

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: 02-0954	Issue Date: OCT 2 2002	CBL: 428 C005001
-----------------------	---------------------------	---------------------

Location of Construction: 553 Washington Ave	Owner Name: Sanchez Danilo &	Owner Address: 553 Washington	Phone: 207-8995
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Duplex	Zone: R-5

CITY OF PORTLAND

Past Use: Duplex	Proposed Use: Duplex / Build Bulk Head to the basement <i>legal 2 D.U.</i>	Permit Fee: \$30.00	Cost of Work: \$600.00	CEO District: 2
Proposed Project Description: Build Bulk Head to the basement		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B BOCA 1999	
		Signature:	Signature: <i>JMB 10/2/02</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 08/22/2002	Zoning Approval	
------------------------	---------------------------------	------------------------	--

<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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied <i>foremain 1 Duplex</i> <i>stacks of pm 14-433</i> <i>OK - with conditions</i> Date: <i>9/27/02</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: _____
---	--	---	--

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

0 2 0954

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>553 WASHINGTON AVE. PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure <u>34.44 26.525 SQUARE Feet</u>	Square Footage of Lot <u>8839 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>428</u> Block# <u>C</u> Lot# <u>006</u>	Owner: <u>DANILO E. SANCHEZ</u>	Telephone: (207) <u>791-8995</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DANILO E. SANCHEZ</u> <u>47 LINCOLN ST. PORTLAND, ME</u> <u>04103 PHONE# 791-8995</u>	Cost Of Work: \$ <u>600.00</u> Fee: \$ <u>30.00</u>
Current use: <u>TWO FAMILY</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>BUILD BULK HEAD TO THE BASEMENT</u>		
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>DANILO E. SANCHEZ</u>		
Mailing address: <u>47 LINCOLN ST. PORTLAND, ME 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:		

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>Daniilo E. Sanchez</u>	Date: <u>08-21-02</u>
---	-----------------------

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

Application ID Number: 2-0954

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 553 Washington Ave

Approval Date: 08/27/2002

Given On Date: 08/27/2002

OK to Issue Permit Name: Marge Schmuckal Date: 08/27/2002 Date 2:

Conditions Section:

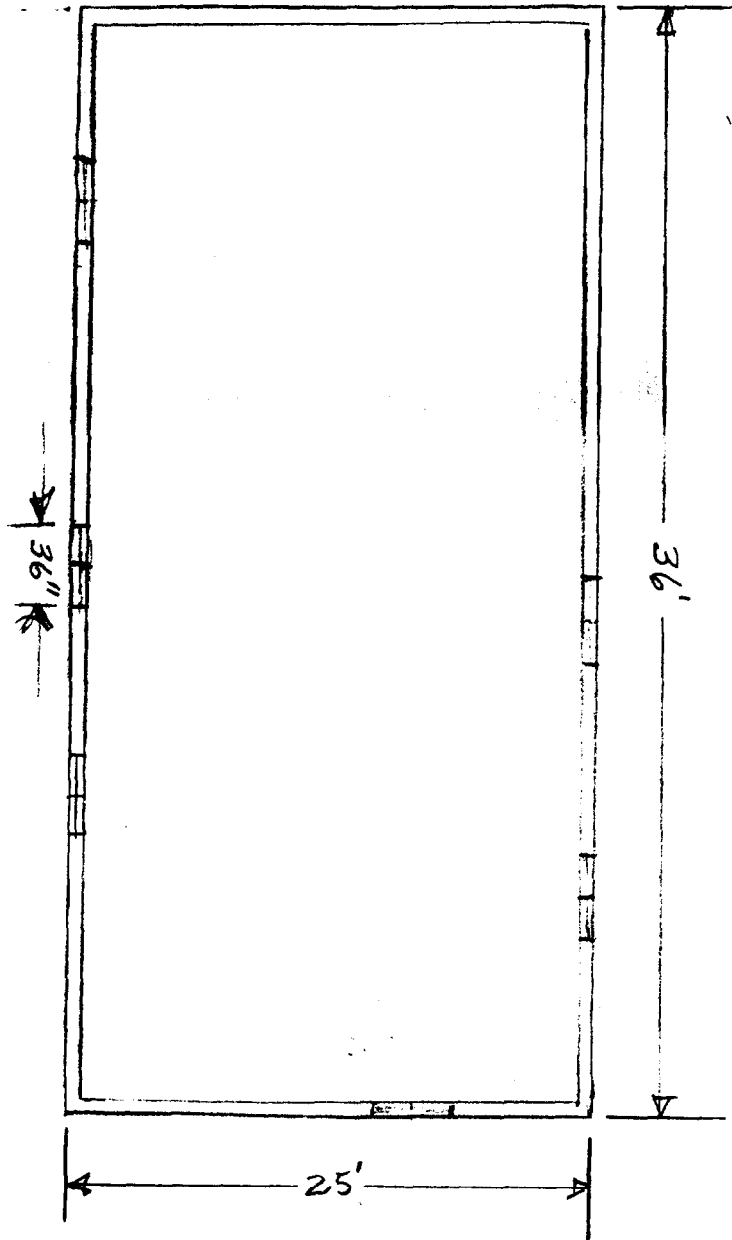
This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Create Date: 08/26/2002 By: gg Update Date: 08/27/2002 By: mes

