

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1381 Issue Date: CBL: 341 A037001

Location of Construction: 13 Carriage Ln (Lot # 17)	Owner Name: Wa One	Owner Address: Po Box 10127	PHONE:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Lessee/Buyer's Name:	Phone:	Permit Type: Multi Family	Zone: R5

Past Use:
Vacant lot

Proposed Use:
Multi - Family 2-unit/ Build a 30x40 2 story Dwelling

Permit Taken By: Idobson Date Applied For: 09/16/2004

Proposed Project Description:
Multi - Family 2-unit/ Build a 30x40 2 story Dwelling

Permit Fee: \$1,266.00 Cost of Work: \$130,000.00 CEO District: 5

FIRE DEPT: Approved Denied

INSPECTION: Use Group: R Type: 5

Signature: [Signature] BOCA 1999

Signature: [Signature]

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: [Signature] Date:

Zoning Approval

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>All lots reviewed under 2003-0004 Maj # Minor # MM # OK with conditions Date: 9/20/04</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	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
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- 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.

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 _____

TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator
DATE: March 3, 2005
RE: C. of O. for #23A-B Carriage Lane; Carriage Lane Subdivision, Lot 17
(CBL341A037) (ID 2004-0187)

After visiting the site, I have the following comments:

Site work incomplete:

1. Final Grading
2. Landscaping
3. Loam and Seed

I anticipate this work can be completed by **July 1, 2005**.
At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
File: Urban Insight

File: O:\plan\drc\carriagelot17a.doc

ELECTRICAL PERMIT City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 11-22-2004
Permit # 045272
CBL# 341 A 037

LOCATION: Tot 17 Carriage Lane METER MAKE & # _____
OWNER Dwight Beecher PHONE # _____
CMP ACCOUNT # _____
TENANT _____

	OUTLETS	Receptacles	15	Switches	4	Smoke Detector	TOTAL EACH FEE
FIXTURES	12	Incandescent		Fluorescent		Strips	.20
SERVICES		Overhead	✓	Underground		TTL AMPS <800	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
METERS	1	(number of)					1.00
MOTORS		(number of)					2.00
RESID/COM		Electric units					1.00
HEATING		oil/gas units		Interior		Exterior	5.00
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens	2.00
		Insta-Hot		Water heaters		Fans	2.00
	1	Dryers		Disposals		Dishwasher	2.00
		Compactors		Spa		Washing Machine	2.00
		Others (denote)					2.00
MISC. (number of)		Air Cond/win					3.00
		Air Cond/cent				Pools	10.00
		HVAC		EMS		Thermostat	5.00
		Signs					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
		Circus/Carv					25.00
		Alterations					5.00
		Fire Repairs					15.00
		E Lights					1.00
		E Generators					20.00
PANELS	✓	Service		Remote		Main	4.00
TRANSFORMER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
		MINIMUM FEE/COMMERCIAL	45.00			TOTAL AMOUNT DUE	40.20
		MINIMUM FEE				MINIMUM FEE	35.00

CONTRACTORS NAME Chris Electric Co. MASTER LIC. # 2336
ADDRESS P.O. Box 633 PORTLAND LIMITED LIC. # _____
TELEPHONE 774-0604

SIGNATURE OF CONTRACTOR Chris A. Ames

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 11-22-2004
 Permit # 2004-5285
 CBL# 341 A 037

LOCATION: Tot 17 Carriage Lane Unit B
 METER MAKE & # _____
 OWNER Dwight Beechett
 PHONE # _____

