

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

2001-0048

Application I. D. Number

03/23/2001

Application Date

30 c.y. of fill

Project Name/Description

Sanford Mary Ann Revoc Trust

Applicant

635 Island Ave, Peaks Island, ME 04108

Applicant's Mailing Address

Terrance Edwards

Consultant/Agent

Agent Ph: (207)766-5660

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot

Other (specify) **Fill Permit**

632 - 632 Island Ave, Peaks Island, Portland, Maine

Address of Proposed Site

092 A011001

Assessor's Reference: Chart-Block-Lot

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

Site Plan (major/minor)

Subdivision # of lots _____

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional Use (ZBA/PB)

Zoning Variance

Other _____

Fees Paid:

Site Plan _____

Subdivision _____

Engineer Review _____

Date _____

Reviewer

Jay Reynolds

DRC Approval Status:

Approved

Approved w/Conditions See Attached

Denied

Approval Date **05/07/2001**

Approval Expiration **05/07/2002**

Extension to _____

Additional Sheets Attached

Condition Compliance

Jay Reynolds
signature

05/07/2001
date

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____

Inspection Fee Paid _____ date _____ amount _____

Building Permit Issue _____ date _____

Performance Guarantee Reduced _____ date _____

Temporary Certificate of Occupancy _____ date _____

Final Inspection _____ date _____

Certificate Of Occupancy _____ date _____

Performance Guarantee Released _____ date _____

Defect Guarantee Submitted _____ submitted date _____

Defect Guarantee Released _____ date _____

remaining balance _____ signature _____

Conditions (See Attached) _____ expiration date _____

signature _____

signature _____

amount _____ expiration date _____

signature _____

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

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland , ME 04104

Applicant's Mailing Address

n/a

Consultant/Agent

Agent Ph: _____ **Agent Fax:** _____

Applicant or Agent Daytime Telephone, Fax

2001-0067

Application I. D. Number

04/25/2001

Application Date

Maggie Lane lot 13

Project Name/Description

79 - 79 Maggie Ln , Portland, Maine

Address of Proposed Site

341 A023001

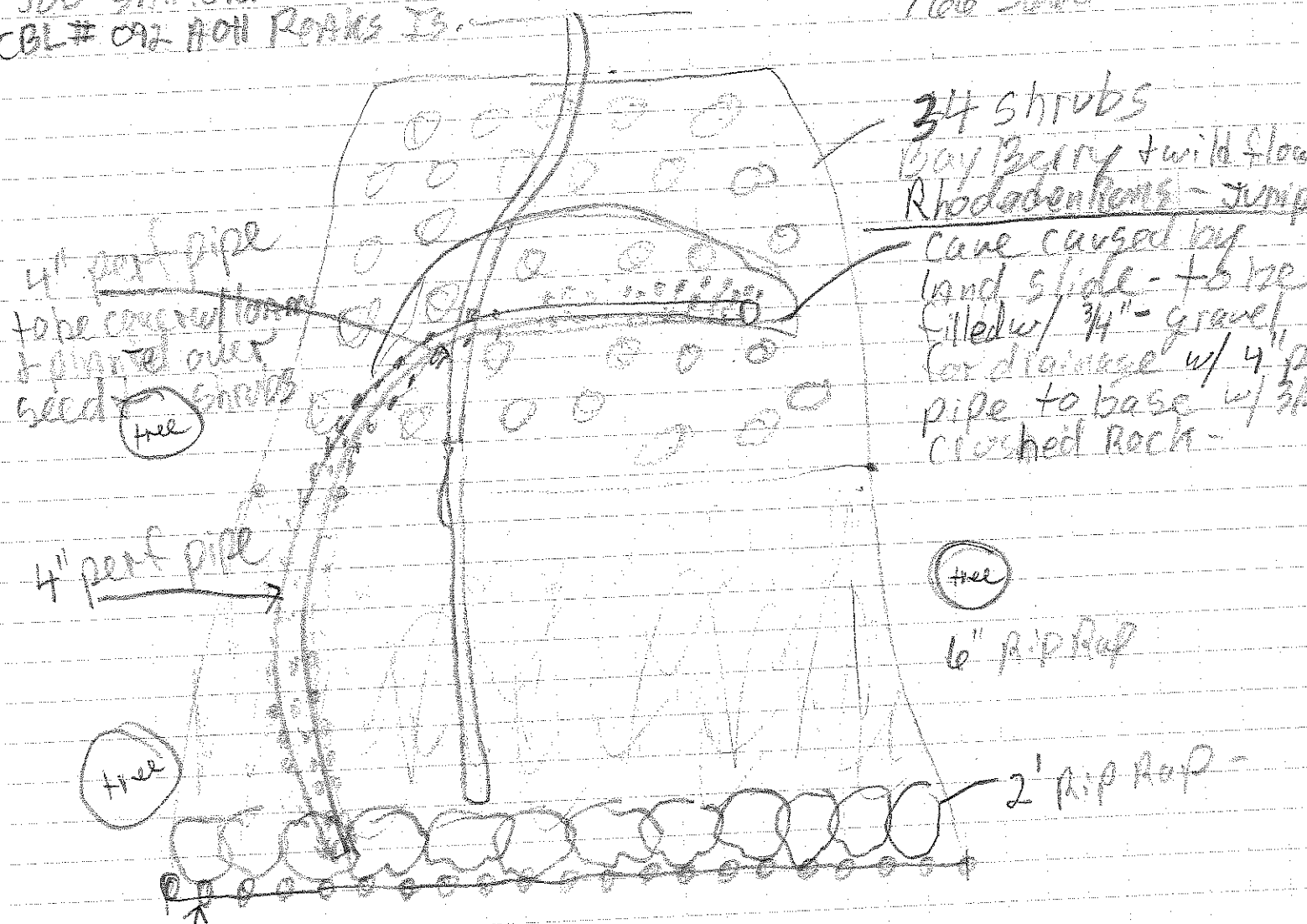
Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 Applicant must conform to the city of portland fill permit guidelines for proposed filled areas under 500 cubic yards (see below)
- 2 The following items are guidelines to help applicants prepare a plan or sketch for approval of land areas being filled with 500 cubic yards of material or less. It is the applicant's responsibility to locate and assess all impacts as a result of the proposed filling and to acquire all applicable permits outside of the City of Portland review. Should you fail to complete or address these items you may be subject to strict enforcement which may result in costly construction amendments. Plans or sketches shall indicate proposed grades and contain the information suggested in the following guidelines:
 - 3 1. Fill elevations shall match and conform in height with the elevation of an existing road shoulder, an existing driveway or land abutting your property line. Embankments and sloped areas created by fill construction shall not exceed a 3:1 sideslope or 33% grade. Areas steeper than 3:1 shall be stabilized using stone riprap, erosion control blankets, or an engineered retaining structure or system.
