

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: 01-05134Y	Issue Date: 1 2001	CBL: 438 C021001
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Location of Construction: 1213 Woodlawn Ave	Owner Name: Main Reality Corp.	Owner Address: 506 Main Street, Lewiston, ME 04240	Phone: 207-784-8511
Business Name: n/a	Contractor Name: Realty, Corp.	Contractor Address: 506 Main Street Lewiston	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone:

Past Use: Vacant (site Plan #2000-0183)	Proposed Use: New 28' x 36' Town House	Permit Fee: \$624.00	Cost of Work: \$100,000.00	CEO District: 3
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Proposed Project Description: Build 28' x 36' Townhouse	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
	Signature:	Signature:

Permit Taken By: gg	Date Applied For: 11/15/2000	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	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 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

Mundo

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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

494 Main ST. Realty Corp 9/26/00

Applicant 506 Main ST.

Application Date New Const Duplex
28x36

Applicant's Mailing Address Lew. ME 04240

Project Name/Description

Consultant/Agent Michael L. Heureux

Address Of Proposed Site 121/123
~~##~~ Woodlawn Ave

Applicant/Agent Daytime telephone and FAX

Assessor's Reference, Chart#, Block, Lot# 438 C 021

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify)

2016 sq FT 2 units .73 B-5
Proposed Building Square Footage and /or # of Units Acreage of Site Zoning

You must Include the following with you application:

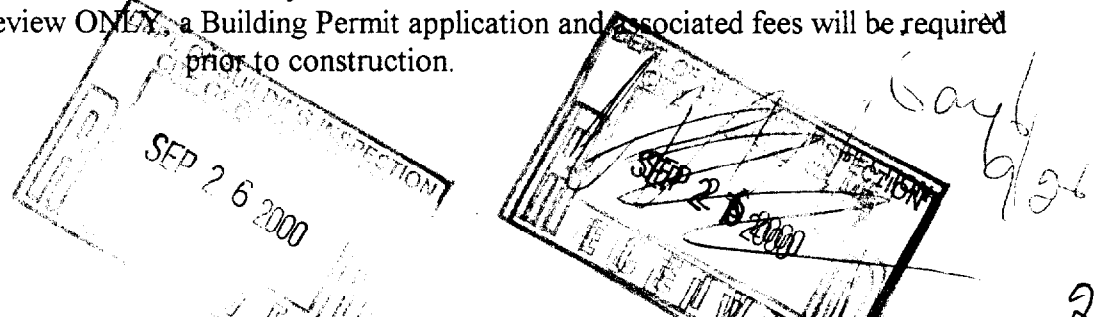
- 1) A Copy of Your Deed or Purchase and Sale Agreement
 - 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.
- (Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: Michael L. Heureux Date: 9/26/00
Pres. 494 Main Realty

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY. a Building Permit application and associated fees will be required prior to construction.



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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

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

Location/Address of Construction (include Portion of Building): ¹²¹⁻¹²³ 177 Woodlawn Ave, Portland			
Total Square Footage of Proposed Structure	2016	Square Footage of Lot	6300
Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:	
Chart# 438, Block# [X], Lot# [X]	494 Main Realty Corp	207 784 8511 576 0424	
Owner's Address	Lessee/Buyer's Name (If Applicable)	Cost Of Work:	Fee
51-B-829 506 Main ST. Lewiston, Me 04240	SAME AS ABOVE	\$100,000	\$ [X]
Proposed Project Description:(Please be as specific as possible) Construct New 28X36 Townhouse style Duplex			
Contractor's Name, Address & Telephone			Rec'd By
494 Main ST Realty Corp. 506 Main ST. Lew			[Signature]
Current Use:	Vacant lot	Proposed Use:	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional. A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

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

Signature of applicant: <i>[Signature]</i>	Date: 11/14/00
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Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

BUILDING PERMIT REPORT

151-B-8:9

DATE: 15 November 2K ADDRESS: 121-123 Woodlawn Ave. CBL: ~~500-0721~~

REASON FOR PERMIT: New 28'x36' duplex dwelling unit

BUILDING OWNER: MAIN REALTY Corp.

PERMIT APPLICANT: CONTRACTOR REALTY Corp.

USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: \$100,000 PERMIT FEES: \$624.00

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, *6, *7, *8, *9, *10, *11, *13, *14, *15, *19, *27, *28, *29, *31, *32, *33, *34, *36, *37, 1, 1

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 from freezing. Section 1908.0
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
- *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. 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 (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. 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)
17. 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)
18. 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)

11/15

- *19. 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
- 20. 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)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. 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)
- 24. 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".
- 25. 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.
- 26. 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).
- *27. 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.
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. 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).
- 30. 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)
- 31. Please read and implement the attached Land Use Zoning report requirements. *All conditions on the attached Development Review sheets shall be met.*
- *32. 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.
- *33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- *36. All flashing shall comply with Section 1406.3.10.
- *37. Fire Partition between dwelling units shall be done in accordance with Section 711.0 - 1 Hr.

[Signature]
 Samuel Hoffses, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

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.

******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**

Applicant: Michelle Hameaux

Date: 11/29/00

Address: 121-123 Woodlawn Ave

C-B-I: ~~430-0-21~~ 151-B-889

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct 2 story - 28' x 36' townhouse

Sevage Disposal - City Sewer

Lot Street Frontage - 50' frantage min. - 70' shown

NO GARAGE
NO DECKS

Front Yard - 20' req. - 20' scAd

Rear Yard - 20' req. - 42' scAd

Side Yard - 12' req. (2 stories) - 16.5' or 17' scAd

Projections - None - No rear Decks - No front porches

Width of Lot - 60' req - 70' shown

Height - 35' MAX - 23.5' scAd - 2 story

Lot Area - 6,000^{sq} min - 6,300^{sq} shown

Lot Coverage/ Impervious Surface - 40% = 2520^{sq} MAX

Area per Family - 3000^{sq} / unit or 6,000^{sq}

Off-street Parking - 2 car unit or 4 spec. req. - 2 shown in each driveway

28 x 36 = 1008^{sq}

Loading Bays - N/A

Site Plan - Y-mot # 20000183

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 zone X

Parking area Needed to be extended beyond the front yard
No Parking in front yard

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on Woodlawn Avenue in Portland, County of Cumberland and State of Maine, and being lots numbered One hundred six (106), One hundred seven (107), One hundred eight (108) and One hundred nine (109) as shown on a plan of Hawthorne Heights Extension, made for George T. Edwards Real Estate Co., August 1917, by A. E. Skillin, Surveyor, recorded in the Cumberland County Registry of Deeds, Plan Book 13, Page 108.

Excepting from the above described premises that certain lot or parcel of land conveyed by 494 Main St Realty Corp. to Melissa L'Heureux by deed dated April 6, 2000, and recorded in said Registry of Deeds in Book 15412, Page 65.

Note - This is wrong -

5/11/01 - PLANNING Satisfied -

received
11/29/00

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL**

APPLICANT: Michael L. L'Heureux
 ADDRESS: 506 Main St. Lewiston, Me 04240
121/123
 SITE ADDRESS/LOCATION: ~~121~~ Woodlawn Ave, Portland, Me
 DATE: 10/14/00

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. X All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2. X 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. X Your new street address is now ^{121/123} ~~121~~ Woodlawn Ave, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. X The Development Review Coordinator (874-8300 ext. 8722) 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.
5. X Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. X A sewer permit is required for your 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.
7. X A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. X As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

9. X The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

10. X The site contractor shall establish finish grades at the building 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.

11. X A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.

12. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. X Applicant shall be responsible to minimize and clean up any mud tracking or other debris from city streets

cc: Katherine Staples, P.E., City Engineer

14. X Applicant shall install and maintain all necessary erosion control devices.

15. X Applicant shall install rain gutters to structure to direct water to ~~the~~ street.

16. X Applicant shall grade the lot to shed water to the street

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

2000-0183
Application I. D. Number
09/26/2000
Application Date
121 -123 Woodlawn Ave
Project Name/Description

Heureux Michael L.
Applicant
506 Main St., Lewiston, ME 04240
Applicant's Mailing Address
Heureux Michael L.
Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

119 - 123 Woodlawn Ave, Portland, ME
Address of Proposed Site
151-B-8&9
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) new 2 unit building

2,016 sf (2 units) 6,300 sq ft R-5
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 09/27/2000

DRC Approval Status:

Reviewer Chris Earle/Steve Bushey

- Approved Approved w/Conditions
See Attached Denied

Approval Date 02/20/2001 Approval Expiration 02/20/2002 Extension to _____ Additional Sheets
Attached

Condition Compliance Steve Bushey 04/27/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>04/27/2001</u> date	<u>\$3,448.00</u> amount	<u>10/29/2001</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>1/2/01</u> date	<u>300</u> amount	<i>- technical difficulties w/ Urban Insight working w/ Vicki Mason...</i>
<input type="checkbox"/> Building Permit Issue	_____ date	_____ amount	_____ signature
<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
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2000-0183

Application I. D. Number

09/26/2000

Application Date

Heureux Michael L.

Applicant

506 Main St., Lewiston, ME 04240

Applicant's Mailing Address

Heureux Michael L.

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

121 -123 Woodlawn Ave

Project Name/Description

119 - 123 Woodlawn Ave, Portland, ME

Address of Proposed Site

151-B-8&9

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 That unless waived by the Planning Board, the applicant will install granite curbs and sidewalk per City Standard along the Woodlawn roadway frontage.

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.
- 2 It is noted that there are no garages, no rear decks, no front porches included within this allowed permit. Separate permits are required for any new proposals.
- 3 Because there are two driveways, they both must be extended beyond the front of the house 38 feet as shown on the plan .
- 4 No parking is allowed in the required front yard.
- 5 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 6 The DRC is requiring gutters and down spouts - please read his requirements in full.

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

2000-0183
Application I. D. Number

09/26/2000
Application Date

Heureux Michael L.
Applicant

506 Main St., Lewiston, ME 04240
Applicant's Mailing Address

Heureux Michael L.
Consultant/Agent

Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

121 -123 Woodlawn Ave
Project Name/Description

119 - 123 Woodlawn Ave, Portland, ME
Address of Proposed Site

151-B-8&9
Assessor's Reference: Chart-Block-Lot

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- 4 No parking is allowed in the required front yard.
- 5 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 6 The DRC is requiring gutters and down spouts - please read his requirements in full.

