

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT ISSUE

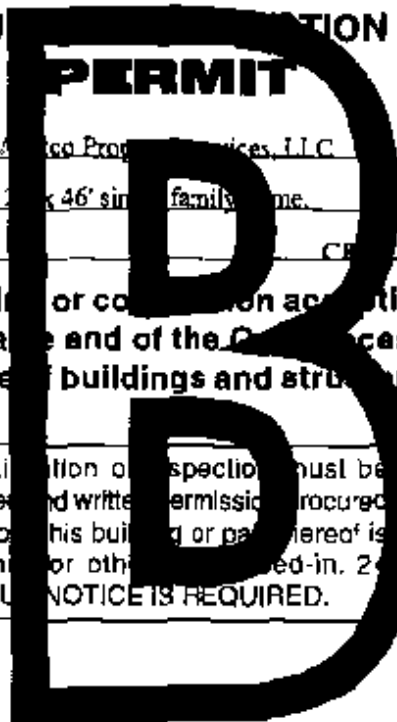
Permit Number: 101152

NOV 15 2010

Please Read Application And Notes, If Any. Attached

This is to certify that Maico Property Services, LLC Maico Property Services, LLC
has permission to Single Family / New one story 2 1/2 x 46' single family home City of Portland
AT 67 Douglas St CE 078 B002001

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



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

Notification of inspection must be given and written permission procured before this building or part thereof is laid or other work is started-in. 24 HOURS 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


Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1152	Issue Date:	CBL: 078 B002001
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Location of Construction: 67 Douglass St	Owner Name: Majco Property Services, LLC	Owner Address: PO Box 10082	Phone: 207-939-2628
Business Name:	Contractor Name: Majco Property Services, LLC	Contractor Address: PO Box 10082 Portland	Phone: 2073291051
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-5

Past Use: Vacant / Previously Demolished Two Family (permit #10-0499)	Proposed Use: Single Family / New one story 26' x 46' single family home.	Permit Fee: \$1,045.00	Cost of Work: \$95,000.00	CEO District: 3
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC, 2003	

Proposed Project Description: Single Family / New one story 26' x 46' single family home.	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 09/14/2010	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland N/A</p> <p><input type="checkbox"/> Wetland N/A</p> <p><input type="checkbox"/> Flood Zone Panel 13-Zona C</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan 2010-0031 Land I Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p>Date: 10/2/10 JEM</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: ABM</p>
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PERMIT ISSUED

NOV 15 2010

City of Portland

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 _____

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

 X **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.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

Permit No:

10-1152

Date Applied For:

09/14/2010

CBL:

078 B002001

Location of Construction: 67 Douglass St	Owner Name: Majco Property Services, LLC	Owner Address: PO Box 10082	Phone: 207-939-2628
Business Name:	Contractor Name: Majco Property Services, LLC	Contractor Address: PO Box 10082 Portland	Phone: (207) 329-1051
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family / New one story 26' x 46' single family home.	Proposed Project Description: Single Family / New one story 26' x 46' single family home.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/07/2010**Note:** Chain of title submitted for property to show that lot of record. **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Jonathan Rioux **Approval Date:** 11/02/2010**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) Fastener schedule per the IRC 2003
- 3) The attic scuttle opening must be 22" x 30".
- 4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Shukria Wiar **Approval Date:** 11/01/2010**Note:** **Ok to Issue:**

- 1) The site shall be graded as such that the front portion of the parcel shall drain to Douglass Street and the back of the parcel shall drain to the City's property.
- 2) The applicant shall close the existing curb cut as shown on site plan and boundary Survey dated 09/02/2010.
- 3) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 7) 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: 67 Douglass St	Owner Name: Majco Property Services, LLC	Owner Address: PO Box 10082	Phone: 207-939-2628
Business Name:	Contractor Name: Majco Property Services, LLC	Contractor Address: PO Box 10082 Portland	Phone: (207) 329-1051
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 8) The Development Review Coordinator (874-8632) 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.
- 9) 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.
- 10 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 11 The applicant shall have a licensed surveyor install, prior to the issuance of the building permit, permanent monumentation/pins identifying property corners.


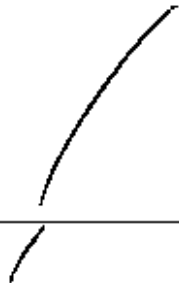
Comments:

9/24/2010-amachado: Gave permit back to Gayle. There is a new owner for the property, the information and application for a Level 1 Minor Residential siteplan is missing. I also need a set of fullsize scalable building plans to complete my review. Gayle is going to contact the applicant.

9/27/2010-amachado: Spoke to Elizabeth Mitschele. She will bring in Level 1 site plan application tomorrow. Permit is on hold with me.

10/7/2010-amachado: Received Level 1 Minor Residential Siteplan Application & full size building plans.

11/15/2010-jrioux: Final specs recieved.

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	 Cathedral Truss	Need specs (3)
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Wall 7/16"; Roof 5/8"; Floor 7/4"	okay
Fastener Schedule (Table R602.3(1) & (2))	→	(4)
Private Garage (Section R309) Living Space ? (Above or beside)		
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	"Egress" shown	okay
Roof Covering (Chapter 9)	Asphalt	okay
Safety Glazing (Section R308)		
Attic Access (Section R807)	Not shown 20x30' min	(5)
Chimney Clearances/Fire Blocking (Chap. 10)	/	
Header Schedule (Section 502.5(1) & (2))	(3) 2x10"; 5 1/4 x 9 1/4" Rafter	specs (1)
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-36 Roof; R-21 Walls window - 31	

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
STRUCTURAL		
Footings Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	20" x 10" 8" Wall	(okay)
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" DIA perforated pipe Filter Paper	(Okay)
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	Egress windows Not shown	(1)
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" 12" corner - spaced 6'	(okay)
Lally Column Type (Section R407)	3 1/2" lally	
Girder & Header Spans (Table R 502.5(2))	(3) 2x10" → 6' 9 1/2" span	(2) Need specs
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10' @ 16" OC shown 14' 2x10 @ 16" OC 12'	15.5" Max (okay)
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	/	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	- Cathedral trusses - Trusses	→ (3) Need specs

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	7 3/4" x 10' nos	
Width (Section R311.5.1)	38"	okoy
Headroom (Section R311.5.2)	6' 5" on play	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36 to 38"	
Smoke Detectors (Section R313) Location and type/Interconnected	shown	okoy
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	/	
Deck Construction (Section R502.2.1)		



CITY OF PORTLAND, OREGON
 Department of Building Inspections

Original Receipt

Receipt No. 13 210

Issued to Everett J. Mitchell

Address 675 Oregon St

Amount of Construction \$ 270.00

Building Fee \$ 300.00

Shim Fee \$ 25.00

Certificate of Occupancy Fee 135.00

Total 1345.00

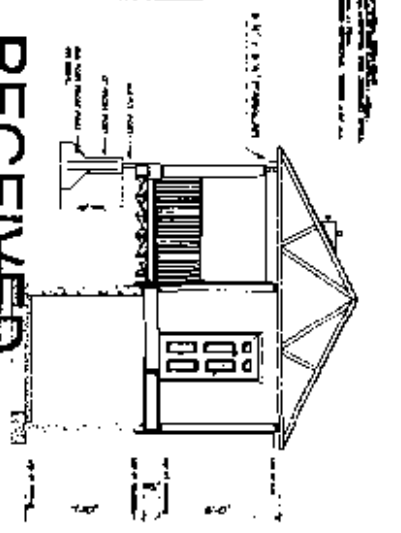
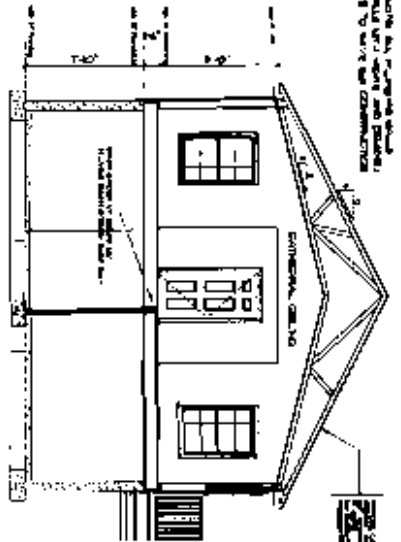
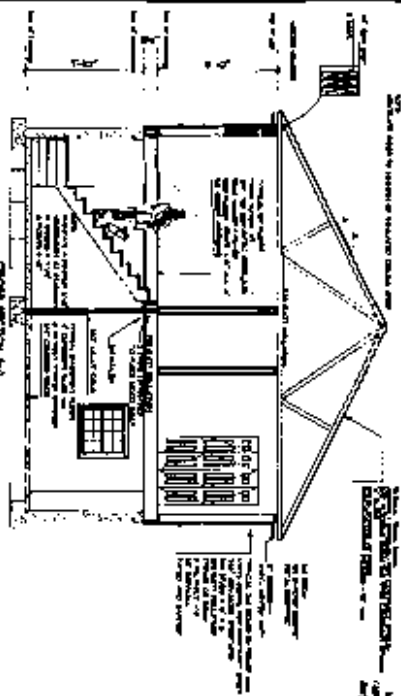
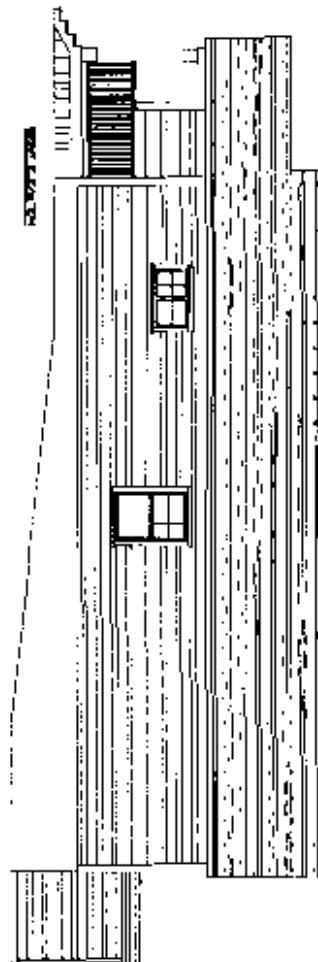
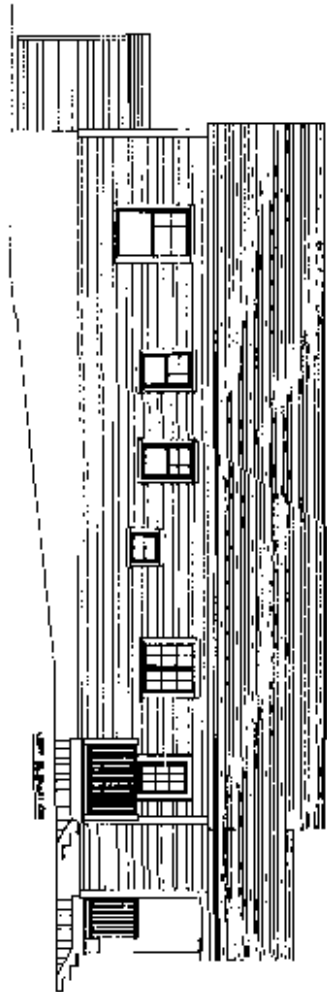
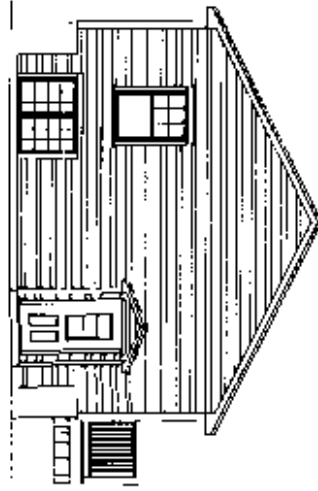
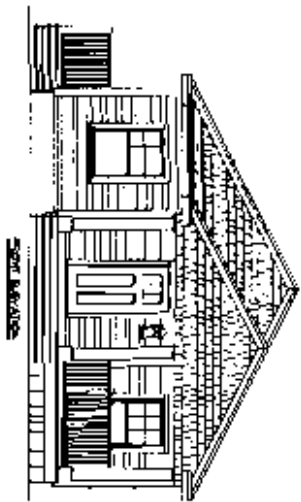
Building (11) — Plumbing (15) — Electrical (12) — Sewer (10) —
075 Room