CMP ACCOUNT # _____
 TENANT _____

OUTLETS	20	Receptacles	15	Switches	4	Smoke Detector	.20	TOTAL EACH FEE	7.80
FIXTURES	12	Incandescent		Fluorescent		Strips	.20		2.40
SERVICES		Overhead	✓	Underground		TTL AMPS <800	15.00		15.00
		Overhead		Underground		>800	25.00		
Temporary Service		Overhead		Underground		TTL AMPS	25.00		
METERS	1	(number of)					1.00		1.00
MOTORS		(number of)					2.00		
RESID/COM		Electric units					1.00		
HEATING		oil/gas units		Interior		Exterior	5.00		
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens	2.00		2.00
		Insta-Hot		Water heaters	1	Fans	2.00		2.00
	1	Dryers		Disposals	1	Dishwasher	2.00		2.00
		Compactors		Spa	1	Washing Machine	2.00		2.00
MISC. (number of)		Others (denote)					3.00		
		Air Cond/win					10.00		
		Air Cond/cent				Pools	5.00		
		HVAC		EMS		Thermostat	10.00		
		Signs					5.00		
		Alarms/res					10.00		
		Alarms/com					5.00		
		Heavy Duty(CRKT)					15.00		
		Circus/Carnv					2.00		
		Alterations					25.00		
		Fire Repairs					5.00		
		E Lights					15.00		
		E Generators					1.00		
		E Generators					20.00		
PANELS	✓	Service		Remote		Main	4.00		4.00
TRANSFORMER		0-25 Kva					5.00		
		25-200 Kva					8.00		
		Over 200 Kva					10.00		
		MINIMUM FEE/COMMERCIAL	45.00			TOTAL AMOUNT DUE			40.20
		MINIMUM FEE	35.00			MINIMUM FEE			35.00

REPT. RECEIVED INSPECTION
 MAY 28 2004
 NOV 23 2004

CONTRACTORS NAME James Electric Co. MASTER LIC. # 2336
 ADDRESS P.O. Box 633 PORTLAND LIMITED LIC. # _____
 TELEPHONE 774-0604
 SIGNATURE OF CONTRACTOR Alan G. Ames

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

Call Footing/Building Location Inspection: Prior to pouring concrete

Call Re-Bar Schedule Inspection: Prior to pouring concrete

Call Foundation Inspection: Prior to placing ANY backfill

Call Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Call 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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature] Signature of Applicant/Designee Date *10/5/04*

[Signature] Signature of Inspections Official Date *10/5/04*

CBL: *041357* Building Permit #: *341A039*

This data is provided by the Assessor's Office and is current as of **March 7, 2005**

CBL

341 A037001 **CARD** 1 of 1
 WALNUT HILL INVESTMENTS LLC
 PO BOX 307
 CUMBERLAND ME 04021

Property Address
 Property Type
 Description

23 CARRIAGE LN
 RESIDENTIAL
 341-A-37
 CARRIAGE LN 19-25
 8909 SF
 LOT 17

New
 View Complaint
 View Inspection
 View Application

Date/Time	Staff/Contact	Street	Parcel ID	Appl ID	Appl Type	Type
02/28/05	Kevin Carroll	23 CARRIAGE LN	341 A037001	41381	Prmt	Certificate of Occupancy/Fin
6:00 AM			756-0687 Dwight			
12/29/04	Kevin Carroll	0 CARRIAGE LN	341 A037001	2E+07	ElcPe	Inspection
6:00 AM	ALAN A. AMES					
12/29/04	Kevin Carroll	23 CARRIAGE LN	341 A037001	41381	Prmt	Inspection
6:00 AM						
12/29/04		23 CARRIAGE LN	341 A037001	41381	Prmt	Close-in/Elec./Plmb./Frami
6:00 AM			756-0687 Dwight			
12/16/04		23 A-B Carriage Ln -lot	341 A037001	41381	Prmt	Electrical Service
6:00 AM	Dwight Brackett					
10/27/04	Kevin Carroll	23 A-B Carriage Ln -lot	341 A037001	41381	Prmt	Foundation/Backfill
6:00 AM	Dwight Brackett					
10/25/04	Kevin Carroll	23 A-B Carriage Ln -lot	341 A037001	41381	Prmt	Foundation/Backfill
6:00 AM	Dwight Brackett					
			Dwight Brackett @ 756-0687 for foundation. /gg			
			Dwight Brackett @ 756-0687 for backfill. /gg			
			Dwight Brackett @ 756-0687 for foundation. /gg			

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1381 Issue Date: 341 A037001

Location of Construction: <i>13 Carriage Ln (Lot # 17)</i>	Owner Name: Wa One	Owner Address: Po Box 10127	Phone: 341 A037001
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Lessee/Buyer's Name:	Phone:	Permit Type: Multi Family	Zone: <i>R5</i>

Past Use:
Vacant lot

Proposed Use:
Multi - Family 2-unit/ Build a 30x40 2 story Dwelling

Permit Fee: \$1,266.00 Cost of Work: \$130,000.00 CEO District: 5

FIRE DEPT: Approved Denied

INSPECTION: Use Group: *R* Type: *S*

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: *Idobson* Date Applied For: 09/16/2004