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

2000-0183
 Application I. D. Number
09/26/2000
 Application Date
121 -123 Woodlawn Ave
 Project Name/Description

Heureux Michael L.
 Applicant
506 Main St., Lewiston, ME 04240
 Applicant's Mailing Address

Heureux Michael L.
 Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
 Applicant or Agent Daytime Telephone, Fax

119 - 123 Woodlawn Ave, Portland, ME
 Address of Proposed Site
151-B-8&9
 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) new 2 unit building

2,016 sf (2 units) 6,300 sq ft R-5
 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 09/27/2000

Planning Approval Status:

Reviewer Sarah Hopkins

- Approved Approved w/Conditions
See Attached Denied

Approval Date 02/20/2001 Approval Expiration 02/20/2002 Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit Sarah Hopkins 04/27/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>04/27/2001</u> date	<u>\$3,448.00</u> amount	<u>10/29/2001</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>9/12/01</u> date	<u>300</u> 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
PLANNING DEPARTMENT PROCESSING FORM

20000183
I. D. Number

Heureux Michael L.
Applicant
56 Main St., Lewiston, ME 04240
Applicant's Mailing Address
Heureux Michael L.
Consultant/Agent
784-0573
Applicant or Agent Daytime Telephone, Fax

9/26/00
Application Date
12-183
117 Woodlawn Ave
Project Name/Description
121/123
Woodlawn Ave, Portland, ME
Address of Proposed Site
438 0024 151-B-8-9
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) new 2 unit building
2,016 sf (2 units) .73
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$100.00 Date: 9/27/00

DRC Approval Status:

Approved Approved w/Conditions see attached Denied by Steve Bushey
Approval Date 10/14/00 Approval Expiration _____ Extension to _____ Additional Sheets Attached
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	_____	_____	_____
<input type="checkbox"/> Inspection Fee Paid	_____	_____	_____
<input type="checkbox"/> Building Permit	_____	_____	_____
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	_____	_____
<input type="checkbox"/> Final Inspection	_____	_____	_____
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	_____
<input type="checkbox"/> Performance Guarantee Released	_____	_____	_____
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
<input type="checkbox"/> Defect Guarantee Released	_____	_____	_____

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

2000-0183

Application I. D. Number

09/26/2000

Application Date

121 -123 Woodlawn Ave

Project Name/Description

Heureux Michael L.

Applicant

506 Main St., Lewiston, ME 04240

Applicant's Mailing Address

Heureux Michael L.

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

119 - 123 Woodlawn Ave, Portland, ME

Address of Proposed Site

151-B-8&9

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 That unless waived by the Planning Board, the applicant will install granite curbs and sidewalk per City Standard along the Woodlawn roadway frontage.

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.
- 2 It is noted that there are no garages, no rear decks, no front porches included within this allowed permit. Separate permits are required for any new proposals.
- 3 Because there are two driveways, they both must be extended beyond the front of the house 38 feet as shown on the plan .
- 4 No parking is allowed in the required front yard.
- 5 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 6 The DRC is requiring gutters and down spouts - please read his requirements in full.

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

2000-0183
Application I. D. Number
09/26/2000
Application Date
121 -123 Woodlawn Ave
Project Name/Description

Heureux Michael L.
Applicant
506 Main St., Lewiston, ME 04240
Applicant's Mailing Address
Heureux Michael L.
Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

119 - 123 Woodlawn Ave, Portland, ME
Address of Proposed Site
151-B-8&9
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) new 2 unit building
2,016 sf (2 units) 6,300 sq ft R-5
Proposed Building square Feet or # of Units 6,300 sq ft R-5
Acreage of Site 6,300 sq ft R-5
Zoning

Check Review Required:

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

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 09/27/2000

Insp Approval Status:

Reviewer Marge Schmuckal

Approved Approved w/Conditions See Attached Denied
Approval Date 11/28/2000 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance Marge Schmuckal 05/11/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>04/27/2001</u> date	<u>\$3,448.00</u> amount	<u>10/29/2001</u> 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	_____ 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

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

Valuation: \$100,000.00 Plan Review # 1753/24

Fee: \$624.00 Date: 15 November 2000

Building Location: 121-123 Woodlawn Ave CBL: ~~438-C-021~~

Building Description: Duplex Dwelling unit 151-B-8e9

Reviewed By: S. Hoffses

Use or Occupancy: A-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 site plan and bldg. Code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0 118.0
2.	All lot lines shall be clearly marked before calling for a foundation inspection	
3.	Foundation anchors shall comply with section 2305.17	2305.17
4.	Water proofing & damp proofing shall comply with section 1813.0	1813.0
5.	Concrete shall be protected as per section 1908.0	1908.0
6.	Chimneys shall comply with NFPA 211 Ch. 4	NFPA 211
7.	Sound control between the two units shall comply with section 1214.0	1214.0
8.	The fire partitions shall between the two unit shall comply with section 711.0	711.0
9.	STAIR construction shall comply with section 1014.0	1014.0
10.	Headroom in stair wells shall comply with section 1014.4	1014.4
11.	Handrails shall comply with section 1021.0	1021.0
12.	Guardrails shall comply with section 1022.0	1022.0
13.	Sleeping room egress or rescue windows	1010.4

REV: PSH 4-7-00

Correction List		
NO:	Description	Code Section
13	shall comply with section 1010.4	1010.4
14	Smoke detectors shall comply with section 920.3.2	920.3.2
15	Fastening shall comply with table 2305.2	2305.2
16	Joining, Cutting and Notching shall comply with sections 2305.3 thru 2305.5.1	-
17	Bridging shall comply with section 2305.6	2305.6
18	Glazing shall comply with section 2406.0	2406.0
19	Flashing shall comply with section 2406.3.0	2406.3.0
20		

REV: PSH 4-7-00

Foundations (Chapter 18)

Wood Foundation (1808)

- _____ Design
- _____ 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 2305.6.1

Floors (contd.)

- _____ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- _____ Bridging (2305.16)
- _____ Boring and notching (2305.5.1)
- _____ Cutting and notching (2305.3)
- _____ Fastening table (2305.2)
- _____ 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
- _____ Fastening schedule (Table 2305.2)
- _____ Wall framing (2305.4.1)
- _____ Double top plate (2305.4.2)
- _____ Bottom plates: (2305.4.3)
- _____ Notching and boring: (2305.4.4) studs
- _____ Non load bearing walls (2305.5)
- _____ 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)
- _____ Metal construction
- _____ Masonry construction (Chapter 21)
- _____ Exterior wall covering (Chapter 14)
- _____ Performance requirements (1403)
- _____ Materials (1404)
- _____ 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

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>46 PSF</u>	_____
Seismic Zone	<u>2</u>	_____
Weathering area	<u>S</u>	_____
Frost line depth	<u>4' MIN</u>	_____

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

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

Egress (Chapter 10)

- _____ One exit from dwelling unit (1010.2)
- _____ Sleeping room window (1010.4)
- _____ EXIT DOOR (1017.3) 32" W 80" H
- _____ Landings (1014.3.2) stairway
- _____ Ramp slope (1016.0)
- _____ Stairways (1014.3) 36" W
- _____ Treads (1014.6) 10" min.
- _____ Riser (1014.6) 7 3/4" max.
- _____ Solid riser (1014.6.1)
- _____ Winders (1014.6.3)
- _____ Spiral and Circular (1014.6.4)
- _____ Handrails (1022.2.2.) Ht.
- _____ Handrail grip size (1022.2.4) 1 1/4" to 2"
- _____ Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- _____ Location and interconnection
- _____ Power source

**Dwelling Unit Separation
Table 602**

**Electrical
NFPA #**



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

**CITY OF PORTLAND, MAINE
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

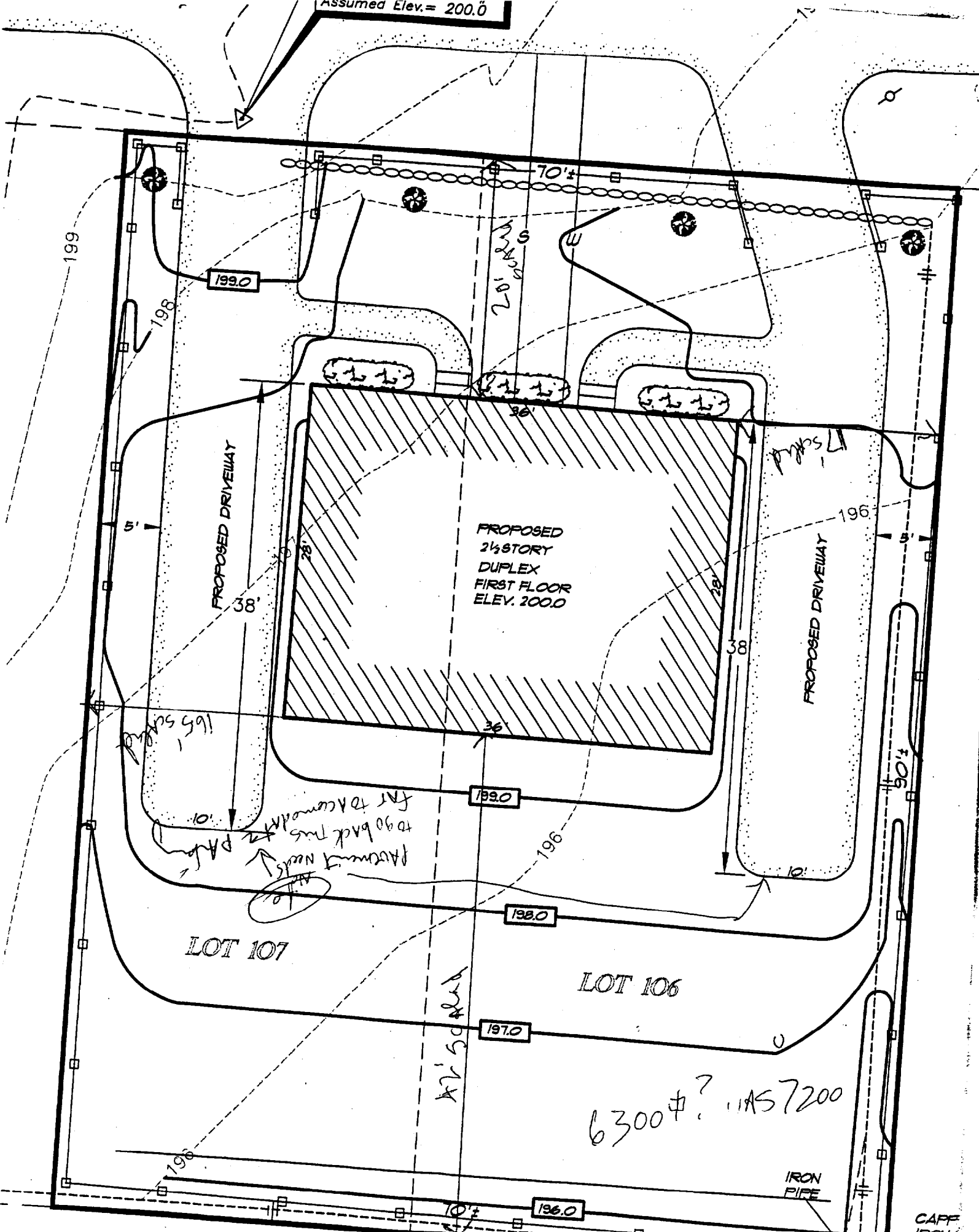
All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