 - 4 2. The filled area shall be graded such as to provide positive gravity drainage from a roadside, driveway, and buildings to a ditchline, culvert, wetlands, or a common drainage system located within or adjacent to the applicant's lot.
 - 5 3. Fill shall not be placed near, within, or block the flow path of an existing drainage course. Any filling within the drainage course under the opinion of the Development Review Coordinator shall be removed and restored to its original condition at the owner's expense.
 - 6 4. Siltation fence shall be installed and maintained at all times. The siltation fence shall be located along the entire downstream limits of the filled area or around the perimeter of the filled area to protect the disturbed area from siltation and possible erosion. Installation shall be initially reviewed by the Development Review Coordinator (DRC) and must be in accordance with the Best Management Practices for Construction Erosion and Sediment Control.
 - 7 5. Erosion control (silt fence) shall be maintained on a regular basis. Silt fence may not be removed until the lawn area or disturbed area is 80% revegetated or is approved by the DRC.
 - 8 6. Any alteration of a drainage course, or rerouting will require the plan to be reviewed by the Planning staff as a minor site plan and will require a stamped professional engineered plan and calculations for drainage discharge, channel sizing, and location.
 - 9 7. The applicant shall disclose the amount, a description of type, and the origin of the proposed fill material. Fill material shall consist of non-contaminated soils free of large debris. Only under special exceptions shall sources of inert construction debris (concrete, brick, mortar, ceramics, etc.) be utilized for fill. Special exception fill material shall be reviewed by the Development Review Coordinator prior to actual placement for approval.
 - 10 8. The fill material shall not remain exposed without a temporary erosion and sedimentation control or seeding application for more than 14 days. Temporary erosion control such as hay mulching must also occur on stock piled material if the time of exposure is to be greater than 14 days.
 - 11 9. The filled area must be covered with 3-4" layer of loam material, free of clay, stone, roots, or wood debris. Loamed areas shall be seeded within 7 days following final grading or be covered with a hay mulch until the area is ready for final seeding. If the area fails to grow grass within 14 days, the area shall be re-seeded.
 - 12 10. A copy of the boundary survey shall be submitted showing the approximate limits of filling. No filling shall be allowed within any public right of way, easement, or on any land other than the lot owned by the applicant.
 - 13 11. The applicant shall complete all construction, grading, and seeding activities by September 1, or a date agreed to by the Development Review Coordinator. Failure to complete will require the applicant to apply for a permit extension.
 - 14 12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 15 Please take notice that these are only guidelines and that the review of each applicant is different and is dependent on field conditions and topography. Conditions or requirements requested may exceed these guidelines in certain circumstances, by addressing the above items the applicant will be better prepared to understand the fill permit approval process. Prior to actual construction it would be helpful if you contacted the DRC 874-8300 ext. 8632 to establish your anticipated construction schedule. If you have any questions or need further assistance please call the above number.

Job Sanford 632 Island Ave
CBL# 092 Hill Roaks IS.