Zoning Approval

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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>All lots reviewed under 2003-0004 Major with conditions</i> Date: <i>9/20/04</i>	<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	<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

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

From: Jay Reynolds
To: Single Family Signoff
Date: 9/27/2004 3:50:26 PM
Subject: 23 A-B Carriage Lane

Lot 17, 341A037., 2004-0187,
has been approved by Planning.
Jay

Jay Reynolds
Development Review Coordinator
City of Portland
Planning and Development
(207) 874-8632
jayjr@portlandmaine.gov

City of Portland, Maine - Building or Use Permit

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

Permit No:	04-1381	Date Applied For:	09/16/2004	CR#: 341 A037001
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Location of Construction:	23 A-B Carriage Ln -lot #17	Owner Name:	Wa One	Owner Address:	Po Box 10127	Phone:	
Business Name:		Contractor Name:	Dwight Brackett	Contractor Address:	84 Country Lane Portland	Phone	(207) 772-8629
Lessee/Buyer's Name		Phone:		Permit Type:	Multi Family		

Proposed Use: Multi - Family 2-unit/ Build a 30x40 2 story Dwelling

Proposed Project Description: Multi - Family 2-unit/ Build a 30x40 2 story Dwelling

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schinnuckal Approval Date: 09/28/2004
 Note: Ok to Issue:

- 1) NO DAYLIGHT BASEMENTS are being shown and NO DAYLIGHT BASEMENTS are being approved.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. NO REAR DECKS are being shown and NO REAR DECKS are being approved.
- 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Pending Reviewer: Approval Date: Note: Ok to Issue:

Dept: DRC Status: Approved with Conditions Reviewer: Jay Reynolds Approval Date: 09/27/2004
 Note: Ok to Issue:

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 3) 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.
- 4) Your new street address is now 23A-B CARRIAGE LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5) All Site work (final grading, landscaping, loan and seed) must be completed prior to issuance of a certificate of occupancy.

Dept: Planning Status: Approved Reviewer: Jay Reynolds Approval Date: 09/27/2004
 Note: Ok to Issue:

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

Permit No: 04-1381 Issue Date: CBL: 341 A037001

Location of Construction: 15 Cottage Ln (Lot # 17)
 Owner Name: Wa One
 Business Name:
 Contractor Name: Dwight Brackett
 Lessee/Buyer's Name:
 Phone:
 Owner Address: Po Box 10127 Phone:
 Contractor Address: 84 Country Lane Portland Phone: 2077728629
 Permit Type: Multi Family Zone: R5

Past Use: Vacant lot
 Proposed Use: Multi - Family 2-unit/ Build a 30x40 2 story Dwelling
 Permit Fee: \$1,266.00 Cost of Work: \$130,000.00 CEO District: 5

FIRE DEPT: Approved Denied
 INSPECTION: Use Group: R Type: S
 Signature: [Signature] Signature: [Signature]
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: Date:

Permit Taken By: Idobson Date Applied For: 09/16/2004
Zoning Approval

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
 Shoreland NA
 Wetland
 Flood Zone Panel 7 Zone X
 Subdivision
 Site Plan All lots reviewed under 2003-0004 Maj # MM
OK with conditions 9/20/04
 Date: [Signature]

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review
 Approved
 Approved w/Conditions
 Denied
 Date: [Signature]

CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No:	04-1381	Date Applied For:	09/16/2004	CBL:	341 A037001
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Location of Construction:		Owner Name:	Owner Address:	Phone:
23 A-B Carriage Ln -lot #17		Wa One	Po Box 10127	
Business Name:		Contractor Name:	Contractor Address:	Phone
		Dwight Brackett	84 Country Lane Portland	(207) 772-8629
Lessee/Buyer's Name		Phone:	Permit Type:	
			Multi Family	

Proposed Use:	Proposed Project Description:
Multi - Family 2-unit/ Build a 30x40 2 story Dwelling	Multi - Family 2-unit/ Build a 30x40 2 story Dwelling

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schumuckal **Approval Date:** 09/28/2004
Note:

- 1) NO DAYLIGHT BASEMENTS are being shown and NO DAYLIGHT BASEMENTS are being approved. **Ok to Issue:**
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. NO REAR DECKS are being shown and NO REAR DECKS are being approved.
- 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 10/01/2004
Note:

- 1) A copy of the recorded deed must be submitted to this office prior to the issuance of the Certificate of Occupancy stating the following: There will be no municipal trash pickup, snow plowing, and street lighting provided to the property by the City of Portland unless and until Carriage Lane is accepted by the City of Portland. **Ok to Issue:**
- 2) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 3) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Separate permits are required for any electrical, plumbing, or heating.

