

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: 03-1495 Issue Date: DEC 22 2003 CBL: 400 D012001	
Owner Name: Libby Richard Phone: 495 Allen Ave 653-4185 City of Portland	
Contractor Name: self Phone:	
Lessee/Buyer's Name:	
Past Use: Single Family	Proposed Use: Single Family w/shed dormer to build code compliant stairs, shed remodel
Proposed Project Description: Build an 8'w x 9'd shed dormer for new stairs, remodel shed for living room	
Permit Taken By: jmb	Date Applied For: 12/11/2003
Permit Fee: \$57.00 Cost of Work: \$4,000.00 CEO District: 4	
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB Signature: <i>Bob 1999</i> Signature: <i>XMB 12/22/03</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:	

Zoning Approval

Special Zone or Reviews <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <i>Approved</i> <input type="checkbox"/> Flood Zone <i>up conditional</i> <input type="checkbox"/> Subdivision <i>to remain</i> <input type="checkbox"/> Site Plan <i>Single Family</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>12/22/03 XMB</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 checked="" type="checkbox"/> Denied Date: <i>XMB</i>
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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	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: 03-1495 Date Applied For: 12/11/2003 CBL: 400 D012001

Location of Construction: 495 Allen Ave		Owner Name: Libby Richard	Owner Address: 495 Allen Ave	Phone: () 653-4185
Business Name:		Contractor Name: self	Contractor Address: Portland	
Lessee/Buyer's Name		Phone:	Permit Type: Alterations - Dwellings	

Proposed Use:
Single Family w/shed dormer to build code compliant stairs, shed remodel

Proposed Project Description:
Build an 8'w x 9'd shed dormer for new stairs, remodel shed for living room

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/22/2003

Note: **Ok to Issue:**

1) This permit approves the remodel of an existing space in order to create a code compliant set of stairs. It is understood that the owner intends a future change of use to a duplex and separate applications must be submitted for a conditional use permit, site plan exemption and building permit. This permit only allows construction work.

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

3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 12/22/2003

Note: **Ok to Issue:**

1) Separate permits are required for any electrical or plumbing work.

City of Portland, Maine - Building or Use Permit

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Permit No:	Date Applied For:	CBL:
03-1495	12/11/2003	400 D012001

Location of Construction:	Owner Name:	Owner Address:	Phone:
495 Allen Ave	Libby Richard	495 Allen Ave	() 653-4185
Business Name:	Contractor Name:	Contractor Address:	Phone:
	self	Portland	
Lessee/Buyer's Name	Phone:	Permit Type:	
		Alterations - Dwellings	

Proposed Use:	Proposed Project Description:
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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>495 ALLEN AVE, PORTLAND, ME 04103</u>		Square Footage of Lot <u>22,490</u>	
Total Square Footage of Proposed Structure <u>700 sq</u>		Owner: <u>RICHARD D LIBBY</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>400 - D - 12</u>	Block# <u>12</u>	Lot#	Telephone: <u>653-4185</u>
Lessee/Buyer's Name (if Applicable) /		Applicant name, address & telephone: /	
Current use: <u>Storage/Workshop</u>		Cost Of Work: \$ <u>4,000</u> Fee: \$ <u>57.00</u>	
If the location is currently vacant, what was prior use: <u>8'x9' Dormer</u>			
Approximately how long has it been vacant: <u>build new stairs to code</u>			
Proposed use: <u>Workshop</u>			
Project description: <u>Change of use to A Duplex</u>			
Contractor's name, address & telephone: <u>REMODEL SHED TO USE AS FUTURE LIVING ROOM & PERSONAL OFFICE</u>			
Who should we contact when the permit is ready: <u>OWNER</u>			
Mailing address: /			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:			

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

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

Signature of applicant: Richard D Libby Date: 12/1/05

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

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 400 D012001
 Location 495 ALLEN AVE
 Land Use SINGLE FAMILY
 Owner Address LIBBY RICHARD
 495 ALLEN AVE
 PORTLAND ME 04103

Book/Page 13446/299
 Legal 400-D-12
 ALLEN AVE 495-501
 22490 SF

Valuation Information

Land \$44,100
 Building \$67,890
 Total \$111,990

Property Information

Year Built 1819
 Style Old Style
 Story Height 3.5
 Sq. Ft. 2177
 Total Acres 0.516
 Bedrooms 4
 Full Baths 1
 Half Baths 1
 Total Rooms 3
 Attic None
 Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1965	8X12	C	A
SHED-FRAME	1	1960	8X6	D	A