Terrence Edwards
766-5660 -



34 shrubs
Bay Berry + wildflower
Rhododendrons - jump
Cave caused by
land slide - to be
filled w/ 3/4" - gravel
for drainage w/ 4" p
pipe to base w/ 3/4"
crushed rock -

4" perf pipe
to be covered with
gravel over
seed shrubs
tree

4" perf pipe

tree
6" R.P. Rap

tree

2" R.P. Rap -

2" epoxy coated rebar every ft. 12" into bedrock
to hold R.P. Rap Back.

Geotex to be used under R.P. Rap - to stabilize backing

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM**

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Agent Fax:

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2001-0048
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Sanford Mary Ann Revoc Trust
Applicant

03/23/2001
Application Date

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Applicant's Mailing Address

30 c.y. of fill
Project Name/Description

Terrance Edwards
Consultant/Agent

632 - 632 Island Ave, Peaks Island, Portland, Maine
Address of Proposed Site

Agent Ph: (207)766-5660 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

092 A011001
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 Other (specify) **Fill Permit**

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions** Denied
See Attached

Approval Date **05/07/2001** Approval Expiration **05/07/2002** Extension to _____ Additional Sheets Attached

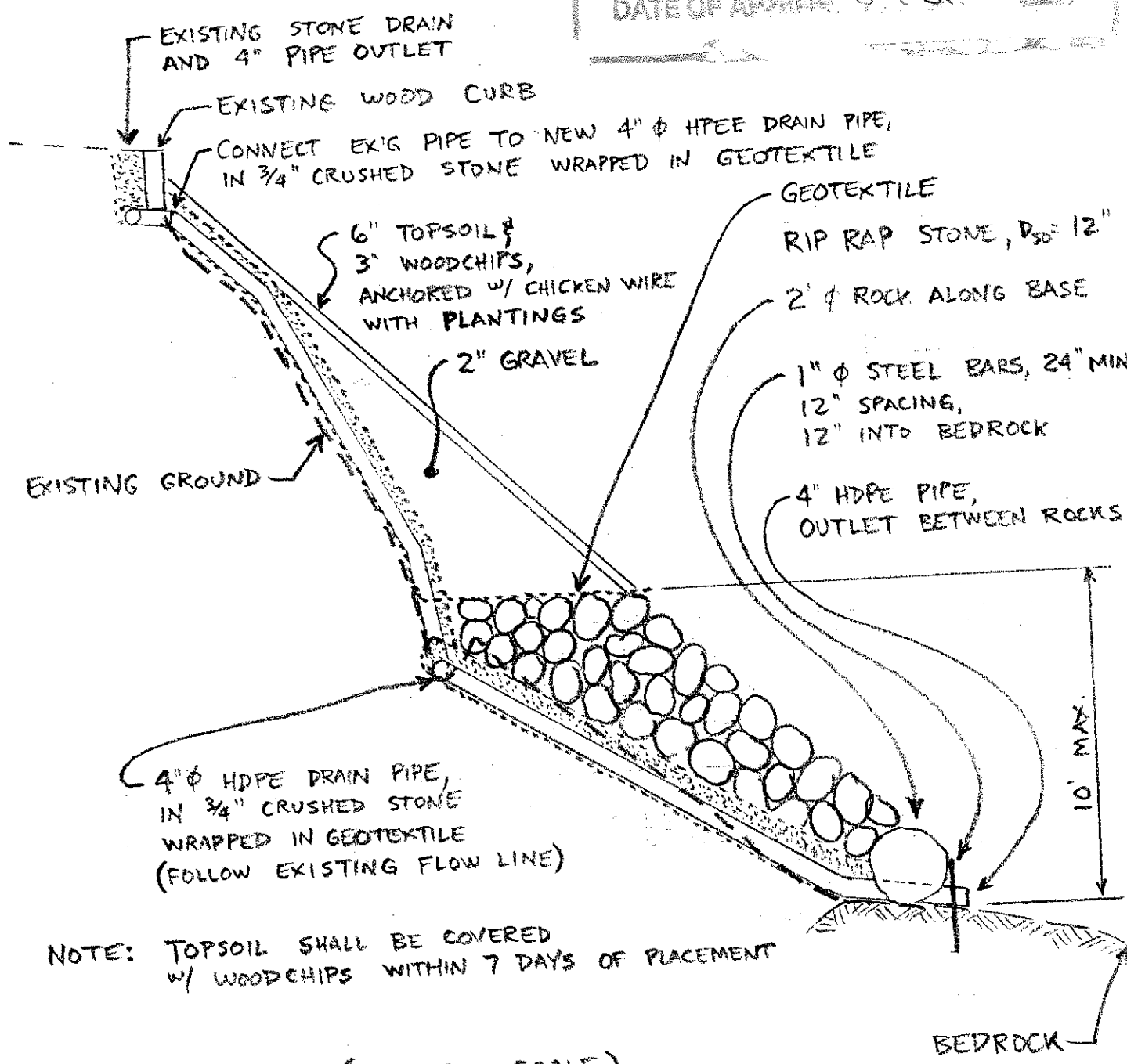
Condition Compliance **Jay Reynolds** **05/07/2001**
signature date