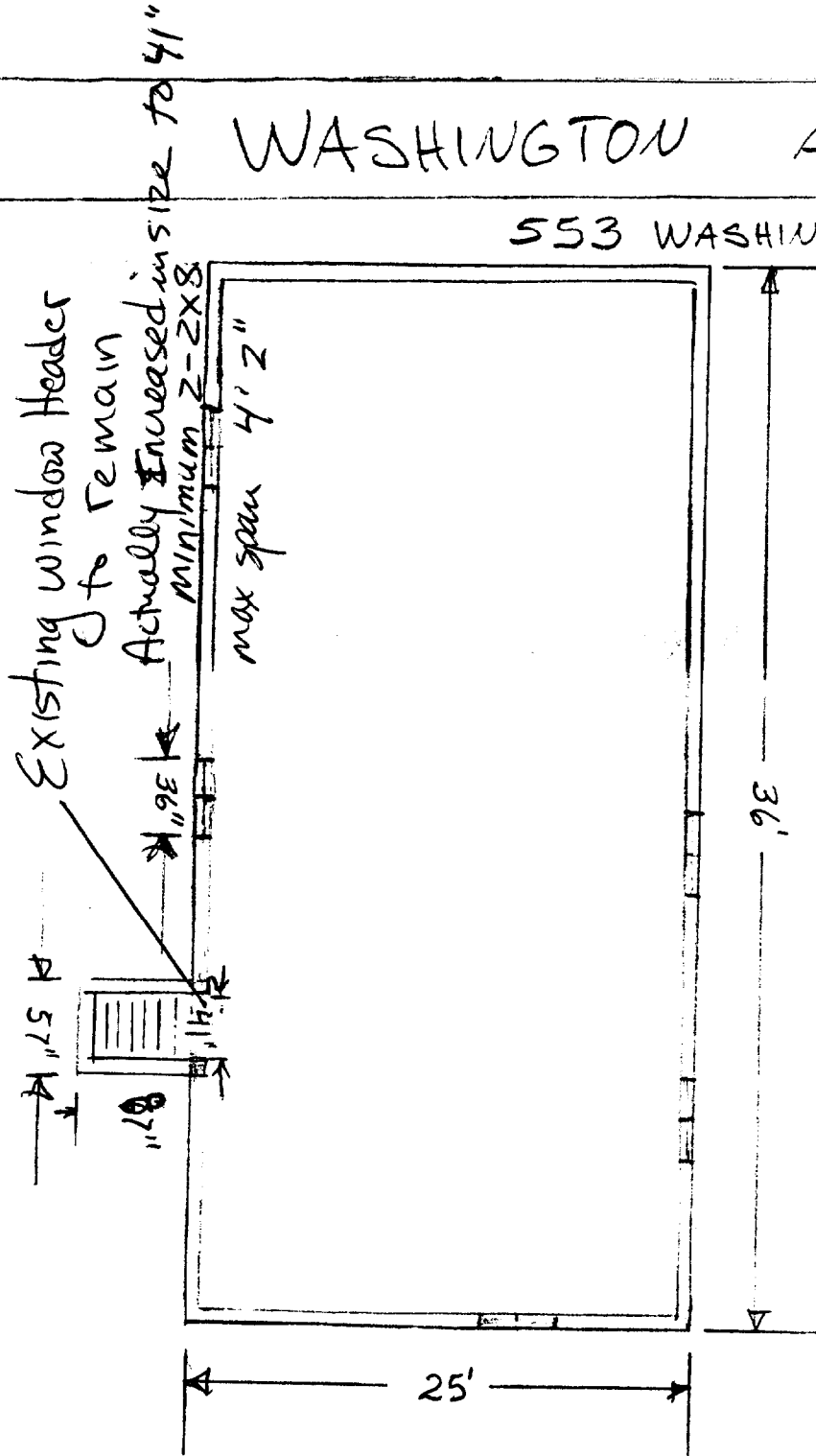
WASHINGTON AVE.

553 WASHINGTON AVE.



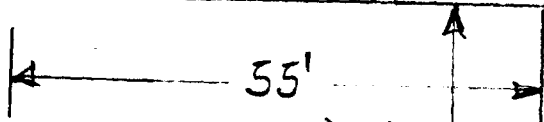
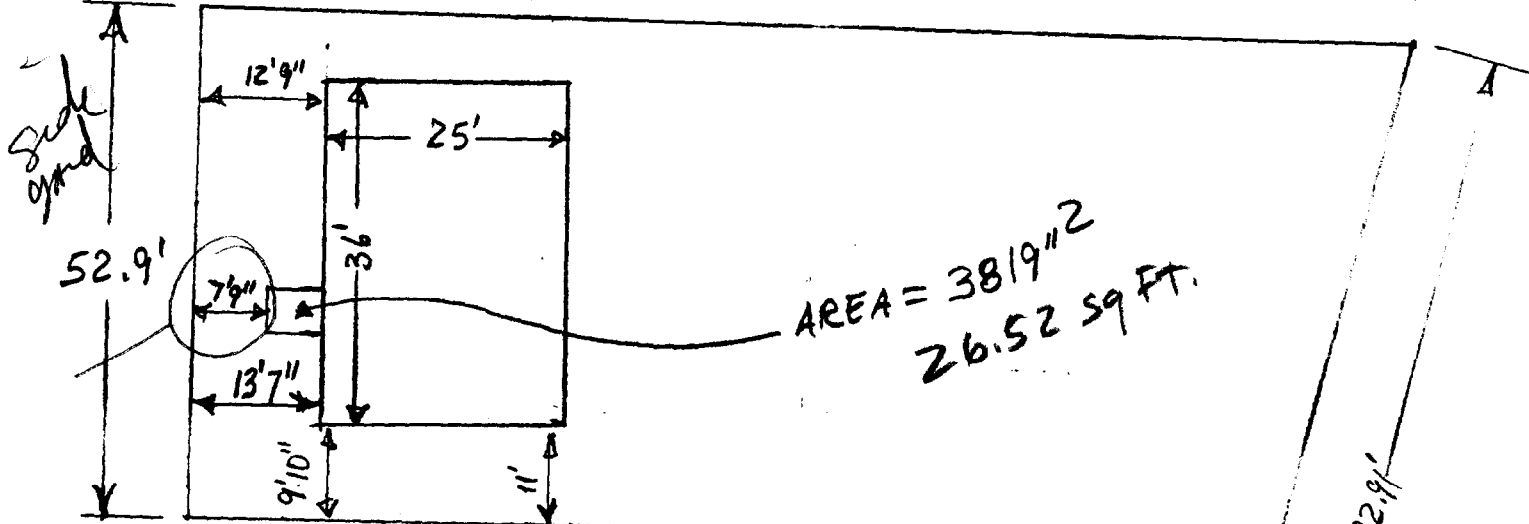
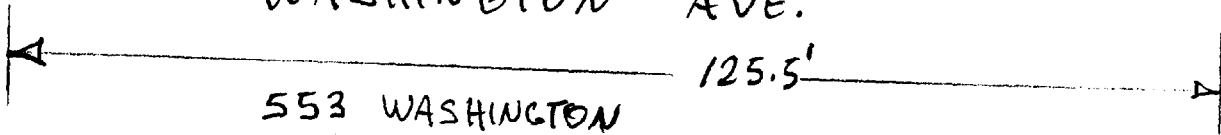
WASHINGTON AVE.