Assumed Elev. = 200.0



The 2 lots used to be 40' x 90' each - always has changed

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

20000183
I. D. Number

Heureux Michael L.

Applicant

506 Main St., Lewiston, ME 04240

Applicant's Mailing Address

Heureux Michael L.

Consultant/Agent

9/26/00

Application Date

117 Woodlawn Ave

Project Name/Description

117 Woodlawn Ave, Portland, ME

Address of Proposed Site

438 C021

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential

Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **new 2 unit building**

2,016 sf (2 units) **.73**

Proposed Building square Feet or # of Units **2,016 sf (2 units)** Acreage of Site **.73** Zoning

Check Review Required:

Site Plan Subdivision PAD Review 14-403 Streets Review

(major/minor) # of lots

Flood Hazard Shoreland Historic Preservation DEP Local Certification

Zoning Conditional Zoning Variance Other

Use (ZBA/PB)

Fees Paid: Site Plan **\$300.00** Subdivision Engineer Review **\$100.00** Date: **9/27/00**

Inspections Approval Status:

Reviewer

Approved Approved w/Conditions Denied

see attached

Approval Date Approval Expiration Extension to Additional Sheets Attached

Condition Compliance signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

date amount expiration date

Inspection Fee Paid

date amount

Building Permit Issued

date

Performance Guarantee Reduced

date remaining balance signature

Temporary Certificate of Occupancy Conditions (See Attached)

date

Final Inspection

date signature

Certificate Of Occupancy

date

Performance Guarantee Released

date signature

Defect Guarantee Submitted

submitted date amount expiration date

Defect Guarantee Released

date signature

117 Woodlawn Ave
 438 C021
 9/27/00

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

20000183

I. D. Number

Heureux Michael L.

9/26/00

Applicant

Application Date

506 Main St., Lewiston, ME 04240

117 Woodlawn Ave

Applicant's Mailing Address

Project Name/Description

Heureux Michael L.

121- 123 Woodlawn Ave, Portland, ME

Consultant/Agent

Address of Proposed Site

438 C023-24

Applicant or Agent Daytime Telephone, Fax

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) **new 2 unit building**
2,016 sf (2 units) **.73**

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review **\$100.00** Date: **9/27/00**

Fire Approval Status:

Reviewer **Lt. Mc Dougall** *LMcD*

Approved Approved w/Conditions see attached Denied

Approval Date **10/12/00** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. Mc Dougall** **10/12/00**
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 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		
<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	

7848511

494 Main ST. Realty Corp.

506 Main ST.

Lewiston, Me

04240

9/25/00

To Portland Planning Board


389 Congress ST.

Portland, Me.

Dear Board Members

Enclosed are the site plans for a 28 x 36 Townhouse style Duplex to be built at 117 Woodlawn Ave., Portland, Me. This structure falls within the zoning uses permitted under R-5. There are several structures which are very similar that have been constructed within the last 5 yrs on the same street. The building is a Colonial style structure and it will conform very well with the homes in the neighborhood.

Regards


Michael L'Heureux

WARRANTY DEED

CAROL BROWN, of Gray, Maine, DEBORAH CONLEY of Portland, Maine and DENNIS CONLEY of Savannah, Georgia, for consideration paid, do hereby REMISE, RELEASE, BARGAIN, SELL, GRANT, CONVEY and forever QUIETCLAIM, WITH WARRANTY COVENANTS, unto MARY A. CONLEY, an individual with an address of 117 WOODLAWN Avenue, Portland, Maine, all their interest in certain property located in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on Woodlawn Avenue in Portland, County of Cumberland and State of Maine, and being lots numbered One hundred six (106), One hundred seven (107), One hundred eight (108) and One hundred nine (109) as shown on a plan of Hawthorne Heights Extension, made for George T. Edwards Real Estate Co., August 1917, by A.E. Skillin, Surveyor, recorded in Cumberland County Registry of Deeds, Plan Book 13, Page 108.

Each of said lots contains thirty-six hundred (3,600) square feet of land.

Hereby conveying the same premises conveyed to Carol Brown, Dennis Conley and Deborah Conley by Warranty Deed of Mary A. Conley by warranty deed dated December 19, 1996 and recorded in Cumberland County Registry of Deeds in Book 12888, Page 80.

Melvin F. Lewis
Pres. 494 Main Realty Corp.

IN WITNESS WHEREOF, the said DENNIS CONLEY, CAROL BROWN AND
DEBORAH CONLEY, have executed this instrument, this 20th day of
September, 1999.

Deborah Rosenberg
Witness

Deborah Conley
DEBORAH CONLEY

Harry J. Hayes

Carol Brown
CAROL BROWN

Mary H. Williams

Dennis Conley
DENNIS CONLEY

STATE OF MAINE
CUMBERLAND, ss.

Sept 20, 1999

Personally appeared the above-named DEBORAH CONLEY/~~CAROL~~
~~BROWN~~/DENNIS CONLEY, and acknowledged the foregoing instrument to
be her/~~his~~ free act and deed.

Before me,

Deborah Rosenberg
Notary Public/Attorney at Law

SEAL

DEBORAH S. ROSENBERG
(Print or Type Name)

