

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING ORDINANCES, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON DESIGN REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE DESIGN LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO DETERMINE A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJACENT'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN. (8) THIS OFFICE DOES NOT GRANT AUTHORIZATION TO ANY THIRD PARTY FOR USE OF THIS INSPECTION IN ANY BOUNDARY LINE EVALUATION FOR PERMITTING/PLANNING/APPROVALS. (9) THIS OFFICE ACCEPTS NO LIABILITY AND/OR RESPONSIBILITY FOR THE IMPROPER USE OF THIS MORTGAGE LOAN INSPECTION.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 34 Howard Street INSP. DATE: 08/07/2014
Portland, Maine SCALE: 1" = 10'

AHT

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Group 2 LLC FILE#: 21427375
 OWNER: Dianne & Joseph, Jr. Ciusti CLIENT#: _____
 LENDER: _____
 REQ. PARTY: Drummond Woodsum

TITLE REFERENCES: COUNTY: Cumberland
 DEED BOOK: 21201 PAGE: 249
 PLAN BOOK: _____ PAGE: _____ LOT: _____

MUNICIPAL REFERENCE:
 MAP: 14 BLOCK: E LOT: 19

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230051 PANEL: 0013B
 ZONE: C DATE: 12/08/1998

THE DWELLING WAS _____ IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING



- LIST of DRAWINGS**
- A1 COVER SHEET
 - A2 EXISTING PLANS
 - A3 EXISTING ELEVATIONS
 - A4 PROPOSED PLANS
 - A5 PROPOSED ELEVATIONS
 - A6 EXIST. & PROPOSED BUILDING SECTIONS
 - A7 STAIR & MISC. DETAILS

CBL: 014 E019001
 Zoning: R6
 Use: Single Family (no change proposed)
 Existing SF: 1,716
 Proposed SF: 1,794



PROPERTY PLAN / Note: This is not a Boundary Survey / Not for recording

PORTLAND TAX ASSESSOR'S PLAN

GENERAL NOTES:

1. This project involves minor renovations of a single-family home, no change to occupancy or use. Minor changes to building envelope, but overall height not changed. No change to building footprint.
2. Permits must be obtained for all aspects of the work, including but not limited to: General Building, Plumbing, HVAC & Electrical work.
3. All work must conform to local, State and/or Federal codes as applicable and as having jurisdiction.
4. This renovation does not include sitework except at 5 new concrete posts. Existing curb cut, driveway & utility connections to remain.
5. All work must be done in good workmanlike manner.
6. Protect all areas not called to receive new work and/or to remain. Damage to any existing portion of the house or property that is called to remain is to be repaired to be in equal or superior condition.
7. Protect building interior from weather at all times.
8. Contractor to verify all dimensions and existing conditions and alert Architect of any conditions which conflict with proposed work.
9. Remove any items not specifically called to be removed which conflict with new work.
10. Monitor all areas of demolition to ensure no loss of structural integrity. Identify to architect any items which appear to be in conflict with new work that present a problem in removing.
11. All new interior walls to be 2x4 wood studs with painted 1/2" gyp.bd. both sides U.O.N. Use water proof gyp. bd. at all wet areas.
12. All new walls, ceilings, doors, windows and trim to be painted U.O.N, minimum one coat primer, two finish coats. Provide minimum two coats of paint at existing walls, windows, doors and other interior surfaces called to remain.
13. Provide new interior base, trim and door trim. Where new materials meet existing, tie materials together for minimal joints & seamless appearance. Where existing sections of base, trim or similar materials are too small to be stable, replace entire section(s).
14. All interior lighting fixtures shall be new. Allow 3-way switching at rooms with 2 or more entrances.
15. Coordinate all electrical outlets & other requirements with new appliances. All kitchen & bathroom electrical outlets to be GFI.
16. Existing construction shall be insulated to highest feasible R-value. New areas of construction shall conform to current IECC/IRC.

**Proposed Renovations @
 34 Howard St., Portland, ME
 August 27, 2014**

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**COVER SHEET
 A1**