Dept: Fire **Status:** Pending **Reviewer:** Lt. MacDougal **Approval Date:** **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 09/27/2004
Note:

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. **Ok to Issue:**
- 2) A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822.The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 3) 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.

Location of Construction: 23 A-B Carriage Ln -lot #17	Owner Name: Wa One	Owner Address: Po Box 10127	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone (207) 772-8629
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

- 4) Your new street address is now 23A-B CARRIAGE LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Dept: Planning **Status:** Approved

Note:

Reviewer: Jay Reynolds

Approval Date: 09/27/2004

Ok to Issue:

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 041381

BUILDING DEPARTMENT PERMIT

This is to certify that Wa One /Dwight Brackett

has permission to Multi - Family 2-unit/ Build
23 A & B
AT Carriage Ln

x40 2 st

Dwell

341 A037001

provided that the person or persons, firm or organization accepting this permit shall comply with all of the provisions of the Statutes 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.

Inspection must be made in accordance with the provisions of the Statutes of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

OTHER REQUIRED APPROVALS

Fire Dept. W. A. M. J.
Health Dept. _____
Appeal Board _____
Other _____

10/1/04
Director - Building & Inspection Services

Department Name

PENALTY FOR REMOVING THIS CARD

341-A-37

Lot ~~1~~ Carriage
~~17~~ #17

Dwight @ 772-8629

Permit # 04-~~1381~~ 1381

Soil type/Presumptive Load Value (Table 401.4.1)		
Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK Shows B'-7 1/2"	Went over w/ Dwight
Foundation Drainage Damp proofing (Section 406)	OK Note #1 sheet A2	Shows drainage Need filter fabric
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
Anchor Bolts/Straps (Section 403.1.4)	5/8" @ 3'0" - OK	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	OK - 3- 2x10's - 5 1/2' largest span 3-2x12's OK	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	OK ↗	
Sill/Band Joist Type & Dimensions	2x BPT - OK	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x12 - 12" OC 2x10's @ 16" OC	OK
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x12's - 12" OC 2x10's @ 16" OC	OK - OK -

2x ~~10~~ 12" - 12" MAX CANTILEVER

3-2x8's under
Bearing walls

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	Trussed - OK	
Roof Rafter Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	" "	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	
Fastener Schedule (Table 602.3(1) & (2))		
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	N/A	
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	Separating wall - Went over w/ Dwight - 1 hour - Ridge to	BSmn
Egress Windows (Section 310)	OK	
Roof Covering (Chapter 9)	OK	
Safety Glazing (Section 308)	OK shows Temp in baths	
Attic Access (BOCA 1211.1)	Size ? 22" x 30" Min OK Rev. w/ Du	
Draft Stopping around chimney	N/A	

OK
②

③

No Chimney Heating system? Direct vent OK

(H)

Header Schedule	OK	
Type of Heating System	Furnace with return block chimney	
Stairs		
Number of Stairways		
Interior 4		
Exterior		
Treads and Risers (Section 314)	OK 10" T + 7 1/2" to 7 3/4" Rise - OK	
Width	3-6 finished - OK	
Headroom	6'-8" OK	
Guardrails and Handrails (Section 315)	Enclosed stairs - handrail detail OK	
Smoke Detectors Location and type/Interconnected	Not shown - OK - went over w/Dwright	
Plan Reviewer Signature		

OK

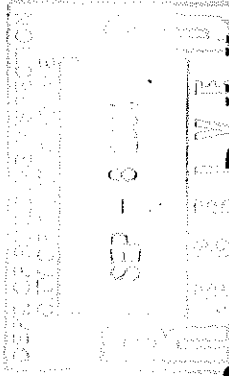
(4)