My Commission Expires AUGUST 31, 2003

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 OCT 14 AM 8:00

CUMBERLAND COUNTY

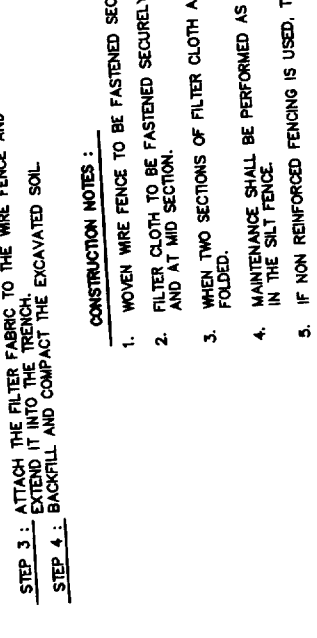
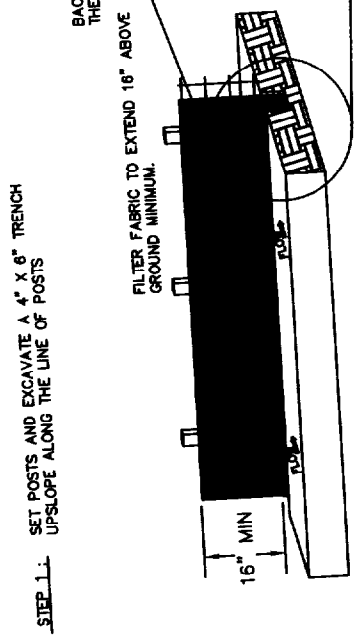
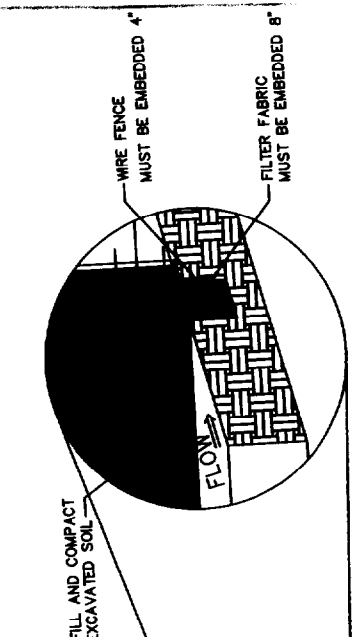
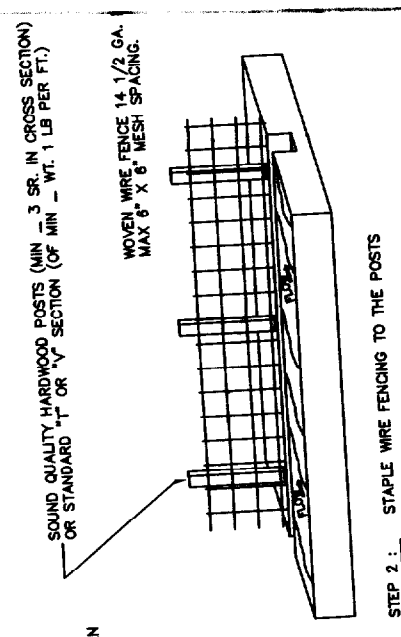
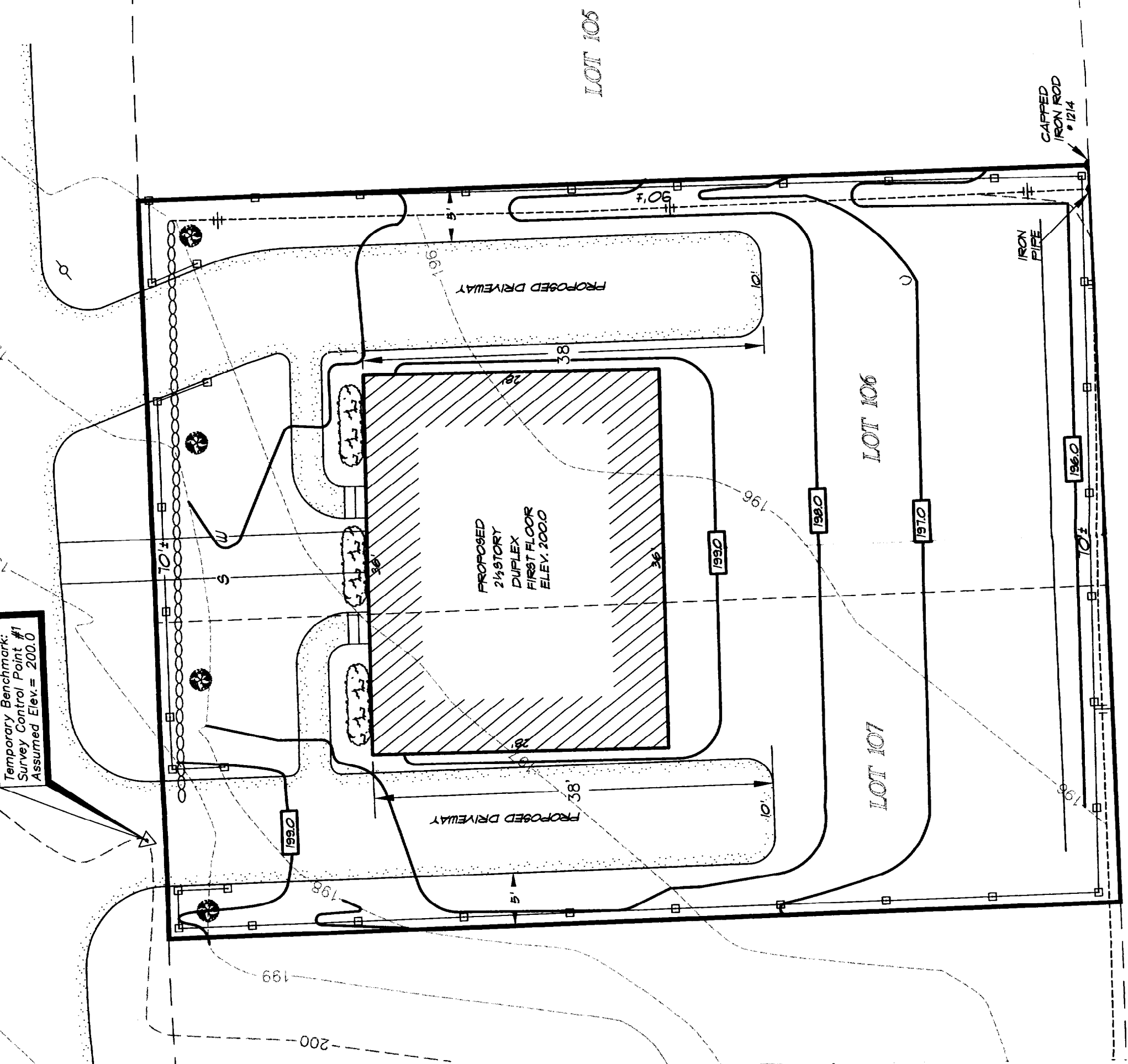
John B. O'Brien

Temporary Benchmark:
Survey Control Point #1
Assumed Elev. = 200.0

LOT 105

CAFFED
IRON ROD
12/14

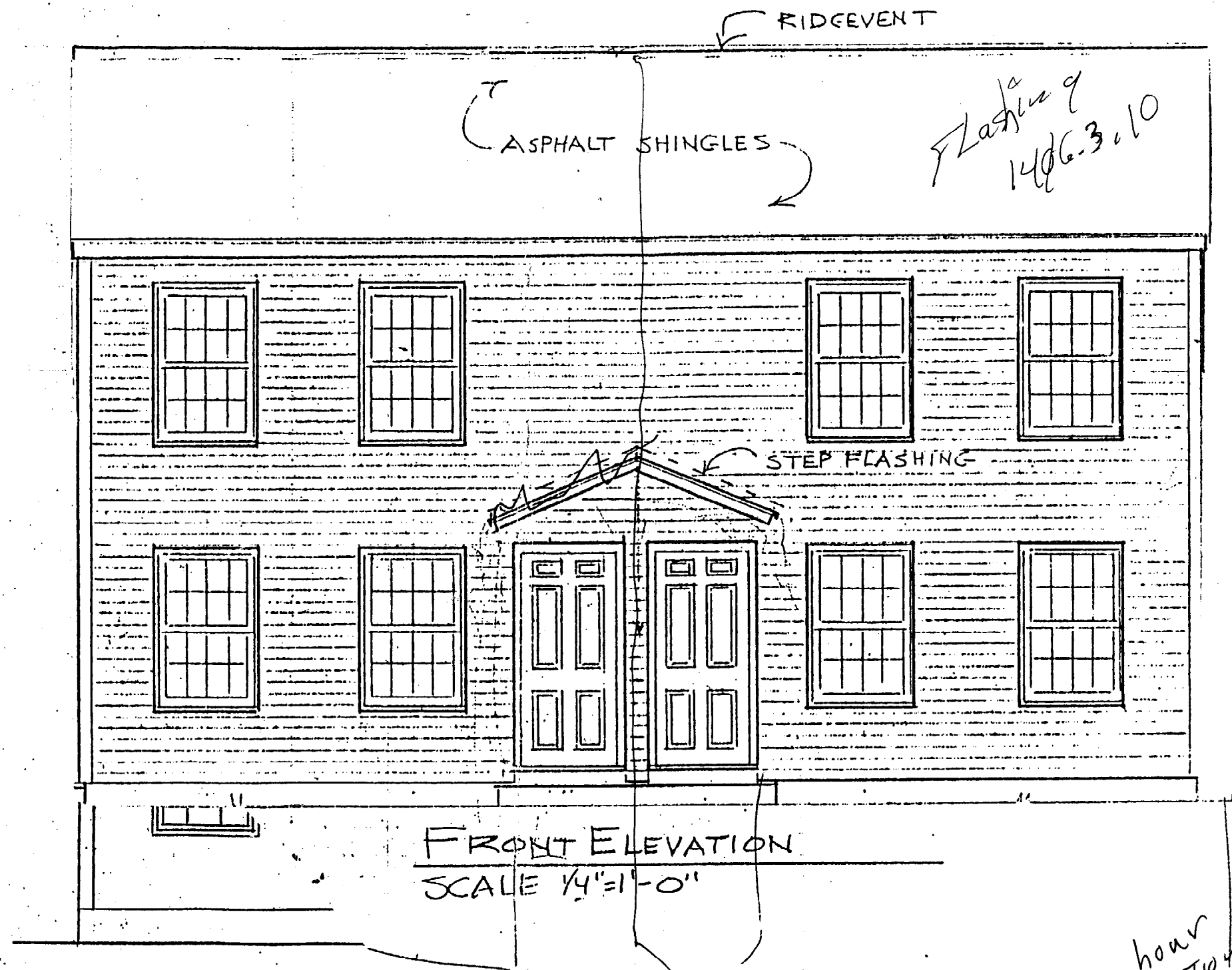
IRON
PIPE



DETAIL OF WIRE AND FABRIC INTO THE TRENCH

- CONSTRUCTION NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES EVERY 24" AT TOP AND AT MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED 6" AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 5. IF NON REINFORCED FENCING IS USED, THEN POSTS SHALL BE SET AT 8' CENTERS.