553 WASHINGTON AVE.



front

WASHINGTON AVE.



R-5 Zone

built ~ 1900s

side yard 8' req 7'9" shown
 ok per 14-433
 (no closer than 5')

rear yd: 20' req - ok if less than
 20' - ok per 14-433

$$36 \times 25 = 900$$

$$3 \times 6 = 18$$

$$4 \times 8 = 32$$

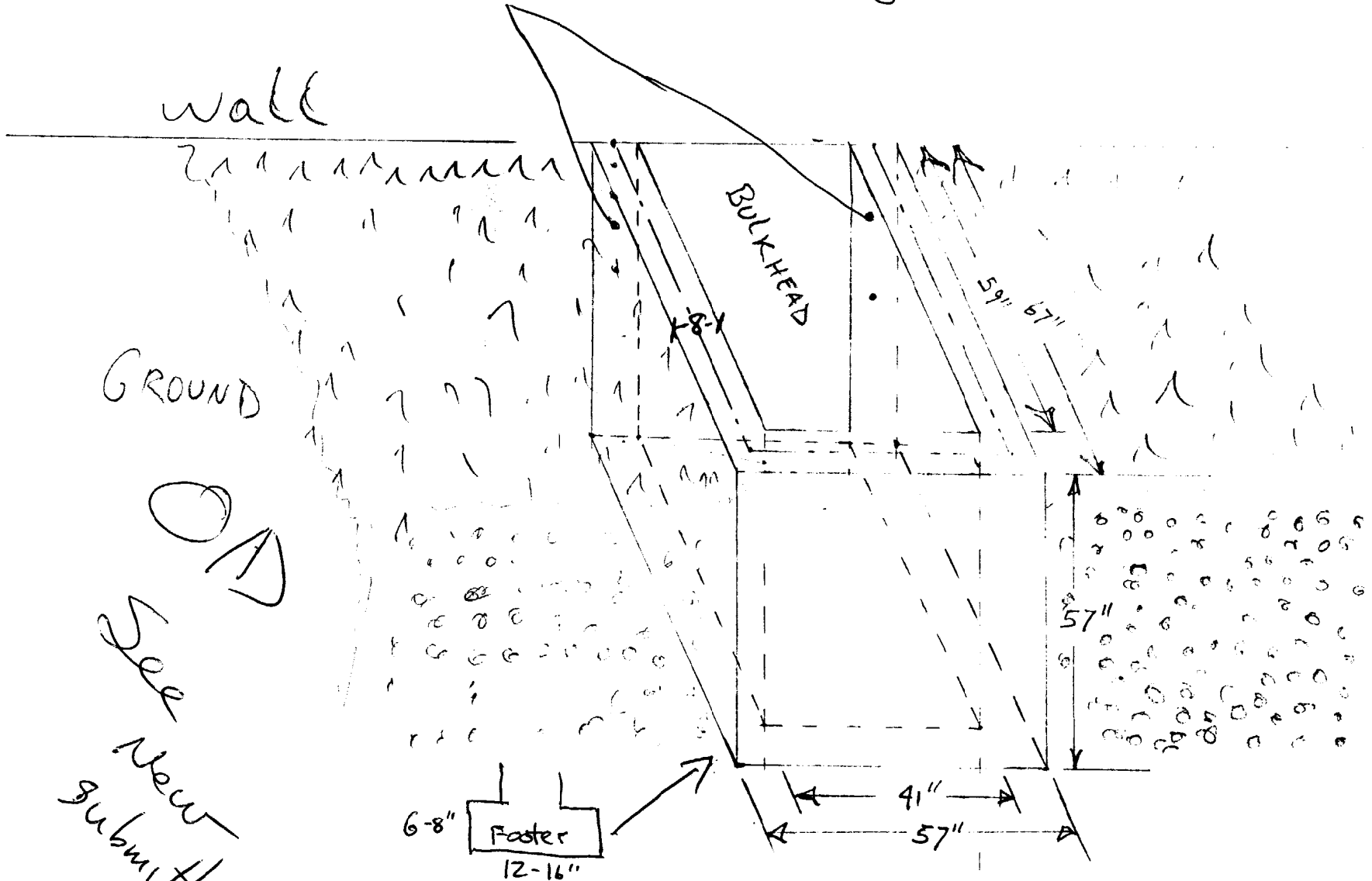
950P

$$8839 \# + 40\% = 13535.6 \#$$

O/D

See New submittal

16 O.C. Rebar to attach to existing Foundation



See New submitted

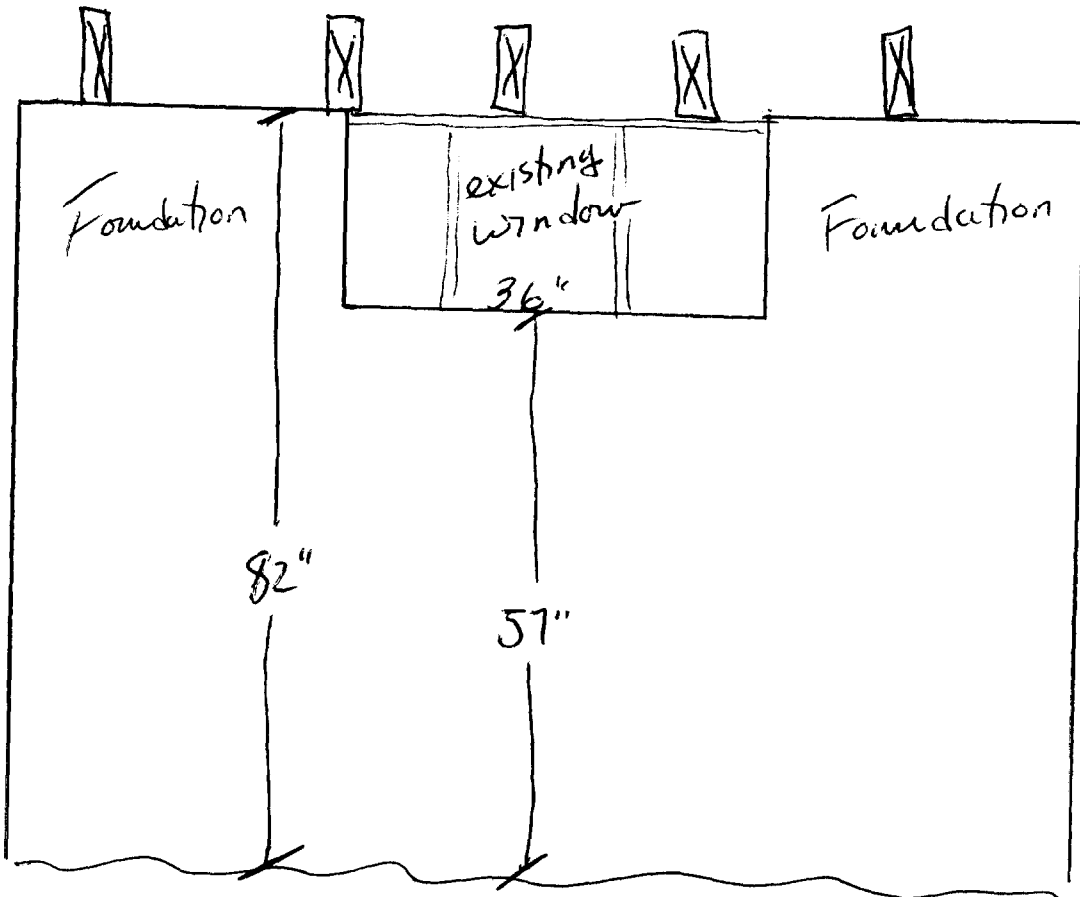
Will not need waiver
Stairs should land before Header
JB.
82"

I REQUEST A WAIVER FOR THE HEADROOM
STAIR ON THE BULK HEAD DUE TO I ALREADY
HAVE 82 INCHES FROM THE FLOOR TO THE BOTTOM
OF THE ~~HEADER~~^{Joists} AND WITH AN ADDITIONAL