See Chimney Summary Checklist

(B) Fire wall.
OK - see #2

(V) Sprinklers?
OK - will get state & local approval

(7) Framing of front overhang
OK



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>LOT # 17 CARRIAGE LANE</u>		Square Footage of Lot
Total Square Footage of Proposed Structure		<u>8,909 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>341</u>	Block# <u>37</u> Lot# <u>37</u>	Owner: <u>WALNUT HILL INVESTMENT</u> <u>PO BOX 307</u> <u>CUMBERLAND ME 04001</u> Telephone: <u>829-3373</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>BEN GARDNER</u> <u>PO BOX 307</u> <u>CUMBERLAND ME</u>	Cost Of Work: \$ <u>130,000</u> Fee: \$ <u>∞</u>
Current use: <u>MULTY</u>	<u>CY021</u>	
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>UNIT</u>	_____	
Project description: <u>30X40 UNIT</u>	_____	
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>DWIGHT BRACKETT</u>		
Mailing address: <u>84 COUNTRY LANE</u> <u>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: <u>772-862902</u> <u>756-0687</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: Dwight Brackett Date: 9/6/64

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Applicant: Dwight Brackett
Address: 23 A.B. CARRIAGE LN (LOT #17) Date: 9/28/04
C.B.L.: 341-037

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development permit # 04-1381

Zone Location - R-5

Interior on corner lot -

Proposed Use/Work - to construct 2 family Dwelling 30' x 40' - NO GARAGE

Severage Disposal - City

Lot Street Frontage - 50' min \approx 107' scaled

Front Yard - 20' min - 20' shown to bldg

Rear Yard - 20' min - 27' shown

Side Yard - 12' min $\left(11' \times 37' \text{ Scaled} \right)$ \rightarrow Not allowed to reduce one side to no less than 0', but for every 1' taken off, 1' to be added on the other side

Projections - front stoop & stairs in front setback ok per 14-425; 2 rear ~~stoops~~ ~~stoops~~ 5' x 5' Bullheads 5' x 5'

Width of Lot - 60' min - 80' scaled

Height - 35' max - 23.5' scaled

Lot Area - 6,000^{sq} ft 8,909^{sq} ft given

Lot Coverage/Impervious Surface - 40% max \approx 3563.6^{sq} ft max

Area per Family - 3,000^{sq} ft / fam \approx 6,000^{sq} ft

Off-street Parking - 2 pky spaces per unit of 4 req - 4 shown

Loading Bays - N/A

Site Plan - All lot covered under 2003-0004

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7

Zone X

NO Daylight Basement Show

$$30' \times 40' = 1200$$
$$5 \times 8 = 40$$
$$2(5 \times 5) = 50$$
$$\text{OK } 1290$$

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that BONO, INC., doing business under its assumed name of BROADWAY DEVELOPMENT, a Maine corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine ("Grantor"), grants to WALNUT HILL INVESTMENTS LLC, a Maine limited liability company with a principal place of business in North Yarmouth, in the County of Cumberland and State of Maine, with a mailing address of P.O. Box 307, Cumberland, Maine 04021 ("Grantee"), with warranty covenants, the land and any structures thereon located in the City of Portland, Cumberland County, Maine, described as follows:

Lots 15 and 17 as depicted on a certain plan entitled "Sub-division Plan, Carriage Lane, Portland, Maine, Made for Broadway Development" prepared by Titcomb Associates, dated June 24, 1999, recorded in the Cumberland County Registry of Deeds in Book 204, Page 266 (the "Plan"), together with and subject to the rights of others to Carriage Lane.

Being a portion of the premises described in a deed from W.A. One to the Grantor herein dated April 26, 2004, and recorded in the Cumberland County Registry of Deeds in Book 21182, Page 231.

This conveyance is subject to and with the benefit of the following:

1. Drainage Easement from Bono, Inc. to City of Portland dated May 12, 2004, recorded at said Registry of Deeds in Book 21444, Page 348.
2. Sewer Easement from Bono, Inc. to City of Portland dated May 12, 2004, recorded at said Registry of Deeds in Book 21445, Page 1.
3. Pedestrian Easement Deed from Bono, Inc. to City of Portland dated May 12, 2004, recorded at said Registry of Deeds in Book 21445, Page 4.

