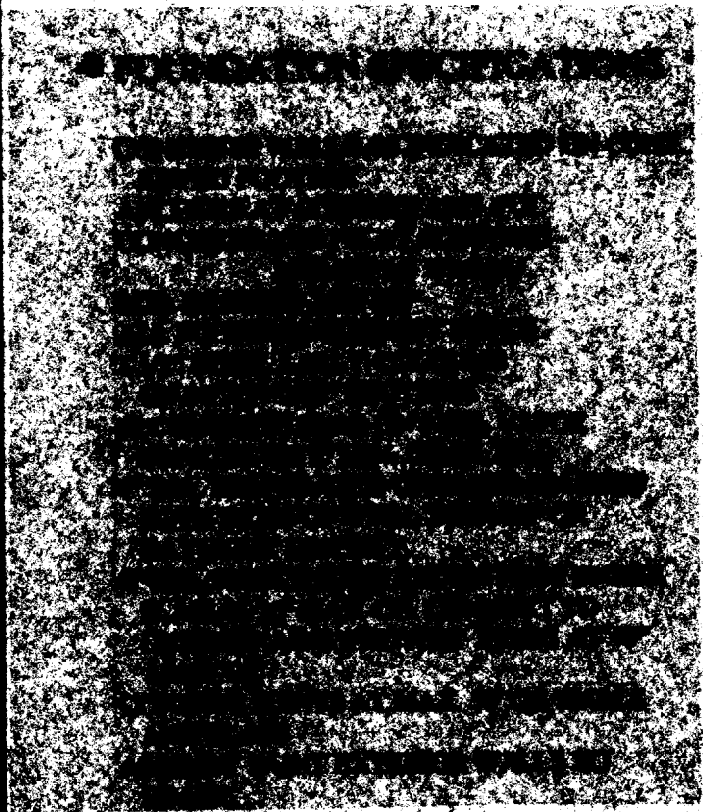
1' B' SECTION

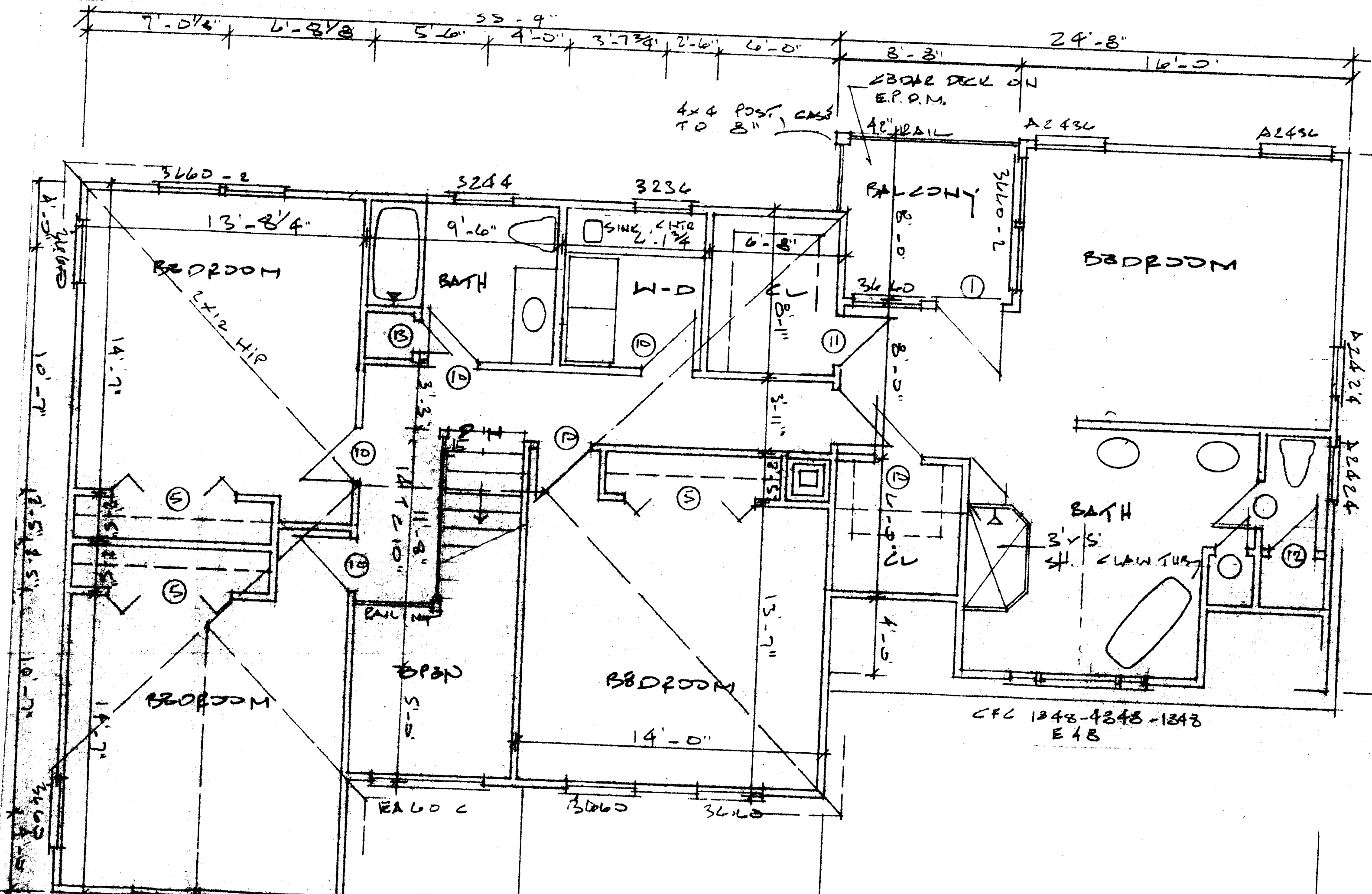
T.C. 4840





1ST FLOOR PLAN





7'-0 1/2" | 6'-8 1/8" | 5'-6" | 4'-0" | 3'-7 3/4" | 2'-6" | 6'-0" | 8'-8" | 24'-8" | 16'-0"

4x4 POST. CASE TO 8"

BOARD DECK ON E.P.D.M.

4" HEAD

A2436

A2436

5660-2

3244

3236

13'-8 1/4"

9'-6"

SINK 2'-1 3/4"

6'-8"

BALCONY

3660-2

BEDROOM

BEDROOM

BATH

W-D

2x12 HIP

14'-7"

10'-7"

3'-3"

3'-11"

8'-0"

BATH

3'x5' 1/2" CLAW TUB

5

5

5

5

5

5

5

5

5

5

5

BRN

BEDROOM

BEDROOM

RA 60 C

5'-0"

13'-7"

14'-0"

4'-0"

4'-8 1/2"

10'-7"

12'-5 1/2"

10'-7"