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 | |

CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 5-7-01



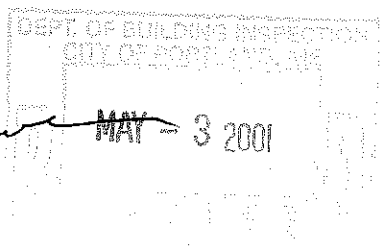
EXISTING STONE DRAIN AND 4" PIPE OUTLET
 EXISTING WOOD CURB
 CONNECT EX'G PIPE TO NEW 4" ϕ HDPE DRAIN PIPE, IN $\frac{3}{4}$ " CRUSHED STONE WRAPPED IN GEOTEXTILE
 6" TOPSOIL & 3" WOODCHIPS, ANCHORED W/ CHICKEN WIRE WITH PLANTINGS
 2" GRAVEL
 GEOTEXTILE
 RIP RAP STONE, $D_{50} = 12"$
 2' ϕ ROCK ALONG BASE
 1" ϕ STEEL BARS, 24" MIN 12" SPACING, 12" INTO BEDROCK
 4" HDPE PIPE, OUTLET BETWEEN ROCKS
 EXISTING GROUND
 4" ϕ HDPE DRAIN PIPE, IN $\frac{3}{4}$ " CRUSHED STONE WRAPPED IN GEOTEXTILE (FOLLOW EXISTING FLOW LINE)
 10'
 BEDROCK

NOTE: TOPSOIL SHALL BE COVERED W/ WOODCHIPS WITHIN 7 DAYS OF PLACEMENT

(NOT TO SCALE)

CROSS SECTION

CONTRACTOR: TERRENCE EDWARDS
 OWNER: MARY A. SANFORD
 635 ISLAND AVE
 PEAKS ISLAND, PORTLAND
 SHEET 2 OF 2



DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)
PERMIT BY RULE NOTIFICATION FORM
(For use with DEP Regulation, Chapter 305)

RECEIVED DEP-SMRO

APR 13 2001 1:34

PLEASE TYPE OR PRINT IN BLACK INK ONLY (3 COPIES, PLEASE BEAR DOWN)

Form with fields: Name of Applicant (Terrence Edwards), Name of Owner (Mary A Sanford), Mailing Address (238 Brackett Av.), Town/City (Peaks Is.), State (Maine), Zip Code (04108), Daytime Telephone No. (207 766-5660), Name of Wetland, Water Body or Stream (CASCO Bay), Detailed Directions to Site (CBL to Peaks follow Is Av. To left Past TETA Tennis Club on left Past field on Rt 8th house on Rt 635 Is Av. across st Behind split Rail Fence), Town/City (Peaks Is - Portland), Map # (92 A), Lot # (247 11), County (Cumberland), Description of Project (Fill in washed out area w/ Rip Rap approx 30cy p.p. Rebar approx 2" dia. 2'in to ledge to hold Rip Rap over landscape fabric under area silt fence below project), Part of a larger project? (Yes/No)

(CHECK ONE) This project: does [] does not [X] involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Regulation, Chapter 305. I have a copy of PBR Sections checked below. I have read and will comply with all of the standards.

- Sec. (2) Soil Disturbance []
Sec. (3) Intake Pipes []
Sec. (4) Replacement of Structures []
Sec. (5) REPEALED []
Sec. (6) Movement of Rocks or Vegetation []
Sec. (7) Outfall Pipes []
Sec. (8) Shoreline stabilization [X]
Sec. (9) Utility Crossing []
Sec. (10) Stream Crossing []
Sec. (11) State Transportation Facilities []
Sec. (12) Restoration of Natural Areas []
Sec. (13) F&W Creation/Enhance/Water Quality Improvement []
Sec. (14) Piers, Wharves & Pillings []
Sec. (15) Public Boat Ramps []
Sec. (16) Coastal Sand Dune Projects []
Sec. (17) Transfers/Permit Extension []
Sec. (18) Maintenance Dredging []

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.

I have attached all of the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- [X] Attach a check for \$50 (non-refundable) made payable to: "Treasurer, State of Maine".
[X] Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
[X] Attach photographs showing existing site conditions (unless not required under standards).

Signature of Applicant: [Signature] Date: 03/03/02

Keep the bottom copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP STATE HOUSE STATION 17 AUGUSTA, ME 04333-0017 (207)287-2111
PORTLAND DEP 312 CANCO ROAD PORTLAND, ME 04103 (207)822-6300
BANGOR DEP 106 HOGAN ROAD BANGOR, ME 04401 (207)941-4570
PRESQUE ISLE DEP 1235 CENTRAL DRIVE PRESQUE ISLE, ME 04769 (207)764-0477

OFFICE USE ONLY table with columns: PBR #, Ck.#, FP, Date, Staff (MBC), Acc. Date (2/21/01), Staff, Def. Date, After Photos

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)
PERMIT BY RULE NOTIFICATION FORM
(For use with DEP Regulation, Chapter 305)

RECEIVED DEP - SMRG

1:34

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Form with fields: Name of Applicant (Terrence Edwards), Name of Owner (Mary A Sanford), Mailing Address (238 Brackett Av.), Town/City (Perkas Is.), State (Maine), Zip Code (04108), Daytime Telephone No. (207 766-5660), Name of Wetland, Water Body or Stream (CASCO BAY), Detailed Directions to Site, Town/City (Perkas Is. - Portland), Map # (92 A), Lot # (247 11), County (Cumberland), Description of Project (Fill in washed out area w/ Rip Rap approx 30cy...), Part of a larger project? (Yes/No)

(CHECK ONE) This project: does [] does not [X] involve work below mean low water.