STEP TO THE STAIR IT IS GOING TO BE
LESS THAN 80 INCHES

per site
visit 9/3/02

will install header

Danielo E. Sanchez



553 WASHINGTON Ave.

OID

See New ^{submittal}

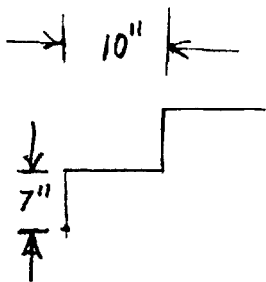
THIS PROPERTY DOES NOT HAVE A BULK HEAD TO THE BASEMENT, THE PURPOSE OF THIS PROJECT IS TO USE ONE OF THE WINDOWS TO MAKE A BULK HEAD WITH AN AREA OF 3819"².

THE WALL AROUND THE BULK HEAD IS GOING TO BE MADE OUT OF CONCRETE, THE DOOR IS GOING TO BE METAL, AND WILL HAVE EIGHT STEPS 10"X7"

THE CONSTRUCTION IS GOING TO BE DONE BY MYSELF (THE OWNER).

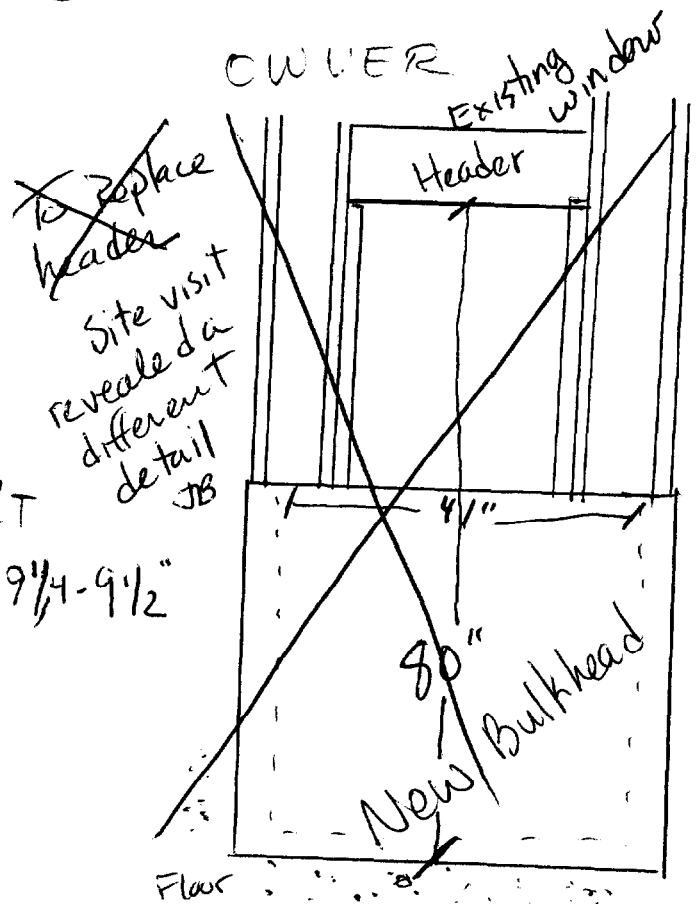
THE CONSTRUCTION IS 7'9" AWAY FROM THE PROPERTY LINE.