4. Stormwater Drainage System Maintenance Agreement of Bono, Inc. dated May 12, 2004 filed with the City of Portland.
5. Pedestrian Easement Deed from W.A. One to City of Portland dated May 12, 2004, recorded at said Registry of Deeds in Book 21445, Page 8.

Excepting and reserving to the Grantor, its successors and assigns, all right, title and interest that the Grantor may have in and to the fee interest in "Carriage Lane", so-called, as shown on the Plan. The purpose of this reservation is to preserve the Grantor's right in and to such way pursuant to 23 M.R.S.A. §9031(4) and 33 M.R.S.A. §460 et seq., together with the right to convey said Carriage Lane to the City of Portland; provided, however, Grantor, or its designee shall provide for curbside trash pickup until acceptance of Carriage Lane by the City of Portland.

The premises are conveyed subject to such state of facts as depicted, Easements & Encumbrances 1-7, and Notes 1-24 as set forth on said Plan, including without limiting the foregoing, the following:

1. Lots 15 and 17 are subject to a drainage easement and are subject to and with the benefit of a thirty foot wide common driveway easement as shown on said Plan. Lots 15 and 17 are also subject to a transformer easement to Central Maine Power Company as depicted in Plan Book 204, Page 266 as shown on said Plan.
2. Lots 15 and 17 are subject to the condition that no sidewalk shall be constructed in front of them as set forth in Note 24 on said Plan.

Grantee further covenants and agrees by acceptance of this deed that the following restrictions shall apply to the lot herein conveyed, which restrictions shall be binding upon Grantee, its successors and assigns:

1. The lot herein conveyed shall not be further subdivided without the written and recorded approval by Bono, Inc. or its successors and assigns. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.

2. Lots 15 and 17 shall be limited to not more than two (2) residential units per lot. No business related activities are allowed on Lots 15 and 17.
3. Any changes to the site plans shall require the written approval of Bono, Inc., or its successors and assigns, which approval shall be recorded at the Cumberland County Registry of Deeds.

The premises are further conveyed subject to any and all easements, restrictions and encumbrances of record, and together with any and all rights, easements, privileges and appurtenances pertaining thereto. The premises are also conveyed subject to, and together with, any and all easements, restrictions, encumbrances, rights and privileges as are indicated on the Plan.

IN WITNESS WHEREOF, the said BONO, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President thereunto duly authorized this 7th day of July, 2004.

BONO, INC.

Joyce M. Yates

By: [Signature]
James M. Wolf
Its President

STATE OF MAINE
CUMBERLAND, SS.

July 7th, 2004

Then personally appeared the above-named JAMES M. WOLF, President of BONO, INC. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

[Signature]
Attorney at Law/Notary Public

JOYCE M. YATES
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 16, 2010

WARRANTY DEED
(Maine Statutory Short Form)

SEP - 6

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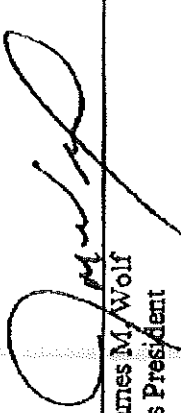
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BONO, INC.



By: 
James M. Wolf
Its President

STATE OF MAINE
CUMBERLAND, SS.

July 7th, 2004

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Before me,


Attorney at Law/Notary Public

JOYCE M. YATES
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 15, 2010

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

2004-0187

Application I. D. Number

9/8/2004

Application Date

Carriage Lane (lot #17)

Project Name/Description

Dwight Brackett

Applicant

84 Country Lane, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 772-0543 Agent Fax:

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

1200 sf

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Carriage Ln, Portland, Maine

Address of Proposed Site

341 A037001

Assessor's Reference: Chart-Block-Lot

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 (specify)

Fees Paid: Site Pla

Subdivision

Engineer Review

Date

Zoning Approval Status:

Approved

Approved w/Conditions See Attached

Denied

Reviewer

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

signature

Building Permit Issue

date

remaining balance

signature

Performance Guarantee Reduced

date

Conditions (See Attached)

expiration date

Temporary Certificate of Occupancy

date

signature

expiration date

Final Inspection

date

signature

expiration date

Certificate Of Occupancy

date

signature

expiration date

Performance Guarantee Released

date

signature

expiration date

Defect Guarantee Submitted

submitted date

signature

expiration date

Defect Guarantee Released

date

signature

expiration date