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Sec. (8) Shoreline Stabilization [X]
Sec. (9) Utility Crossing []
Sec. (10) Stream Crossing []
Sec. (11) State Transportation Facilities []
Sec. (12) Restoration of Natural Areas []
Sec. (13) F&W Creation/Enhance/Water Quality Improvement []
Sec. (14) Piers, Wharves & Pilings []
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OFFICE USE ONLY table with columns: PBR #, Ck.#, Date, Staff (MBC), Acc. Date (2/21/01), Def. Date, After Photos

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0239	Issue Date:	CBL: 092 A011001
-----------------------	-------------	---------------------

Location of Construction: 632 Island Ave	Owner Name: Sanford Mary Ann Revoc Trust	Owner Address: 635 Island Ave	Phone: n/a
Business Name: n/a	Contractor Name: Edwards, Terrance	Contractor Address: 238 Brackett Street Peaks Island	Phone: 2077665660
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Miscellaneous	Zone:

Past Use: vacant	Proposed Use: Vacant Site Plan Application 2001-0048. Call contractor when ready 766-5660	Permit Fee: 50 \$0.00	Cost of Work: \$500.00	Area 3
Proposed Project Description: fill in washed out area w/ Rip Rap (Approx. 30 cy)		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

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: cih	Date Applied For: 03/23/2001	Zoning Approval		
<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input 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:

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

(FOR FILL PERMITS ONLY)

#2

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTE**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.

Applicant Terrence Edwards *766-5660 call when ready Application Date 03/11/07
Santord

Applicant's Mailing Address 238 Brackett Av. Peaks Is. Me 04108 Project Name/Description Island Av

Consultant/Agent 1 Address Of Proposed Site Peaks Is. Me 04108

Applicant/Agent Daytime telephone and FAX Assessor's Reference, Chart#, Block Lot# 92-A ~~11~~ 11

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse-Distribution Other(Specify) Fill permit

Proposed Building Square Footage and/or # of Units _____ Acreage of Site _____ Zoning _____

You must include the following with your application:
1) A Copy of Your Deed or Purchase and Sale Agreement
2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist. 2 extra Site Plans
(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: [Signature] Date: 03/11/07

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

500 cy or less - \$ 50.00
500 cy or more - \$ 100.00

* 3/23/2001 received OK

BUILDING PERMIT REPORT

DATE: 26 March 2006 / ADDRESS: 632 Island Ave. CBL: 092-A-011

REASON FOR PERMIT: Washout Out - Placing Rip RAP

BUILDING OWNER: Mary Ann Sanford Trust

PERMIT APPLICANT: CONTRACTOR owner

USE GROUP: CONSTRUCTION TYPE: CONSTRUCTION COST: 500,00 PERMIT FEES: 50,106

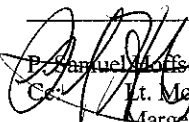
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: * /

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

Copy
Only
For Building Permit Application

HOME IMPROVEMENT CONTRACT



For those jobs that never get done!

This contract is made on this March 5, 2000, 2001, by and between Rent-A-Husband® of Maine, LLC (hereinafter referred to as "Contractor"), a Delaware corporation with a principal place of business at 1041 Brighton Avenue, Portland, Maine, 04102 and phone number of (207) 879-7425 and Joseph & Roxanne Meehan (hereinafter referred to as "Owner") whose mailing address is 57 Haywood St., Portland, ME 04102 and whose phone number is 207-773-4572.

If there is more than one property owner, the word "Owner" shall mean each property owner named above.