Sales Information

Date	Type	Price	Book/Page
11/16/1997	LAND + BLDING	\$49,500	13446-299

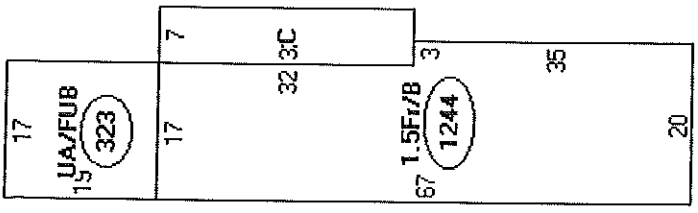
Picture and Sketch

[Picture](#) [Sketch](#)

[Click here to view Tax Roll Information.](#)

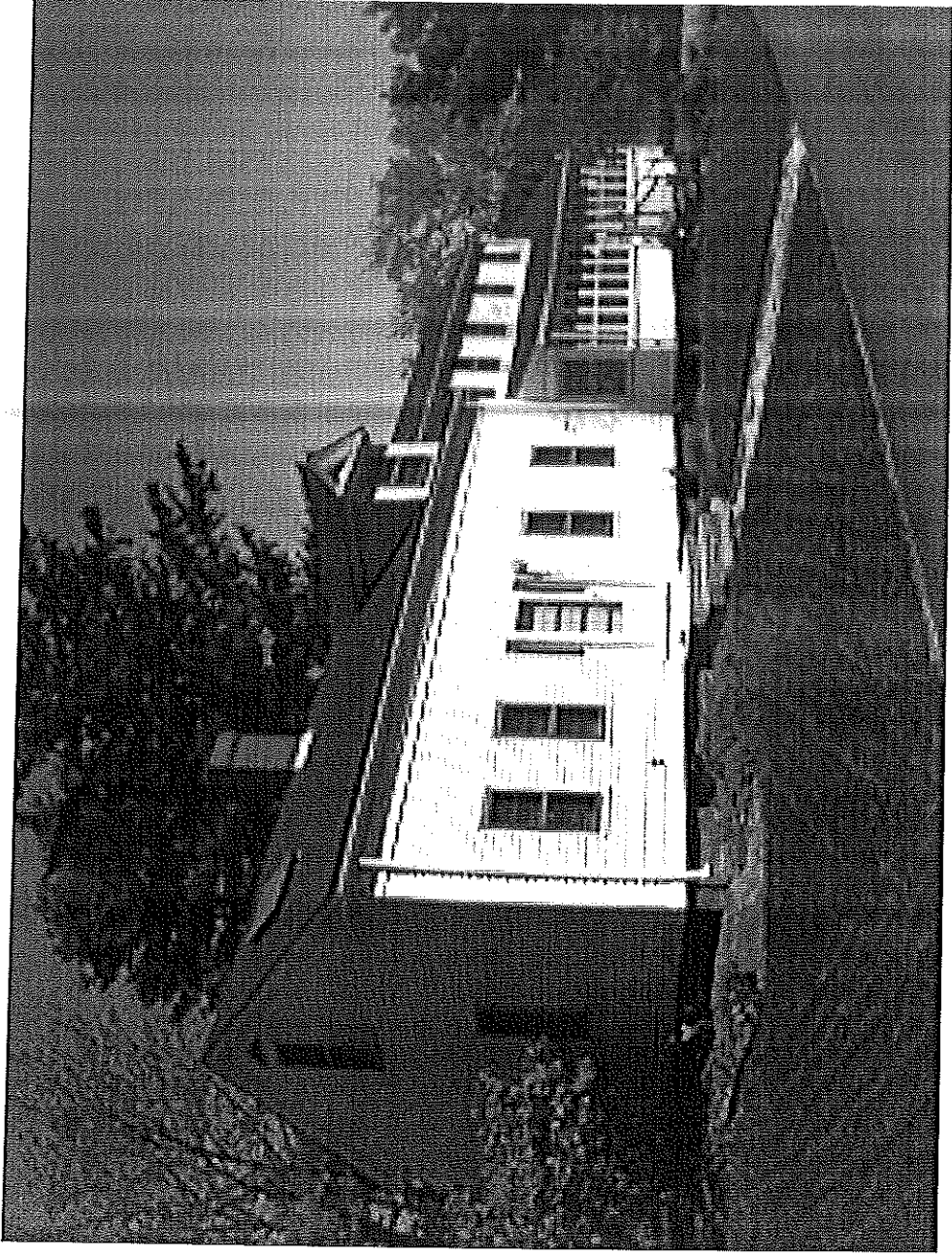
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.