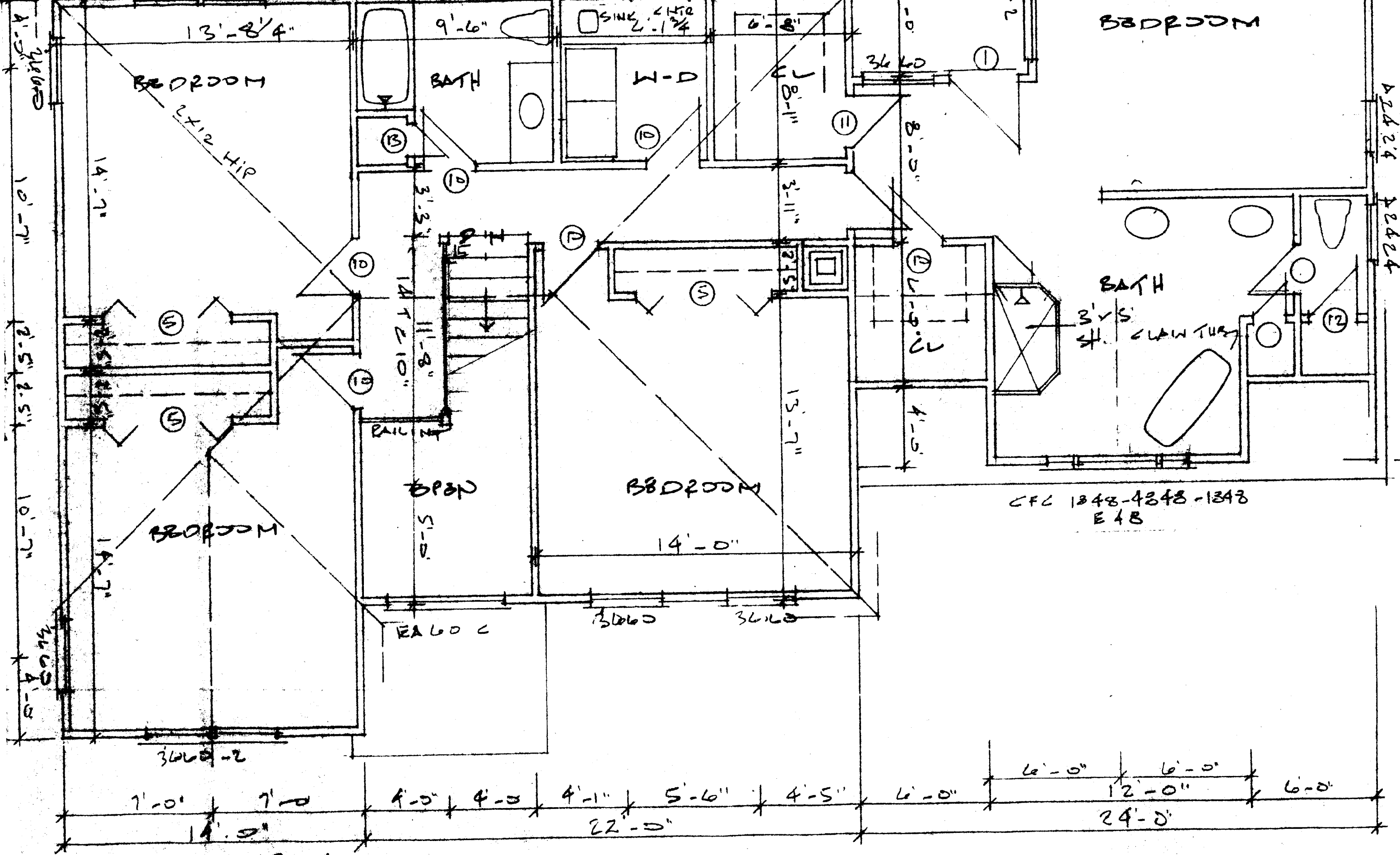
4'-5 1/2"