Silt Fence Detail
NOT TO SCALE



RIDGEVENT

ASPHALT SHINGLES

Flashing
1406-3-10

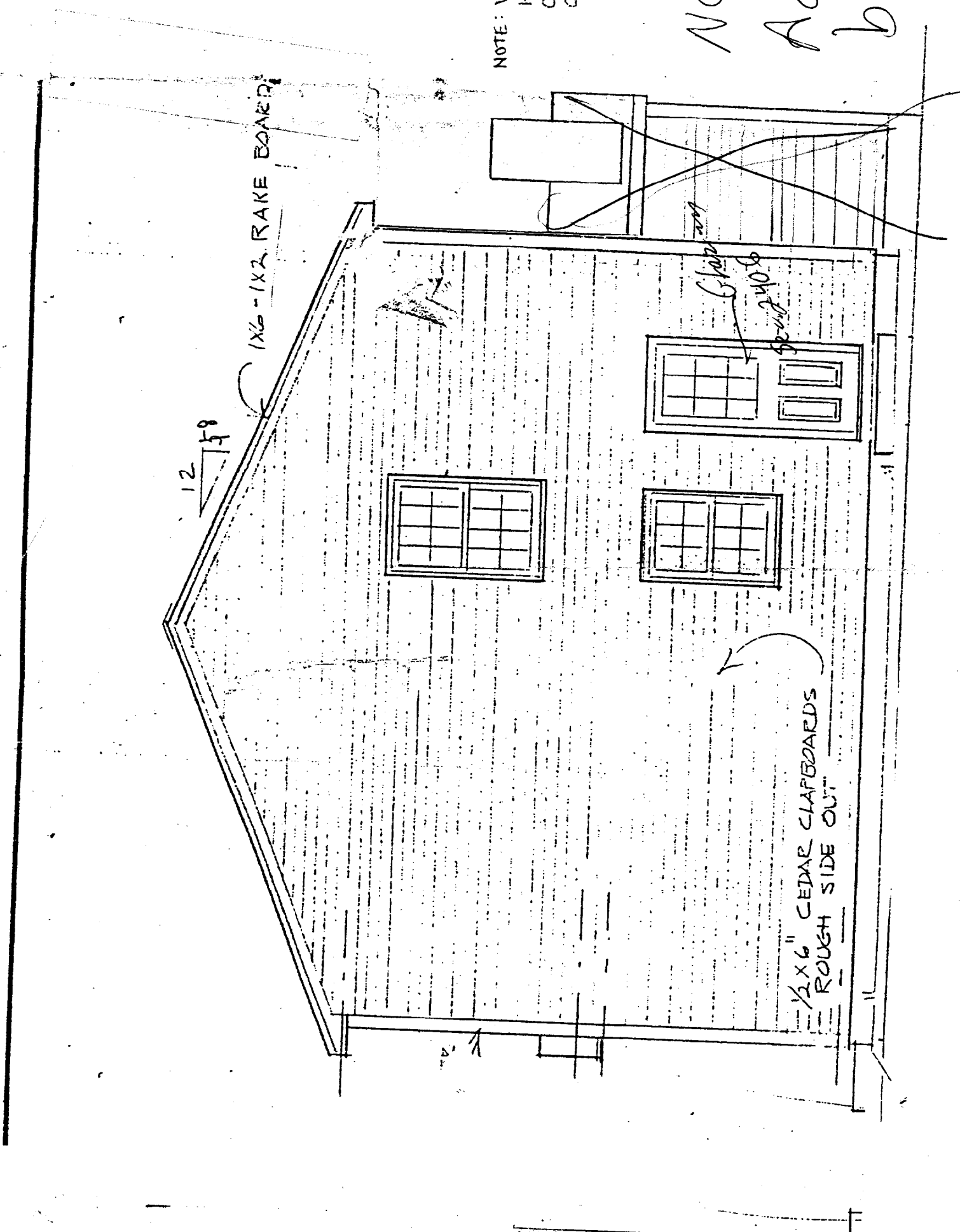
STEP FLASHING

FRONT ELEVATION
SCALE 1/4"=1'-0"

FRONT ELEVATION 1/4"=1'-0"

one hour
Fire partition
Sec. 711.0

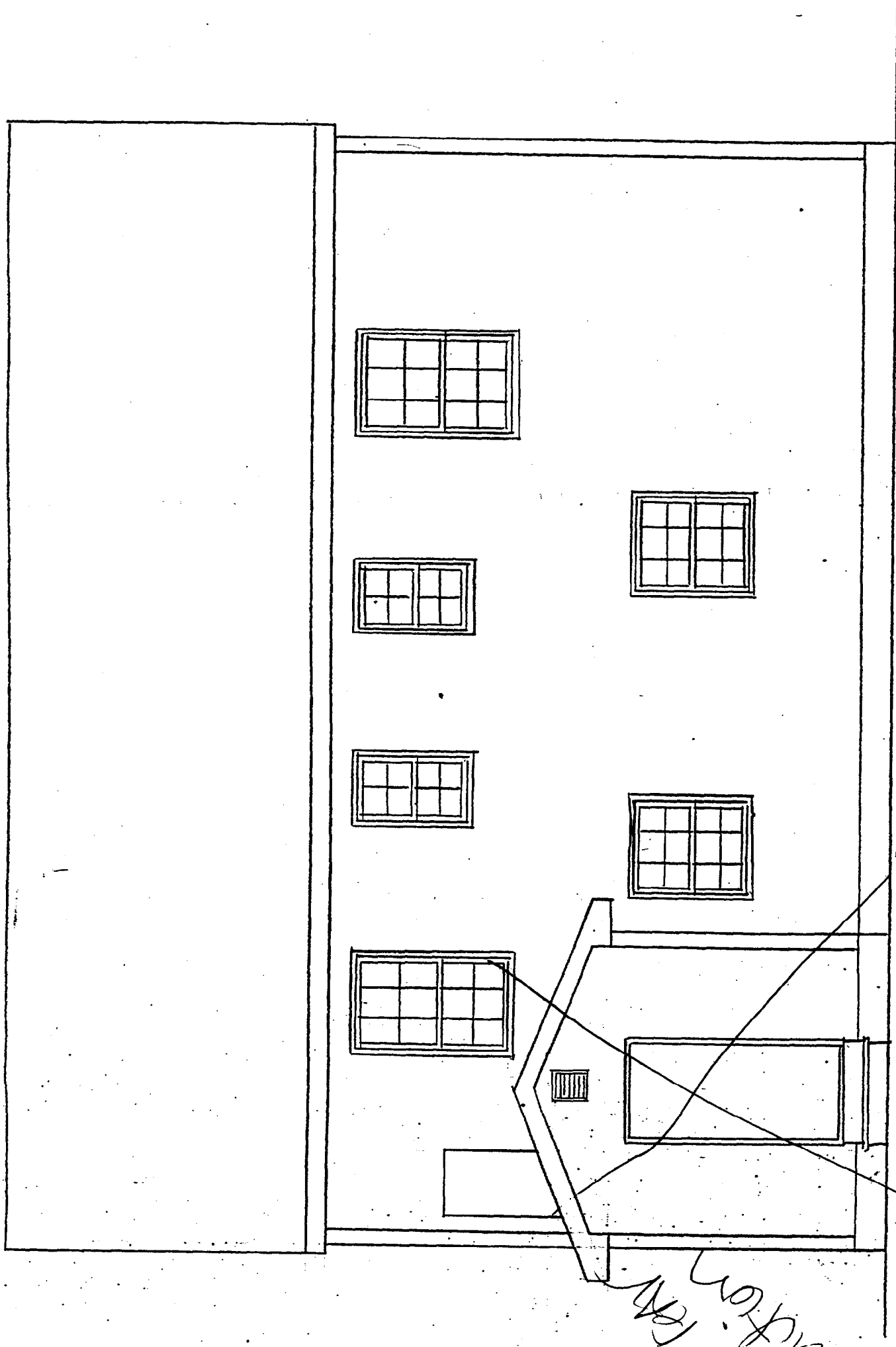
11100000



NOTE: VERIFY CHIMNEY
HEIGHT WITH
CONTRACTOR BEFORE
CONSTRUCTION
NFPA
211

NO REAR
Addition
being permitted

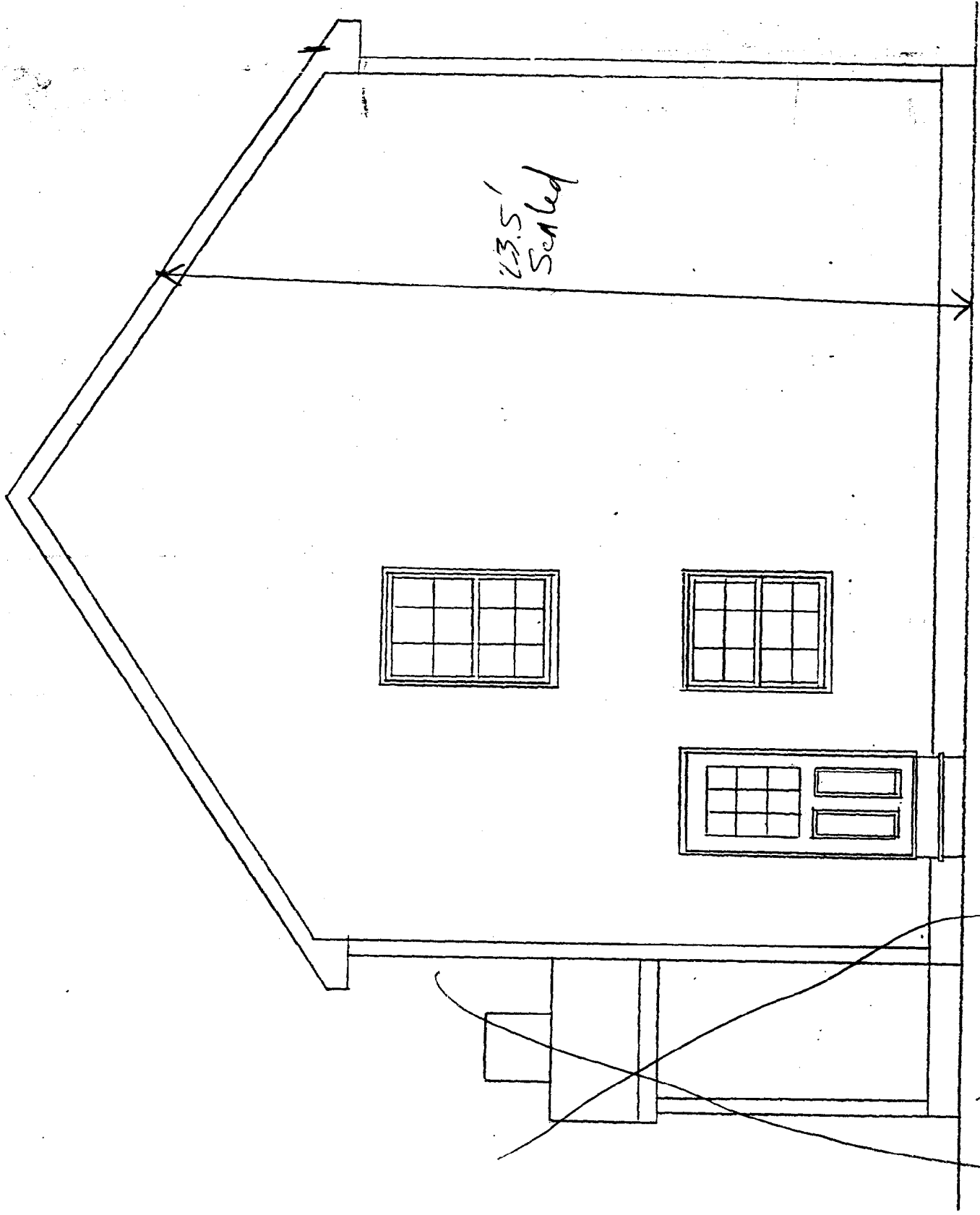
RIGHT SIDE ELEVATION 1/4"=1'-0"



REAR ELEVATION 1/4"=1'-0"