DANILO E. SUAREZ



NOTE:

Basement
THE EXISTING STAIR IS BUILT WITH A RISER 8.5" AND TREAD 9 1/4-9 1/2" THE HEADROOM IS 80"



~~To replace header~~
Site visit revealed a different detail JB

**STEWART TITLE
OF NORTHERN NEW ENGLAND, INC.**

165A South River Road, Bedford, NH 03110-6993 (603) 625-0033 FAX: (603) 627-0066

January 07, 2002

Danilo Sanchez and Lulsa M. Sanchez
553 Washington Avenue
Portland ME 04103

RE: 553 Washington Avenue
Portland, ME 04103
File No: 01033113

Dear Danilo Sanchez and Lulsa M. Sanchez:

Please find enclosed your Owner's Title Insurance Policy for the property you recently purchased.

If you have questions regarding this policy, please feel free to contact our office.

Sincerely yours,

Gary G. MacDonald

encl

47 Lincoln Street
Portland, ME 04103
2077721934

**STEWART TITLE GUARANTY COMPANY
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE 1998
FOR A ONE-TO-FOUR FAMILY RESIDENCE**

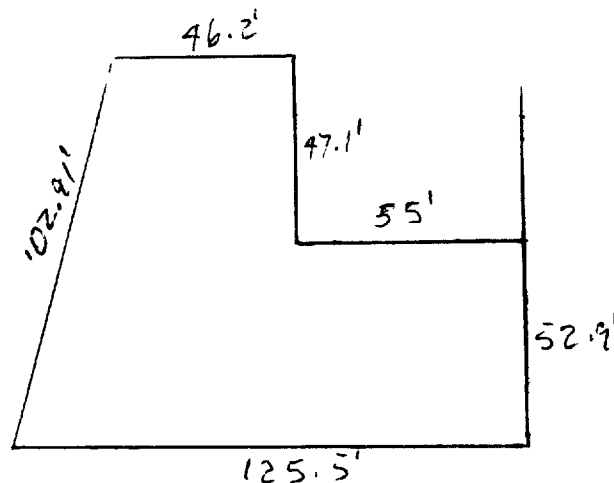
SCHEDULE C

Policy No.: 9728-11494

The Land referred to in this Policy is described as:

A certain lot or parcel of land with improvements thereon, located at 553 Washington Avenue in Portland, County of Cumberland and State of Maine and bounded and described as follows:

Beginning on the northerly side of Washington Avenue at a point twenty-nine and five tenths (29.5) feet from the southwesterly corner of land formerly belonging to Josiah F. Cobb; thence northeasterly at right angles with said Washington Avenue fifty-two and nine tenths (52.9) feet to an iron stake; thence northwesterly at right angles with the said last described line fifty-five (55) feet to an iron stake; thence northeasterly at right angles with said last described line forty-seven and one tenth (47.1) feet to an iron stake; thence northwesterly forty-six and two tenths (46.2) feet to an iron stake; thence southwesterly one hundred two and ninety-one hundredths (102.91) feet to an iron stake in the northerly side line of said Washington Avenue; thence in a southeasterly direction one hundred twenty-five tenths (125.5) feet along the northerly sideline of said Washington Avenue to the point of beginning.



1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. FILE NUMBER:

01033113

7. LOAN NUMBER:

0027102

8. MTG. INS. CASE NO.:

This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "o.c." were paid outside the closing; they are shown here for information purposes and are not included in the totals.

OWNER: Danilo Sanchez

47 Lincoln Street, Portland, ME 04103

SELLER: Dorothy Hillock

12 Ivy Avenue, Old Orchard Beach, ME 04064

SELLER TIN: 005-36-2414

LOANER: America's Wholesale Lender

4500 Park Granada

Calabasas, CA 91302

LOCATION: Map 428, Block C, Lot 6

553 Washington Avenue Portland ME 04103

AGENT: Stewart Title

9 Donald B. Dean Drive

South Portland, ME 04106

PHONE NUMBER: NOT ON FILE

SETTLEMENT AGENT TIN: 02-0508066

AGENT: Stewart Title

9 Donald B. Dean Drive

South Portland, ME 04106

I. SETTLEMENT DATE

Closing date: 10/04/01

Proration date: 10/04/01

J. BORROWER'S TRANSACTION

AMOUNT DUE FROM BORROWER:

Price 129,900.00

City 3,353.72

Expenses to borrower (line 1400)

paid by seller in advance:

10/04/01 to 12/31/01 588.33

to

to

AMOUNT DUE FROM BORROWER: 133,842.05

PAID BY OR IN BEHALF OF BORROWER:

Most money 2,500.00

Amount of new loan(s) 116,900.00

Amount taken subject to

Amount to closing costs 1,000.00

Amount unpaid by seller:

to

to

to

K. SUMMARY OF SELLER'S TRANSACTION

400. GROSS AMOUNT DUE TO SELLER:

401. Contract sales price 129,900.00

402. Personal property

403.

404.

405.

Adjustments for items paid for seller in advance:

406. City/town taxes 10/04/01 to 12/31/01 588.33

407. County taxes to

408. Assessments to

409.

410.

411.

412.

420. GROSS AMOUNT DUE TO SELLER: 130,488.33

500. REDUCTIONS IN AMOUNT DUE TO SELLER:

501. Excess deposit (see instructions)

502. Settlement charges to seller (line 1400) 9,479.00

503. Existing loan(s) taken subject to

504. Payoff of first mortgage loan

505. Payoff of second mortgage loan

506. Remax Transaction Fee 350.00

507. Seller credit to closing costs 1,000.00

508. Water/Sewer #D9673-3 39.74

509.

Adjustments for items unpaid by seller:

510. City/town taxes to

511. County taxes to

512. Assessments to

513.

514.

515.

516.

517.

518.

553 WASHINGTON AVE.

THIS PROPERTY DOES NOT HAVE A BULK HEAD TO THE BASEMENT, THE PURPOSE OF THIS PROJECT IS TO USE ONE OF THE WINDOWS TO MAKE A BULK HEAD WITH AN AREA OF $4959''^2 = 34.44'{}^2$

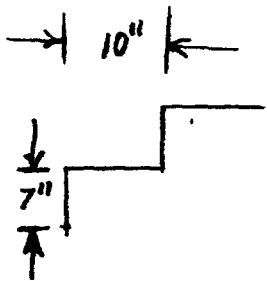
THE WALL AROUND THE BULK HEAD IS GOING TO BE MADE OUT OF CONCRETE, THE DOOR IS GOING TO BE METAL, AND WILL HAVE EIGHT STEPS $10'' \times 7''$

THE CONSTRUCTION IS GOING TO BE DONE BY MYSELF (THE OWNER).