Descriptor/Area

- A: 1.5Fr/B
1244 sqft
- B: UA/FUB
323 sqft
- C: EP
224 sqft





New Dormer for stair height

Existing shed to remodel

New dormer
8' wide x 9' deep





DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

Permit Number 031495
DEC 2 2003

This is to certify that Libby Richard/self
has permission to Build an 8'w x 9'd shed dorm

for new shed, removal shed for parking room

CITY OF PORTLAND

AT 495 Allen Ave

400 D012001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification and written permission must be given to the City of Portland before this building or structure is altered or occupied-in. NO NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept _____
Health Dept _____
Appeal Board _____
Other _____

Department Name

PENALTY FOR REMOVING THIS CARD

Jennie Bank
Director - Building & Inspection Services
12/22/03

Staircase -

RISER - $7\frac{3}{4}$ " MAX

TREAD - $10\frac{1}{2}$ " (10") MIN.

RUN - 59" To and fro

TREAD WIDTH - 36"

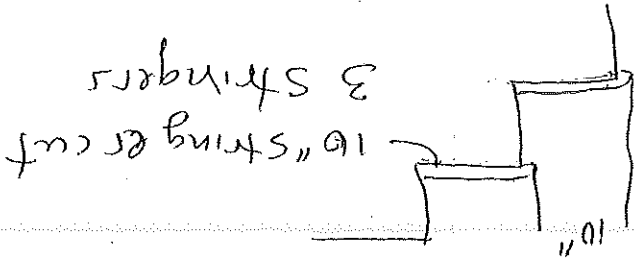
Landing 3' x 3'

Balustrade - over-the-post style

For tie open staircase

L-shape design that will

incorporate existing landings

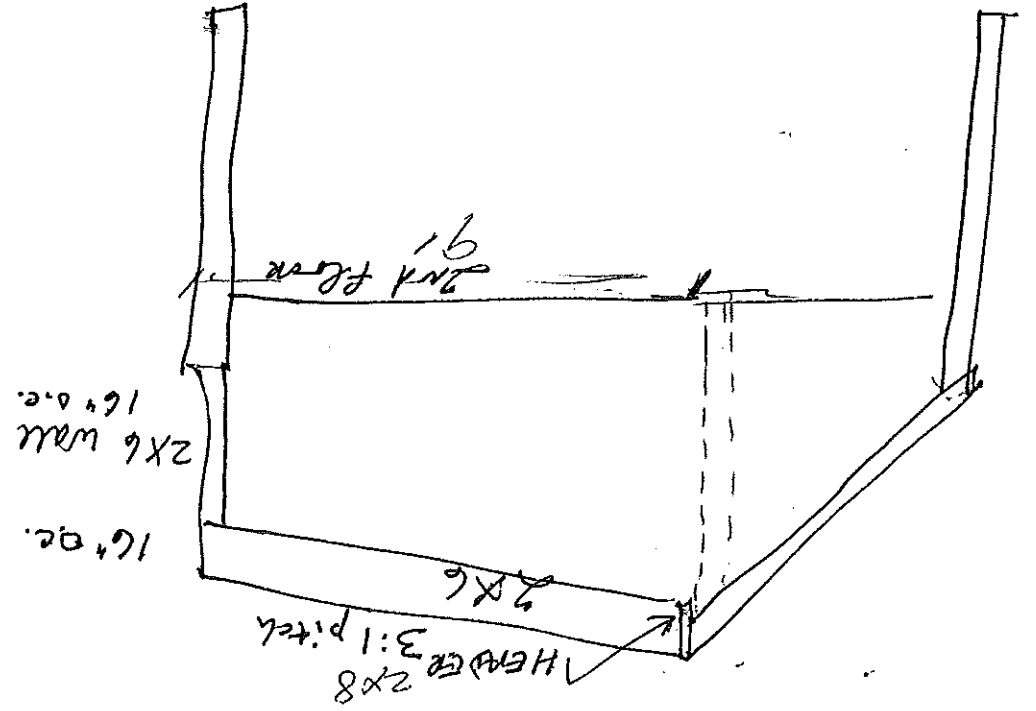


Guardrail 36" from leading Edge
of Tread

2 4" Space of balusters

Handrail w/ returned ends

SHED DORMER



- Rolved Roofing
- 7'-2" ceiling ht
- 8' width of dormer

Window/Door Schedule -

Windows -

1, 9x12, 32-RT stationary
1, 9x12, 8/8 alt hung
1, 8x8, 8/8 alt hung

Doors -

1, 2-8-X-6-8

1, 3-0-X-6-8

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 initialzing 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.