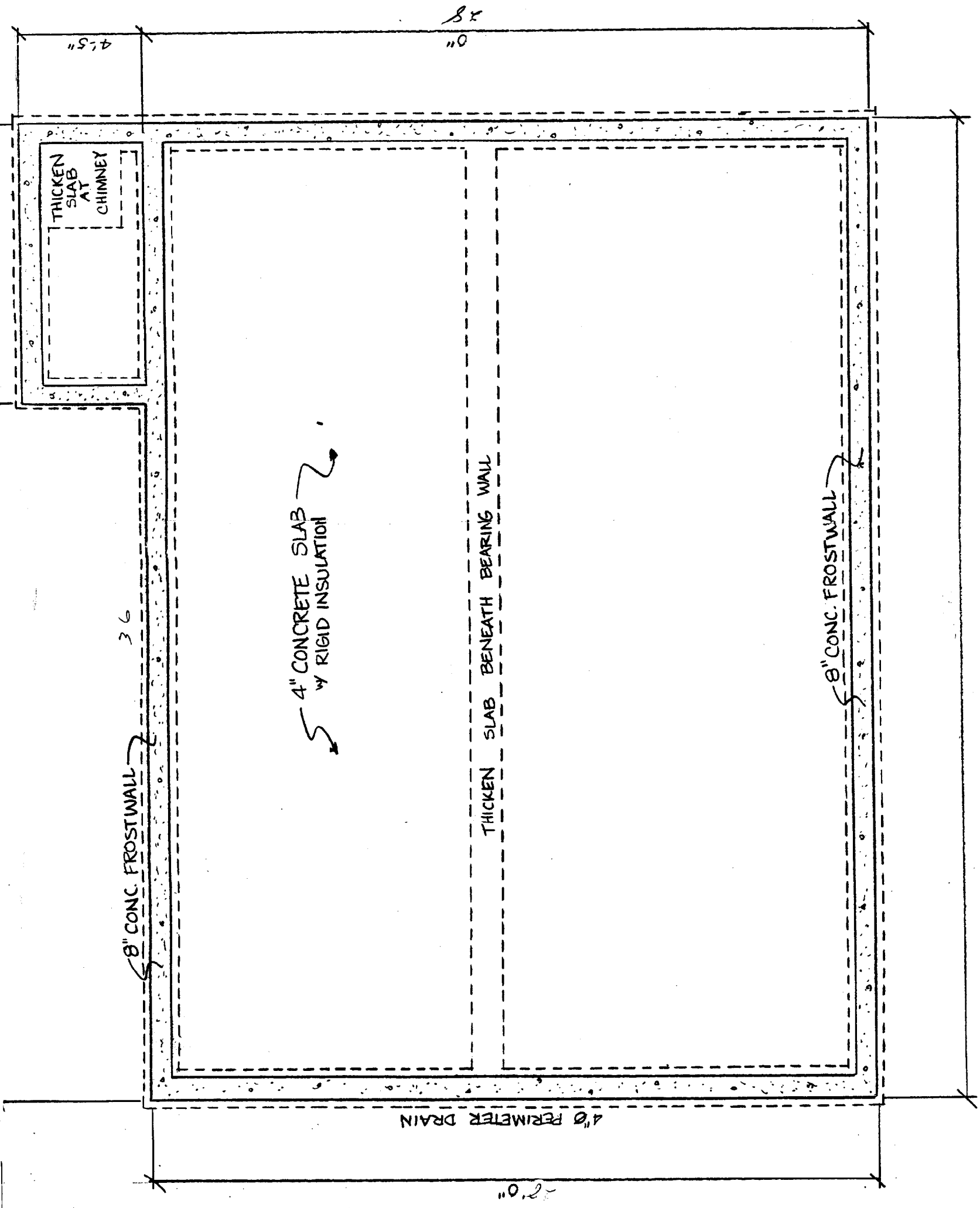
No. 1000

1000000



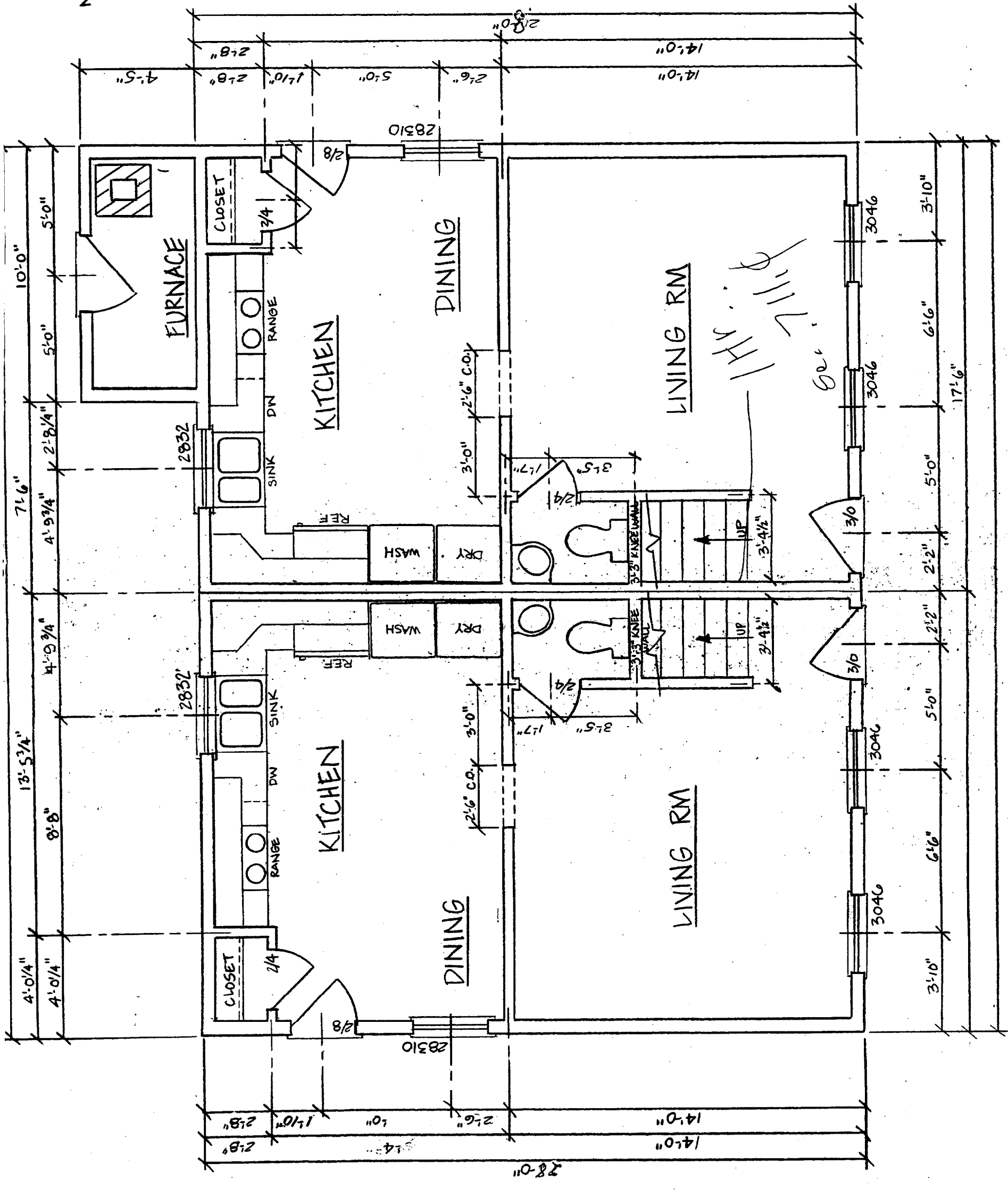
LEFT SIDE ELEVATION 1/4"=1'0"

~~NO REAR
Addition
Allowed~~



FOUNDATION PLAN 1/4"=1'-0"

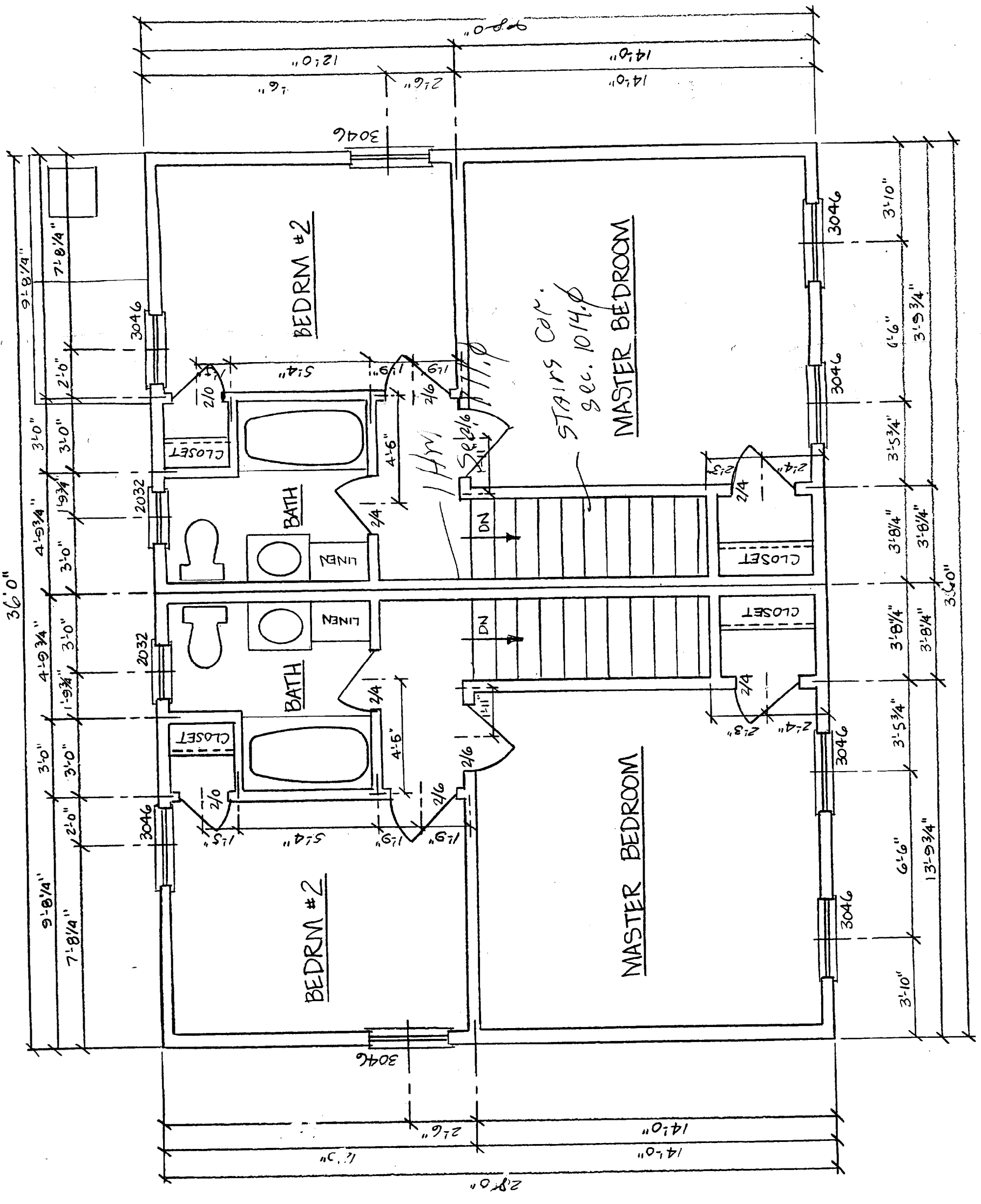
NOTE: 5/8 FR. G.W.B ON ALL WALLS AND CEILING OF FURNACE ROOM.