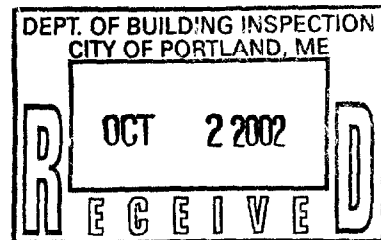
THE CONSTRUCTION IS $6'1''$ AWAY FROM THE PROPERTY LINE.

DANILO E. SANCHEZ

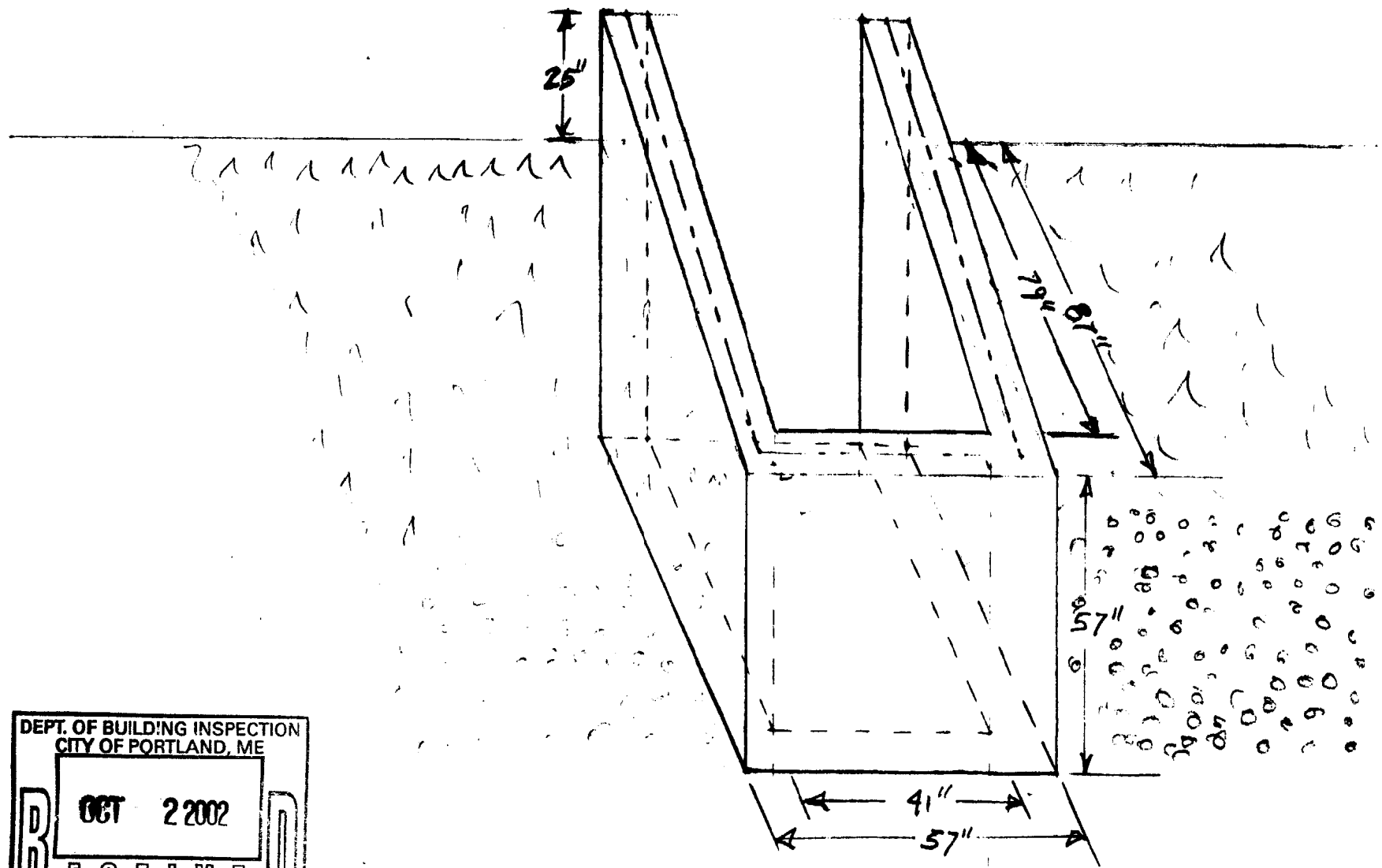
OWNER



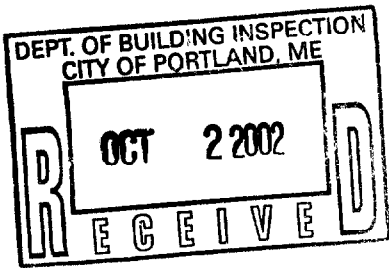
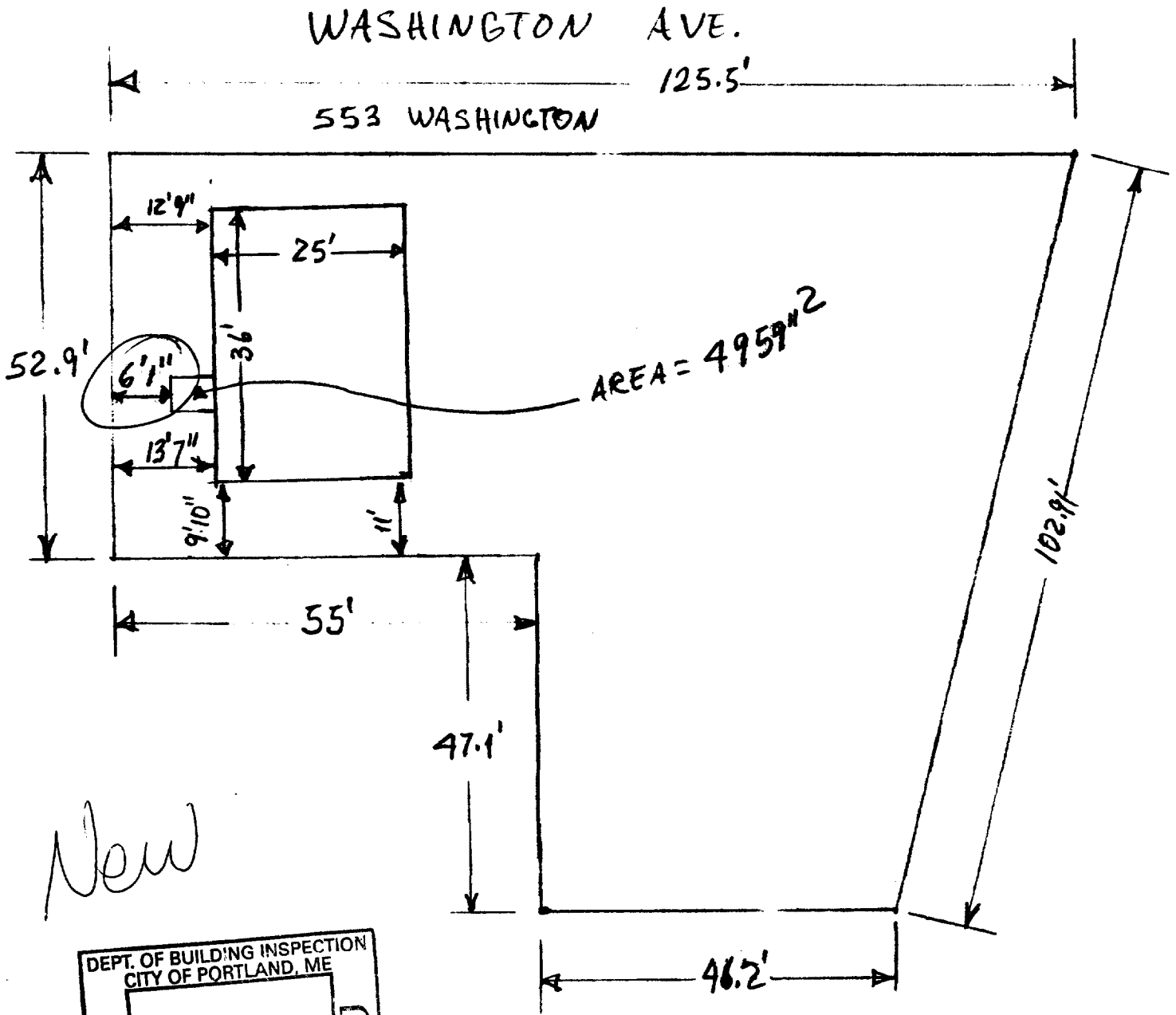
NOTE: ^{Basement}
THE EXISTING STAIR IS BUILT WITH A RISER $8.5''$ AND TREAD $9''$, THE HEADROOM IS $80''$



353 Washington Ave



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT 2 2002
RECEIVED



R-5 Zone built in 1900's
 Side yard 8' Req 6'1" shown
 ok per 14-433 (No closer than 5')

Rear yd: 20' req - ok
 20' ok per 14-433

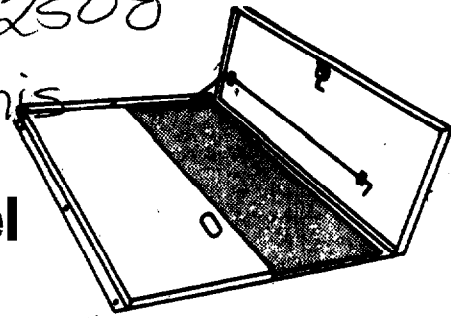
GORDON CELLADORS®

Replace your basement door easily and economically

879-2500

Dennis

RD
Model



When it comes time to replace your worn or damaged basement door, Gordon has the answer. Gordon makes it easy to choose and install the right steel door. Simply find the measurements you need, select the right door size and follow Gordon's clear, complete instructions. You'll have a weather-tight entrance that adds value, beauty and security to your home.

Two basic styles are available: The Replacement Door (RD) shown here and the CellaDoor (CD) shown on the other side of this page.

STEP ONE, measure the foundation.

The RD model installs on your existing sloping sidewalls.

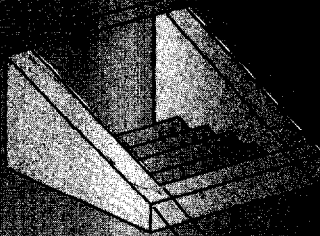
- Measure the width "C" and "D" which are the **inside (C)** and **outside (D)** dimensions of the foundation width.
- Next measure the length "A" and "B" along the slope from the building, to the inside (A) and outside (B) of the base-wall. **(Note; To insure accuracy, measure the foundation and not the existing door.)**

STEP TWO, choose the right door size.

This chart will help you select the correct replacement door. Remember, the new door will be positioned on sidewalls of your foundation. Extension "headers" are available for doors longer than the standard sizes shown in the first section of the chart.

STEP THREE, the photos below the sizing chart show a sample installation.

Complete, easy-to-follow instructions are packed with each door.