- 1. Scope of the Agreement & Work Dates.** The Contractor agrees to perform certain construction, alteration or repair work (hereinafter referred to as the "Work") in accordance with this Contract. All Work will be done in a good, sound and workmanlike manner. The Contractor estimates that the work will begin no later than March 12, 2001, and will be substantially completed on or before April 30, 2001.
- 2. Description of Work to be Performed.** The Work requested by the Owner is described as follows:
Finish 25'x46' basement. Frame walls with 2"x4"x8' with 2"x4"x16' pressure treated bottom plate. Install 1/2"x4'x8' sheetrock and tape. Apply 3 coats of mud, sand and paint. There will be three (3) doors installed, two (2) 6 panel doors and one (1) bi-fold door in front of furnace. All trim and base molding will be colonial style. Walls and trim will be painted. The ceiling will be a drop ceiling with 9 two x two lights. Electrical outlets will be installed to code. A plumber will install base board heat to code with new zone for basement. The floor will be vinyl tiles glued to cement slab. Rent-A-Husband® will paint walls, ceilings and stairs coming down from 1st floor. All materials and labor will be provided by Rent-A-Husband®. Building permit will be provided by Rent-A-Husband®. Four steel support posts will be wrapped with pine. Rent-A-Husband® will frame around furnace and there will be a bi-fold door to provide access.
[The description of the Work is continued on sheets _____ through _____ attached hereto.]
The Work will be completed in accordance with the drawings, plans and specifications attached hereto and incorporated herein by reference. Such drawings, plans and specifications have been seen, agreed to and signed by the Contractor and Owner.
- 3. Location.** All Work will be performed on and materials supplied to the property known as 57 Haywood St., Portland, ME. Owner represents and warrants that he owns this property.
- 4. Price.** The agreed upon price that Owner will pay Contractor is \$19135.00, subject to additions and deductions by change orders, to be paid as follows: (Check one)

_____ One third of the total price at the start of performance with remaining balance due within 30 days upon receipt of bill to be delivered at completion of the Work.
_____ Monthly installments of \$ _____ during performance of the Work with one final payment of the entire remaining balance due within 30 days upon receipt of the bill to be delivered at completion of the work.
_____ Monthly installments of \$ _____ for _____ months, commencing _____.

XX _____ Progress payments as follows: Total Due: \$19135.00
Downpayment : \$9567.50
Balance Due upon Completion : \$9567.50

5. Failure to Pay Contractor. Contractor may stop work and may terminate this Contract if the Owner fails to pay the Contractor any sum within ten (10) days after the date fixed for payment. Owner must then pay for all work to date and the Contractor's reasonable profits and damages. Payments due and unpaid more than ten (10) days after the date fixed for payment under this Contract shall bear interest at the rate of 1 1/2% per month from the date payment is due.

6. Materials. The Contractor will provide the materials, supplies, equipment, services and labor necessary for the complete performance of this Contract. Unless otherwise agreed, all materials will be new and of good quality.

7. Compliance with Laws. The Contractor will comply with all applicable Federal, State and local laws regarding work, materials and safety.

8. Licenses. To the extent required by law all work shall be performed by individuals duly licensed and authorized by law to perform such work.

9. Subcontractors. Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractors and in all instances remain responsible for the proper completion of this Contract, subject to the provisions of paragraph 15.

10. Resolution of Disputes If a dispute arises concerning the provisions of this Contract or the performance by the parties, then the parties agree to settle the dispute by jointly paying for one of the following: (Check one)

 Binding arbitration as regulated by the Maine Uniform Arbitration Act (14 M.R.S.A. § 5927, et. seq.), with the parties agreeing to accept the arbitrator's decision as final.

 Non Binding arbitration, with the parties free not to accept the arbitrator's decision and to seek satisfaction through other means including a lawsuit.

 X Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences.

If none of the foregoing dispute resolution options is selected, or if an option other than binding arbitration is selected, the Contractor shall be free in addition to take all actions reasonably necessary to preserve and enforce its statutory lien on the property.

11. Change Orders. Any alteration or deviation from the above contractual specifications that results in a revision of the Contract price or dates of performance will be executed only upon the parties entering into a written change order.

12. Insurance. Owner is required to provide liability insurance, and "all-risk" property insurance for at least the amount of the contract price, for the property referenced above. Contractor is required to maintain all insurance required under the Worker's Compensation Laws for the State of Maine for all of its employees engaged in the Work.

13. Ownership of Materials. Contractor shall continue to own all materials delivered and Work performed until final payment in full is made by Owner.

14. Permits. Owner will obtain and pay for all building permits or approvals that are required under any law, ordinance or regulation. Contractor is not responsible for delays caused by Owner's failure or inability to obtain such permits or approvals notwithstanding the dates set forth herein.

15. Delay. Contractor shall not be liable for delays due to any circumstances beyond its control including strikes, unfavorable weather conditions, casualty or general unavailability of materials.

16. Warranty. In addition to any additional warranties agreed to by the parties, the Contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this Contract. The warranty expressed herein and any implied warranties shall be limited to 1 (one) year from completion of the Work.

17. Entire Agreement. This contract and its attachments constitute the entire understanding and agreement between the parties with respect to the subject matter hereof, and supersedes all other negotiations, understandings and representations (if any) made by and between such parties. This contract may be changed only by a written agreement signed by both parties. This Contract is governed by the laws of the State of Maine.

18. Enforcement Costs. If Contractor brings any enforcement action or other proceeding in relation to this contract, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this contract, it shall be entitled to recover reasonable attorneys' fees, court costs and all expenses even if not taxable as court costs (including, without limitation, all such fees, costs and expenses incident to arbitration, appeals,

bankruptcy and post judgment proceedings), incurred in that action or proceeding, in addition to any other relief to which Contractor may be entitled. Attorneys' fees include paralegal fees, administrative costs and all other charges billed by the attorney.