EA 60 C

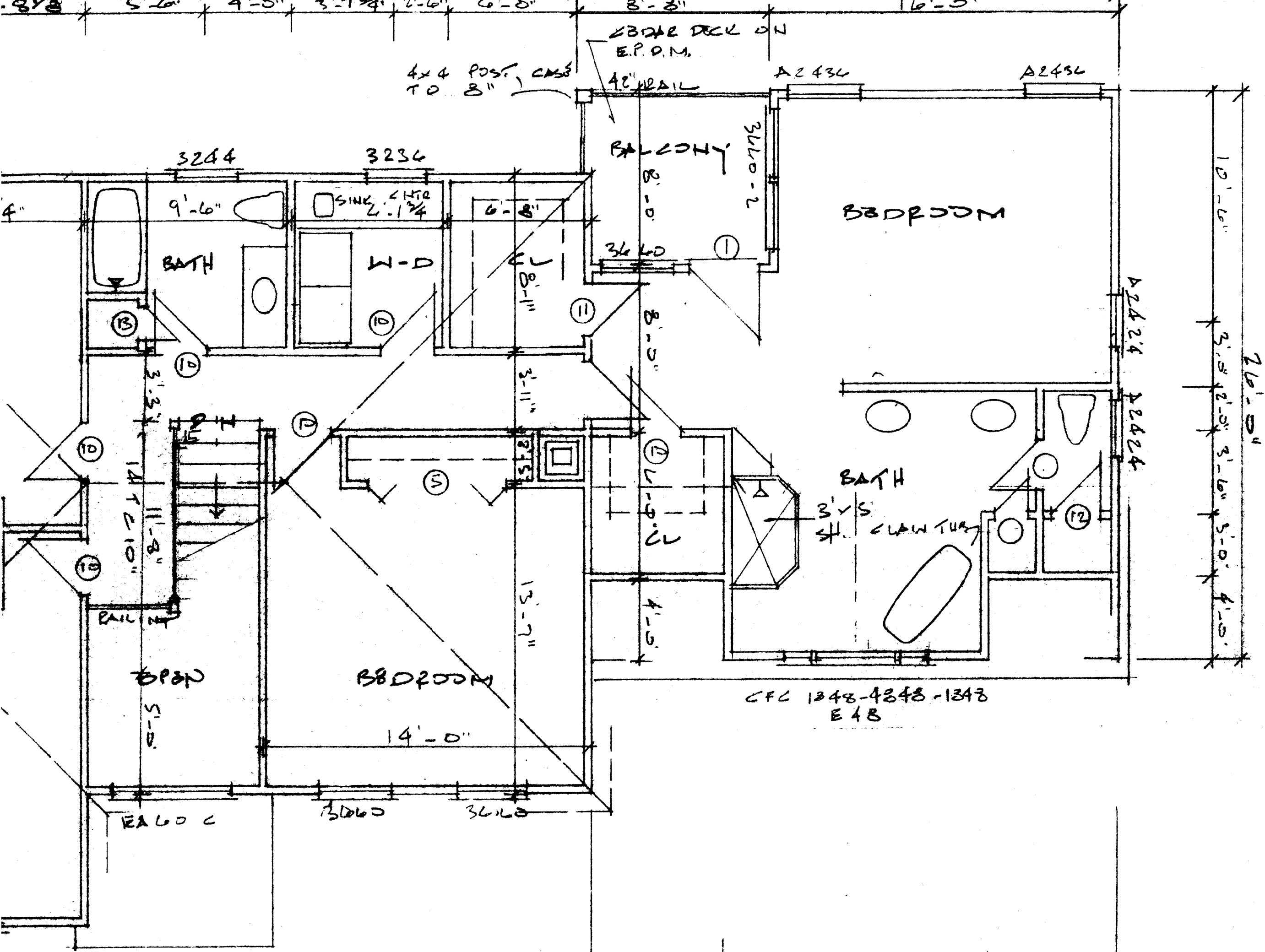
3660

3660

CFC 1348-4348-1348 E48



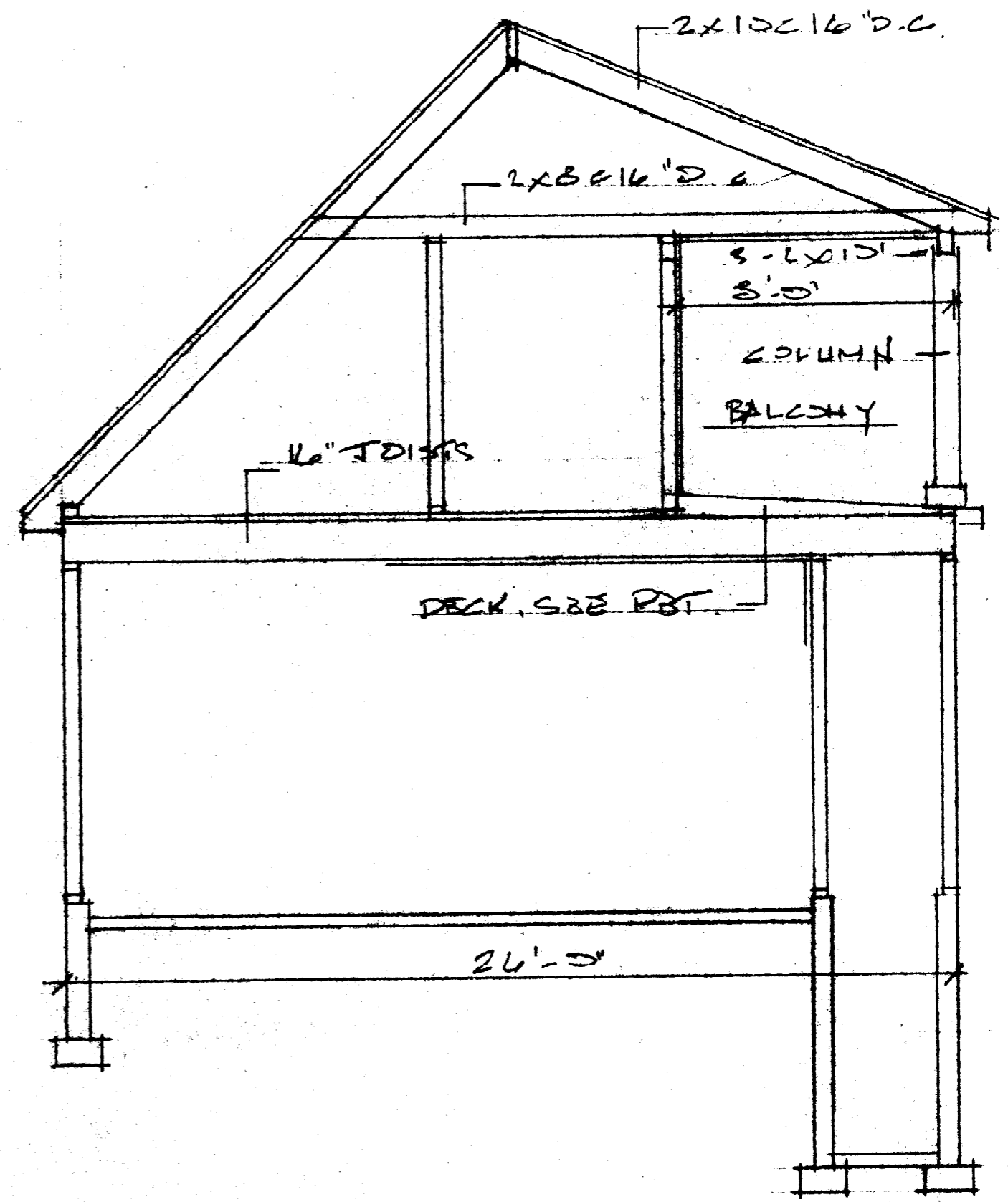