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

✓✓✓ Footing/Building Location Inspection: Prior to pouring concrete

✓✓✓ Re-Bar Schedule Inspection: Prior to pouring concrete

✓✓✓ 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 of applicant/designee: [Signature] Date: 12/22/03
Signature of Inspections Official: [Signature] Date: 12/22/03

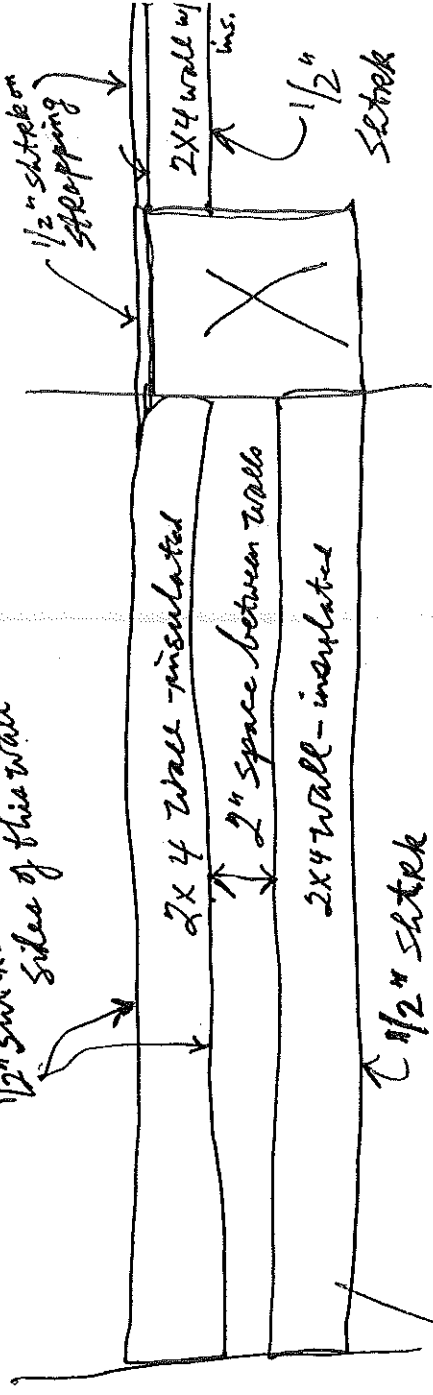
CBL: 400-D-12 Building Permit #: 03-1495

Rear

R. Libby
495R ALLEN AVE
PORTLAND, ME

Bedroom unit 2

1/2" shot rock on both
sides of this wall



Existing
Fire wall
1m.

Bedroom
unit 1

2 flr - Admin to back wall

Front

R. Libby -

495R ALLEN AVE

PORTLAND, ME

Ext wall

Kitchen - main
UNIT 1

($\frac{1}{2}$ " shtek + $\frac{1}{2}$ " min plaster
on lathes + 2x4 wall +
Chimney)

($\frac{1}{2}$ " shtek + $\frac{1}{2}$ " min.
plaster on lathes + 2x4"
wall + $\frac{1}{2}$ " plaster on
lathes + $\frac{1}{2}$ " shtek.)

($\frac{1}{2}$ " shtek + $\frac{1}{2}$ " min plaster on
lathes + 2x4 wall + $\frac{1}{2}$ " min
plaster on lathes)

brickface of chimney

Kitchen - old summer
New Kitchen
UNIT 2

($\frac{1}{4}$ " panel + $\frac{1}{2}$ " shtek +
 $\frac{1}{2}$ " min plaster on
lathes + 2x4" wall +
 $\frac{1}{2}$ " plaster on
lathes + $\frac{1}{2}$ "
shtek)

closet

Ext wall

Porch

COMMON 1hr.
entry Fire
rated