Check # 123 Total Collected \$ _____

No work is to be started until permit issued.
 Please keep original receipt for your records.

Taken by: [Signature]

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy



HEATING SYSTEM:
 FORCED HOT WATER
 WITH POWER VENT,
 POSITIONING BY
 PLUMBING CONTRACTOR

NOTE, ALL WINDOWS
 U-FACTOR = .31

RECEIVED

NOV 12 2010

Dept. of Building Inspections
 City of Portland Maine

PROJECT NAME:
**DOUGLASS
 STREET
 RESIDENCE**

COMPANY:
**MACO
 PROPERTY
 SERVICES, LLC**



101152



General 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>67 Douglass Street</u>		
Total Square Footage of Proposed Structure/Area <u>1200</u>	Square Footage of Lot <u>5,000</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>075 B 002</u>	Applicant (owner, tenant, lessee or buyer) Name: <u>Elizabeth Mitschke</u> Address: <u>POB 10082</u> City, State & Zip: <u>Portland ME 04104</u>	Telephone: <u>207</u> <u>939-2628</u>
Lessee/OBA (if Applicable) <u>Masco Property Svc LLC</u> <u>POB 10082</u> <u>Portland ME</u> <u>04104</u>	Owner (if different from Applicant) Name: Address: City, State & Zip:	Cost Of Work: \$ <u>95,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? <u>2 family</u> Proposed specific use: <u>single family Dwelling</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>New construction of single family, one story Dwelling. 26' x 46' no garage no deck</u>		
Contractor's name: <u>Elizabeth Mitschke - Masco Property Services LLC</u> Address: <u>P.O. Box 10082</u> City, State & Zip: <u>Portland, ME 04104</u> Telephone: <u>329-1057</u> Who should we contact when the permit is ready: <u>Elizabeth Mitschke</u> Telephone: <u>329-1057</u> Mailing address: <u>P.O. Box 10082, Portland, ME 04104</u>		

Permit was issued on 5/14/10 for 100499

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

286 Fee 970.00
300.00
75.00

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-3703.

1,345.00

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: [Signature] Date: 9-13-10

This is not a permit; you may not commence ANY work until the permit is issued



New Residential Single Family Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

All new two-family residential developments will be required to go through the minor site plan review process.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations to scale
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing, (if applicable)
- Detail egress requirements and fire separation (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEBC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

Four (4) copies of the boundary survey/site plan are required and must include:

- A stamped boundary survey to scale showing north arrow, zoning district & setbacks to a scale of $\geq 1" = 20'$. The boundary survey should include the following:
 - The footprint of the proposed structure and the distance from the actual property lines. Structures include decks, porches, steps, bow windows, cantilever sections and roof overhangs, sheds, pools, garages, and any other accessory structures and must be shown to scale. Photocopies of the plat or hand drawn footprints not to scale will not be accepted. The footprint should be consistent with the building plan.
- Location and dimensions of parking areas and driveways
- Finish floor or sill elevation (based on mean sea level datum)
- Location of proposed utilities
- Existing and proposed grades/contours
- Silt fence (erosion control) locations
- Location of two required street trees
- Separate requirements may apply for lots on unimproved streets
- A reduced boundary survey/site plan is required if original is larger than 11' x 17'

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
Site plan review fee: \$300.00**

This is not a Permit; you may not commence any work until the Permit is issued.

Applicant: Elisabeth Mitschek (Major Property Svc. LLC) Date: 9/13/10

Address: 67 Douglas St.

C-But: 78-B-002

Permit # 10-1152

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new (replacing two family that was demolished - permit # 10-0499.)

Zone Location - R-5

Interior or corner lot - ~~built on single family~~

Proposed Use/Work - ~~public~~ build out by single family - 46' x 26'
w/ partial day light basement

Sewage Disposal -

Lot Street Frontage - 50' min - (only needs 40' lot of record) - 50' 5" min (OK)

* Front Yard - 20' min or average - average is 47.5' - setback 11' to front (OK)

* Rear Yard - 20' - 21' to butthead scaled (OK)

* Side Yard - 8' single ~~family~~ story - 10' on right scaled
13' two stories. 12' on left scaled - side entry 8x9 - 4' off so ok section 14-421.

Projections -

Width of Lot - 60' min - *lot of record not required (OK)

Height - 32' max - 17.5 scaled from lowest grade.

Lot Area - 6,000 sq ft min. (*chain of title - lot of record - 14-433 - min lot area 5,000 sq ft
than to meet applicable yard dimensions. (OK)

Lot Coverage Impervious Surface - 40% = 2,000 sq ft

Area per Family - 3,000 sq ft (OK)

Off-street Parking - 2 spaces (as shown) - per front yard is 47.5' setback

Loading Bays - N/A

Site Plan - Det Level I Minor Residential - 2010-0031

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel 13 - Zone C

* partial day light basement - no official determination if more than half of ground floor
lot meets 12' side setback.

46 x 26 =	1196
5 x 10 =	50
park 5 x 8 =	40
" 4 x 18 =	72
stair 3 x 10 =	30
butthead 6 x 8 =	48
<hr/>	
1412 sq ft	(OK)
side entry form	32

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

2010-0031
Application I. D. Number

8/14/2010
Application Date

New Single Family
Project Name/Description

Mitchell Pater
Applicant
240 Woodville Rd , Falmouth, ME 04105
Applicant's Mailing Address

67 - 67 Douglass St, Portland, Maine
Address of Proposed Site
079 8002001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 938-2828 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 Apt 0 Condo 0 Other (specify)

Proposed Building square Feet or # of Units 5,0000 of 0 Acreage of Site Proposed Total Disturbed Area of the Site 0 Zoning

Check Review Required:

<input type="checkbox"/> Site Plan (major/minor)	<input type="checkbox"/> Zoning Conditional - PB	<input type="checkbox"/> Subdivision # of lots	<input type="checkbox"/> Design Review
<input type="checkbox"/> Amendment to Plan - Board Review	<input type="checkbox"/> Zoning Conditional - ZBA	<input type="checkbox"/> Shoreland	<input type="checkbox"/> DEP Local Certification
<input type="checkbox"/> Amendment to Plan - Staff Review		<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> Site Location
<input type="checkbox"/> After the Fact - Major	<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Flood Hazard	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> After the Fact - Minor	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> Other
	<input type="checkbox"/> PAD Review	<input type="checkbox"/> 14-403 Streets Review	

Fees Paid: Site Plan \$50.00 Subdivision 0 Engineer Review \$258.00 Date 8/17/2010

Building Approval Status: Reviewer _____

Approved Approved w/Conditions See Attached Denied

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

<input type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Inspection Fee Paid	_____ date _____	_____ 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 _____	



**Level I: Minor Residential
Site Plan Application
PORTLAND, MAINE**

Planning and Urban Development Department
Planning Division and Planning Board

PROJECT NAME: 67 Douglass street

PROPOSED DEVELOPMENT ADDRESS: 67 Douglass Street

PROJECT DESCRIPTION: Construct new single family residence - a one story, ranch style, stick built structure.

CHART/BLOCK/LOT: 078 B002001 PRELIMINARY PLAN _____

FINAL PLAN _____

CONTACT INFORMATION:

APPLICANT

Name: Majco Property Services
Address: P.O. Box 10082 LLC
Portland, ME 04104
Zip Code: 04104
Work #: Elizabeth
Cell #: 207-939-2628
Fax #: _____
Home: _____
E-mail: Nyr4ever@maine-rr.com

PROPERTY OWNER

Name: Majco Property Services
Address: P.O. Box 10082
Portland, ME
Zip Code: 04104
Work #: _____
Cell #: 207-939-2628
Fax #: _____
Home: _____
E-mail: Nyr4ever@maine-rr.com

BILLING ADDRESS

Name: Majco Property Services, LLC
Address: P.O. Box 10082
Portland, ME
Zip: 04104
Work #: _____
Cell #: 207-939-2628
Fax #: _____
Home: _____
E-mail: Nyr4ever@maine-rr.com

RECEIVED

OCT -7 2010

Dept. of Building Inspections
City of Portland Maine

-As applicable, please include additional contact information on the next page-

AGENT/REPRESENTATIVE

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ENGINEER

Name: Cape Cottage Home Design
Address: 4 Berman Road
Cape Elizabeth, ME
Zip Code: 04107
Work #: 207-767-2625
Cell #: 207-329-4176
Fax #: 207-767-2625
Home: _____
E-mail: builder@cape.me.com

SURVEYOR

Name: James Nadreau, LLC
Address: 918 Brighton Avenue
Portland, ME
Zip Code: 04102
Work #: 207-878-7870
Cell #: 207-619-7456
Fax #: 207-878-7871
Home: _____
E-mail: jim@nadreauandsurveys.com

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

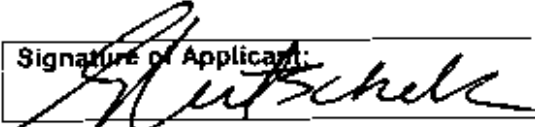
<input checked="" type="checkbox"/> Level I: Minor Residential Site Plan <input checked="" type="checkbox"/> Application Fee (flat fee)	\$300
Mailed notices to abutters are now required for single family, two-family and the addition of a unit being reviewed as a Level I minor residential site plan. The applicant will be billed for the notice costs.	.75 cents each
<input type="checkbox"/> Inspection Fee, due after approval (flat fee)	\$100
<input type="checkbox"/> Performance Guarantee	Exempt except for those projects that complete construction in the winter and the site work is incomplete

Refer to the application checklist (page 5) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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.

This application is for a Site Plan review only. A Performance Guarantee, Inspection Fee, Building Permit Application (attached) and associated fees will be required prior to construction.

Signature of Applicant: 	Date:
--	-------

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

City of Portland Planning Division
 389 Congress Street
 Portland, Maine 04101
 (207) 874-8719
www.portlandmaine.gov

Office Hours:
 Unless noted, office hours are
 Monday thru Friday
 8:00 a.m. – 4:30 p.m.

General Submittal Requirements – Level 1 Minor Residential

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Completed application form.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1	Application fees. <i>PA 300</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	Written description of project.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	Evidence of right, title and interest.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	Copies of required state and/or federal permits. <i>N/A.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	Written assessment of zoning. <i>on site plan</i>
<input type="checkbox"/>	<input type="checkbox"/>	4	Written Description of existing and proposed easements or other burdens. <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	4	Written requests for waivers from individual site plan and/or technical standards. <i>N/A</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	Evidence of financial and technical capacity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Evidence of utilities capacity to serve the development. <i>site plan</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).

Site Plans and Boundary Survey Requirements – Level 1 Minor Residential

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Site Plan including the following:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed ground floor area and finish floor elevation (FFE).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Exterior building elevations (show all 4 sides).
			▪ Identification of an proposed protection measures for any significant natural features located in the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14.526 (b)1. of the Land Use Code).
			▪ Existing and proposed utilities (or septic system, where applicable)
			▪ Existing and proposed grading and contours.
			▪ Proposed stormwater management and erosion controls.
			▪ Total area and limits of proposed land disturbance.
			▪ Proposed protections to or alterations of watercourses.
			▪ Proposed wetland protections or impacts.
			▪ Existing vegetation to be preserved and proposed site landscaping and street trees
			▪ Existing and proposed curb and sidewalk.
			▪ Existing and proposed easements or public or private rights of way.
			▪ A reduced boundary survey/site plan is required if original is larger than 11'x17'

Majco Property Services, LLC
P.O. Box 10082
Portland, ME 04112

October 7, 2010

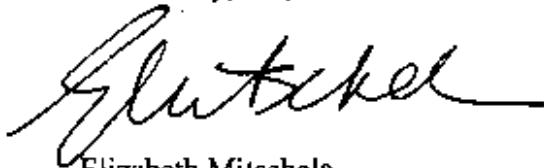
Planning and Urban Development Department
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

Re: Level 1: Minor Residential Site Plan Application – 67 Douglass Street

Dear Sir or Madam:

I intend to construct a single family, one story, ranch style home on the above-referenced property. I will be acting a general contractor on this project.

Yours truly,

A handwritten signature in black ink, appearing to read "Elizabeth Mitschele". The signature is fluid and cursive, written over a white background.

Elizabeth Mitschele

QUITCLAIM DEED

Edward L. Carignan, whose mailing address is 9 Cummings Road, Gorham, Maine, 04038 for consideration paid, grants to Majco Property Services, LLC, whose mailing address is, PO Box 10082, Portland, Maine, 04104, County of Cumberland, a certain lot or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

See Attached Exhibit A

BEING the same premises conveyed in a deed from Peter Mitschke dated June 30, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27885 Page 148.

IN WITNESS WHEREOF, Edward L. Carignan has set his hand and seal this 3rd day of August 2010.

Jessie Ann
Witness

Edward L. Carignan
Edward L. Carignan

STATE OF MAINE
Cumberland, ss.

August 3rd, 2010

THEN PERSONALLY APPEARED the above named Edward L. Carignan and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Rebecca J. Ewald
Notary Public

MAINE REAL ESTATE TAX PAID

SEAL

Exhibit A

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a post on the easterly side line of Douglass Street, at a distance of three hundred thirty seven (337) feet, more or less, from the corner made by the intersection of the easterly side of Douglass Street with the northerly side of Congress Street; thence northerly by the side line of Douglass Street, a distance of fifty (50) feet to a stake; thence easterly at right angles with said Douglass Street, a distance of one hundred (100) feet to a stake; thence southerly parallel with said Douglass Street, a distance of fifty (50) feet to a post; thence westerly at right angles with said Douglass Street, a distance of one hundred (100) feet to the point of beginning.

This conveyance is made subject to any and all appurtenances of record, insofar as the same may affect the subject premises.

~~Also being the same premises conveyed to the Grantor herein by deed of Regina R. Sherman and Janette H. Libby, Co-Personal Representatives of the Estate of Pauline J. Perry, dated March 23, 2004 and recorded in the Cumberland County Registry of Deeds in Book 24021, Page 215.~~

Received
Recorded Register of Deeds
Aug 10, 2010 12:46:51P
Cumberland County
Pamela E. Lovley

Security, September 18, 2010

My Accounts

C. J. MITCHELLE
CHASE BANK, N.A.
CHASE CARD #111
CHASE CARD #112

To access your account information, please click one of the links above.

You have 1 open account

Chase® Quick Reader Card
 Card expires on 03/31/11 ET
 See [Chase.com](#)

Due to scheduled maintenance, the website will be unavailable Monday, October 4, from midnight ET until around 10 AM.

If your plan to make a credit card payment on Sunday, October 3, we encourage you to schedule a future plan visit.

To explore, you may also receive a daily e-mail update with the support to our quick reader card. See [Chase.com](#) for more details on this service. See [Chase.com](#) for more details on this service.

[Printed September 18](#)

Now available

- Check** **Account**
- Go to [Chase.com](#)
- Check** **Account**
- Go to [Chase.com](#)
- Check** **Account**
- Go to [Chase.com](#)
- Check** **Account**
- Go to [Chase.com](#)
- Check** **Account**
- Go to [Chase.com](#)



	CHASE CARD #111	
Account Summary		
Outstanding balance*	\$0.00	See activity
Payment due date	09/01/10	See statement
Minimum payment due	\$0.00	Pay credit card
Balance last statement	\$0.00	
Available credit†		Transfer account
Total credit limit‡	\$10,000.00	
Minimum Payment‡		More Details
		Do you have your CHASECARD ?
		Go to CHASECARD
		See more information

Payments & Transfers

- The credit card
- Transfer balance
- Credit transfer
- Debit transfer

Cardless or Cards?

- Try Cardless
- Apply for a card
- Credit on account
- Debit on account
- Transfer account

Products & Services

- We offer a wide range of products and services for your financial needs.
- Go to Products & Services

	CHASE CARD #112	
Account Summary		
Outstanding balance*	\$0.00	See activity
Payment due date	09/01/10	See statement
Minimum payment due	\$0.00	Pay credit card
Balance last statement	\$0.00	
Available credit†		Transfer account
Total credit limit‡	\$10,000.00	
Minimum Payment‡		More Details
		Do you have your CHASECARD ?
		Go to CHASECARD
		See more information

	CHASE CARD #111	
Account Summary		
Outstanding balance*	\$0.00	See activity
Payment due date	09/01/10	See statement
Minimum payment due	\$0.00	Pay credit card
Balance last statement	\$0.00	
Available credit†		Transfer account
Total credit limit‡	\$10,000.00	
Minimum Payment‡		More Details
		Do you have your CHASECARD ?
		Go to CHASECARD
		See more information

Security | Terms of Use | Account Information and Statements

* Credit Card
 Outstanding balance may not reflect your APR or transaction or pending adjustments. If your account currently has the Pre-Paid Spending Limit, the "Outstanding Balance" is the amount of your "Credit Account Limit" currently available for use. See your "Card Credit Limit" for the total amount of your "Credit Account Limit" as outlined in your Cardholder Agreement. APRs, minimum finance charges, etc., may not be displayed. Please refer to your statement for additional APR information.



- Home
- My Accounts
- My Alerts
- My Payments
- My Cards
- My Profile

- Change User Name
- Change Password
- Change IDpic
- Privacy
- Security

Send your
any way you want
Call and how to use
through bank to
provide

View and Print
9/28/2010 2:14 PM
View GLACIUSWEB.PDF



WELCOME CHARLES

Deposit Accounts

CONVENIENCE CHECKING

Account Number
0000120128

Available Balance
\$1,875.57

Pending Transactions
(125).00

9/28/2010 Balance
\$1,994.60

Loans

AMERICAN EXPRESS
CARDLINE

Account Number
000000001746
0000000070025

Next Payment Amount
\$0.00
\$0.00

9/28/2010 Balance
\$0.00
\$0.00


Credit Cards

AMERICAN EXPRESS

Account Number
48390000430434

Available Credit
\$1,841.00

9/28/2010 Balance
\$1,100.00

Your last login was on 9/28/2010 7:53 AM
 Pocket-sized convenience.
 Manage your banking on the go with
 the TD Mobile Banking
 App. 

**Majeo Property Services, LLC
P.O. Box 10082
Portland, ME 04112**

October 7, 2010

Planning and Urban Development Department
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

Re: Level 1: Minor Residential Site Plan Application – Fire Safety 67 Douglass Street

Dear Sir or Madam:

The proposed single family structure has access to fire and rescue vehicles from two locations. The property can be accessed by two main thoroughfares – Congress Street and Brighton Avenue. There is also access to the rear of the property via the access road for the West School. The two closest fire stations are Rosemont Station Ladder Company 3 and Brant Hall Station (two miles and 3.3 miles from subject property, respectively). There are fire hydrants on Douglass Street at several locations along the street and near the subject property.

Yours truly,



Elizabeth Mitschele

BAXTER TITLE COMPANY

95 EXCHANGE STREET
P.O. BOX 7740
PORTLAND, MAINE 04112

(207) 879-9440
FAX (207) 879-9443

September 9, 2010

Majco Property Services, LLC
P.O. Box 10082
Portland, Maine 04104

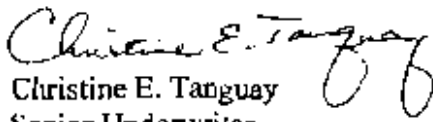
RE: 67 Douglass Street, Portland

Dear Sir/Madam:

I have reviewed the chain of title for 67 Douglass Street, Portland (attached with copies). As you can see by comparing the documents, the legal description for the premises has not changed since 1955.

If you require further information, please do not hesitate to contact me.

Very truly yours,


Christine E. Tanguay
Senior Underwriter
Enclosures

Lot of Reward

June 2010 Edward Cariguan 27885/148

↓

March 2004 Peter Mitschela 21021/215

↓

1998. Pauline Perry: Charles F. Perry 13919/2

↓

July 1987 Pauline Perry 7891/113

↓

Feb. 1985 Peter D. Perry 2216/288

PERSONAL REPRESENTATIVE'S DEED OF SALE

Regina R. Sherman of Falmouth, Cumberland County, Maine, and Janette H. Libby of South Portland, Cumberland County, Maine, appointed and acting Co-Personal Representatives of the Estate of Pauline J. Perry, deceased, as shown by the probate records of Cumberland County, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power for consideration paid, grants to Peter Mitschke, an individual having an address of 48 Winter Street, Portland, Maine, the real property located in Portland, County of Cumberland, and State of Maine described as follows:

A certain lot or parcel of land, with any buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a post on the easterly side line of Douglass Street at a distance of three hundred thirty-seven (337) feet, more or less, from the corner made by the intersection of the easterly side of Douglass Street with the northerly side of Congress Street; thence northerly by the side line of Douglass Street fifty (50) feet to a stake; thence easterly at right angles with said Douglass Street one hundred (100) feet to a stake; thence southerly parallel with said Douglass Street fifty (50) feet to a post; thence westerly at right angles with said Douglass Street one hundred (100) feet to the point of beginning.

Being the same premises conveyed to Pauline J. Perry and Charles F. Perry as joint tenants by deed of Pauline J. Perry dated June, 1998, recorded in the Cumberland County Registry of Deeds in Book 13919, Page 2. Charles F. Perry died November 8, 2000, survived by his wife, Pauline J. Perry.

Witness our hands and seals this 23rd day of March, 2004.

MAINE REAL ESTATE TAX PAID

C. C. G.
Witness

C. C. G.
Witness

ESTATE OF PAULINE J. PERRY

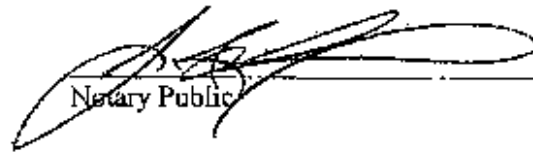
By: Regina R. Sherman
Regina R. Sherman
Its Co-Personal Representative

By: Janette H. Libby
Janette H. Libby
Its Co-Personal Representative

STATE OF MAINE
Cumberland, ss.

Doc#: 20193 BK#21021 Pg: 216
March 23, 2004

Personally appeared before me the above-named Regina R. Sherman in her representative capacity and acknowledges the foregoing instrument to be her free act and deed.



Notary Public

PLEASE TYPE OR PRINT NAME BELOW.

James R. Lemieux
Attorney

STATE OF MAINE
Cumberland, ss.

March 23, 2004

Personally appeared before me the above-named Janette H. Libby in her representative capacity and acknowledges the foregoing instrument to be her free act and deed.



Notary Public

PLEASE TYPE OR PRINT NAME BELOW.

James R. Lemieux
Attorney

Received
Recorded Register of Deeds
Mar 26, 2004 11:00:35A
Cumberland County
John B O'Brien

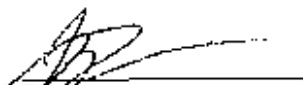
BK 139196002

QUITCLAIM WITH COVENANT DEED - SHORT FORM DEEDS ACT
22 M.R.S.A. Section 761 et seq.

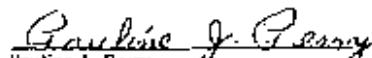
005120

KNOW ALL BY THESE PRESENTS, that I, Pauline J. Perry, of the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to Pauline J. Perry and Charles F. Perry of the County of Cumberland and State of Maine, as **JOINT TENANTS, with QUITCLAIM COVENANT**, that certain lot or parcel of land, with any improvements thereon, located at 67 Douglas Street, Portland, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on June , 1998.



Witness

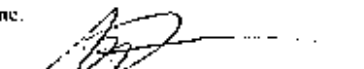


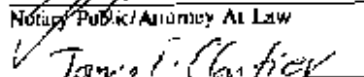
Pauline J. Perry

STATE OF MAINE
Cumberland, ss:

On June , 1998, personally appeared the above-named Pauline J. Perry and acknowledged the foregoing deed to be her/his free act and deed.

Before me:



Notary Public/Attorney At Law


Type or Print Name

BK 139196003

EXHIBIT A/SCHEDULE A
LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County of
67 Douglas Street, Portland, Maine

A certain lot or parcel of land, with any buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a post on the easterly side line of Douglass Street at a distance of three hundred thirty-seven (337) feet, more or less, from the corner made by the intersection of the easterly side of Douglass Street with the northerly side of Congress Street; thence northerly by the side line of Douglass Street fifty (50) feet to a stake; thence easterly at right angles with said Douglass Street one hundred (100) feet to a stake thence southerly parallel with said Douglass Street fifty (50) feet to a post, thence westerly at right angles with said Douglass Street one hundred (100) feet to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to Pauline Perry by deed of Pauline Perry, Personal Representative of the Estate of Peter J. Casey dated July 23, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7891, Page 143.

RECEIVED
CUMBERLAND COUNTY REGISTRY OF DEEDS

1988 JUN 22 PM 2: 28

CUMBERLAND COUNTY

John B. O'Brien

Know all Men by these Presents, That

I, Nellie Casey of Portland, County of Cumberland and State of Maine,

See
Book 9058
Page 110

in consideration of One Dollar and other valuable considerations (in all less than One Hundred Dollars) paid by Peter D. Casey of said Portland,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Peter D. Casey, his heirs and assigns forever, a certain lot or parcel of land together with the buildings thereon, situated in said Portland, bounded and described as follows, to wit: Beginning at a post on the easterly side line of Douglass Street at a distance of three hundred thirty-seven (337) feet, more or less, from the corner made by the intersection of the easterly side of Douglass Street with the northerly side of Congress Street; thence northerly by the side line of Douglass Street fifty (50) feet to a stake; thence easterly at right angles with said Douglass Street one hundred (100) feet to a stake; thence southerly parallel with said Douglass Street fifty (50) feet to a post; thence westerly at right angles with said Douglass Street one hundred (100) feet to the point of beginning. Being the same premises conveyed to Peter D. Casey and Nellie Casey as joint tenants by Jerome P. Fickett by deed dated March 21, 1941, and recorded in Cumberland County Registry of Deeds in Book 1771, Page 354.

Also another certain lot or parcel of land with the buildings thereon, situated in said Portland on the northerly side of Park Avenue, formerly called Portland Street, bounded and described as follows: Beginning on said northerly side of Park Avenue at the intersection of land now or formerly of Martin H. Lyden and land formerly of R. A. Hart; thence westerly by said Park Avenue forty (40) feet to a point; thence northeasterly eighty-six and three tenths (86.3) feet to land now or formerly of Portland Gas Light Company; thence southeasterly by said Gas Light Company land forty (40) feet, more or less, to a point determined by a right angle line to said Park Avenue, from the point of beginning; thence southwesterly on said line at right angles to said Park Avenue, seventy-nine (79) feet to said point of beginning. Being the same premises conveyed to Peter D. Casey and Nellie Casey as joint tenants by Irving G. Maines et al by deed dated April 27, 1942, and recorded in said Registry of Deeds in Book 1752, Page 267.

Do hereby and in full of the foregoing and bargained premises, with all the privileges and appurtenances thereon, to the said Peter D. Casey, his heirs and assigns, to his and

their use and behoof forever, And I do covenant with the said Grantee, his

heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee in full as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, his

heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Nellie Casey, wife of the said Peter D. Casey,

MY hand and seal this second day of February in the year of our Lord one thousand nine hundred and fifty-five.

Signed, Sealed and Delivered in presence of
Edward B. Perry

Nellie Casey Seal

State of Maine, Cumberland Co. February 2, 1955 Personally appeared the above named Nellie Casey

and acknowledged the foregoing instrument to be her free act and deed.

Before me, Edward B. Perry, Notary Public, Notarial Seal

Received February 9, 1955 at 4 o'clock 20 m. P. M. and recorded according to the original.

Site Plan
67 Douglass Street, Portland, Maine

CLIENT: Major Property Services, LLC
 ADDRESS: P.O. Box 10082
Portland, Maine 04104

MUNICIPAL REFERENCE:

MAP: 78 BLOCK: B LOT: 2

TITLE REFERENCE: COUNTY: Cumberland
 DEED BOOK: 27981 PAGE: 178

ZONING DISTRICT: R5

Front Yard: 20' Side Yard: 8' (1 Sty.) Rear Yard: 20'

DATE: 09/02/2010

SCALE: 1" = 20'

FILE#: 2101159

General Notes:

- Boundary lines shown are approximate/approximate only and are for illustrative purposes only.
- Benchmark Reference
 Elevations are based on SMM-1 depicted on Sheet 2 of a plan of "Douglass Street Reconstruction, Phase 1 - West School to St. James Street", City of Portland Department of Public Works Engineering Section, last revised July 17, 2001. Side Benchmark is a nail found in the west side of utility pole # 18 - Elev. 40.9' (City Datum).
- The setback lines depicted herein are based solely from a prior mail message from the City of Portland Zoning Specialist and should be verified by the local code enforcement officer to determine compliance.
- "A front yard need not exceed the average depth of front yards on either side of the lot" per Sec. 14-180.

MLC

James D. Nadeau, LLC

Professional Land Surveyors
 Certified Floodplain Managers

[Signature]
 9-3-10

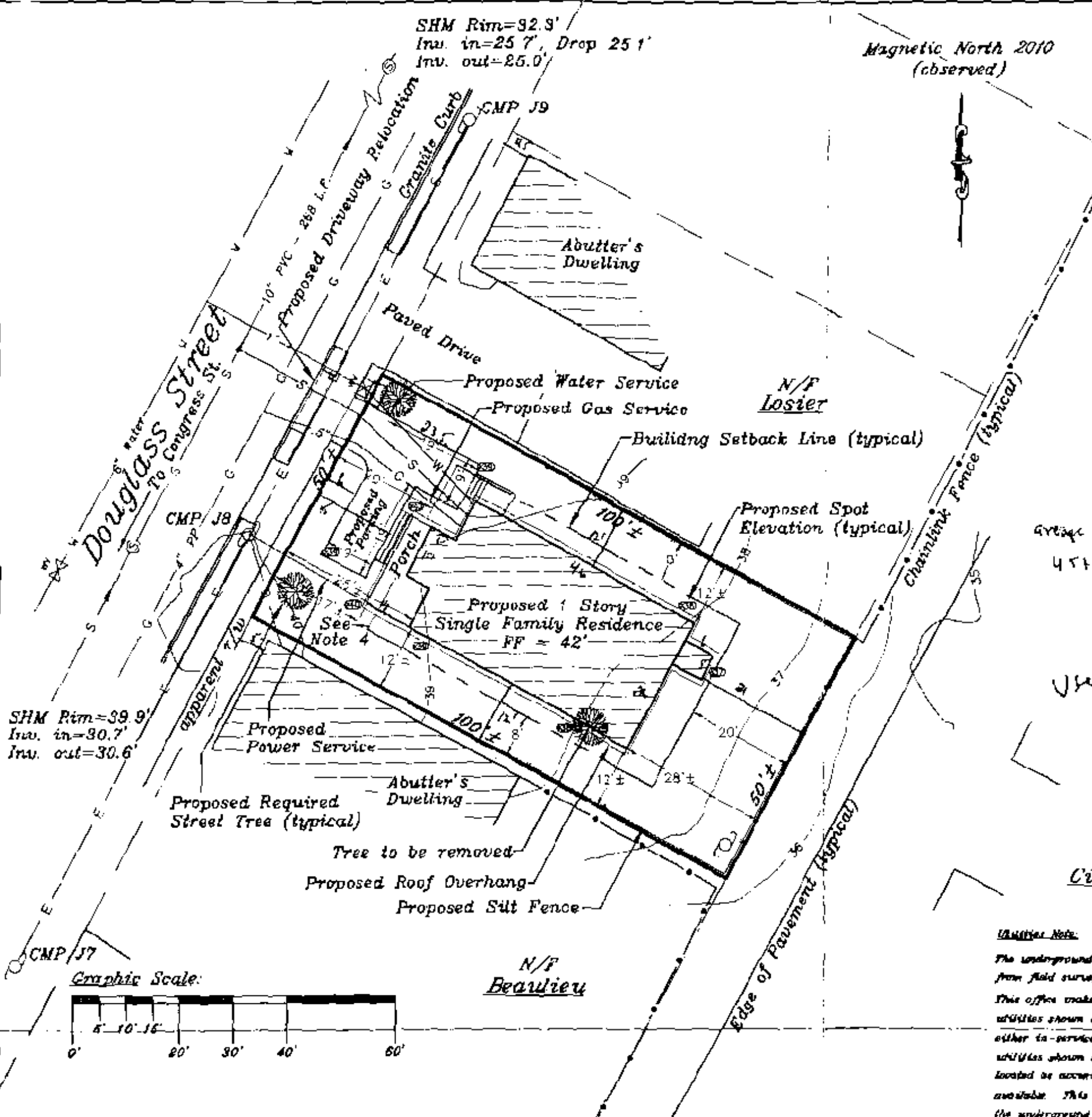
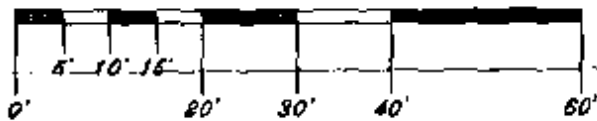
319 BRIGHTON AVE. PH (207) 876-7870
 PORTLAND, ME 04108 F. (207) 876-7871
 THIS INSPECTION IS VALID ONLY WITH AN
 EMBOSSED SEAL AND IS NULL & VOID
 90 DAYS AFTER INSPECTION DATE.

Magnetic North 2010
 (observed)

SHM Rim=92.9'
 Inv. in=25.7', Drop 25.1'
 Inv. out=25.0'

SHM Rim=39.9'
 Inv. in=30.7'
 Inv. out=30.6'

Graphic Scale:

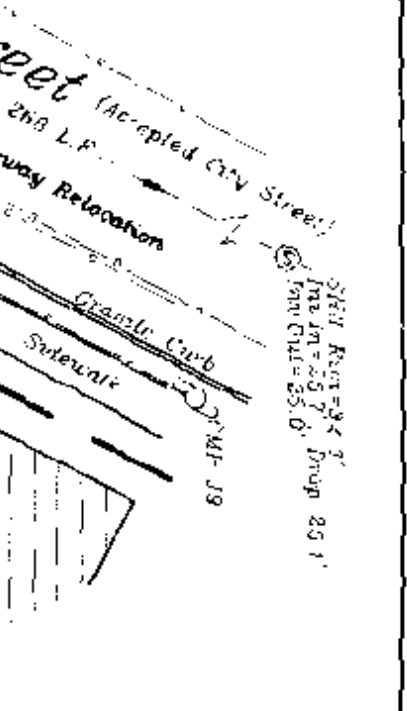
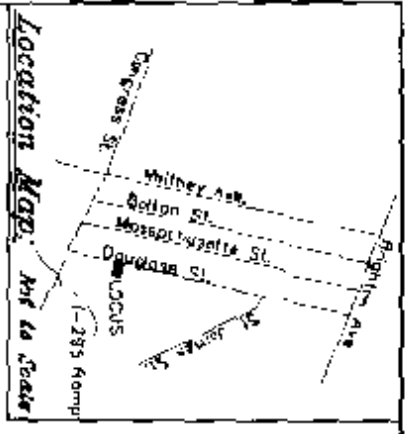


Garage front yard 4.35'
 $4.5 + 5.5 = 2$

Used Per
 zoning

Utilities Note:

The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantee that the underground utilities shown comprise all such utilities in the area either in-service or abandoned. The underground utilities shown are an approximate location and are located as accurately as possible from the information available. This office has not physically located the underground utilities.



Plan References:

1. "Plan of Part of Douglass Street" by F.C. Jordan & Co. Civil Engineers, City of Portland, Plan 847/8.
2. "Plan of Land Congress and Douglass Streets Owned by City of Portland from Condemnation," dated November 1948 by Charles R. Barlow, C.E., City Plan 999/8.
3. "City of Portland Department of Public Works Engineering Section, Douglas Street Reconstruction, Phase 1, Sheet 2 of 15 dated March 2001, revised July 17, 2001, City Plan 890/15.
4. "City of Portland Department of Public Works Engineering Section Boundary Reference of Douglass Street," dated March 2006, City Plan 891/6.
5. "Plan of Property in Portland Maine Belonging to The J.B. Brown & Sons Firm & the estate of J.C. John Smith by F.C. Jordan & Co. Civil Engineers Recorded in the Cumberland County Registry of Deeds Book 802 Pages 958 & 959.

N/P
 Lower
 Book 8187, Page 158

GENERAL NOTES:

1. The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantee that the underground utilities shown complete are correct in the event either is disturbed or abandoned. The underground utilities shown are on approximate location and are located by observation or previous from the information available. This office has not physically located the underground utilities.
2. Structures are shown on 2001-1 depicted on Plan Reference 5 listed herein. Site boundaries is a red line on the western side of utility lot 2001-1 - Rev. 01/08 (City Database).
3. The surface lines depicted herein are based upon an 8' wide message from a City of Portland Arising Specialist and should be verified by the Civil Engineering Office for completion.
4. "A final yard and not exceed the average depth of front yards on either side of the lot" per Ord. 11-180.
5. Reference to made to "Contract for Land Surveying Services" between James R. Madenan, LLC and the above noted client(s) which shall be considered an integral part of our survey.
6. Area of Lot is 5,000 square feet (2011 acre).
7. This office does not accept any liability for errors in the Plan Reference notes herein.
8. This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
9. This office reserves the right to be held harmless by all 3rd party claims.
10. The location of the proposed utility lines is shown this same shall be determined in the field by the contractor and/or client.

N/P
 City of Portland
 (See Plan Reference 4)

RECEIVED
 SEP 29 2010
 James D. Madenan, LLC

Dept. of Building Inspection
 City of Portland Maine
 Professional Land Surveyors
 Certified Floodplain Managers

James D. Madenan
 10-22-10

Surveyor's Statement:

James R. Madenan, LLC hereby states certifiably to the client, James R. Madenan, that this plan is based on the results of an on-site personal field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure for Professional Land Surveyors standards of knowledge.

This plan is not valid without the signature and embossed seal of the above named Professional Land Surveyor who prepared this plan as it may contain unauthenticated information unknown to this office.

Locust Deed Reference:

Edward L. Courtenay

Maine Property Services, LLC

dated August 3, 2010 and recorded August 12, 2010 at the Cumberland County Registry of Deeds in Book 8187, Page 178.

N/P
 Book 4218, Page 103



918 BRIGHTON AVE. PH (207) 878-7870
 PORTLAND, ME 04102 F (207) 878-7879
 Fax: (207) 878-7879

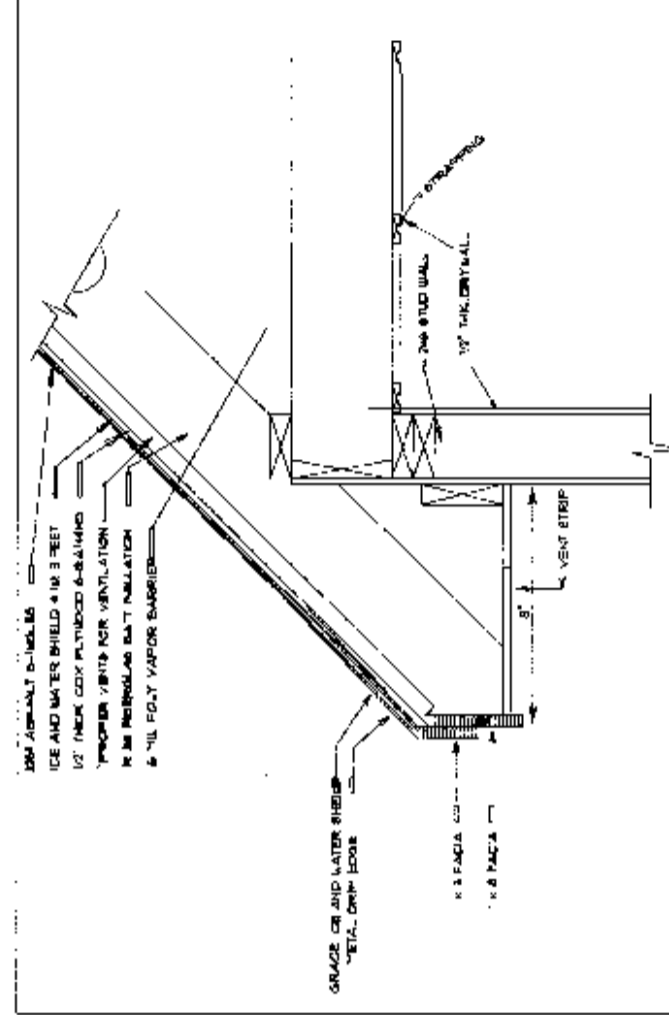
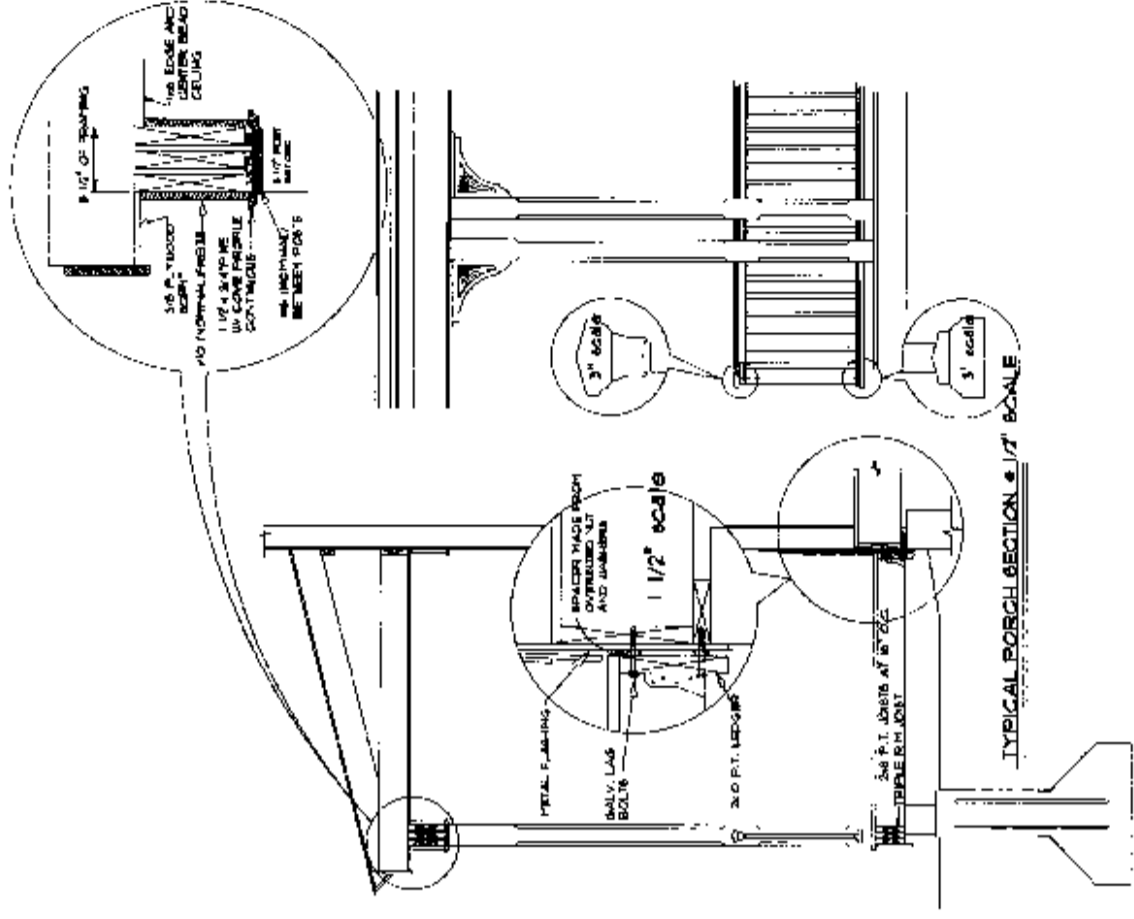


THIS PLAN IS NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT. IT IS THE PROPERTY OF MARCO PROPERTY SERVICES, LLC AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF MARCO PROPERTY SERVICES, LLC IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

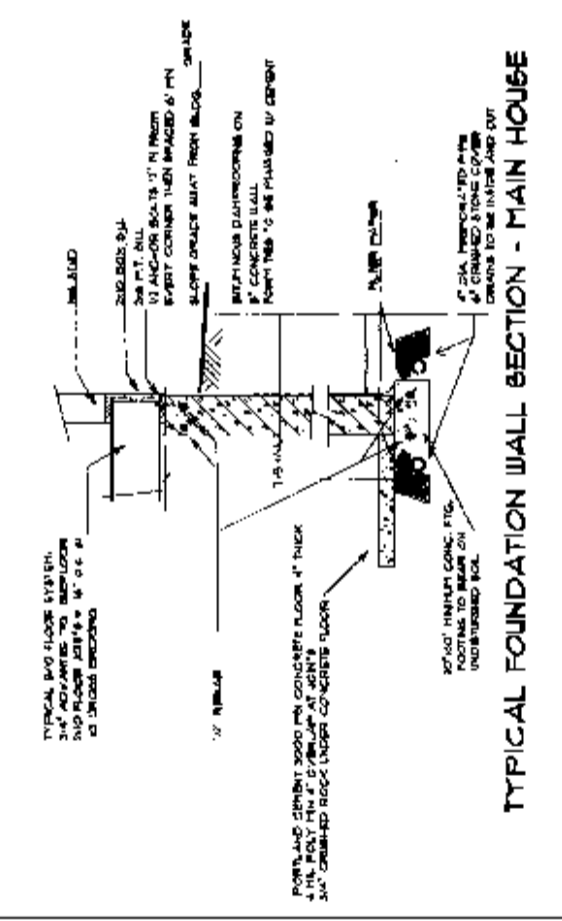
CONTRACTOR
MARCO PROPERTY SERVICES, LLC

PROJECT NAME
DOUGLASS STREET RESIDENCE

NO.	DATE	DESCRIPTION



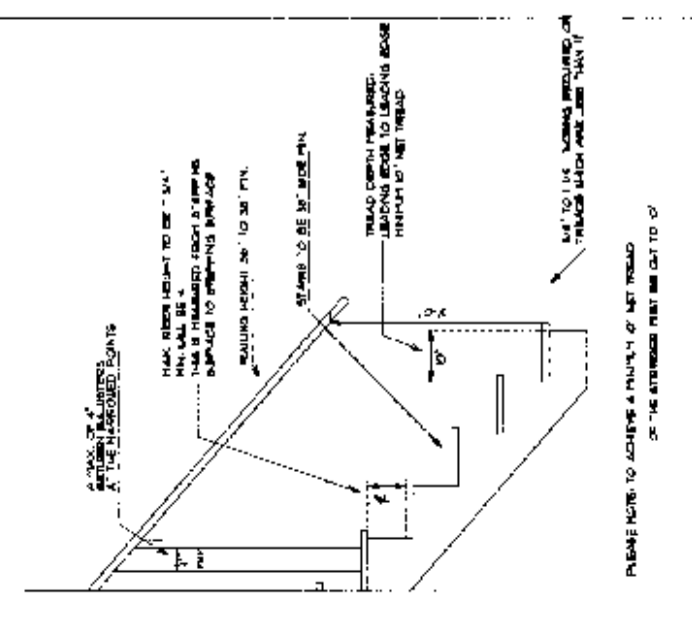
TYPICAL RAFTER TRIM DETAIL



TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE

FOUNDATION NOTES:

1. ALL FOUNDATION WALLS SHALL BE CONCRETE.
2. ALL FOUNDATION WALLS SHALL BE MINIMUM 12\"/>



PLEASE NOTE TO ACHIEVE A MIN. 1/4\"/>

FOR 1/2\"/>

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	1/2\"/>				
2	1/2\"/>				
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100	1/2\"/>				

FASTENING SCHEDULE (SEE TABLE 2304.9.1 ME S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)



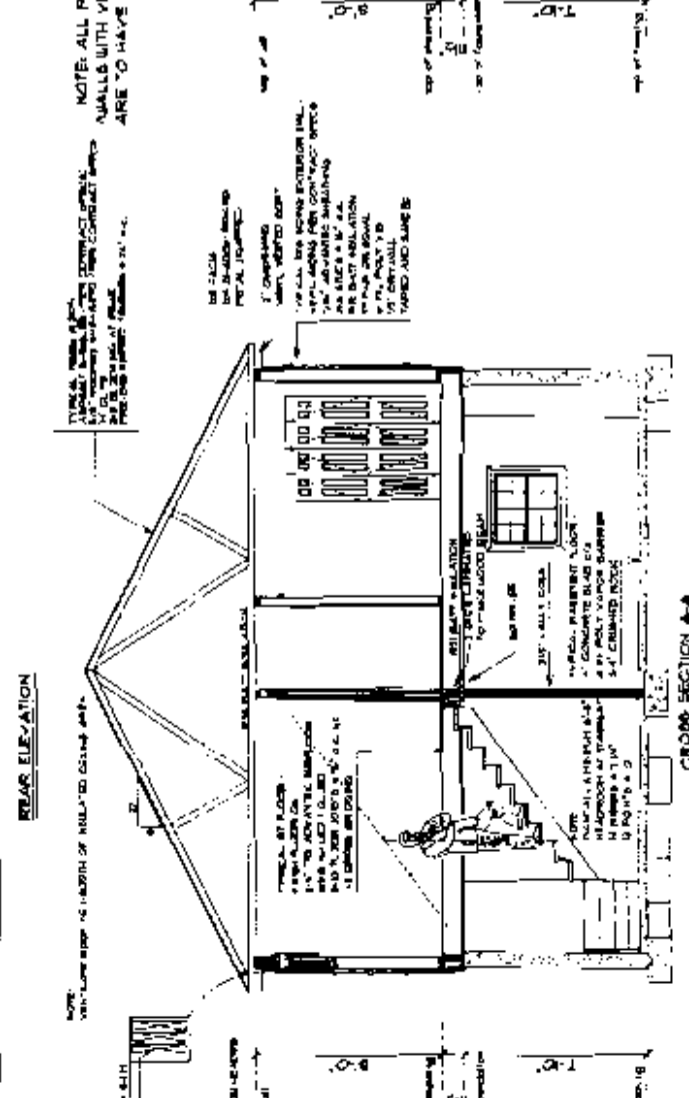
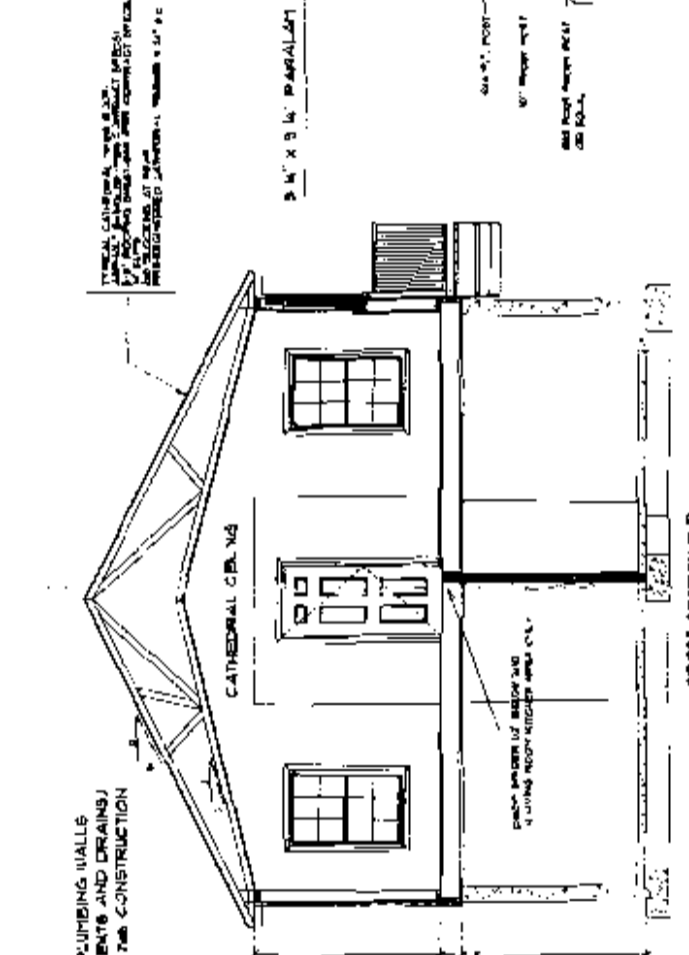
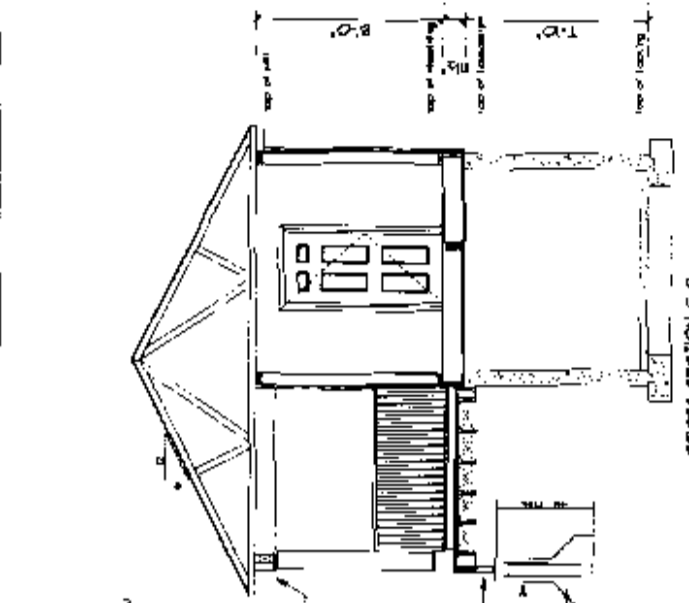
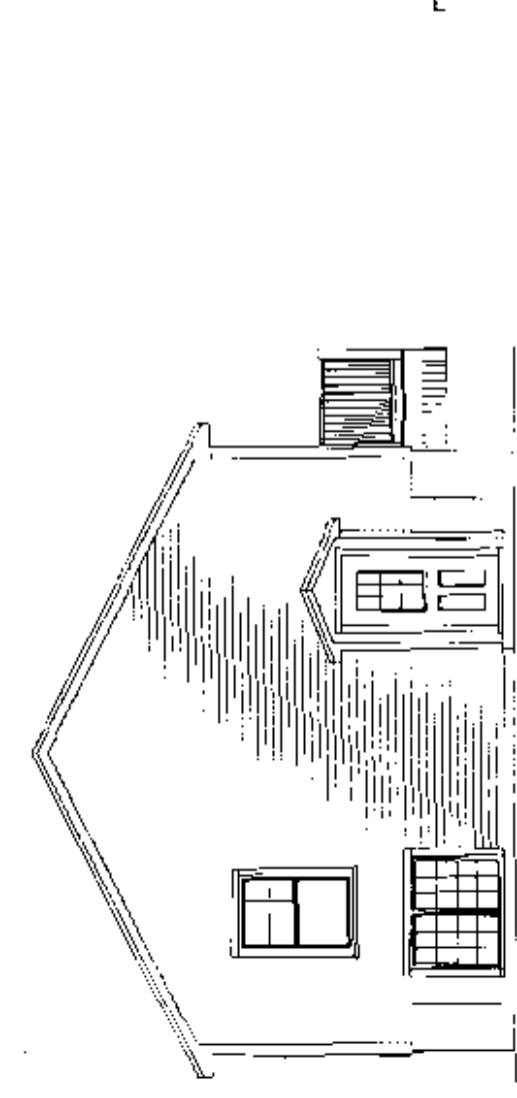
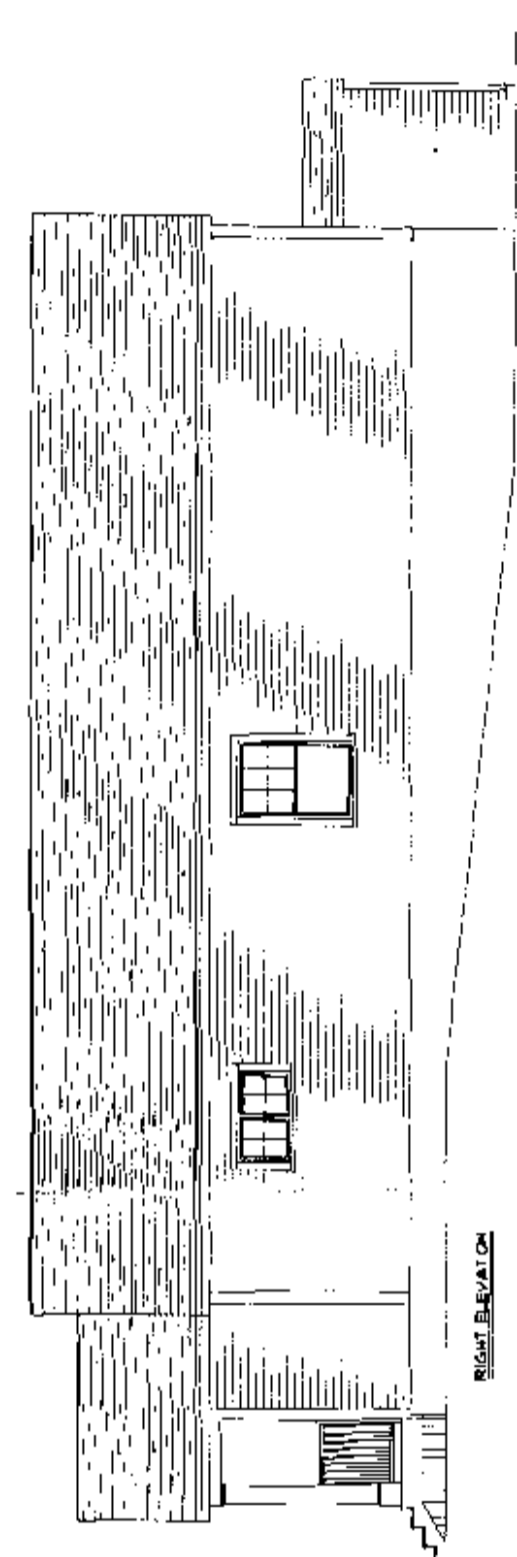
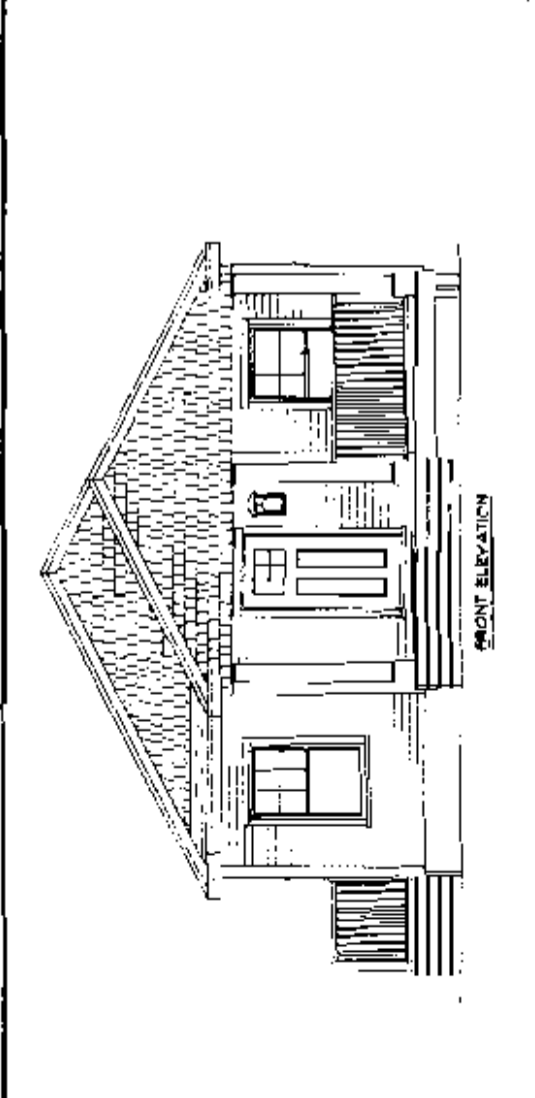
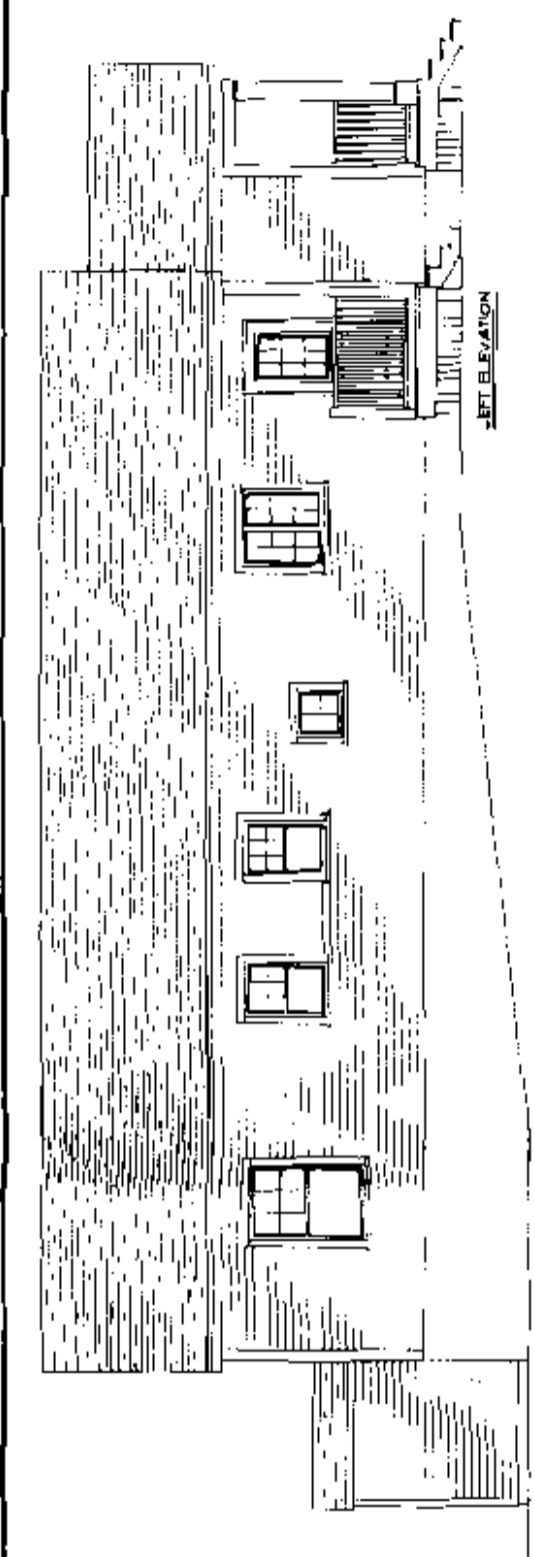
CAPE COTTAGE HOME DESIGN