FIRST FLOOR PLAN 1/4"=1'-0"

NOTE: THESE DRAWINGS ARE FOR REFERENCE PURPOSE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SITE CONDITIONS AND BUILDING CODES PRIOR TO CONSTRUCTION.

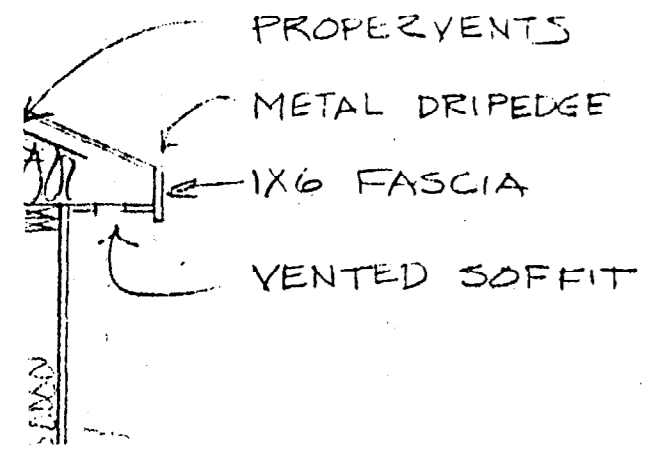
9



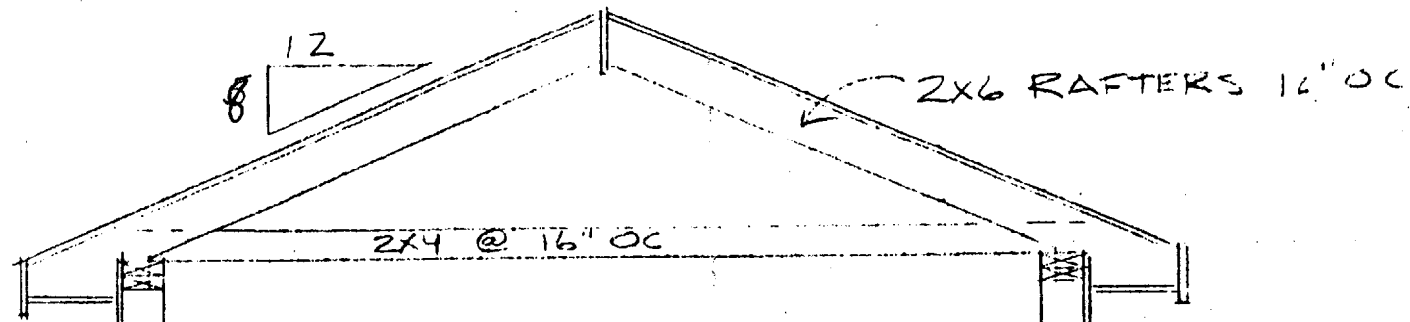
SECOND FLOOR PLAN 1/4" = 1'-0"



LEFT END ELEVATION
SCALE 1/4"=1'-0"