19. **Additional Terms.** Any additional terms of this Contract are set forth in the Continuation Sheets _____ through _____ attached hereto and made a part hereof by this reference.

The Contractor proposes the above contract for acceptance by the Owner within 10 (ten) days. If the Owner does not accept these terms within 10 (ten) days Contractor reserves the right to withdraw this proposal.

Dated: 3-5, 2001



By: Robert DeLisle, Its Operations Manager
Phone: 207 879 7425

The Owner hereby accepts all of the foregoing terms and conditions and authorizes and consents to said work.
Dated: _____, 200__

Owner: _____
Phone: _____

Owner: _____
Phone: _____

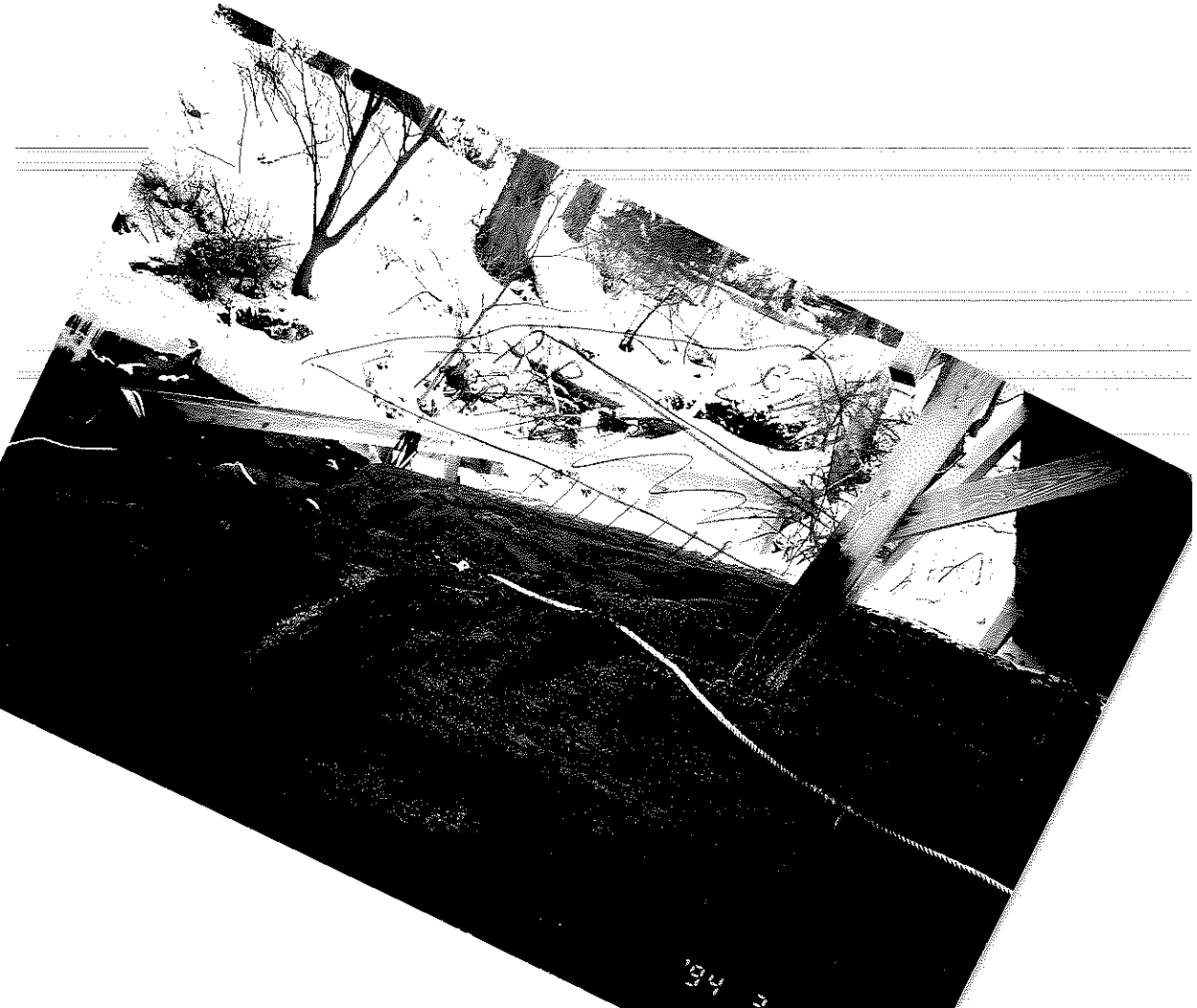
Sheet # _____

Continued Work Description/Additional Contract Provisions:

The following notice must be provided with, but not as part of, all contracts between the franchisee its customers:

Rent-A-Husband®, LLC. of Portland Maine strives to ensure that the customers of its franchisees receive excellent, professional service. To that end, Rent-A-Husband®, LLC. welcomes all comments, complaints or suggestions. Rent-A-Husband®, LLC. can be reached at 1-800-877-99-HUBBY or (207) 879-7425. To write to Rent-A-Husband®, LLC., address all correspondence to Rent-A-Husband®, LLC.; 1041 Brighton Avenue; Portland, Maine 04102. The email address is husband@Rent-A-Husband.com.