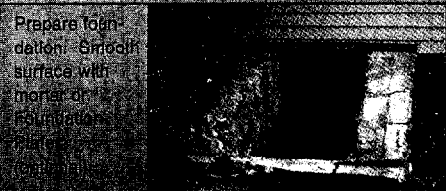
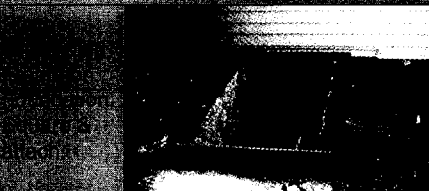
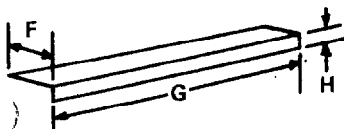
C & D
Labels for
width
of and
narrower
than

MODEL	WIDTH	LENGTH	WITH 12" EXTENSION	WITH 12" EXTENSION	WITH 18" EXTENSION	IF LONGER LENGTHS ARE REQUIRED, ORDER FLAT STEEL FROM THE PLANT.
RD-0	44 1/2"	48"	63" - 65"	59" - 61"	NA	
RD-1	44 1/2"	62"	67" - 69"	73" - 75"	NA	
RD-2	48 1/2"	66 1/2"	71" - 73"	77" - 79"	NA	
RD-3	52 1/2"	73 1/2"	78" - 80"	84" - 86"	90" - 92"	
OUTSIDE FRAME DIMENSIONS			EXTENSION HEADERS ARE NOT INCLUDED IN DOORS — ORDER SEPARATELY			

FOUNDATION PLATES

To install doors on rough or irregular stone, block or masonry foundations, use foundation plates. Foundation plates can also be used to modify openings too narrow or too wide for standard width doors.

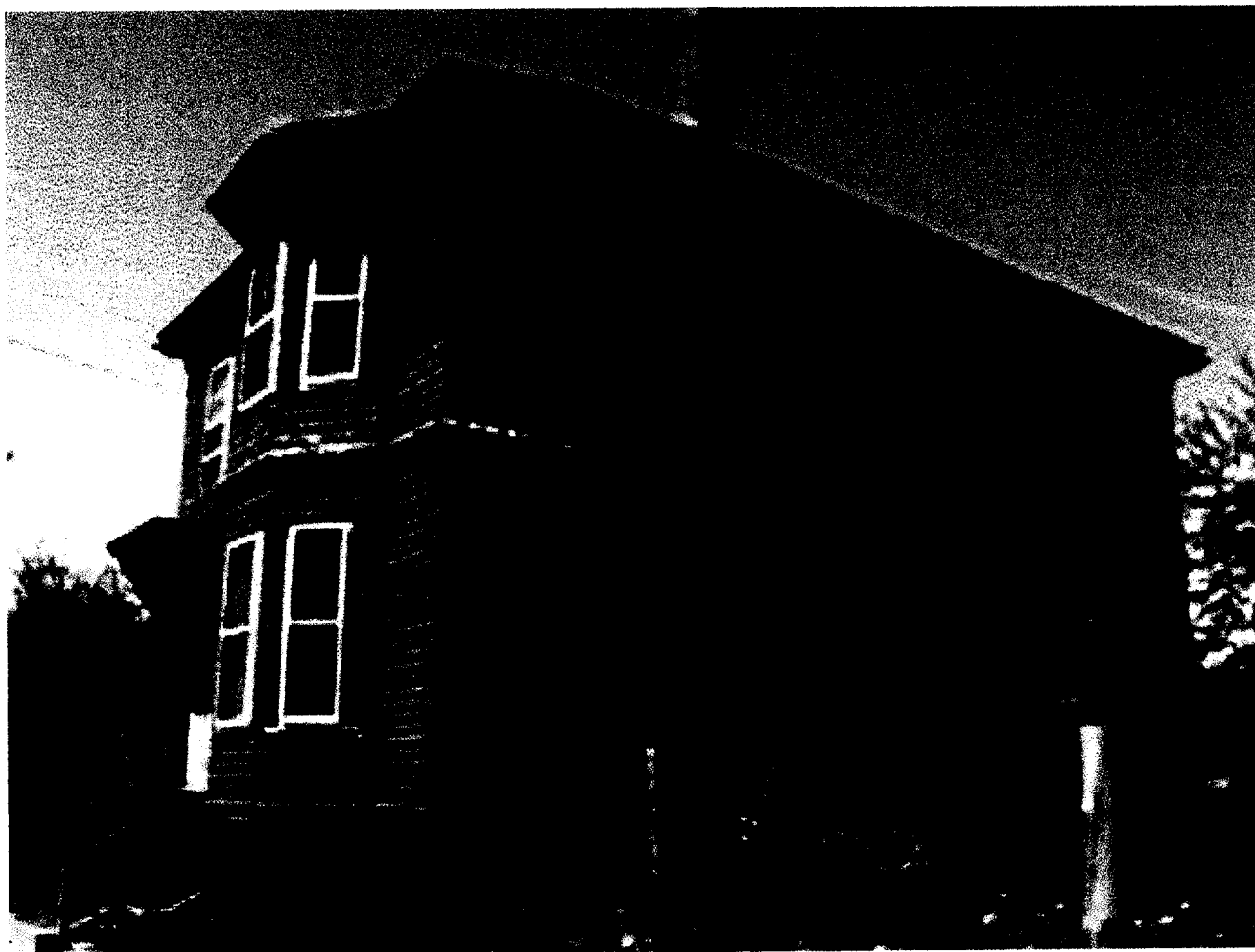
The chart lists only four sizes of foundation plates, but plates are available in any width, by special order. (3x3, 3x4, 3x25, etc. or longer than 84 inches.) Ask your Gordon dealer for help.



H	F	G
3"	6"	7"
3"	8"	7"
3"	11"	7"
3"	14"	7"

GORDON
CELLADORS®

THE GORDON CORPORATION 170 SPRING ST., SOUTHLINGTON, CONNECTICUT 06489
TELEPHONE (860) 628-0000 FAX (860) 621-1251 Website: <http://www.gordoncelladdoor.com>



built 1900

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

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

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

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Danielo E. Sanchez

Signature of applicant/designee

Date

James Bourke

10/2/02

Signature of Inspections Official

Date

CBL: 428-C-6

Building Permit#:

02-0954

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

OCT 2 2002
Permit Number 2020954

CITY OF PORTLAND

This is to certify that Sanchez Danilo &/n/a
has permission to Build Bulk Head to the base
AT 553 Washington Ave L 428 C006001

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 of inspection must be given and written permission procured before this building or part thereof is laid or closed-in. **48 HOUR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Joanie Bourke 10/2/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD