

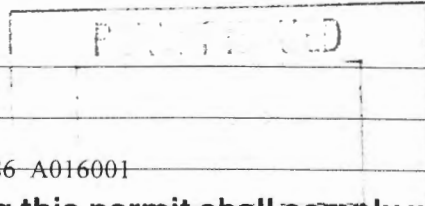
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 100088



This is to certify that SHAW RICHARD /Thompson & Johnson Woodworkers

has permission to Build New 2 1/2 bath, 3 bedroom Single Family Home

AT ⁵⁶~~554~~ SEASHORE AVE PEAKS ISLAND

CBL 086 A016001

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 lathed or otherwise closed-in. 24 HOUR 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: 10-0088	Issue Date:	CBL: 086 A016001
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Location of Construction: 554 SEASHORE AVE PEAKS ISL	Owner Name: SHAW RICHARD	Owner Address: 18 SOUTH MILL DR	Phone:
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: 2077665219
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: IR-1

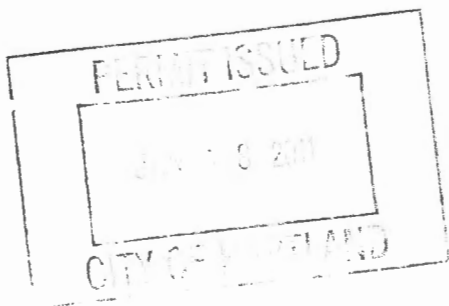
Past Use: Build New 2.5 bath, 3 bedroom Single Family Home	Proposed Use: Single Family Home - Build New 2 1/2 bath, 3 bedroom Single Family Home	Permit Fee: \$3,595.00	Cost of Work: \$350,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R3 Type: 5B <i>IRS, 2003</i>	

Proposed Project Description: Build New 2 1/2 bath, 3 bedroom 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: Ldobson	Date Applied For: 02/01/2010	Zoning Approval
-----------------------------	---------------------------------	------------------------

- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input checked="" type="checkbox"/> Shoreland <i>house is 1' beyond 75' setback</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>1' on 15' front corner of land</i> <input type="checkbox"/> Subdivision <i>- house is - C</i> <input checked="" type="checkbox"/> Site Plan <i>2010 - 0001</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>11/23/10</i> <i>ABM</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 Date:	<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 Date: <i>ABM</i>



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



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.

560

Location/Address of Construction: <u>554 SEASHORE AVENUE PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/Area <u>2,277</u>	Square Footage of Lot <u>28,299</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>86</u> <u>A</u> <u>16</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Richard Shaw</u> Address <u>18 South Mill</u> City, State & Zip <u>GLASTONBURY, CT 06073</u>	Telephone: _____
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>350,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT LOT IN SF ZONE</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY RESIDENCE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE</u> <u>2.5 Bath 3 bedrooms</u>		
Contractor's name: <u>THOMPSON JOHNSON WOODWORKS</u> Address: <u>115 ISLAND AVE</u> City, State & Zip: <u>PEAKS ISLAND, ME 04108</u> Telephone: <u>207-766-5919</u> Who should we contact when the permit is ready: <u>RACHEL CONLEY</u> Telephone: _____ Mailing address: _____		

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

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 874-8703.

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Signature: Rachel Conley Date: 2.1.10

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

RECEIVED
FEB - 1 2010
Dept. of Building Inspections
City of Portland Maine

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0088	Issue Date:	CBL: 086 A016001
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Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: IR-1

Past Use: Build New 2.5 bath, 3 bedroom Single Family Home	Proposed Use: Single Family Home - Build New 2 1/2 bath, 3 bedroom Single Family Home	Permit Fee: \$3,595.00	Cost of Work: \$350,000.00	CEO District: 1
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		Signature:	Signature: <i>[Signature]</i>	
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: Ldobson	Date Applied For: 02/01/2010	Zoning Approval	
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 2454
Tender Amount: 720.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 7/30/2012
Receipt Number: 46427

Receipt Details:

Referance ID:	7421	Fee Type:	BP-Permit
Receipt Number:	0	Payment Date:	
Transaction Amount:	720.00	Charge Amount:	720.00
Job ID: Job ID: 2011-01-346-UI - Single Family Home Permit#10-0088			
Additional Comments: 560 Seashore			

Thank You for your Payment!

City of Portland, Maine - Building or Use Permit Application

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

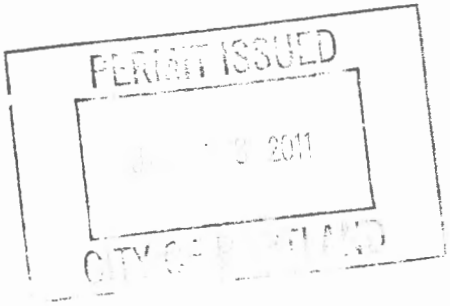
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 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) Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
- 12) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.

Comments:

2/2/2010-amachado: Left message for Rachel Conly to call me. Lot is in IR-1 zone. Needs a minimum of 40,000 sf unless it is a lot of record. Need chian of title form July 15, 1985 to show that lot of record. Lot is within shoreland zone. Can only clear 25% of the area within shoreland for principal structure, driveway and septic system. On the siteplan we need the total square footage fo the area of the lot within the 250' shoreland zone. We need the area that will be cleared delineated on the siteplan and the total square footage for the area that will be cleared.

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

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Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - Build New 2 ½ bath, 3 bedroom Single Family Home	Proposed Project Description: Build New 2 ½ bath, 3 bedroom Single Family Home
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/23/2010

Note: Provided chain of title that shows that the property is a lot of record. **Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
- 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 with Conditions **Reviewer:** Jonathan Rioux **Approval Date:** 01/19/2011

Note: **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) A copy of the enclosed chimney or fireplace 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, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 6) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
- 7) Under Stair Protection. Enclosed accessible space under stairs shall have walls an soffits protected on the enclosed side with ½ Gypsum board.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 11/30/2010

Note: **Ok to Issue:**

Location of Construction: 560 SEASHORE AVE PEAKS ISL	Owner Name: SHAW RICHARD	Owner Address: 18 SOUTH MILL DR	Phone:
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1) CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

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

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

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

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

We appreciate your prompt compliance with these requirements.

- 2) 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.
- 3) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 4) NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) A street opening permit(s) may be required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 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.

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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.

Applicant: Richard Shaw

Date: 2/2/10 / 11/23/10

Address: 560 Seneca Ave.

C-B-L: 86-A-16
permit # 10-0058

CHECK-LIST AGAINST ZONING ORDINANCE

* using site plan submitted 11/18/10

Date - new

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - new single family - two story - 36' x 55' including front porch (covered)

Sevage Disposal - private

Lot Street Frontage - 100' min. - 101.32' sided (OK)

Front Yard - 30' min. - ~~23'~~ 23' scaled (OK)

Rear Yard - 30' min. 161' scaled (OK)

Side Yard - 20' min. - 20' sided scaled on right side (OK)

Projections - 20.5' sided scaled on left side (OK)

Width of Lot - 100' min - 100.5' scaled (OK)

Height - 35' max - 32' @ highest point from lowest side...

8/7/12 - 31' from lowest to mid way roof
34.25' in rear

Lot Area - 40,000 sq ft min if public water / 60,000 sq ft if not public water

lot of record - 10,000 sq ft min - 28,294 sq ft (evidence shows lot of record)

Lot Coverage/Impervious Surface - 20% = 5658.8 sq ft

Area per Family - N/A

36 x 55 = 1980

36.5 x 8 = 292

2272 (OK)

Off-street Parking - 2 spaces required - 44' x 12' beyond 30' front yard setback (OK)

Loading Bays - N/A

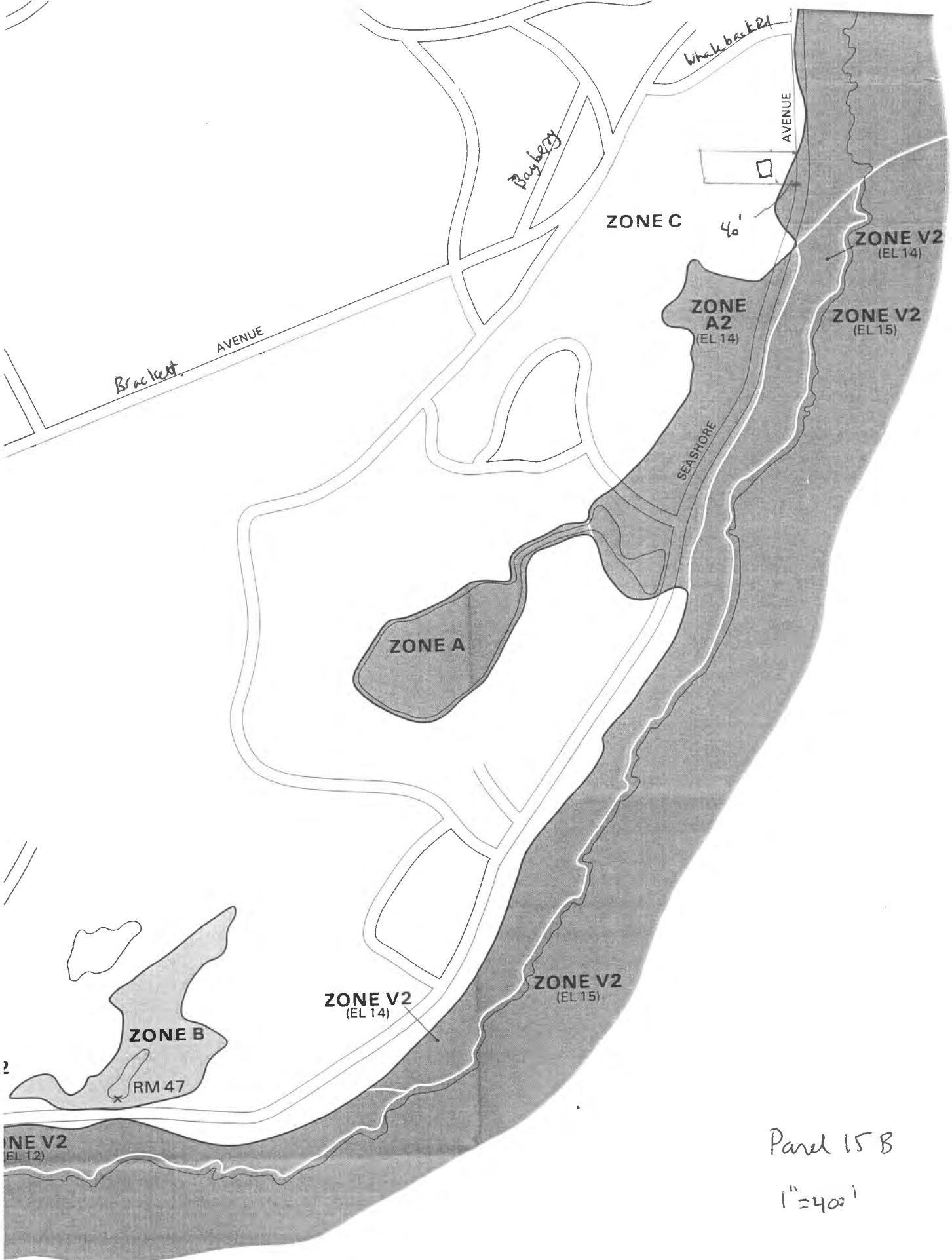
Site Plan - minor/minor 2010-0001

Shoreland Zoning/Stream Protection - Property is in shoreland - house is 61' beyond 75' setback. clearing 10% of 20.7% for lawn, driveway, etc. (land crossing).

Flood Plains - panel 15 - front left corner of lot is Zone A-2

- house is in zone C.

* no coastal bluff on GS



Panel 15 B

1"=400'



City of Portland
GIS



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City of Portland
389 Congress St.
Portland, Maine
04101



City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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Portland, Maine
04101

T h o m p s o n J o h n s o n
W o o d w o r k s

2.1.10

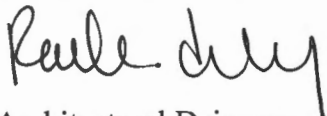
Ann Machado
Zoning Department
City Of Portland Maine

RE: 554 Seashore Avenue, Peaks Island Maine

Dear Ann,

Please find attached a copy of the septic plan for the proposal of a single family residence on Peaks Island. I have also included a copy of a letter from the Department of Environmental Protection which has approved both the septic and site plans.

Thank You, Rachel Conly



Architectural Designer

115 island avenue peaks island maine 04108 207.766.5919

Harvey Johnson

From: "Burdick, Doug B" <Doug.B.Burdick@maine.gov>
To: "Albert Frick" <afa@maine.rr.com>
Cc: "Harvey Johnson" <harvey@tjwhome.com>
Sent: Monday, May 01, 2006 9:48 AM
Subject: RE: Shaw wetlands

Albert,

Thanks for sending the plan showing revised dwelling location for Richard Shaw outside the boundary of the freshwater forested wetland on Peaks Island. No permit from DEP is required for the project provided that this wetland is not altered during house construction. The installation of the subsurface wastewater disposal system, including crossing the wetland, is exempt under Section 480-Q, Natural Resources Protection Act.

Doug

From: Albert Frick [mailto:afa@maine.rr.com]
Sent: Friday, April 28, 2006 10:28 AM
To: Burdick, Doug B
Cc: Harvey Johnson
Subject: Fw: Shaw wetlands

Dear Doug:

I sent you a copy of the revised dwelling location for Richard Shaw. That was the site you and I discussed on Peaks Island. The Architect Designer was able to move the proposed dwelling to avoid wetland filling. The only wetland impact is to cross and insulate line to disposal area and to gain access to the rear of the parcel to construct septic disposal area.

Applicant's Designer/Builder was asking if you can give a written response. (See correspondence below). Thanks for your advise on this. Please contact me if you have any questions or matters for additional discussions.

----- Original Message -----

From: [Harvey Johnson](#)
To: [Albert Frick](#)
Sent: Monday, April 24, 2006 12:37 PM
Subject: Shaw wetlands

Hello Albert,

We just received the package. Thank you very much. It seems that we're all set.

I do have one follow up question. Is there something that we can get from the DEP, written, that would state that we don't need a wetland buffer for this wetland? If anyone complains, it would be great to have something directly from the DEP in our files.

Thanks,

Harvey

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10 SHS
 (207) 287-5672 FAX (207) 287-4172

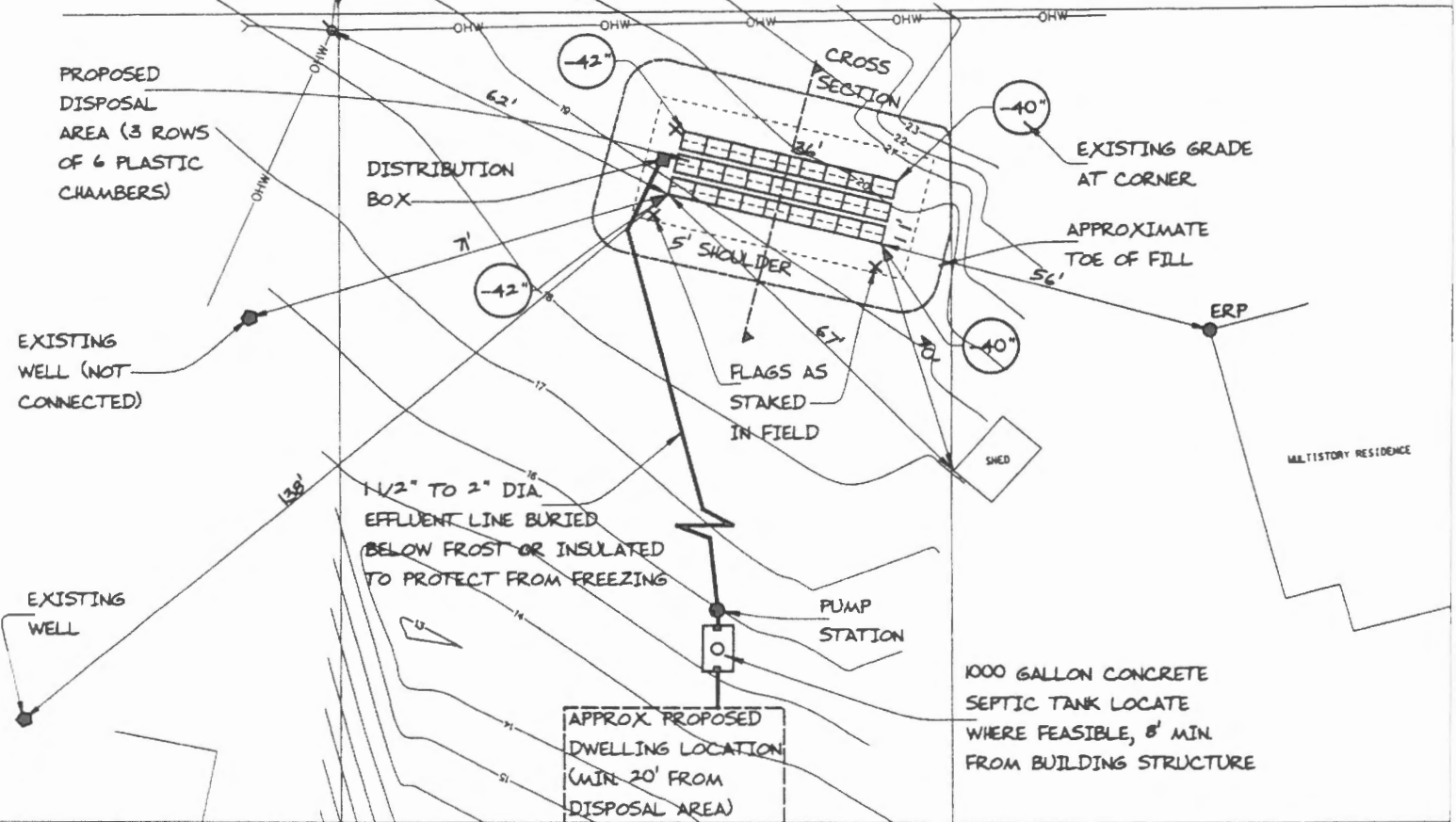
Town, City, Plantation
PORTLAND, PEAKS ISLAND

Street, Road, Subdivision
554 SEASHORE AVENUE

Owner's Name
RICHARD SHAW

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 30' FT.



FILL REQUIREMENTS

Depth of Fill (Upslope) 3' 16" - 18"
 Depth of Fill (Downslope) 3' 16" - 18"
 DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation
 Top of Distribution Pipe or Proprietary Device
 Bottom of Disposal Area

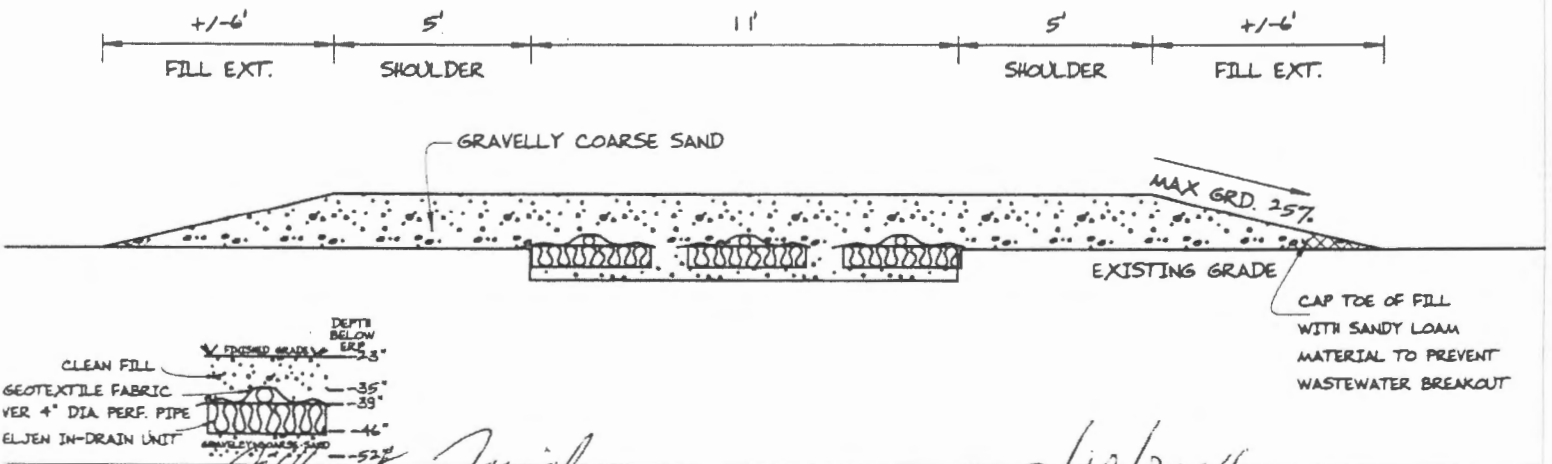
SEE
 DETAIL
 BELOW

ELEVATION REFERENCE POINT

Location & Description TOP OF CONCRETE FOOTING ON NEIGHBOR'S HOUSE
 Reference Elevation is: 0.0" or _____

DISPOSAL AREA CROSS SECTION

SCALE:
 VERTICAL: 1" = 5 FT
 HORIZONTAL: 1" = 5 FT

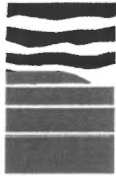


Albert Frick
 Site Evaluator Signature

163
 SE

3/18/2004
 Date

Page 3 of 3
 HHE-200 Rev. 10/02



Albert Frick Associates, Inc.

Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04038
(207) 839-5563

PORTLAND, PEAKS ISLAND

554 SEASHORE AVENUE

RICHARD SHAW

TOWN

LOCATION

APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Department of Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system Installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system Installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and minimum lot size laws) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations.

Prior to the commencement of construction/installation, the local plumbing inspector shall inform the owner/applicant and Albert Frick Associates, Inc of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as utility lines, drains, septic systems, water lines, etc.) are based solely upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter should be connected in series to the proposed septic tank.

5) The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/ or chlorine (such as from water treatment) and controlled or hazardous substances shall not be disposed of in this system.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

PORTLAND, PEAKS ISLAND

554 SEASHORE AVENUE

RICHARD SHAW

TOWN

LOCATION

APPLICANT'S NAME

6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than every three years.

7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu. ft.) x 7.48 cu. ft. (gallons per cu. ft.) divided by the # of days in period).

8) The general minimum setbacks between a well and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.

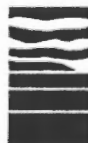
9) When a gravity system is proposed: BEFORE CONSTRUCTION/INSTALLATION BEGINS, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum slope requirement. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station. An alarm device warning of a pump failure shall be installed. Also, when pumping is required of a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.

10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact thoroughly before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off the chambers. Divert the surface water away from the disposal area by ditching or shallow swales.

11) Unless noted otherwise, fill shall be gravelly coarse sand which contains no more than 5% fines (silt and clay).

12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.

13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent



Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators

95A County Road Gerham, Maine 04038
(207) 859-5563

Fill Estimation Worksheet

Albert Frick Associates Inc.

95A County Road

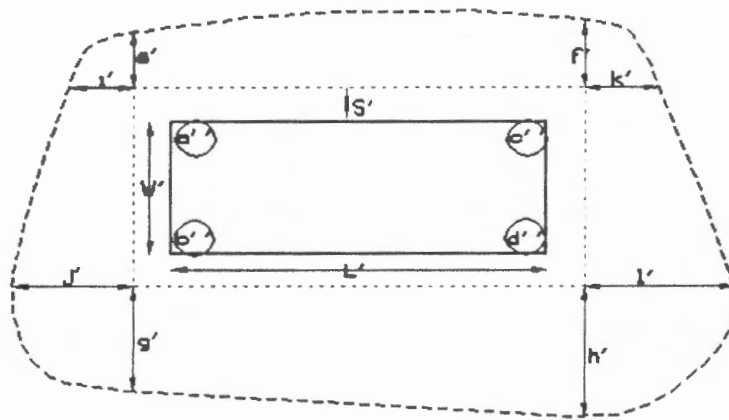
Gorham, Me 04038

839-5563 FAX - 839-5564

E-Mail - Albertfrick@worldnet.att.net

Town: Portland, Peaks Is.
 Project owner/applicant: Richard Shaw
 Address: 554 Seashore Ave.
Peaks Island, ME

This worksheet is being provided as a complimentary tool to assist in estimating the **approximate** amount of fill required to construct the proposed system. This worksheet does not substitute for a personal visit to the site for your own estimate. These calculations are intended to serve as a check to your work. Site features beyond the model (terrain) can vary to effect model projections.



Length (L)	<u>36</u> feet
Width (W)	<u>11</u> feet
Shoulder (S)	<u>5</u> feet
<u>Depth of fill:</u>	
upper left (a)	<u>16</u> inches
upper right (c)	<u>18</u> inches
lower left (b)	<u>16</u> inches
lower right (d)	<u>18</u> inches
<u>Fill Extension:</u>	
left up (e)	<u>6</u> feet
right up (f)	<u>6</u> feet
left down (g)	<u>6</u> feet
right down (h)	<u>6</u> feet
upper left (i)	<u>6</u> feet
lower left (j)	<u>6</u> feet
upper right (k)	<u>6</u> feet
lower right (l)	<u>6</u> feet
Cost of fill per yard= \$ 0.00	

Body	51 cubic yards
Fill Down	8 cubic yards
Fill Up	8 cubic yards
Fill left	4 cubic yards
Fill right	4 cubic yards
Fill upleft	1 cubic yards
Fill upright	1 cubic yards
Fill downleft	1 cubic yards
Fill downright	1 cubic yards

SubTotal=	79 cubic yards
Shrinkage %=	15 %
Total Backfill	91 cubic yards

Adjusted cost of Total Backfill= \$ -

Blue Rock
 Gravel
 Inter Coastal (H&L?)

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	11' x 7 5/8"	okay
Width (Section R311.5.1)	3-5"	
Headroom (Section R311.5.2)	6-8" clearance	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36" w/ < 4" openings	
Smoke Detectors (Section R313) Location and type/Interconnected	snk. det shows	9 co det / Basement SO
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	2x8" @ 16" O.C. 2x6" @ 16" O.C 7-6" Max	okay

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	5 7/8 ¹² / 12 4 7/8 / 12 ¹² 12 ⁵ / 5 ¹² - Porches	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Rod 5/8: Wall 1/2; Floor	
Fastener Schedule (Table R602.3(1) & (2))	Required	3 Need specs
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	Required	
Roof Covering (Chapter 9)	Architectural Shingles	Okay
Safety Glazing (Section R308)	Required	4 Need specs
Attic Access (Section R807)	Required ^{Amend} 20x30"	5
Chimney Clearances/Fire Blocking (Chap. 10)	Required 2" to combustibles	6
Header Schedule (Section 502.5(1) & (2))	Required	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Required	10 Need specs



ECCLQ/CCCQ/CCTQ Column Caps

The ECCLQ, CCCQ and CCTQ column caps provide high capacity, multiple beam to column connector options. The design uses Simpson Strong-Tie® Strong-Drive® screws (SDS) screws to provide faster installation and a lower profile compared to standard through bolts. Screws are configured to provide high uplift design values.

Material: 7 gauge.

Finish: Simpson Strong-Tie® gray paint, also available in HDG.

Installation:

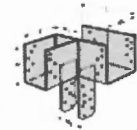
- Install Simpson's SDS 1/4"x2 1/2" wood screws, which are provided, in all round holes. (Lag screws will not achieve the same load.)
- No additional welding is allowed

Options:

- Many combinations of beam and post sizes can be manufactured.
- Available in widths up to 8" wide.
- ECCLQ is available in left or right side beam orientations. Specify ECCLLQ or ECCLRQ.
- Straps may be rotated where $W_1 > W_2$.
- Column caps may be ordered without the column straps for field welding to a column. No loads apply. Specify CCCOQ/CCTOQ/ECCLOQ.

Ordering:

- The L dimension varies depending on the width of the side stirrup (W_3 or W_4). Contact Simpson Strong-Tie for exact dimensions.
- Main beam stirrup height (H_1) is 7". Side beam stirrups (H_2 or H_3) can vary in height with the minimum height of 7". Specify the side stirrup height from the top of the cap.
- Example Order: 4x Main Beam, 6x Post, 4x Side Beam (oriented to the left) is ordered as an ECCLLQ464SDS.

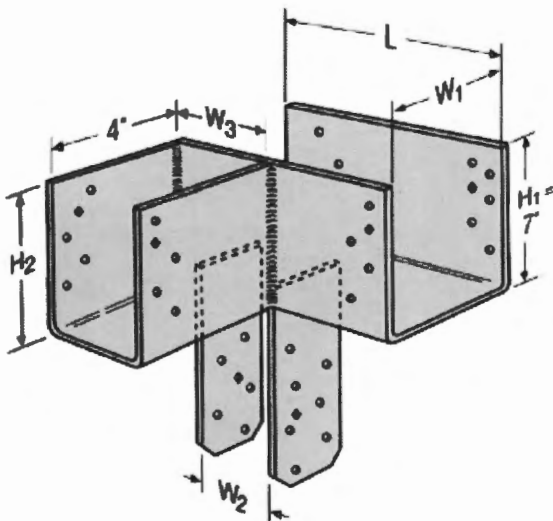


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Dept. of Building Inspections
 City of Portland Maine

Related Categories:

[Post/Column Caps](#) (Wood Construction)

Technical Bulletins (PDFs):

▲ top

[Special Order Worksheet: Options for Multiple-Beam Column Caps](#)

Need help with downloads?

▲ top

Printed January 5, 2011 from <http://www.strongtie.com/products/connectors/ECCLQ-CCCQ-CCTQ.asp>

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JAN - 4 2011

Dept. of Building Inspections
City of Portland Maine

To: "rachel conly" <raconly@yahoo.com>
Date: Wednesday, January 5, 2011, 10:16 AM

Afternoon Rachel,

A written response will work for the following requirements: (1) Foundation drainage, fabric, and damp proofing, (2) egress windows in each bedrooms, (3) CO detectors in areas giving access to the bedrooms, and a basement smoke detector, and (4) under stair protection [Enclosed accessible space under stairs shall have walls an soffits protected on the enclosed side with ½ Gypsum board]. Do the 10" proposed Sona Tubes spread to a footing, or are the pinned directly to ledge?

Jonathan Rioux
Code Enforcement Officer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> rachel conly <raconly@yahoo.com> 1/4/2011 2:42 PM >>>

Hi John,

I am sending along 4 pages of revisions in follow up to corrections you requested for 560 Seashore Ave (Shaw Residence). I have "bubbled" revised areas and made notes on each page regarding the changes. As for your concern about the connection of the LVLs to their corresponding post, I have attached the following link showing the Simpson hardware we are planning to use.

[ECCLQ/CCCQ/CCTQ Column Caps](#)

Please let me know if you need anything more, or if you have any questions.

Happy New Year, Rachel

Rachel Conly
Architectural Design
207-766-5625

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JAN - 7 2011

Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

INVOICE FOR FEES

Application No: 2009-6009	Applicant: SHAW RICHARD
Project Name:	Location: ⁵⁶³ 554 SEASHORE AVE
CBL: 086 A016001	Plumber:
Invoice Date: 02/02/2010	License #:

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$110.00		\$0.00		\$110.00	On Receipt

First Billing

Previous Balance	\$0.00
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Non-engineered System	1	\$100.00
Surcharge	1	\$10.00
		\$110.00
Total Current Fees:	+	\$110.00
Total Current Payments:	-	\$0.00
Amount Due Now:		\$110.00

Detach and remit with payment

Bill to: SHAW RICHARD
 18 SOUTH MILL DR
 GLASTONBURY, CT 06073

CBL 086 A016001
Application No: 2009-6009
Invoice Date: 02/02/2010
Invoice No: 36533
Total Amt Due: \$110.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

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

Zoning Copy

Marge Schmuckal

2010-0001

Application I. D. Number

2/1/2010

Application Date

Shaw Richard

Applicant

18 South Mill Dr , Glastonbury , CT 06073

Applicant's Mailing Address

Rachel Conly

Consultant/Agent

Agent Ph: (207)766-5919

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Single Family Home Peaks Island

Project Name/Description

⁵⁶⁰
554 - 554 Seashore Ave, Portland, Maine

Address of Proposed Site

086 A016001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

0

Proposed Building square Feet or # of Units Acreage of Site Proposed Total Disturbed Area of the Site 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"/> Zoning Variance | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> After the Fact - Major | | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Minor | | <input type="checkbox"/> PAD Review | <input type="checkbox"/> Traffic Movement |
| | | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Housing Replacement |
| | | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 2/2/2010

Zoning 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*

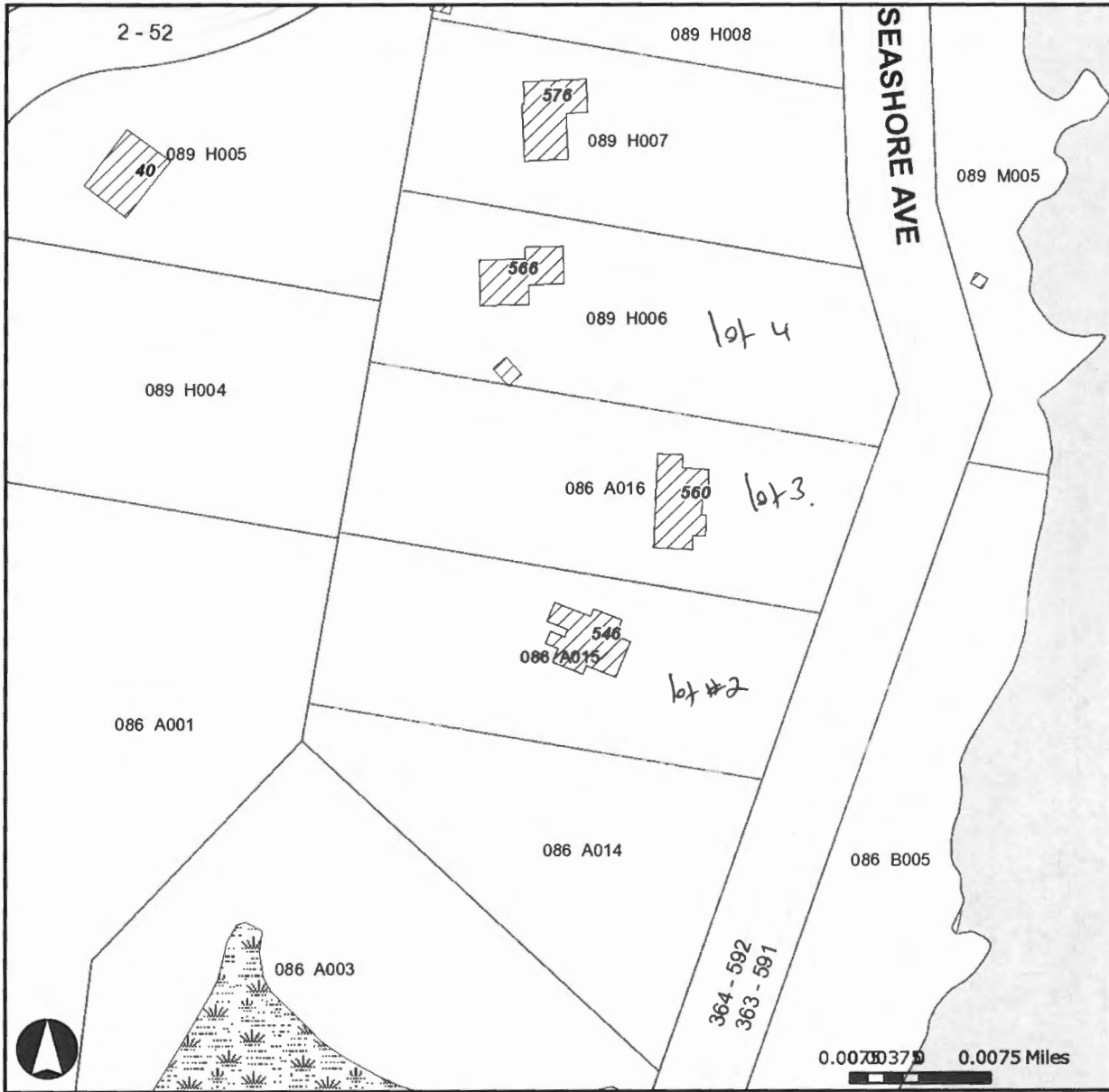
Not Required

* 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 | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | 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 | |

Lot of record info. / July 15, 1989

Map



- | | | | |
|--|--|--|-----------------------------------|
| Interstate
<input type="checkbox"/> | Traveled Ways
<input type="checkbox"/> | Jetport
<input type="checkbox"/> | Ocean
<input type="checkbox"/> |
| Streets
<input type="checkbox"/> | Stream
<input type="checkbox"/> | County Streets
<input type="checkbox"/> | |
| Buildings
<input type="checkbox"/> Building
<input checked="" type="checkbox"/> Out Building | Wetland
<input type="checkbox"/> swamp | —A15
—A21
—A31 | |
| Parcels
<input type="checkbox"/> | Lake/Pond
<input type="checkbox"/> under_road
<input type="checkbox"/> waterbody | ME Towns
<input type="checkbox"/> Land
<input type="checkbox"/> Water Body | |

SUBJECT PROPERTY

July 15-1989.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z



Best viewed at 800x600, with Internet Explorer

CBL 086 A016001
Land Use Type VACANT LAND
Property Location 560 SEASHORE AVE
Owner Information SHAW RICHARD
 18 SOUTH MILL DR
 GLASTONBURY CT 06073
Book and Page 20754/130
Legal Description 86-A-16
 SEASHORE AVE 560
 PEAKS ISLAND
 26725 SF
Acres 0.614

lot # 3.

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JUL 20 2010

Dept. of Building Inspections
 City of Portland Maine

Current Assessed Valuation:

TAX ACCT NO.	13344	OWNER OF RECORD AS OF APRIL 2009
LAND VALUE	\$221,000.00	SHAW RICHARD
BUILDING VALUE	\$0.00	18 SOUTH MILL DR
NET TAXABLE - REAL ESTATE	\$221,000.00	GLASTONBURY CT 06073
TAX AMOUNT	\$3,920.54	

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

Sales Information:

Sale Date	Type	Price	Book/Page
1/8/2004	LAND	\$340,000.00	20754/130
10/27/1989	LAND + BUILDING	\$0.00	269/8968

[New Search!](#)

Shaw from Rossi - 11/8/04 - 20754/130
 Rossi from Spingola - 11/30/89 - 8968/269
 Spingola from Larson 11/30/89 8968/267
 Larson from Met. 2/6/85. 6680/155

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Pag e	File Date
2143	DEED	PORTLAND	20754/130	01/08/2004
Street	Street Name	Description		
Grantors	Grantees	Street	Property Description	
ROSSI STEPHEN L	SHAW RICHARD			
References Book/Vlm/Page	Description	Recorded year		
20754/130	DEED			

WARRANTY DEED

MAINE REAL ESTATE TAX PAID

STEPHEN L. ROSSI, of Ogunquit, County of York and State of Maine, for consideration paid, grants to RICHARD SHAW whose mailing address is 18 South Mill Drive, Glastonbury, Connecticut, 06073 with WARRANTY COVENANTS the real estate located on Seashore Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine, to wit:

A certain lot or parcel of land, together with any buildings thereon, situated on said Peaks Island and more particularly bounded and described as follows:

Being Lot 3 as shown on the plan of Ocean Side Project, Peaks Island, Maine, North Gate Subdivision, by Theodore T. Rand dated May 4, 1970, approved by the Portland Planning Board on August 16, 1970 and recorded in the Cumberland County Registry of Deeds in Plan Book 85, Page 37, to which plan and reference is hereby made for a more particular description.

SUBJECT TO utility easements and/or restrictions as the same may effect the premises as set forth in the Deed from the United States of America to Peter O. Cioffi dated August 29, 1958 and recorded in said Registry in Book 2434, Page 46.

FURTHER SUBJECT TO rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company in an instrument dated June 7, 1990, recorded in said Registry in Book 9255, Page 32.

FURTHER SUBJECT TO possible title to and rights of the public in and to a parcel 50 foot in width from the mean high water mark landward of Casco Bay as recited in the North Yarmouth Colonial Rule of 1727, so called.

FURTHER SUBJECT TO common law rights of fishing, fowling and navigation in and to so much of the premises lying between the high and low water mark of the Atlantic Ocean.

FURTHER SUBJECT TO the rights of the public, if any, acquired by previous adverse useage, or by virtue of local custom, with respect to the special nature of seaside beaches, to use any part of the land seaward of the extreme high water mark as a public beach or recreation area.

FOR SOURCE OF TITLE reference may be had to a Deed from Angelo A. Spingla to the Grantor herein dated October 27, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8968, Page 269.

WITNESS my hand and seal this 8th day of January, 2004.

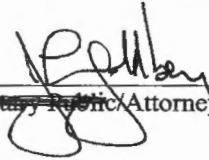
Witness

Stephen L. Rossi

State of Maine
County of Cumberland, ss.

January 8, 2004

Before me personally appeared the above named Stephen L. Rossi and acknowledged the foregoing instrument to be his free act and deed.



~~Notary Public~~ Attorney at Law

Printed Name:
My Commission Expires:

JONATHAN L. GOLDBERG
ATTORNEY AT LAW

Received
Recorded Register of Deeds
Jan 08:2004 03:33:55P
Cumberland County
John B. O'Brien

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

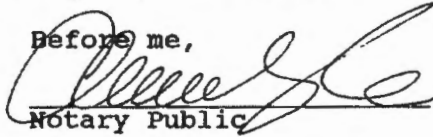
Doc#	Document Type	Town	Book/Vlm/Pag e	File Date
53897	DEED	PORTLAND	08968/269	10/30/1989
Street	Street Name	Description		
Grantors	Grantees	Street	Property Description	
SPINGLA ANGELO A	ROSSI STEPHEN L			
References Book/Vlm/Page	Description	Recorded year		
08968/269	DEED			

State of Maine
County of Cumberland

October 27, 1989

Personally appeared the above named Christopher R. Larson and
acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

CHRISTOPHER S. NEAGLE
(type or print name)

SEAL

RECEIVED
REGISTER OF DEEDS
1989 OCT 30 PM 2:34
CUMBERLAND COUNTY



DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Pag e	File Date
3913	DEED	PORTLAND	06680/59	02/06/1985
Street	Street Name	Description		
Grantors	Grantees	Street	Property Description	
HETU DOROTHY I, HETU JOHN J	LARSON CHRISTOPHER R			
References Book/Vlm/Page	Description	Recorded year		
06680/59	DEED			

Statutory Short Form
WARRANTY DEED

03913

KNOW ALL PERSONS BY THESE PRESENTS that we, John J. Hetu, Jr. and Dorothy I. Hetu of Plymouth, Michigan, in consideration of One Dollar and other valuable consideration, paid by Christopher R. Larson of Portland, Cumberland County and State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Christopher R. Larson his heirs and assigns forever, with WARRANTY COVENANTS the real estate described on Schedule A, attached hereto and made a part hereof by reference.

IN WITNESS WHEREOF, the said John J. Hetu, Jr. and Dorothy I. Hetu hereunto set their hands and seals on this 28th of January, 1985.

Rita M. Shaughnessy
Witness Rita M. Shaughnessy

John J. Hetu Jr
John J. Hetu, Jr.

Barbara L. Gullstorf
Witness Barbara L. Gullstorf

Dorothy I. Hetu
Dorothy I. Hetu

STATE OF MICHIGAN
COUNTY OF WAYNE

January 28, 1985

Personally appeared the above-named John J. Hetu, Jr. and Dorothy I. Hetu and, on oath acknowledged the foregoing instrument to be their free act and deed,

BEFORE ME,

Barbara L. Gullstorf
Notary Public
Attorney at Law

BARBARA L. GULLSTORF
Notary Public, Wayne County, Michigan
My Commission Expires August 19, 1985

SEAL

SCHEDULE A

A certain lot or parcel of land located on Peaks Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Being Lot #3 as shown on Plan of Oceanside Project, Peaks Island, Maine, North Gate Subdivision dated May 4, 1970 made for Casco Bay Island Development Association and recorded in the Cumberland county Registry of Deeds in Plan Book 85, Page 37.

Being a portion of the premises conveyed to Peter O. Cioffi et al by Casco Bay Island Development Association by deed dated May 8, 1969 and recorded in the Cumberland County Registry of Deeds in Book 3086, Page 82.

This conveyance is made SUBJECT to conditions and restrictions as set forth in a deed from the United States of America to Peter O. Cioffi dated August 29, 1958 and recorded in the Cumberland County Registry of deeds in Book 2434, Page 46.

RECEIVED

1905 FEB -6 AM 9:33

RECORDED REGISTRY OF DEEDS
CUMBERLAND COUNTY

James J. Walsh

ADJACENT PROPERTY

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z



Best viewed at 800x600, with Internet Explorer

CBL	086 A015001
Land Use Type	SINGLE FAMILY
Property Location	546 SEASHORE AVE
Owner Information	KOUTALIDIS ELEANOR & WILLIAM C JTS (ETAL)
	34 GLEN HAVEN CIRCLE
	SACO ME 04072
Book and Page	
Legal Description	86-A-15 SEASHORE AVE 546 PEAKS ISLAND 28380 SF
Acres	0.652

RECEIVED

JUL 20 2010

Dept. of Building Inspections
City of Portland Maine

lot #2

Current Assessed Valuation:

TAX ACCT NO.	13342	OWNER OF RECORD AS OF APRIL 2009
LAND VALUE	\$381,600.00	KOUTALIDIS ELEANOR & WILLIAM C JTS ETAL
BUILDING VALUE	\$70,400.00	34 GLEN HAVEN CIRCLE
NET TAXABLE - REAL ESTATE	\$452,000.00	SACO ME 04072
TAX AMOUNT	\$8,018.48	

Group Design from Koutalidis
29% interest 8/1/09 9660155

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

principal owner
Koutalidis from Cioffi (Petr! Diana)

7/20/10 - 34311239

Building Information:

Card 1 of 1

Year Built	1991
Style/Structure Type	CONTEMP
# Stories	1
Bedrooms	1
Full Baths	1
Total Rooms	4
Attic	FULL FIN./WH
Basement	PIER/SLAB
Square Feet	1342

[View Sketch](#)

[View Map](#)

[View Picture](#)

New Search!

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Pag e	File Date
17008	DEED	PORTLAND	03431/239	07/20/1973
Street	Street Name	Description		
Grantors	Grantees	Street	Property Description	
CIOFFI DIANA W,	KOUTALIDIS			
CIOFFI PETER O	ELEANOR,			
	KOUTALIDIS WILLIAM			
	C			
References	Description	Recorded year		
Book/Vlm/Page				
03431/239	DEED			

17008
Know all Men by these Presents, That 239

We, PETER O. CIOFFI and DIANA W. CIOFFI of Biddeford, County of York and State of Maine,

In consideration of one dollar and other valuable consideration paid by WILLIAM C. KOUTALIDIS and ELEANOR KOUTALIDIS of Glen Haven Circle, Saco, County of York and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said WILLIAM C. KOUTALIDIS and ELEANOR KOUTALIDIS, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land located on Peaks Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Being Lot #2 as shown on Plan of Oceanside Project, Peaks Island, Maine, North Gate Subdivision dated May 4, 1970, made for Casco Bay Island Development Association and recorded in the Cumberland County Registry of Deeds in Plan Book 85, Page 37.

Being a portion of the premises conveyed to Peter O. Cioffi et al by Casco Bay Island Development Association by deed dated May 8, 1969 and recorded in the Cumberland County Registry of Deeds in Book 3086, Page 82.

This conveyance is SUBJECT to conditions and restrictions as set forth in a deed from the United States of America to Peter O. Cioffi dated August 29, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2434, Page 46.



To Have and to Hold the same, together with all the privileges and appurtenances therunto belonging, to the said WILLIAM C. KOUTALIDIS and ELEANOR KOUTALIDIS, as joint tenants and not as tenants in common, their

heirs and assigns forever. ~~AND WE WARRANT WITH OUR HEIRS AND ASSIGNS THAT~~ ~~will remain to our heirs and assigns forever in the said Grants~~ ~~and give warranty against the lawful claims and demands of all persons claiming by, through, or under~~

In Witness Whereof, We, Peter O. Cioffi and Diana W. Cioffi, being husband and wife,

respective joining in this deed as Grantors, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this twentieth day of July in the year of our Lord one thousand nine hundred and seventy-three.

Signed, Sealed and Delivered in presence of

Howard U. Heller
for both

Peter O. Cioffi
Diana W. Cioffi

State of Maine, Cumberland County, ss. 20 July 1973.
Personally appeared the above named Peter O. Cioffi and Diana W. Cioffi
and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]

NOTARY PUBLIC.

STATE OF MAINE, CUMBERLAND COUNTY, SS.

Received JUL 20 1973
in BOOK 3431 PAGE 239 Attest:

MY COMMISSION EXPIRES APRIL 25, 1980
at 2 o'clock 24 P M., and recorded

W. L. M. C. C.
Register.



DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Pag e	File Date
36486	DEED	PORTLAND	09660/55	08/01/1991
Street	Street Name	Description		
Grantors	Grantees	Street	Property Description	
KOUTALIDIS ELEANOR, KOUTALIDIS WILLIAM C	GROUP DESIGN			
References	Description	Recorded year		
Book/Vlm/Page				
09660/55	DEED			

36486

STATUTORY SHORT FORM
WARRANTY DEED

We, WILLIAM C. KOUTALIDIS and ELEANOR KOUTALIDIS, both of Saco,
County of York and State of Maine, for consideration paid, grant
to Group:design, a Maine corporation of Portland, in said County
and State, whose mailing address is Thompson's Point, Portland,
ME 04102, with warranty covenants, a twenty-nine (29%) percent
interest in and to the premises described in Exhibit "A" attached
hereto.

See Exhibit "A"

Witness my hand and seal this 31st day of July 1991.

Herbert A. Rommett
Herbert A. Rommett

William C. Koutalidis
William C. Koutalidis
Eleanor B. Koutalidis
Eleanor Koutalidis



STATE OF
Cumberland, ss.

July 31, 1991

Then personally appeared the above-named William C. Koutalidis
and acknowledged the foregoing instrument to be his free act
and deed.

Before me Herbert A. Rommett
Notary Public
Attorney-at-law

Printed name Herbert A. Rommett

EXHIBIT "A"

A certain lot or parcel of land located on Peaks Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Being Lot #2 as shown on Plan of Oceanside Project, Peaks Island, Maine, North Gate Subdivision dated May 4, 1970, made for Casco Bay Island Development Association and recorded in the Cumberland County Registry of Deeds in Plan Book 85, Page 37.

Being a portion of the premises conveyed to Peter O. Cioffi et al by Casco Bay Island Development Association by deed dated May 8, 1969 and recorded in said Registry in Book 3086, Page 82.

This conveyance is SUBJECT to conditions and restrictions as set forth in a deed from the United States of America to Peter O. Cioffi dated August 29, 1958 and recorded in said Registry in Book 2434, Page 46.

Reference is hereby made to a deed from Peter O. Cioffi et ux to these grantors dated July 20, 1973 and recorded in said Registry in Book 3431, Page 239.

Recorded
Cumberland County
Registry of Deeds
08/01/91 01:12:40PM
Robert P. Titcomb
Register

ADJACENT PROPERTY

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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:

Services

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[brown city services a-z](#)

[brown facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

CBL 089 H006001
Land Use Type SEASONAL
Property Location 566 SEASHORE AVE
Owner Information CARY ROBERT J WWII VET & CLARE L W CARY
 566 SEASHORE AVE
 PEAKS ISLAND ME 04108
Book and Page 20436/101
Legal Description 89-H-6
 SEASHORE AVE 566
 PEAKS ISL 26792 SF
Acres 0.615

RECEIVED

JUL 20 2010

Dept. of Building Inspections
City of Portland Maine

Let's go

Current Assessed Valuation:

TAX ACCT NO.	14404	OWNER OF RECORD AS OF APRIL 2009
LAND VALUE	\$389,900.00	CARY ROBERT J WWII VET &
BUILDING VALUE	\$47,700.00	CLARE L W CARY
HOMESTEAD EXEMPTION	(\$12,350.00)	566 SEASHORE AVE
POST WORLD WAR I VETERAN	(\$5,700.00)	PEAKS ISLAND ME 04108
NET TAXABLE - REAL ESTATE	\$419,550.00	
TAX AMOUNT	\$7,442.82	

*Robert J. Cary from Robert J. & Clare L.W. Cary
 10/22/03 20436/101*

*Robert J. Cary from Clare L.W. Cary
 8/9/94 11572/117*

*Clare W. Cary from Robert J. Cary
 2/20/92 9912/32*

*Robert J. & Clare L.W. Cary from Peter & Diane Ciuffi
 7/20/73 3481/238*

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

Building Information:

Card 1 of 1

Year Built 1984
Style/Structure Type CONTEMP
Stories 1
Bedrooms 2
Full Baths 1
Total Rooms 5
Attic NONE
Basement PIER/SLAB
Square Feet 1048

[View Sketch](#)

[View Map](#)

[View Picture](#)

Outbuildings/Yard Improvements:

Card 1

Year Built 1995
Structure SHED-FRAME
Size 12X8
Units 1

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Pag e	File Date
117460	DEED	PORTLAND	20436/101	10/22/2003
Street	Street Name	Description		
Grantors	Grantees	Street	Property Description	
CARY ROBERT J, CARY CLARE L W	CARY ROBERT J, CARY CLARE L W			
References Book/Vlm/Page	Description	Recorded year		
20436/101	DEED			

QUITCLAIM DEED WITH COVENANT

We, ROBERT J. AND CLARE L.W. CARY, of Peaks Island, Portland, Cumberland County, Maine for consideration paid, grant to said ROBERT J. AND CLARE L.W. CARY, whose mailing address is 566 Seashore Avenue, Peaks Island, ME 04108 as tenants in common with quitclaim covenant, all my right title and interest in a certain lot or parcel of land with the buildings thereon situated on Peaks Island, in Portland, Maine, bounded and described as follows:

Being Lot #4 as shown on Plan of Oceanside Project, Peaks Island, Maine, North Gate Subdivision dated May 4, 1970, made for Casco Bay Island Development Association and recorded in the Cumberland County Registry of Deeds in Plan Book 85, Page 37.

Being a portion of the premises conveyed to Peter O. Cioffi et al by Casco Bay Island Development Association by deed dated May 8, 1969, and recorded in the Cumberland County Registry of Deeds in Book 3086, Page 82.

Being the same premises conveyed to Robert J. Cary and Clare L. W. Cary as joint tenants with right of survivorship by deed of Clare L. W. Cary dated July 29, 1994 and recorded in the Cumberland County Registry of Deeds at Book 11572, Page 117.

This conveyance is intended to sever the joint tenancy so that the parties hold title to this real estate as tenants in common. This conveyance is not intended to remove the property from the marital estate for purposes of 19-A M.R.S.A. Sec 953.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the above described property.

Witness my hand and seal this 24th day of September, 2003.

Susan E. Hunter
Witness

X Robert J. Cary
ROBERT J. CARY

Sus - E. Hunter
Witness

X Clare L.W. Cary
CLARE L.W. CARY

STATE OF MAINE
Cumberland, ss.

September 24, 2003

Personally appeared before me the above-named ROBERT J. CARY and acknowledged this instrument to be his/her free act and deed.

Received
Recorded Register of Deeds
Oct 22, 2003 01:29:38P
Cumberland County
John B. O'Brien

Susan E. Hunter
Notary Public/Attorney at Law
Please type/print name below.
Susan E. Hunter

DETAILS REPORT

*Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Pag e	File Date
48135	DEED	PORTLAND	11572/117	08/09/1994
Street	Street Name	Description		
Grantors	Grantees	Street	Property Description	
CARY CLARE L W, CARY CLARE W	CARY ROBERT J, CARY CLARE L W			
References Book/Vlm/Page	Description	Recorded year		
11572/117	DEED			

48135

QUITCLAIM DEED - MAINE STATUTORY SHORT FORM

KNOW ALL BY THESE PRESENTS THAT I, Clare L. W. Cary (also known as Clare W. Cary), presently of Peaks Island, Portland, Cumberland County, Maine, hereby grant to Robert J. Cary and Clare L. W. Cary whose mailing address is 566 Seashore Avenue, Peaks Island, Cumberland County, Maine, as joint tenants with rights of survivorship, with quitclaim covenants, the land located at 566 Seashore Avenue, Peaks Island, Portland, Cumberland County, Maine described as follows:

A certain lot or parcel of land located on Peaks Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Being Lot #4 as shown on Plan of Oceanside Project, Peaks Island, Maine, North Gate Subdivision dated May 4, 1970, made for Casco Bay Island Development Association and recorded in the Cumberland County Registry of Deeds in Plan Book 85, Page 37.

Being a portion of the premises conveyed to Peter O. Cioffi et al by Casco Bay Island Development Association by deed dated May 8, 1969, and recorded in the Cumberland County Registry of Deeds in Book 3086, Page 82.

Being the same premises conveyed to Robert J. Cary and Clare L. W. Cary by deed of Peter O. Cioffi and Diana W. Cioffi dated July 20, 1973 and recorded in the Cumberland County Registry of Deeds on July 20, 1973 at Book 3431, Page 238 and the same premises conveyed to Clare W. Cary by quitclaim deed of Robert J. Cary dated February 13, 1992 and recorded in the Cumberland County Registry of Deeds on February 20, 1992 at Book 9912, Page 32.

WITNESS my hand and seal this 29th day of July, 1994.

Signed and delivered in the presence of:

Paul R. Muehary

Clare L. W. Cary
Clare L. W. Cary

STATE OF MAINE
CUMBERLAND, ss

July 29, 1994

Personally appeared before me Clare L. W. Cary and acknowledged the foregoing instrument to be her free act and deed.

RECEIVED
CUMBERLAND COUNTY REGISTRY OF DEEDS

94 AUG -9 Fil 1: 23

CUMBERLAND COUNTY

John B. O'Brien

Paul R. Muehary
Print name below.
Notary Public/Attorney at Law
Paul R. Muehary
Exp: 10/15/97

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Pag e	File Date
8291	DEED	PORTLAND	09912/32	02/20/1992
Street	Street Name	Description		
Grantors	Grantees	Street	Property Description	
CARY ROBERT J	CARY CLARE W			
References	Description	Recorded year		
Book/Vlm/Page				
09912/32	DEED			

8291

QUITCLAIM DEED WITH COVENANT

I, Robert J. Cary, of Longmeadow, Hampden County, Massachusetts, for consideration paid, grant to Clare W. Cary of Longmeadow, Hampden County, Massachusetts, with quitclaim covenant, a certain lot or parcel of land with the buildings thereon situated located at 566 Seashore Ave., Peaks Island, Cumberland County, Maine.

Being the same lot or parcel of land conveyed by quitclaim deed of Peter O. Cioffi and Diana W. Cioffi to the grantor and grantee herein dated July 20, 1973, and recorded in the Cumberland County Registry of Deeds in Book 3431, Page 238.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

Witness my hand and seal this 13th day of February, 1992.

Anna M. Burato
Witness

Robert J. Cary
Robert J. Cary

COMMONWEALTH OF MASSACHUSETTS
Hampden, ss

Recorded
Cumberland County
Registry of Deeds
02/20/92 11:14:04AM
Robert P. Titcomb
Register

On this 13th day of February 1992, before me personally appeared the above-named Robert J. Cary, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

SEAL

Lucretia August
Notary Public
My Commission 24 Aug 01, 1993

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Pag e	File Date
17007	DEED	PORTLAND	03431/238	07/20/1973
Street	Street Name	Description		
Grantors	Grantees	Street	Property Description	
CIOFFI DIANA W,	CARY CLARE L W,			
CIOFFI PETER O	CARY ROBERT J			
References Book/Vlm/Page	Description	Recorded year		
03431/238	DEED			

We, PETER O. GIOFFI and DIANA W. GIOFFI of Biddeford, County of York and State of Maine,

in consideration of one dollar and other valuable consideration paid by ROBERT J. CARY and CLARE L. W. CARY of 64 Magnolia Avenue, Springfield, County of Hampden and Commonwealth of Massachusetts,

the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said ROBERT J. CARY and CLARE L. W. CARY, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land located on Peaks Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Being Lot #4 as shown on Plan of Oceanside Project, Peaks Island, Maine, North Gate Subdivision dated May 4, 1970, made for Casco Bay Island Development Association and recorded in the Cumberland County Registry of Deeds in Plan Book 85, Page 37.

Being a portion of the premises conveyed to Peter O. Gioffi et al by Casco Bay Island Development Association by deed dated May 8, 1969, and recorded in the Cumberland County Registry of Deeds in Book 3086, Page 82.

This conveyance is SUBJECT to conditions and restrictions as set forth in a deed from the United States of America to Peter O. Gioffi dated August 29, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2434, Page 46.



To Have and to Hold the same, together with all the privileges and appurtenances thereunto belonging, to the said ROBERT J. CARY and CLARE L. W. CARY, as joint tenants and not as tenants in common, their

heirs and assigns forever. And do covenant with the said Grantees that they will warrant and defend the premises to the said Grantees and their heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under

In Witness Whereof, We, Peter O. Gioffi and Diana W. Gioffi, being husband and wife,

joining in this deed as Grantors, and relinquishing and conveying our respective rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this twentieth day of July in the year of our Lord one thousand nine hundred and seventy-three.

Signed, Sealed and Delivered in presence of

[Signature of Notary Public]

Peter O. Gioffi
Diana W. Gioffi

State of Maine, Cumberland ss. 20 July - 1973. Personally appeared the above named Peter O. and Diana W. Gioffi

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

Before me, [Signature] NOTARY PUBLIC.



ADJACENT PROPERTY

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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:

CBL 089 H004001
Land Use Type VACANT LAND
Property Location 0 WHALEBACK RD
Owner Information FAISON MARILYN K
 30 WEST 15TH ST APT 5S
 NEW YORK NY 10011
Book and Page 11715/142
Legal Description 89-H-4
 WHALEBACK RD
 PEAKS ISLAND 38127 SF
Acres 0.875

Services

[Applications](#)

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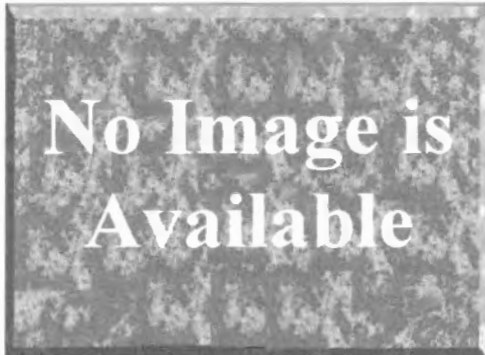


Best viewed at 800x600, with Internet Explorer

Current Assessed Valuation:

TAX ACCT NO.	14400	OWNER OF RECORD AS OF APRIL 2009
LAND VALUE	\$57,700.00	FAISON MARILYN K
BUILDING VALUE	\$0.00	30 WEST 15TH ST APT 5S
NET TAXABLE - REAL ESTATE	\$57,700.00	NEW YORK NY 10011
TAX AMOUNT	\$1,023.60	

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



Sales Information:

Sale Date	Type	Price	Book/Page
8/30/1994	LAND + BUILDING	\$0.00	11715/142

[New Search!](#)

Marilyn Faison from Charles James Wright, 11/18/94 - 11/715/142.
 Charles James Wright from John B. Marilyn & Faison 8/31/94 - 6/530/2013

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Pag e	File Date
69160	DEED	PORTLAND	11715/142	11/18/1994
Street	Street Name	Description		
Grantors	Grantees	Street	Property Description	
WRIGHT CHARLES J	FAISON MARILYN K			
References Book/Vlm/Page	Description	Recorded year		
11715/142	DEED			

69160

QUITCLAIM DEED
Without Covenant
Release

KNOW ALL PERSONS BY THESE PRESENTS, that I, CHARLES JAMES WRIGHT, of Westbrook, in the County of Cumberland and State of Maine, do hereby REMISE, RELEASE AND CONVEY, and forever QUITCLAIM unto MARILYN K. FAISON, whose mailing address is 30 West 15th Street, Apartment 56, New York, New York 10011, her heirs and assigns forever, the following described real estate:

Certain lots or parcels of land together with any buildings thereon situated on Peaks Island in the City of Portland, County of Cumberland and State of Maine, described as follows:

Said parcel being the same as listed on the Portland Tax Assessor's Map 87 and listed as Lot #LL 4.

Also, another parcel being the same as is listed in the Portland Tax Assessor's Map 89 and listed as Lot #H 4 and described as abutting Whaleback Road.

Meaning and intending to convey and hereby conveying all those parcels and only those parcels as set forth in certain deeds from the Grantees herein to the Grantor herein dated August 31, 1984, and recorded in Cumberland County Registry of Deeds, Book 6550, Pages 298 and 299.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said MARILYN K. FAISON, her heirs and assigns, to her and their own use and behoof forever.

IN WITNESS WHEREOF, I, the said CHARLES JAMES WRIGHT, have hereunto set my hand and seal, this 30th day of March, 1994.

WITNESS:

Walter E. Webber

Charles James Wright

CHARLES JAMES WRIGHT
August 30, 1994

STATE OF MAINE
Cumberland, ss.

Personally appeared before me the above-named Charles James Wright and acknowledged the foregoing instrument to be his free act and deed.

Walter E. Webber

~~Notary Public/Attorney-at-Law~~
Walter E. Webber

RECEIVED
REGISTERED REGISTRY OF DEEDS

WEW/2430/3

94 NOV 19 AM 11:38

CUMBERLAND COUNTY

John B. O'Brien

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Pag e	File Date
31874	DEED	PORTLAND	06550/299	08/31/1984
Street	Street Name	Description		
Grantors	Grantees	Street	Property Description	
FAISON JOHN B, WRIGHT CHARLES J FAISON MARILYN K				
References Book/Vlm/Page	Description	Recorded year		
06550/299	DEED			

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that John B. Faison and Marilyn K. Faison, 49 E. 63rd St., New York City, New York, in consideration of One Dollar (\$1.00) plus other good and valuable consideration paid by CHARLES JAMES WRIGHT of Westbrook, County of Cumberland and State of Maine, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Charles James Wright, his heirs and assigns, a certain lot or parcel of land together with any buildings thereon situated on Peaks Island in the City of Portland, County of Cumberland and State of Maine, described as follows:

Said parcel being the same as is listed in the Portland Tax Assessor's Map 89 and listed as lot # B 12, and described as abutting Seashore and Lyndon Aves. The same parcel having been purchased from The Reverend Rice.

Also another parcel with buildings thereon being the same as is listed in the Portland Tax Assessor's Map 88 and listed as lots # 8 and 9. The same property having been purchased from Charles James Wright.

Also another parcel being the same as is listed in the Portland Tax Assessor's Map 89 and listed as lot # H 4, and described as abutting Whaleback Road. The same property having been purchased from Charles James Wright.

AND WE 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 encumbrances, that We have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that We and ours 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 John B. Faison and Marilyn K. Faison, joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 31st day of August, A.D. 1984.

Cecil Heister
Witness
J O Borth

John B. Faison
John B. Faison
Marilyn K. Faison
Marilyn K. Faison

STATE OF MAINE
CUMBERLAND, SS.

August 31, 1984

Personally appeared before me the above named John B. Faison and Marilyn K. Faison and acknowledged the execution of the foregoing instrument to be their free act and deed.

Elinor B. Feinstein
Elinor B. Feinstein
Notary Public

NOTARY PUBLIC
MAINE
EXPIRES 12, 1988

RECEIVED
1984 AUG 31 PM 4:12
RECORDED REGISTRY OF DEEDS
CUMBERLAND COUNTY

James J. Walsh SEAL

From: Rachel Conly <raconly@yahoo.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 11/23/2010 11:19 AM
Subject: Re: 560 Seashore Ave.

Hi Ann, that is correct, no changes were made to the building plans. Thanks. Rachel

Sent from my iPhone

On Nov 23, 2010, at 11:10 AM, "Ann Machado" <AMACHADO@portlandmaine.gov> wrote:

Rachel -

Phil DiPierro gave me a copy of the newest site plan that you gave him.

I have completed my zoning review and I'm just about ready to move the permit on in the review process. I just wanted to make sure that the building plans that were submitted with the original application on 2/1/10 have not changed.

I'm not sure if Phil has completed his review yet, so you may hear from him separately.

Thanks.

Ann Machado
Zoning Specialist
(207) 874-8709

Zoning Requirements

- Need to show lot of record – held under separate and distinct ownership from adjacent lots since July 15, 1985. Need chain of title to show ownership of subject lot and each adjacent lot since July 15, 1985
- All the information included on the checklist under “Four copies of boundary survey/site plan...” for a new single family home need to be on the site plan including, but not limited to:
 - o Needs to be stamped by the surveyor
 - o Existing and proposed grades
 - o Seashore Avenue needs to be located
 - o Any set of landscape stairs need to be located
- Since this property is in the Shoreland Zone – you also need the following:
 - o Need to locate the 75’ setback and the 250’ setback from the highest tide level for the year
 - o Need to include the exact square footage of the property that is within the 250’ shoreland zone
 - o Need to delineate the area that will be cleared within the 250’ shoreland zone for the house, driveway, septic system etc. The exact square footage of the area to be cleared also needs to be given.
 - o Need to submit a tree inventory of what is on the site now.
-

Rachel Conly Architectural Design

RECEIVED

7.19.10

Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101-3509

JUL 20 2010

Dept. of Building Inspections
City of Portland Maine

RE: Follow up for Review Comments of Shaw Residence, 560 Seashore Ave., Peaks
Island, CBL# 86-A-016-001

CC: **Ann Machado, Zoning Specialist**

To Philip DiPierro,

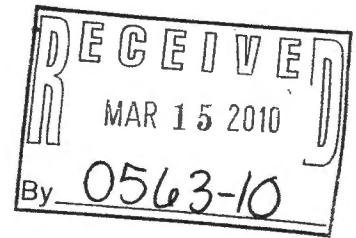
In response to your request for additional information in a letter dated February 10, 2010, regarding a permit submission I made for a single family development on 560 Seashore Avenue on Peaks Island, I have compiled a series of documents in support of moving forward with the approval process. They are as follows:

1. To begin, I have researched the deeds of the subject property and the adjacent properties and found all to be compliant with being a "lot of record" since July 15, 1985. Please find enclosed copies of the recorded deeds for lots #86-A-16, #86-A-15, #89-H-6, and #89-H-4.
2. In addition, I have acquired a letter from the Maine State Historic Preservation Commission concluding, "there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act."
3. I have also received an updated letter from the Maine DEP reasserting Doug Burdick's original findings that "no permit from DEP is required."
4. Lionel Plantes Associates of 98 Island Avenue on Peaks Island, has provided an erosion control plan for the site work of the proposed project.

The remaining items which you requested will need to be marked on the survey itself and I will be working with the surveyor to this end. In the meantime, please let me know if these documents are sufficient for their purposes.

Thank you, Rachel Conly

Rachel Conly Architectural Design



3.12.10

Earle Shettleworth
Director
Maine Historic Preservation Commission

RECEIVED

JUL 20 2010

Dept. of Building Inspections
City of Portland Maine


RE: 560 Seashore Avenue, Peaks Island, Maine, CBL #86-A-16

Dear Earle,

I am an architect working on plans for the construction of a new single-family residence on Peaks Island. I have been asked by the City of Portland to verify that the site of the proposed residence is not of any archeological significance. I was then advised by your office to send in boundary plans and/or aerial photographs of the site to your attention. It is my hope that the attached documents will suffice to make this determination. Please let me know if you need anything more.

Thank you, Rachel

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.


Kirk F. Mohney,
Deputy State Historic Preservation Officer
Maine Historic Preservation Commission

3/24/10
Date

Ann Machado - Re: 560 Seashore Av

From: Lannie Dobson
To: Ann Machado
Date: 2/8/2010 2:32 PM
Subject: Re: 560 Seashore Av

should I put this one in the notes?

>>> Leslie Kaynor 2/8/2010 1:38 PM >>>

I'm waiting to send out notice of more address changes to my whole list until I get a few more changes but I wanted to let you know that
Parcel 086 A016 - the address for building permit application number 2010-0001 should be 560 Seashore Av, Peaks Island 04108 (not 554 Seashore Av),

February 10, 2010

Mr. Richard Shaw
18 South Mill Drive
Glastonbury, CT 06073

Ms. Rachel Conly
Thompson & Johnson Woodworks
115 Island Avenue
Peaks Island, Maine 04108

RE: Review Comments for Single Family Site Plan

Project Name: Shaw Residence
Project ID: 2010-0001
Project Address: 560 Seashore Ave., Peaks Island CBL: 086 - A-016-001

Planner: Philip DiPierro

Dear Mr. Shaw & Ms. Conly:

Thank you for submitting your site plan for a single family residence at 560 Seashore Avenue on Peaks Island.

This proposal is being reviewed as a single family site plan for Planning Authority review subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V
- Shoreland Regulations, Division 26
- Flood Plain Management Regulations, Division 26.5

The following additional information must be submitted in order for the approval process to move forward.

Site Plan Requirements:

1. Please submit a stamped legible survey and site plan that includes the following information:
 - a. Existing and proposed grades, including a drainage plan that does not negatively impact any abutters, existing and proposed culverts and drains, foundation or perimeter drainage, and the directions of flows,

- b. Show the location of Seashore Avenue,
- c. Add the water and electrical utility locations,
- d. Add the two required street trees, or show the trees that are to be preserved meeting the City's minimum arboricultural standards,
- e. Add the finished floor or sill elevations to the structure,
- f. Add erosion control measures and submit a written erosion control plan compliant with the requirements of the Shoreland Zoning Ordinance.
- g. It is unclear whether or not the structure, including stairs and steps, can be constructed without impacting the wetlands on site. Therefore, it appears that this application may require permitting through the Maine Department of Environmental Protection. Copies of the DEP determination/approval will need to be submitted prior to issuance of a building permit. Also the west house elevation shows a set of steps leading from the bottom of the stairs into the area of the wetland. These steps need to be shown on the site plan.
- h. Please confirm whether or not any archaeological sites are located on or near the project site. I would recommend contacting the State Historic Preservation Office in Augusta to obtain this information. If a site is discovered, please include a description of the methods that will be used to protect such areas or sites.

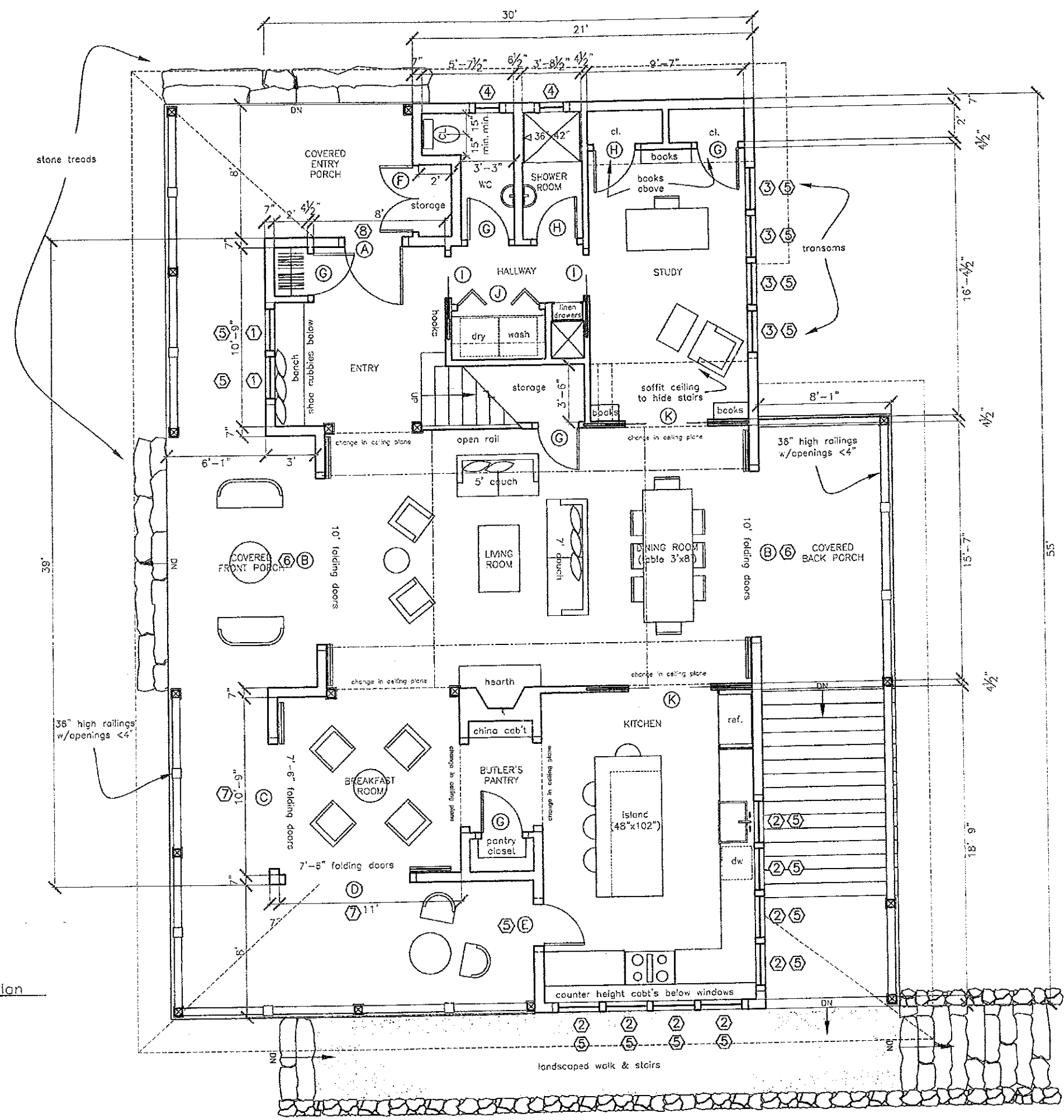
Zoning Requirements for 560 (554) Seashore Avenue

1. Need to show lot of record – held under separate and distinct ownership from adjacent lots since July 15, 1985. Need chain of title to show ownership of subject lot and each adjacent lot since July 15, 1985
2. All the information included on the checklist under “Four copies of boundary survey/site plan...” for a new single family home need to be on the site plan including, but not limited to:
 - a. Needs to be stamped by the surveyor
 - b. Existing and proposed grades
 - c. Seashore Avenue needs to be located
 - d. Any set of landscape stairs need to be located
3. Since this property is in the Shoreland Zone – you also need the following:
 - a. Need to locate the 75' setback and the 250' setback from the highest tide level for the year
 - b. Need to include the exact square footage of the property that is within the 250' shoreland zone
 - c. Need to delineate the area that will be cleared within the 250' shoreland zone for the house, driveway, septic system etc. The exact square footage of the area to be cleared also needs to be given.
 - d. Need to submit a tree inventory of what is on the site now.

The new address for the property will be 560 Seashore Avenue for 911 purposes.

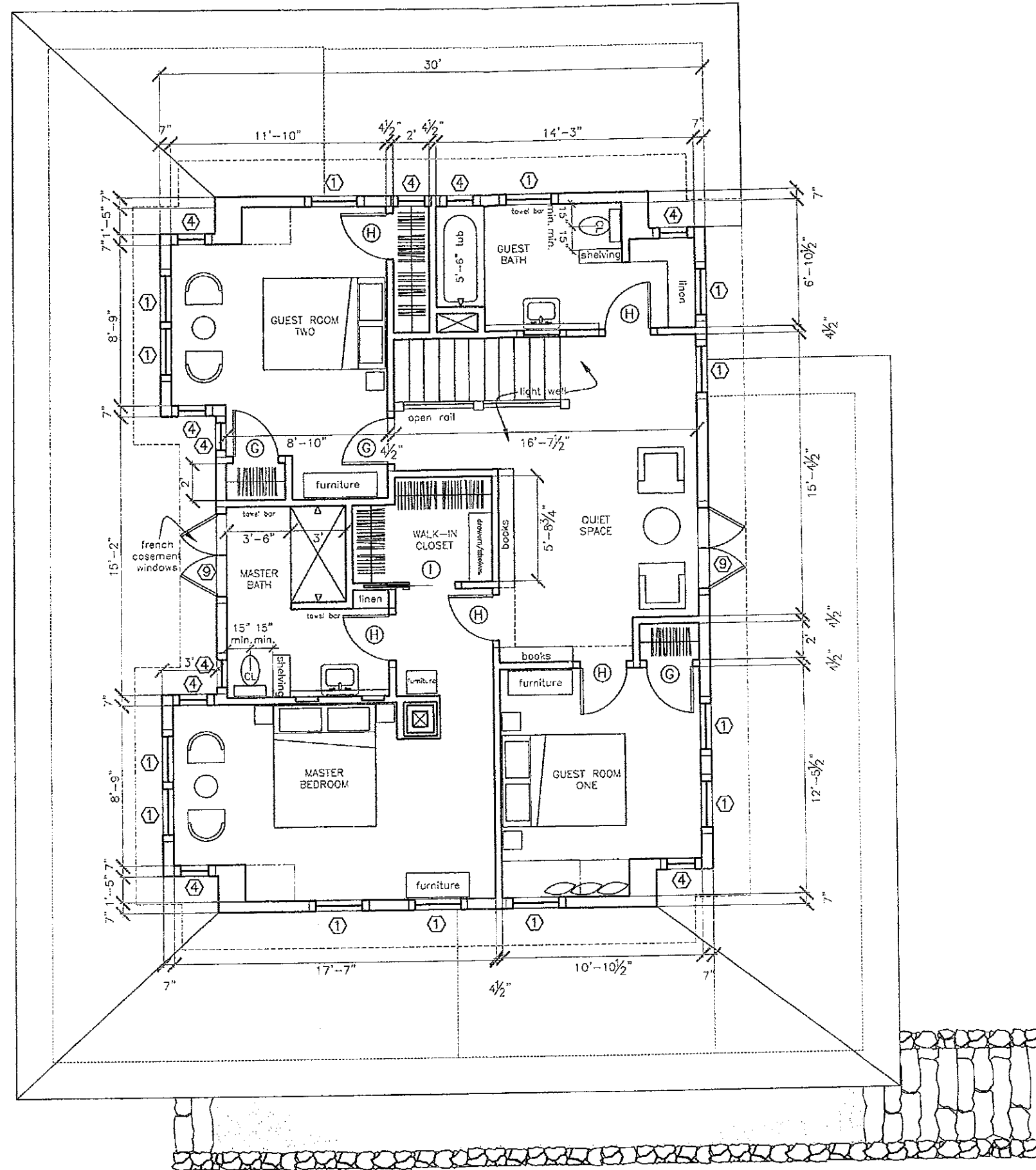
**First Floor
Plan**

A First Floor Plan
1/4" = 1'-0"



PROJECT Shaw Residence	
DATE 2.1.10	REVISED
SCALE 1/4" = 1'-0"	DRAWN BY Rachel
NOTES	

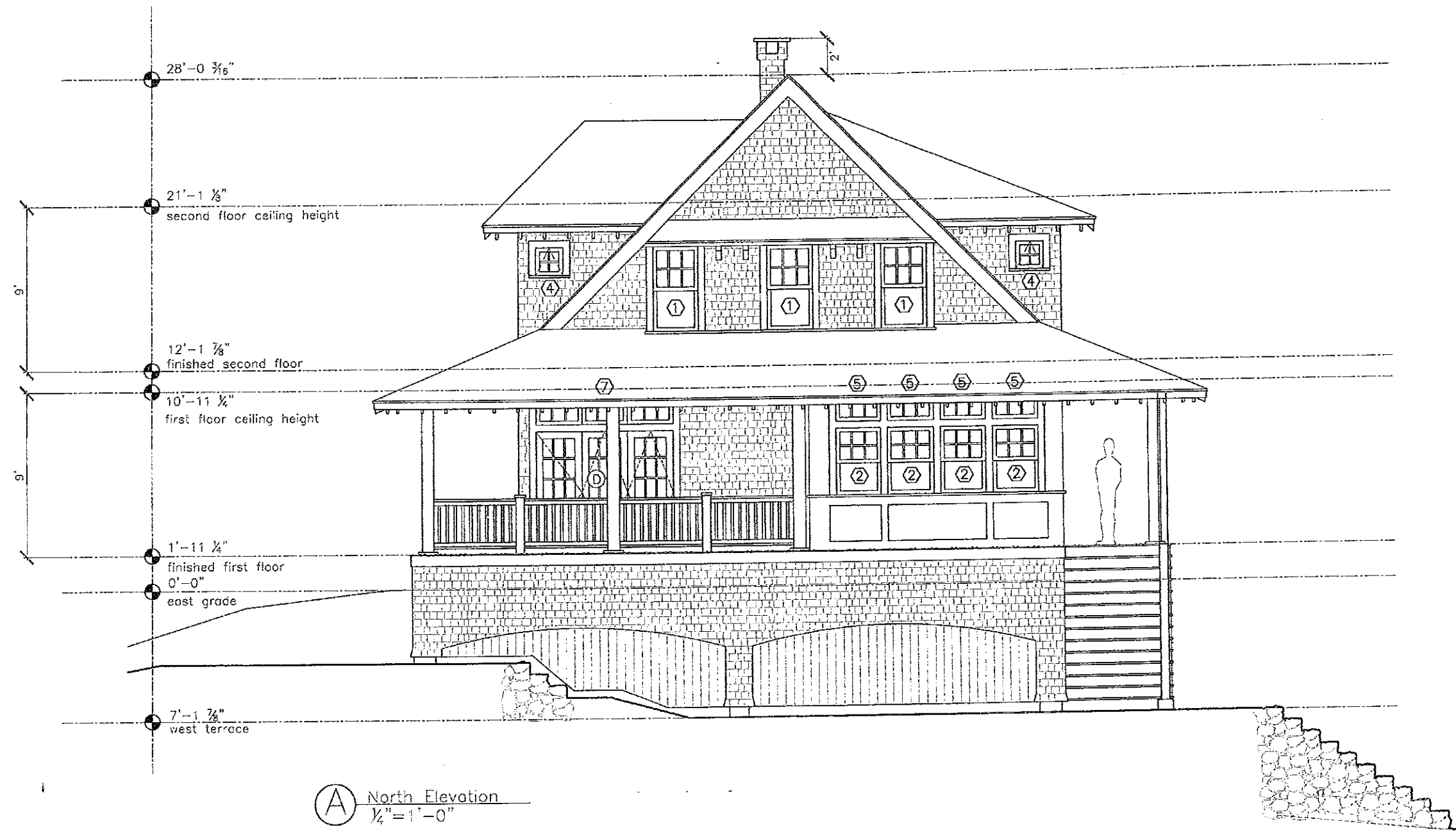
**Second Floor
Plan**



A Second Floor Plan
1/4" = 1'-0"

PROJECT Shaw Residence	
DATE 2.1.10	REVISED
SCALE 1/4" = 1'-0"	DRAWN BY Rachel
NOTES	

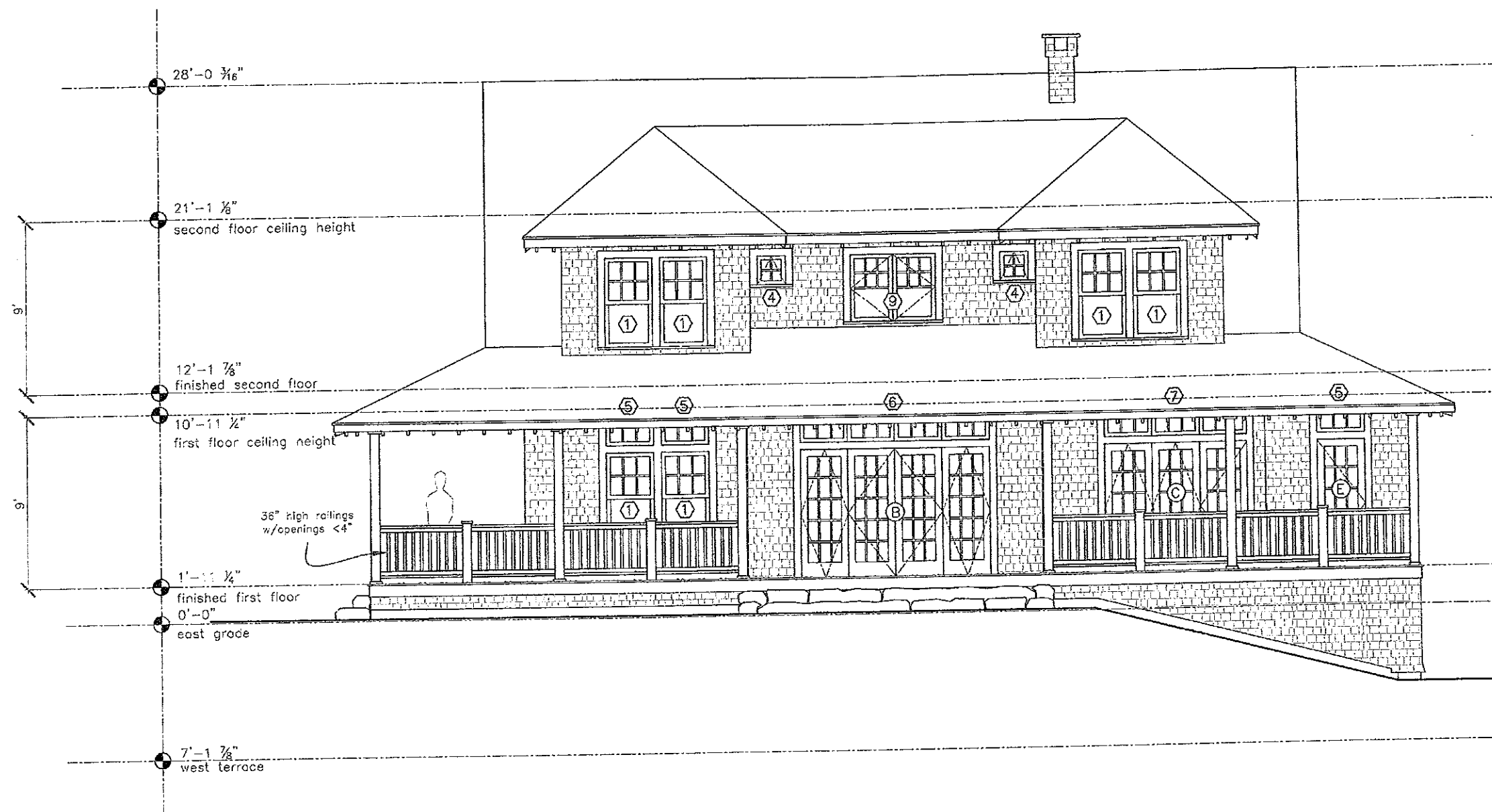
North Elevation



(A) North Elevation
1/2" = 1'-0"

PROJECT Shaw Residence	
DATE 2.1.10	REVISED
SCALE 1/4" = 1'-0"	DRAWN BY Rachel
NOTES	

East Elevation



(A) East Elevation
1/4" = 1'-0"

PROJECT
Shaw Residence

DATE 2.1.10 REVISED

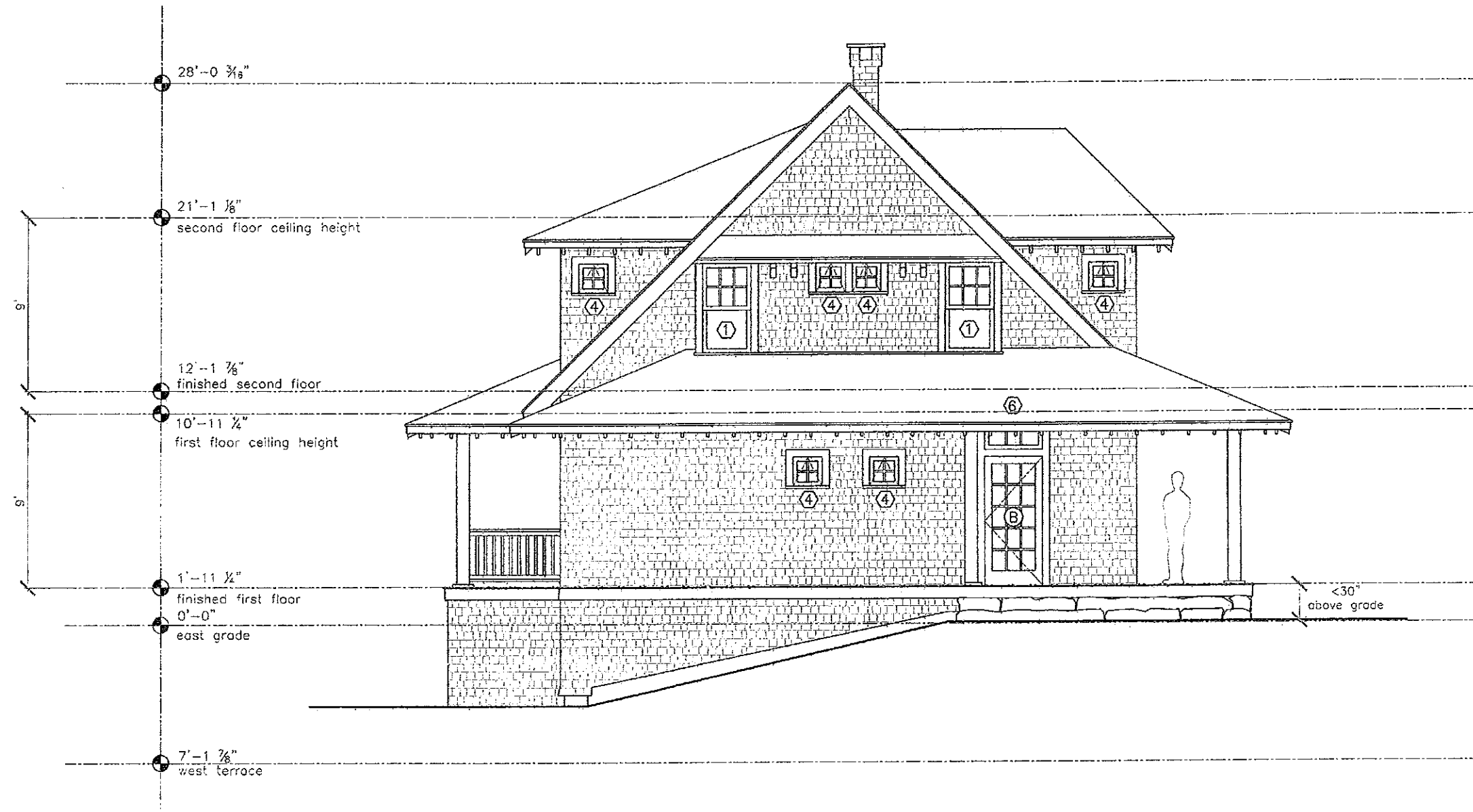
SCALE 1/4" = 1'-0" DRAWN BY Rachel

NOTES

**Thompson Johnson
Woodworks**

115 island avenue
peaks island me 04108
207.766.5919

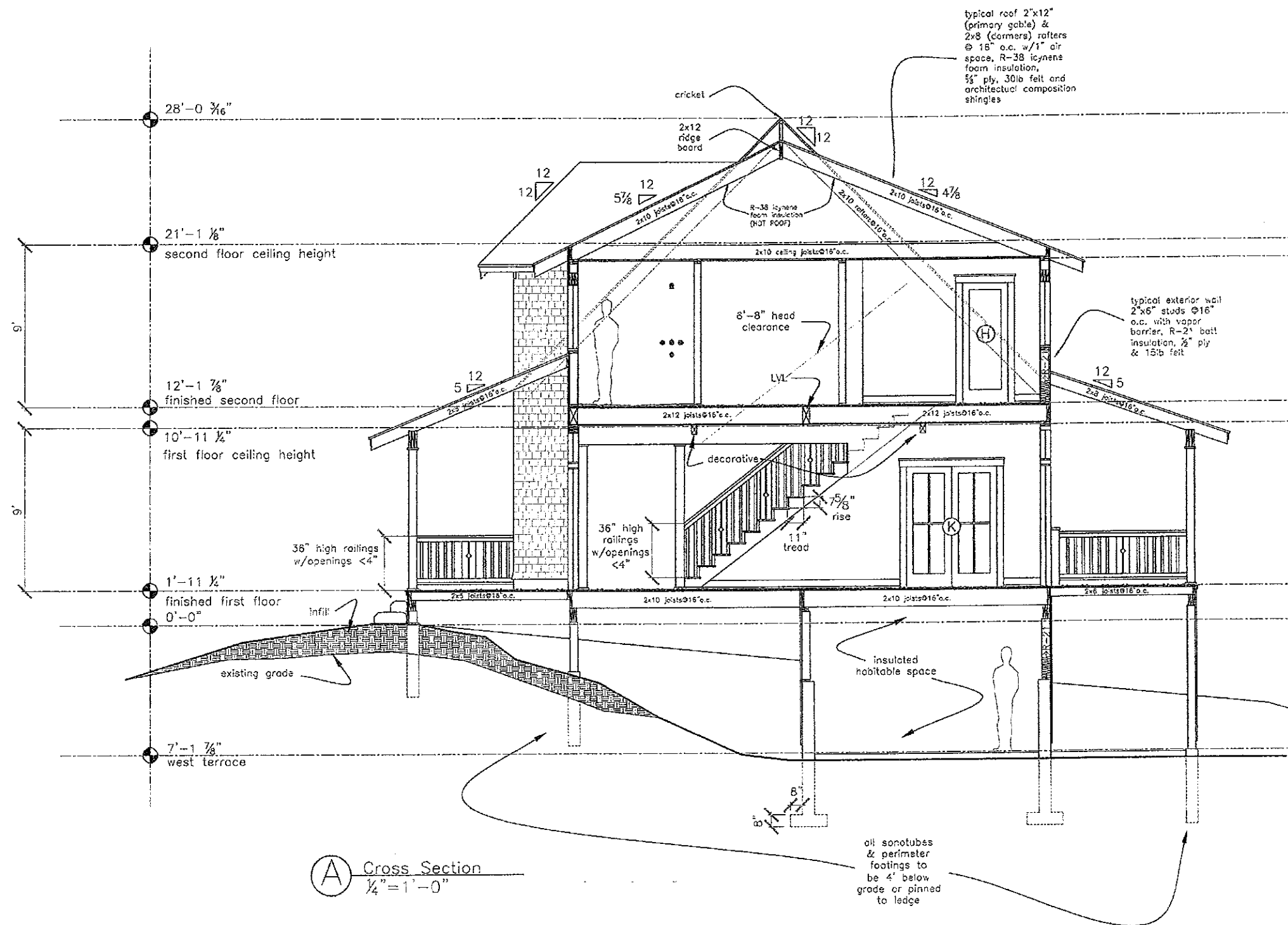
South Elevation



(A) South Elevation
1/4" = 1'-0"

PROJECT Shaw Residence	
DATE 2.1.10	REVISED
SCALE 1/4" = 1'-0"	DRAWN BY Rachel
NOTES	

Cross Section



PROJECT
Shaw Residence

DATE 2.1.10

REVISED

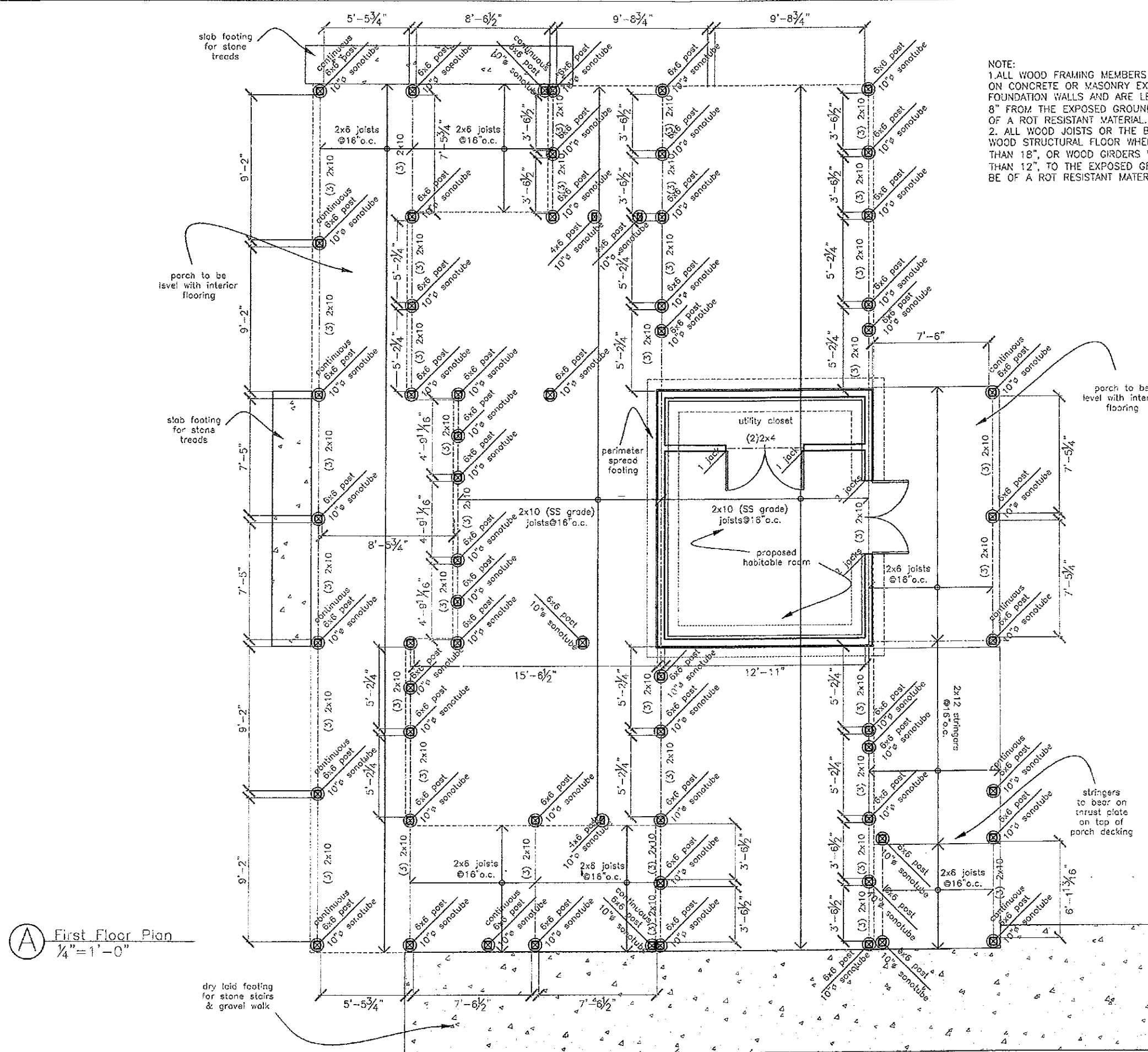
SCALE
1/4" = 1'-0"

DRAWN BY
Rachel

NOTES

**Foundation/
First Floor
Framing Plan**

NOTE:
1. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GROUND SHALL BE OF A ROT RESISTANT MATERIAL.
2. ALL WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18", OR WOOD GIRDERS WHEN CLOSER THAN 12", TO THE EXPOSED GROUND, SHALL BE OF A ROT RESISTANT MATERIAL.



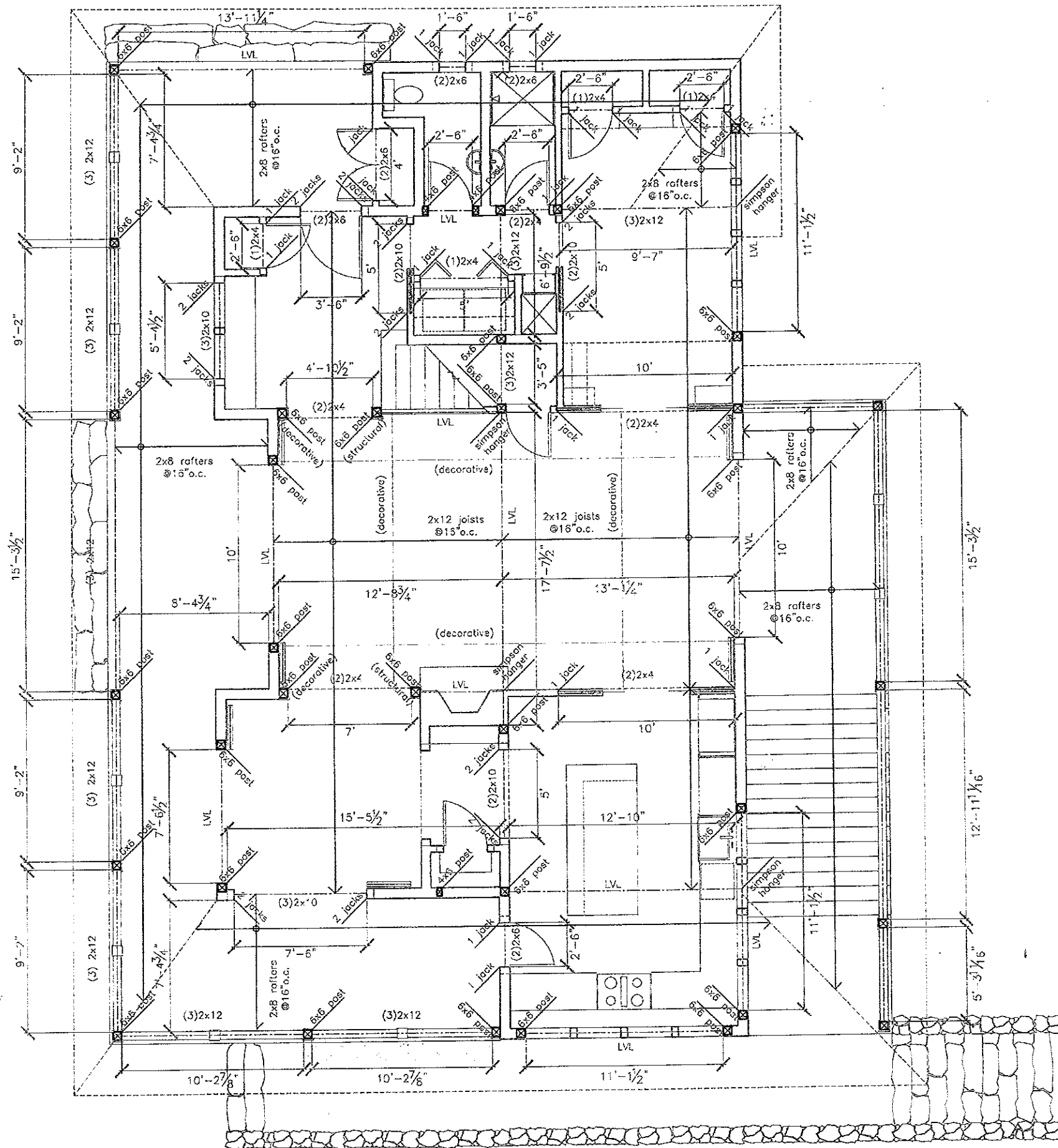
PROJECT
Shaw Residence

DATE 2.1.10 REVISED

SCALE 1/4"=1'-0" DRAWN BY Rachel

NOTES

**Second Floor/
Porch Roof
Framing Plan**

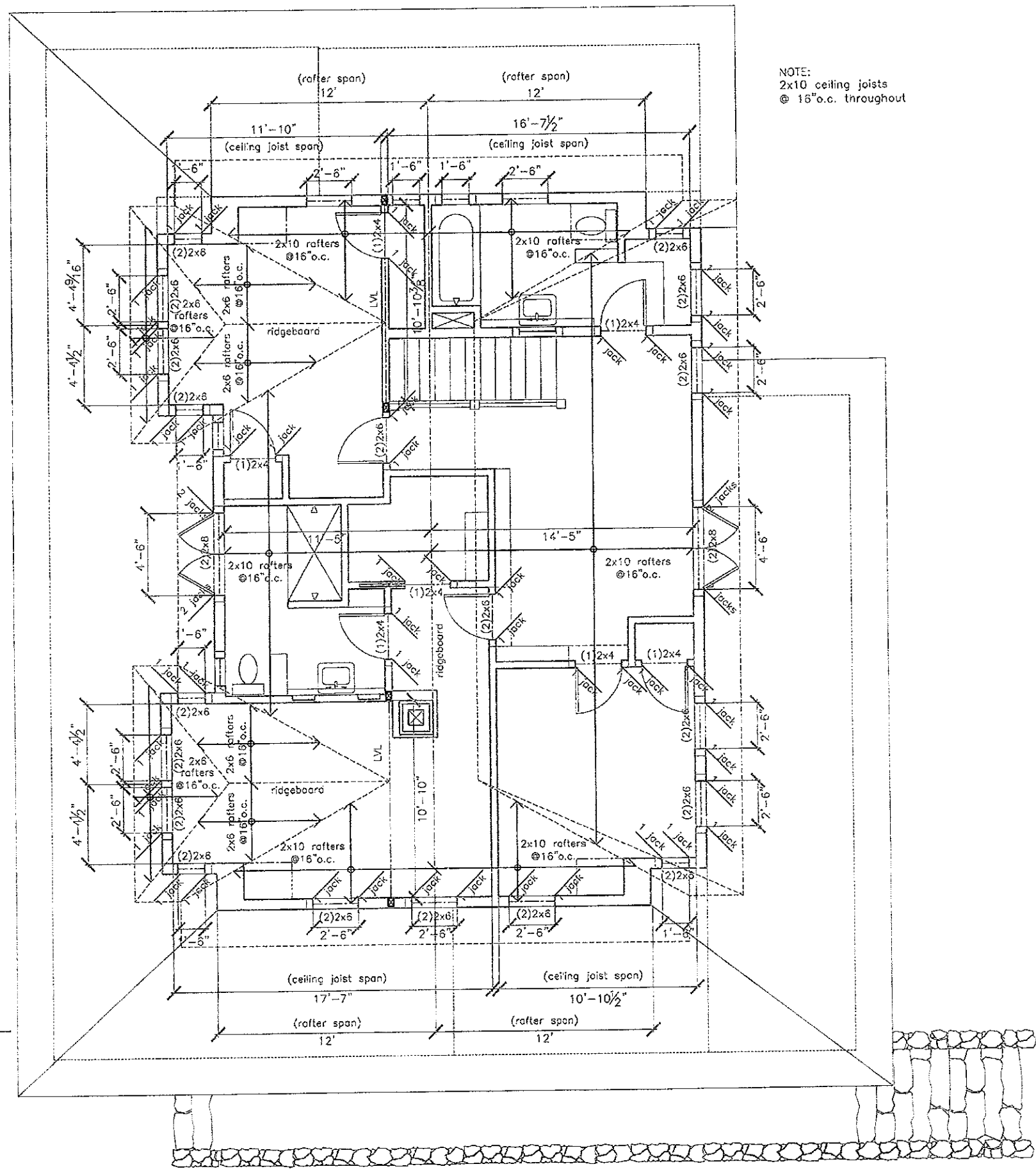


Ⓐ Proposed Second Floor/
Porch Roof Framing
1/4" = 1'-0"

PROJECT Shaw Residence	
DATE 2.1.10	REVISED
SCALE 1/4" = 1'-0"	DRAWN BY Rachel
NOTES	

**Ceiling Joist/
Roof Framing Plan**

NOTE:
2x10 ceiling joists
@ 16" o.c. throughout



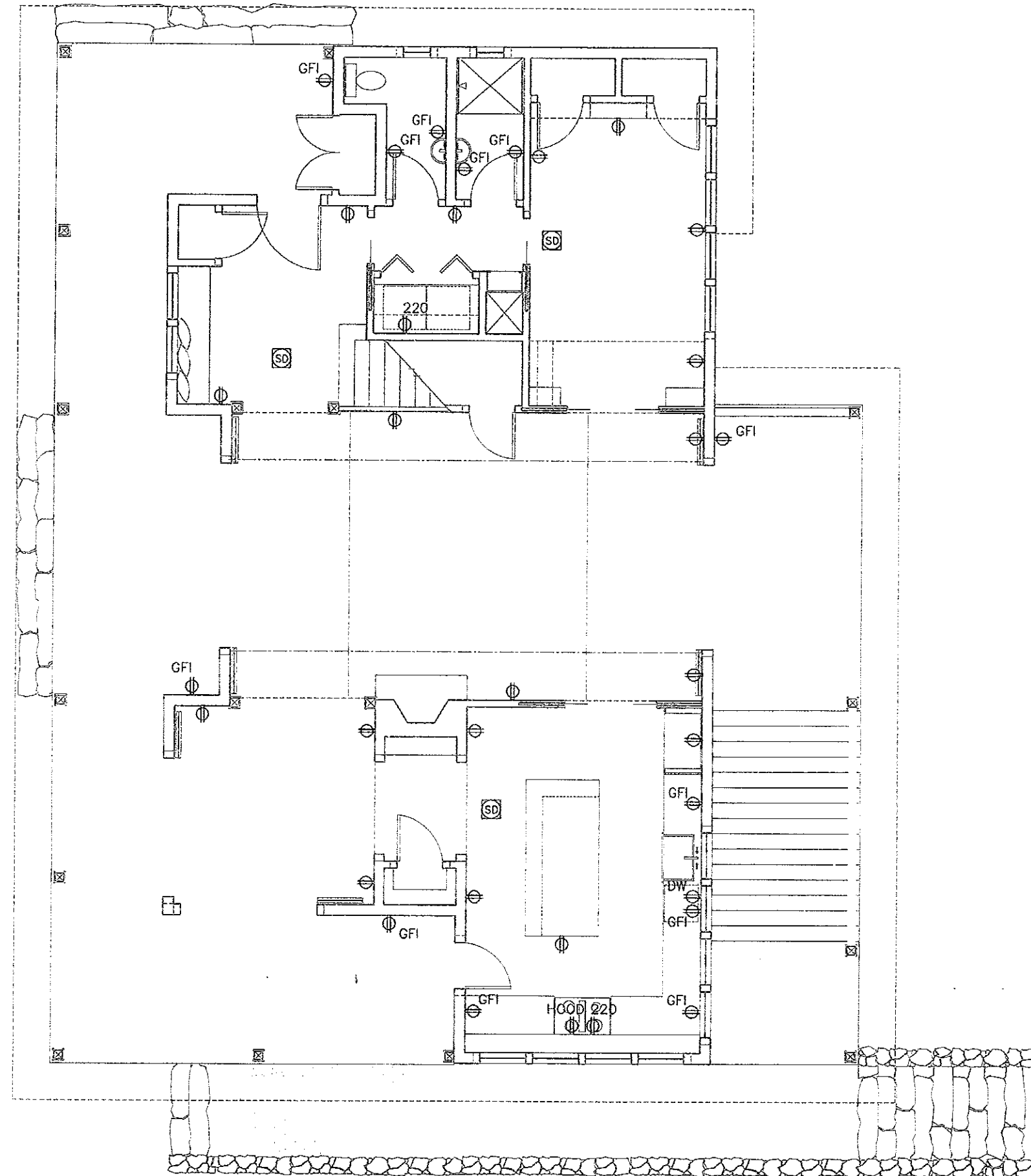
Proposed Ceiling Joist/
Roof Framing Plan
A
1/4" = 1'-0"

PROJECT Shaw Residence	
DATE 2.1.10	REVISED
SCALE 1/4" = 1'-0"	DRAWN BY Rachel
NOTES	

Thompson Johnson
Woodworks

115 island avenue
peaks island me 04108
207.766.5919

First Floor
Power Plan



A Proposed First Floor Power Plan
1/8" = 1'-0"

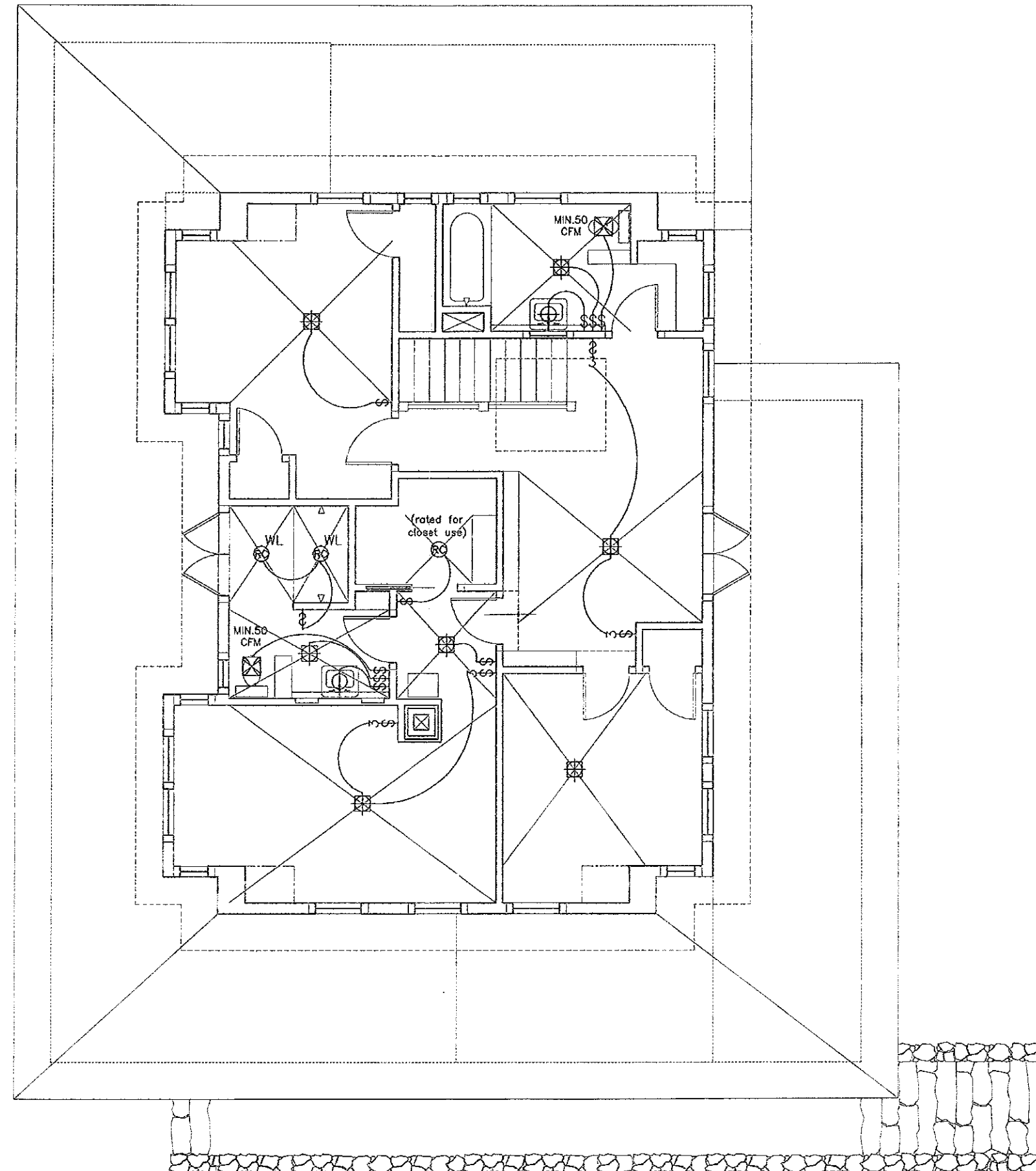
PROJECT Shaw Residence	
DATE 2.1.10	REVISED
SCALE 1/8" = 1'-0"	DRAWN BY Rachel
NOTES	

A12

Thompson Johnson
Woodworks

115 island avenue
peaks island me 04108
207.766.5919

Second Floor
Lighting Plan



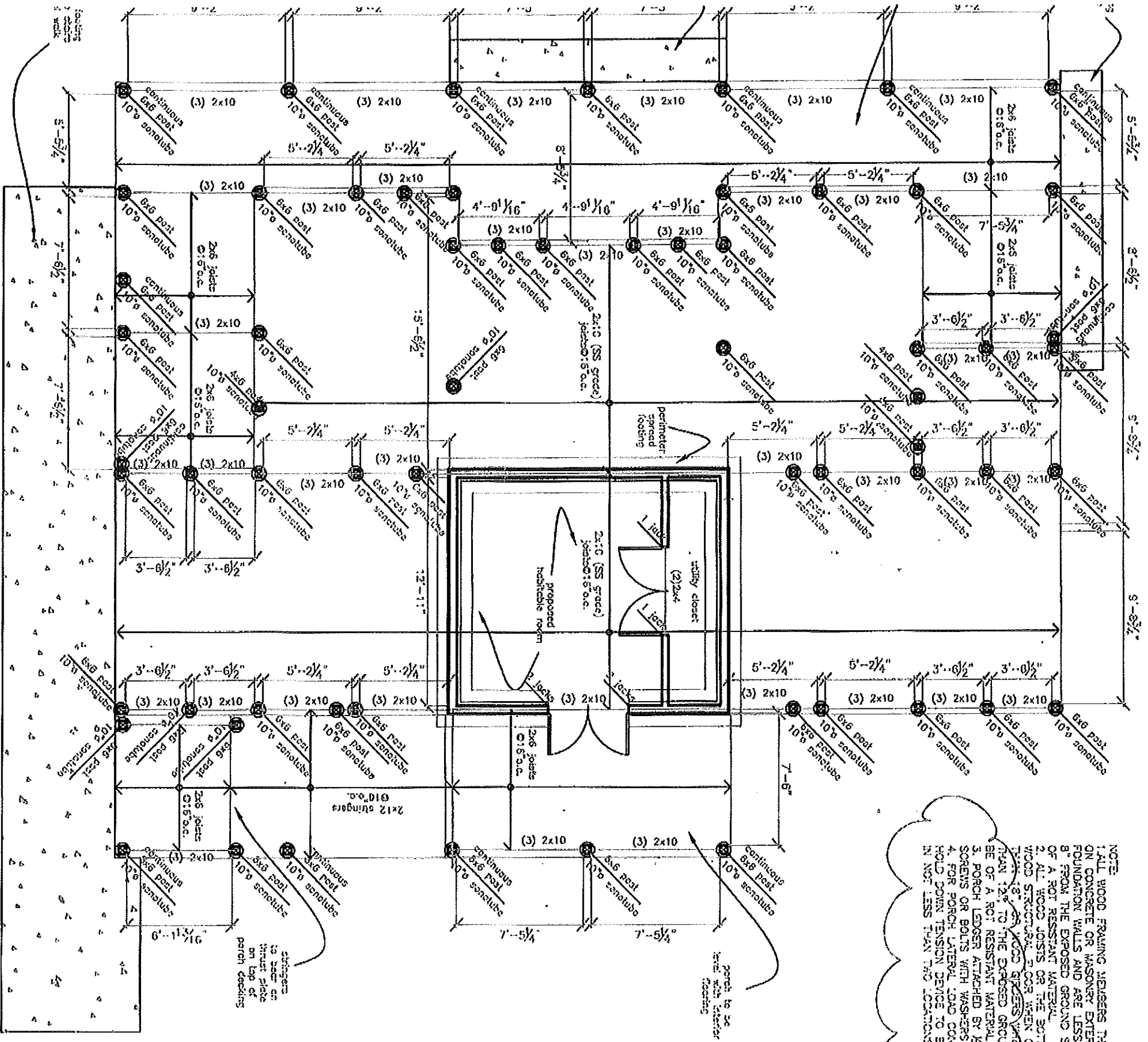
Ⓐ Proposed Second Floor Lighting Plan
1/4" = 1'-0"

PROJECT Shaw Residence	
DATE 2.1.10	REVISED
SCALE 1/4" = 1'-0"	DRAWN BY Rachel
NOTES	

A15

STAIR REVISIONS: PROPOSED FOUNDATION / 1ST FLOOR FRAMING 1/8" = 1'-0"

REITER ONLY 1.5.11



NOTE:
 1. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8\"/>

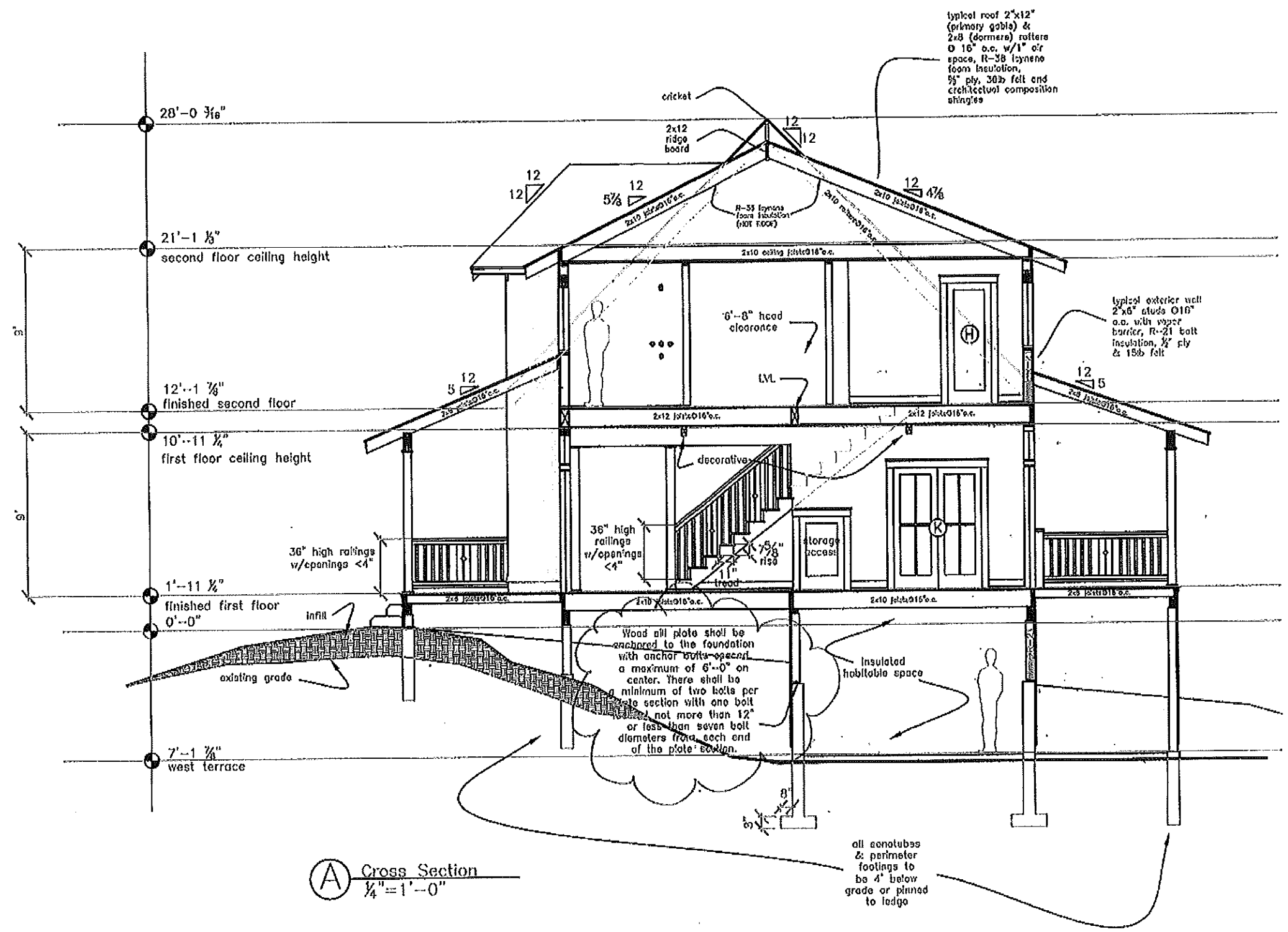
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JAN - 4 2011

Dept. of Building Inspections
 City of Portland Maine

4

SITING REVISIONS: PROPOSED CROSS SECTION
 PAPER COMPLY 1.5-11
 1/8" = 1'-0"



(A) Cross Section
 1/4" = 1'-0"

NOTE:
 DANCHOR BOLT SPEC

RECEIVED

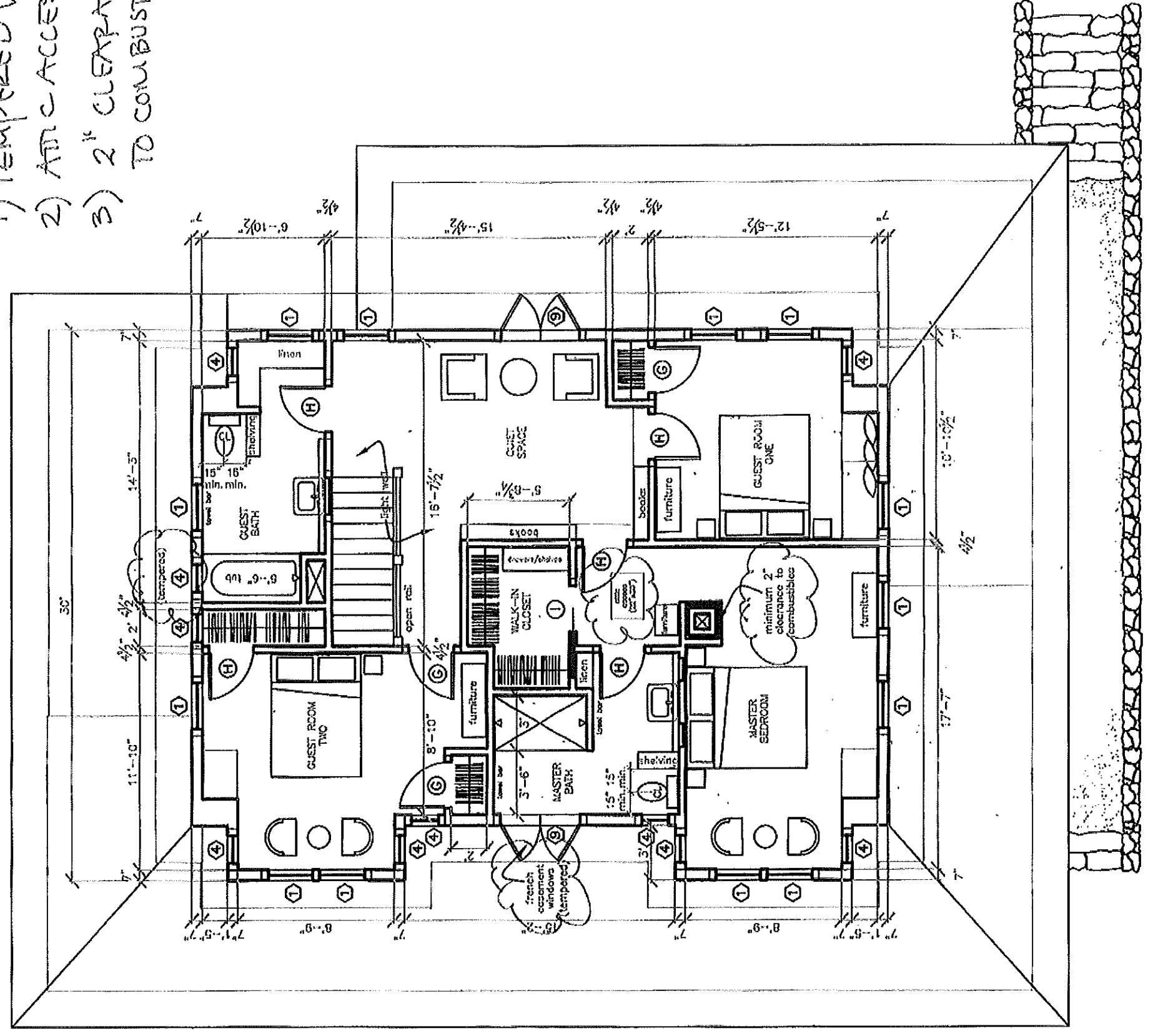
JAN - 4 2011

Dept. of Building Inspections
 City of Portland Maine

(3)

STAW REVISIONS: PROPOSED SECOND FLOOR 1/8" = 1'-0"
 PATER CONLY 1.5.11

- NOTE:
- 1) TEMPERED WINDOWS
 - 2) ATIC ACCESS
 - 3) 2" CLEARANCE TO COMBUSTIBLES



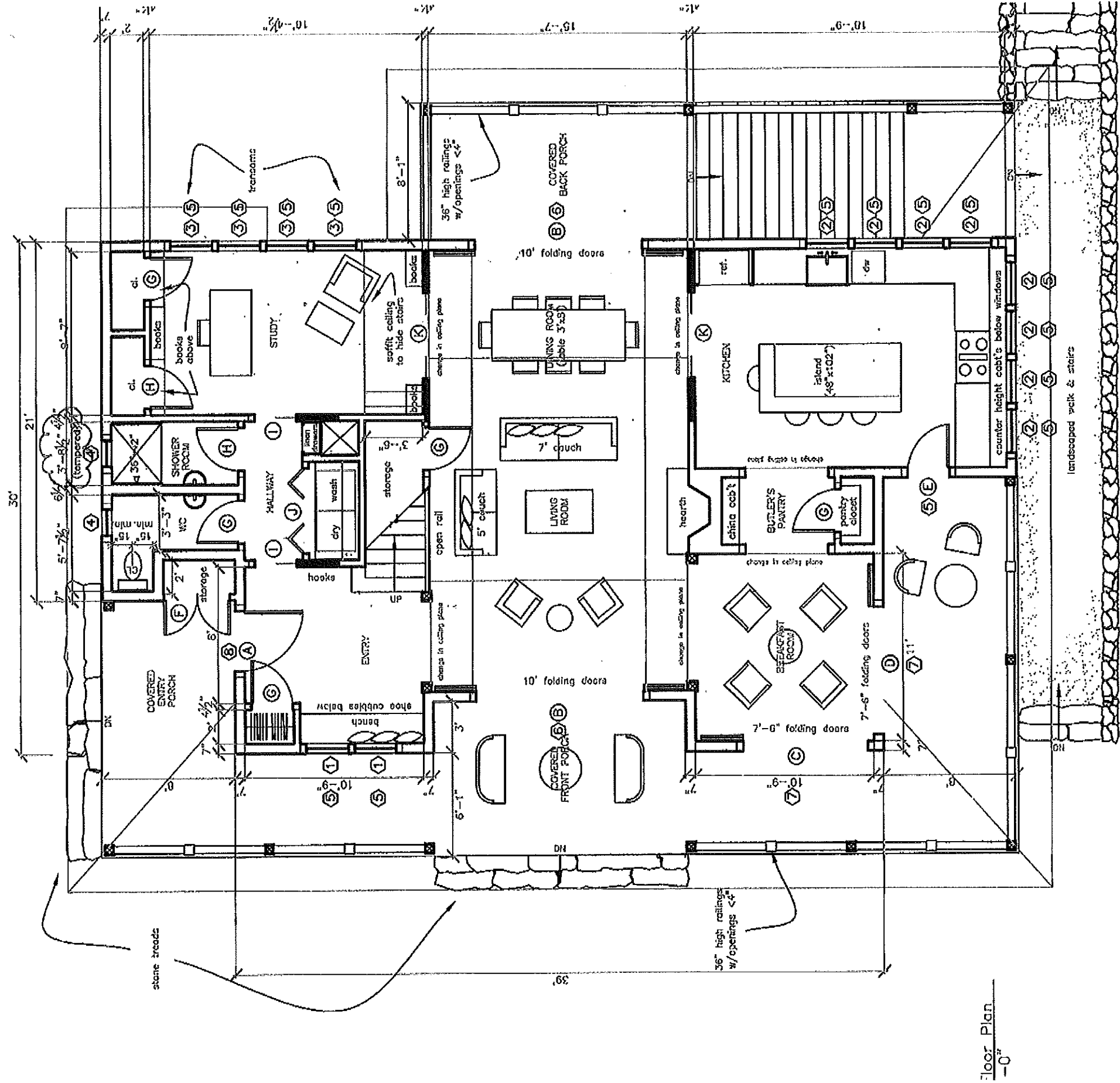
RECEIVED

①

JAN - 4 2011

Dept. of Building Inspections
 City of Portland Maine

STAW REVISIONS: PROPOSED 1ST FLOOR $\frac{1}{8}'' = 1'-0''$
 PATCHER CONCY 1.5.11



1st Floor Plan
 -0-

NOTE:
 1) TEMPERED WINDOW

RECEIVED
 (2)

JAN - 4 2011
 Dept. of Building Inspections
 City of Portland Maine