Each franchise is independently owned and operated

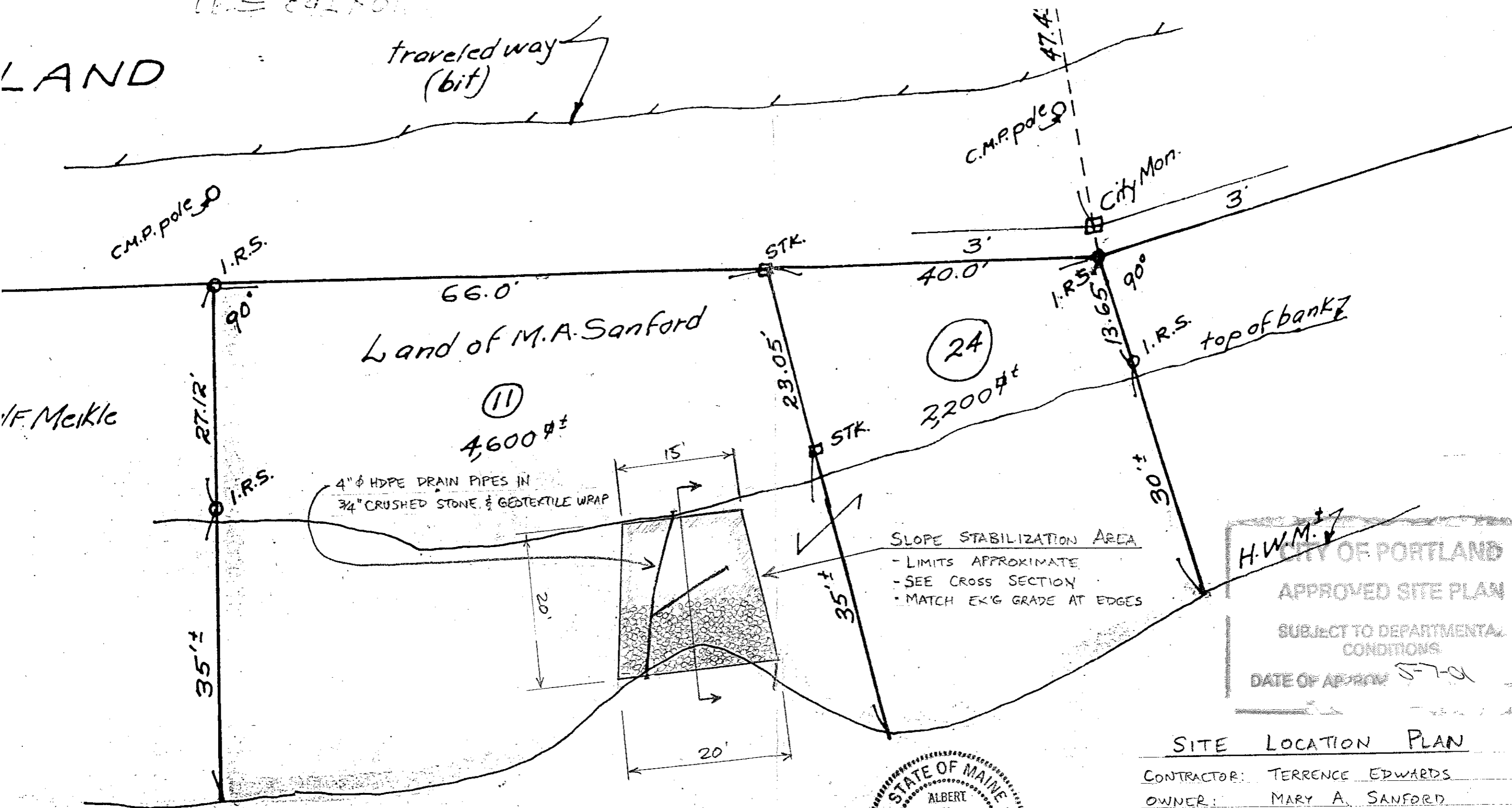


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CITY OF PORTLAND

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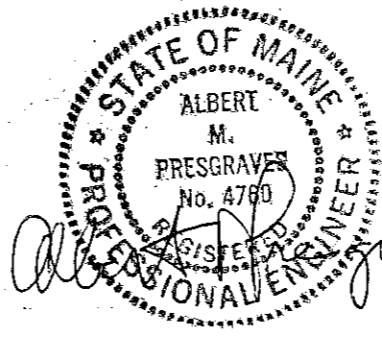
1/2 F. Meikle

CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 5-7-01

SITE LOCATION PLAN

CONTRACTOR: TERRENCE EDWARDS
 OWNER: MARY A. SANFORD
 635 ISLAND AVE
 PEAKS ISLAND, PORTLAND

SHEET 1 OF 2



DEPT. OF BUILDING
 CITY OF PORTLAND
 RECEIVED
 MAY - 3 2001