THIS PLAN SET IS THE PROPERTY OF MAJCO PROPERTY SERVICES, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS PLAN SET WITHOUT THE WRITTEN CONSENT OF MAJCO PROPERTY SERVICES, LLC IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THIS PLAN SET. MAJCO PROPERTY SERVICES, LLC MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THIS PLAN SET. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. MAJCO PROPERTY SERVICES, LLC IS NOT RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF OBTAINING SUCH PERMITS AND APPROVALS. THIS PLAN SET IS PROVIDED AS A GUIDE ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. MAJCO PROPERTY SERVICES, LLC SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PLAN SET. MAJCO PROPERTY SERVICES, LLC SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PLAN SET.

CONTRACTOR
MAJCO
PROPERTY
SERVICES, LLC

PROJECT NAME
DOUGLASS
STREET
RESIDENCE

DATE	NOV 14 2024	
SCALE	AS SHOWN	
PROJECT	DOUGLASS STREET RESIDENCE	
CLIENT	MAJCO PROPERTY SERVICES, LLC	
DESIGNER	CAPE COTTAGE HOME DESIGN	
REVISIONS		
NO.	DATE	DESCRIPTION



NOTE: ALL PUMPING WALLS SHALL BE CONSTRUCTED WITH 8" CMU WITH WEATHER RESISTIVE BARRIER AND 1/2" GYP BOARD. ALL WALLS WITH VENTS AND DRAINS ARE TO HAVE THIS CONSTRUCTION.

NOTE: ALL WINDOWS SHALL BE CONSTRUCTED WITH 2" ADVANCED SUBSTITUTION. ALL WINDOWS SHALL BE CONSTRUCTED WITH 2" ADVANCED SUBSTITUTION. ALL WINDOWS SHALL BE CONSTRUCTED WITH 2" ADVANCED SUBSTITUTION.

NOTE: ALL WINDOWS SHALL BE CONSTRUCTED WITH 2" ADVANCED SUBSTITUTION. ALL WINDOWS SHALL BE CONSTRUCTED WITH 2" ADVANCED SUBSTITUTION. ALL WINDOWS SHALL BE CONSTRUCTED WITH 2" ADVANCED SUBSTITUTION.

**HEATING SYSTEM:
 FORCED HOT WATER,
 WITH POWER VENT,
 POSITIONING BY
 PLUMBING CONTRACTOR**

NOTE: ALL WINDOWS U-FACTOR = .31