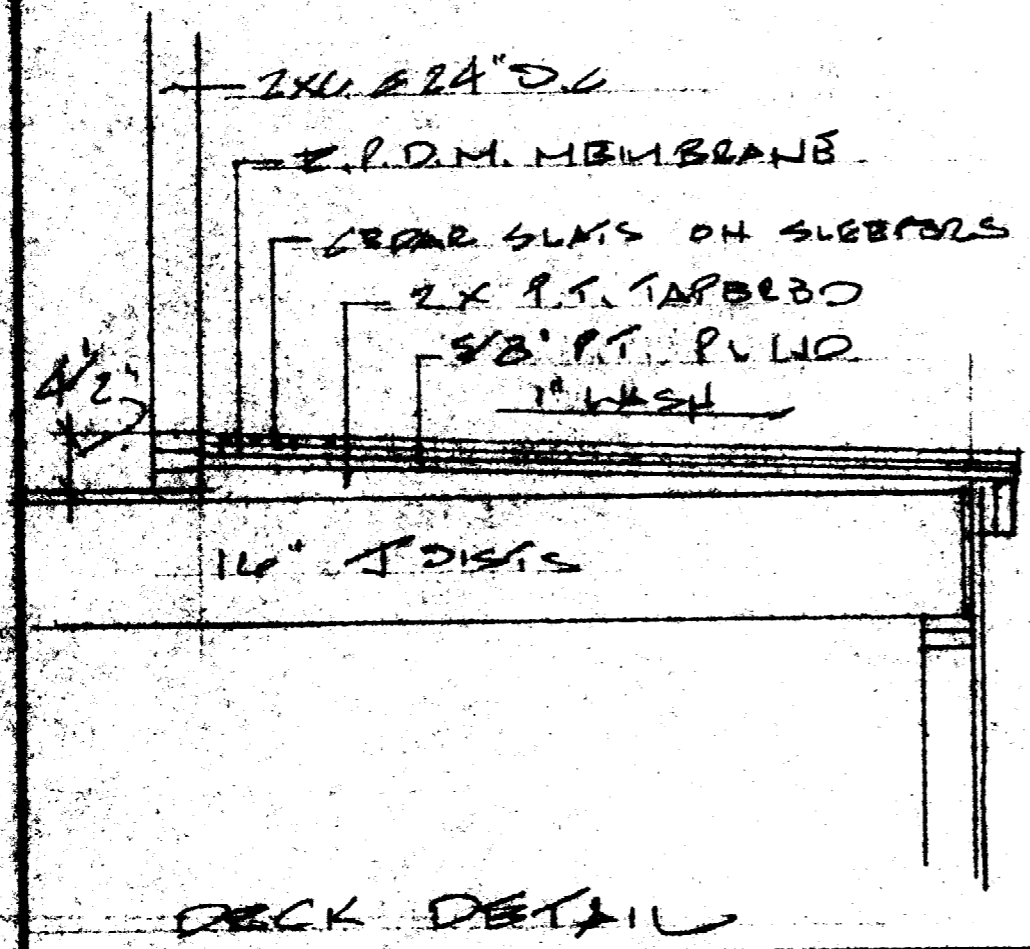
2ND FLOOR PLAN



CFC 1348-4348-1348
E 4 B

Date 5.1.01

Scale 1/4"



1/4" SECTION