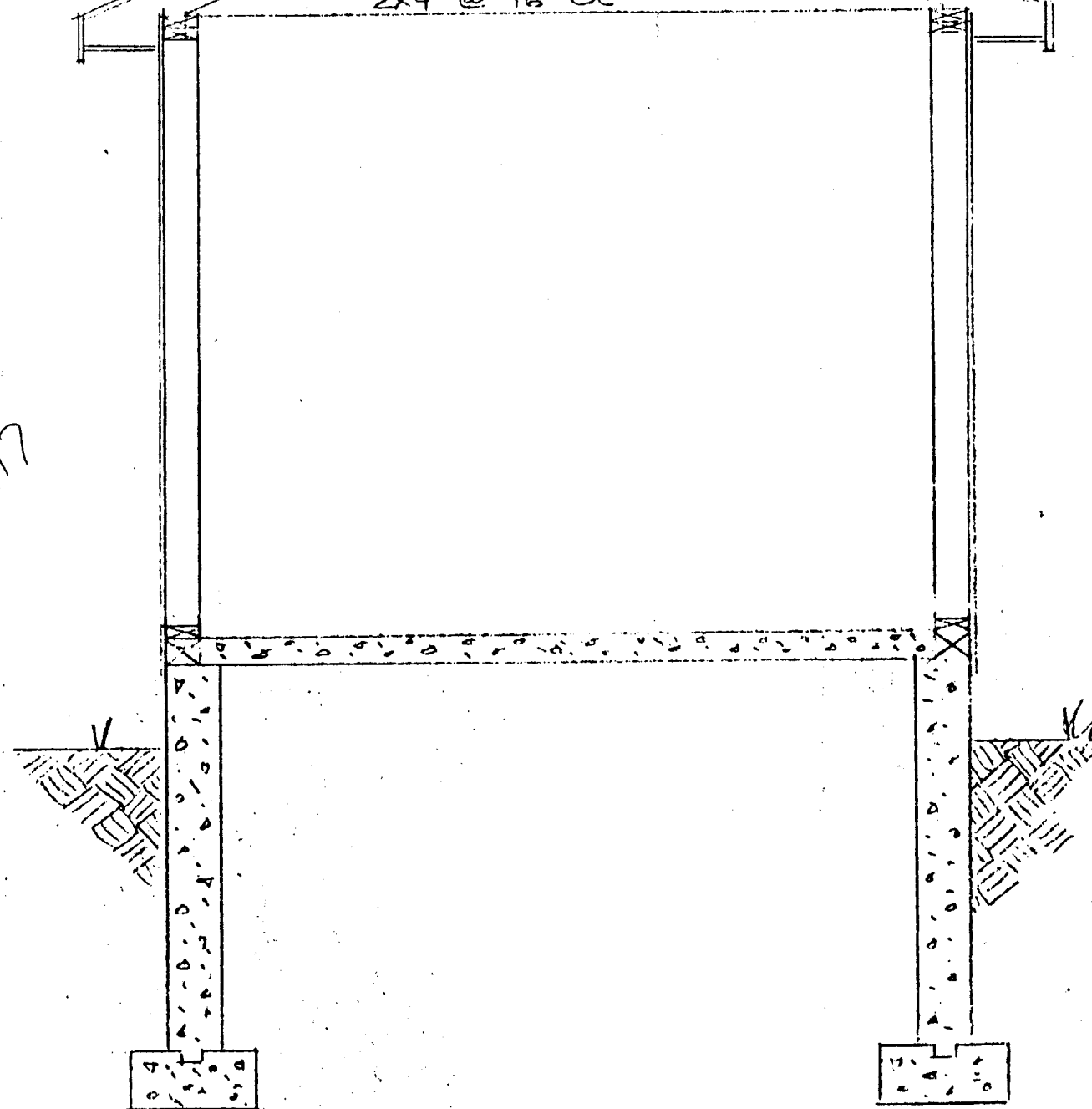


TYPICAL HOUSEWRAP
7/16" OSB SHEATHING

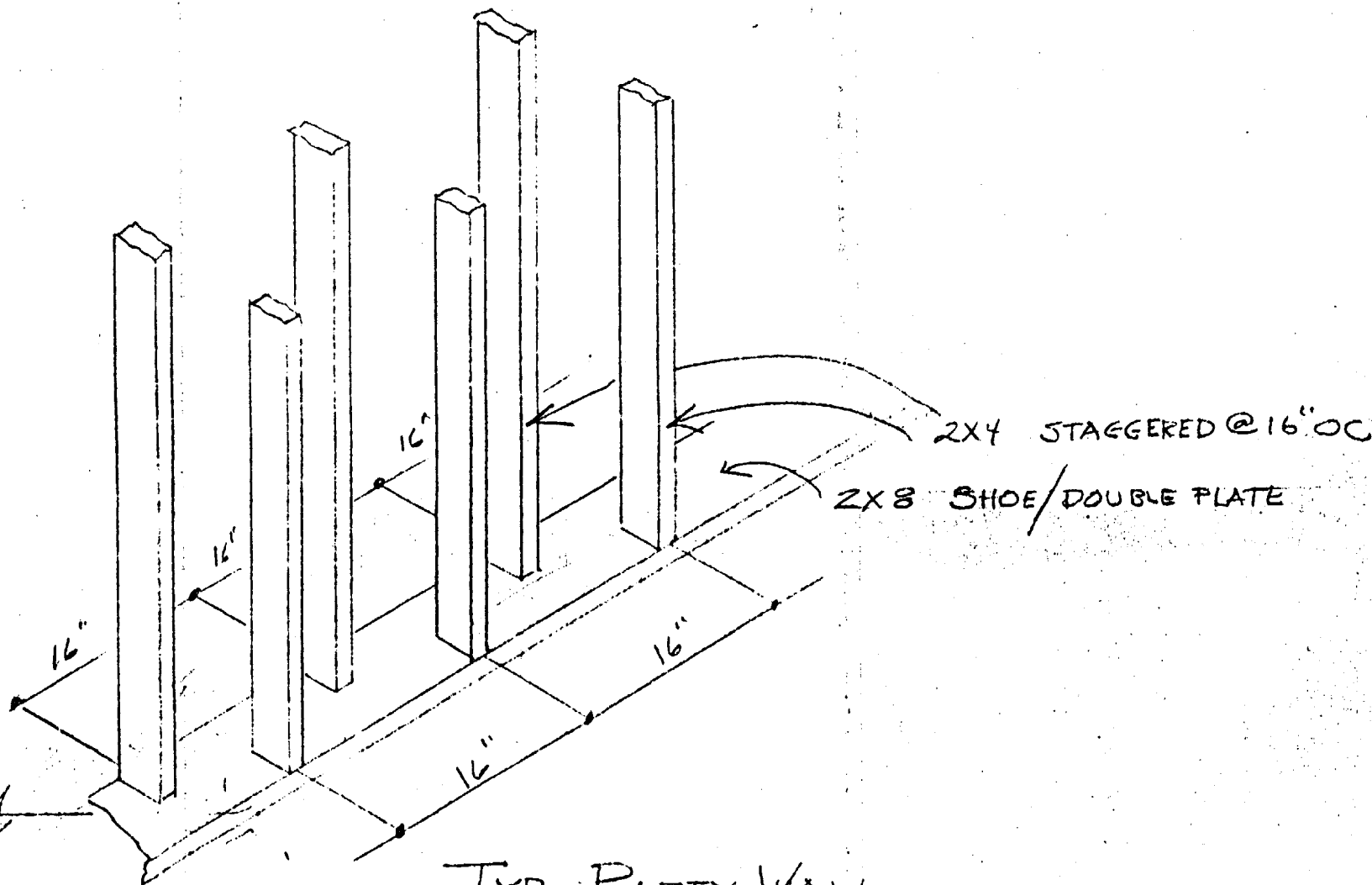


Anchor
bolts
Sec 2305.17

4'-0" MIN. BELOW
FINISH GRADES

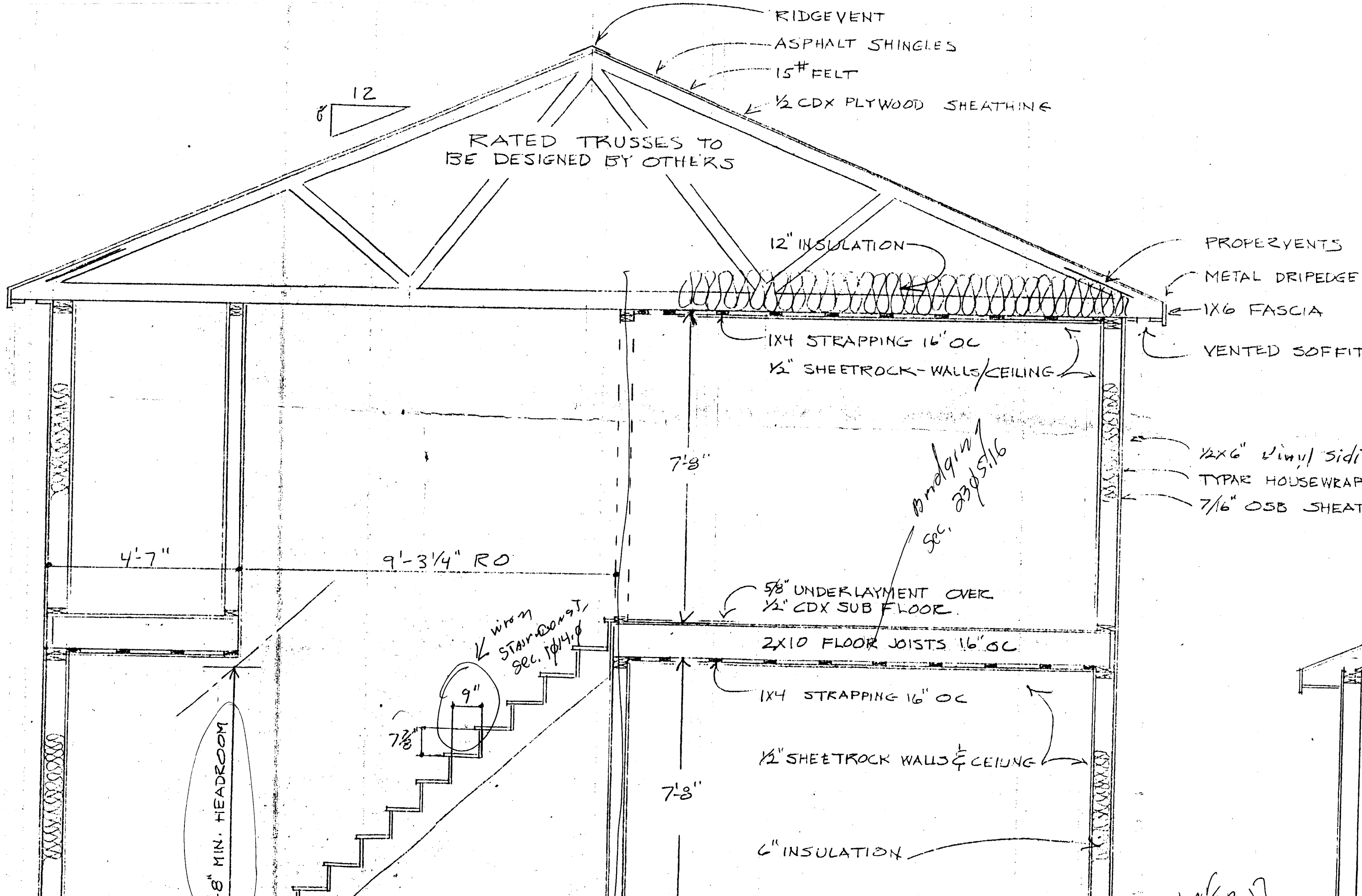


FURNACE ROOM SECTION
SCALE 1/2" = 1'-0"

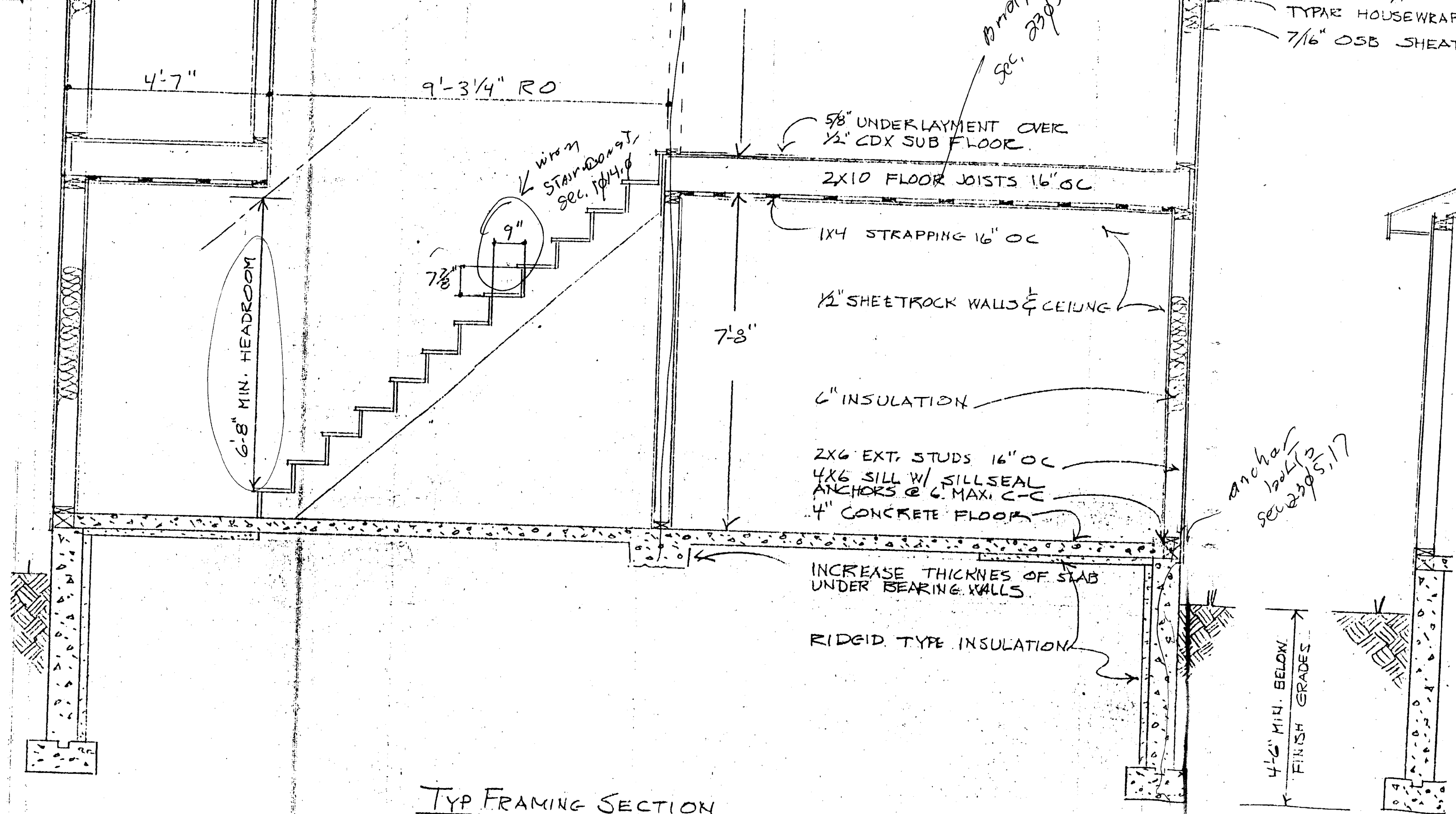


TYP. PARTY WALL
SCALE 1" = 1'-0"

CONT. [REDACTED]		
SCALE: NOTED	APPROVED BY:	DRAWN BY: [REDACTED]
DATE: [REDACTED]		REVISED
		DRAWING NUM 2 OF 2



1/16/17



TYP FRAMING SECTION
 SCALE 1/2" = 1'-0"