

**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

832 - 632 Island Ave, Peaks Island, Portland, Maine

Address of Proposed Site

092 A011001

Assessor's Reference: Chart-Block-Lot

Sanford Mary Ann Revoc Trust

Applicant

635 Island Ave, Peaks Island, ME 04108

Applicant's Mailing Address

Terrance Edwards

Consultant/Agent

Agent Ph: (207)766-5860

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

Proposed Building square Feet or # of Units _____ Acreage 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 _____

DRC Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied

Reviewer Jay Reynolds

Approval Date 05/07/2001

Approval Expiration 05/07/2002

Extension to _____

Additional Sheets Attached

Condition Compliance Jay Reynolds 05/07/2001 date signature

Performance Guarantee

Required*

Not Required

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

Performance Guarantee Accepted _____ amount _____ expiration date

Inspection Fee Paid _____ date _____ amount _____ expiration date

Building Permit Issue _____ date _____ amount _____ expiration date

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____ expiration date

Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date

Final Inspection _____ date _____ signature

Certificate Of Occupancy _____ date _____ signature

Performance Guarantee Released _____ date _____ signature

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature

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

2001-0067
Application I. D. Number
04/25/2001
Application Date

Maggie Lane Development Llc

Maggie Lane lot 13
Project Name/Description

Applicant

Po Box 10127, Portland , ME 04104

Applicant's Mailing Address

n/a

79 - 79 Maggie Ln , Portland, Maine

Consultant/Agent

Address of Proposed Site

Agent Ph:

Agent Fax:

341 A023001

Applicant or Agent Daytime Telephone, Fax

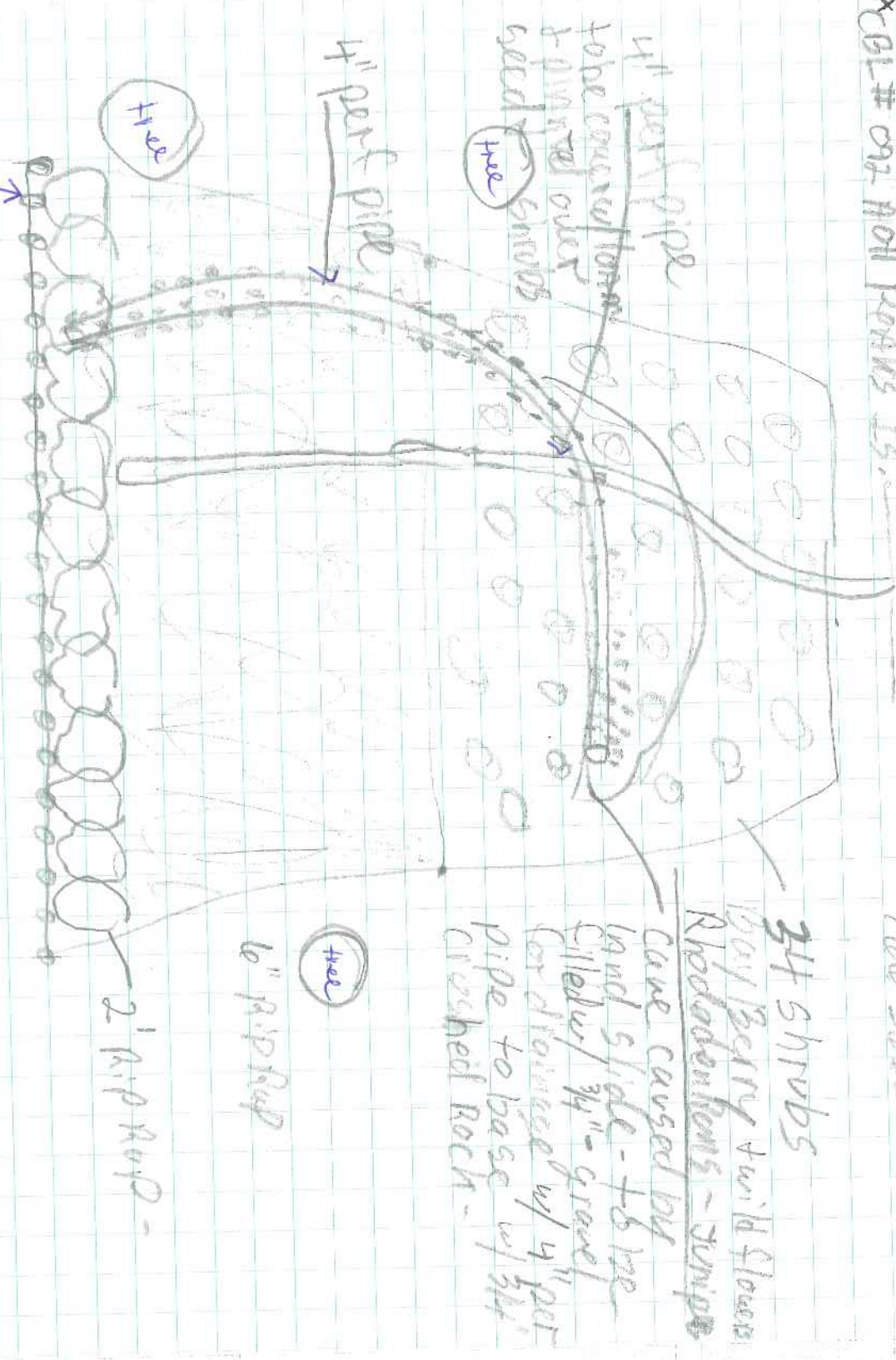
Assessor's Reference: Chart-Block-Lot

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:
 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.
 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.
 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.
 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.
 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.
 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.
 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.
 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.
 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.
 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.
 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.
 12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13 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 032 Island Av.
* CGL # 092 Hill Rowks IS.

Terrence Edwards
Tide Steep



2" epoxy coated repair every ft, 12" into bed back
to hold Rip Rap back.
Geotex to be used under Rip Rap - for stabilize drainage

3/4 shrubs
Bay Berry twigs flowers
Rhododendrons - Juniper
Cave caused by
1/2 and 5/8 pipe - + 5 pipe
filled w/ 3/4" - gravel
for drainage w/ 4" per
pipe to base w/ 3/4"
crushed rock -

6" rip rap

2" rip rap -

4" per pipe

4" per pipe
to be covered with
+ pinned over
sandy shrubs

tree

tree

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM

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30 c.y. of fill
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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 or Agent Daytime Telephone, Fax

632 - 632 Island Ave, Peaks Island, Portland, Maine
Address of Proposed Site
092 A011001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

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2001-0048 _____
Application I. D. Number
03/23/2001 _____
Application Date
30 c.y. of fill _____
Project Name/Description

Applicant Sanford Mary Ann Revoc Trust
635 Island Ave, Peaks Island, ME 04108
 Applicant's Mailing Address
Terrence Edwards
 Consultant/Agent
Agent Ph: (207)766-5660 Agent Fax: _____
092 A011001
 Address of Proposed Site
632 - 632 Island Ave, Peaks Island, Portland, Maine
 Assessor's Reference: Chart-Block-Lot
092 A011001
 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:**
- 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

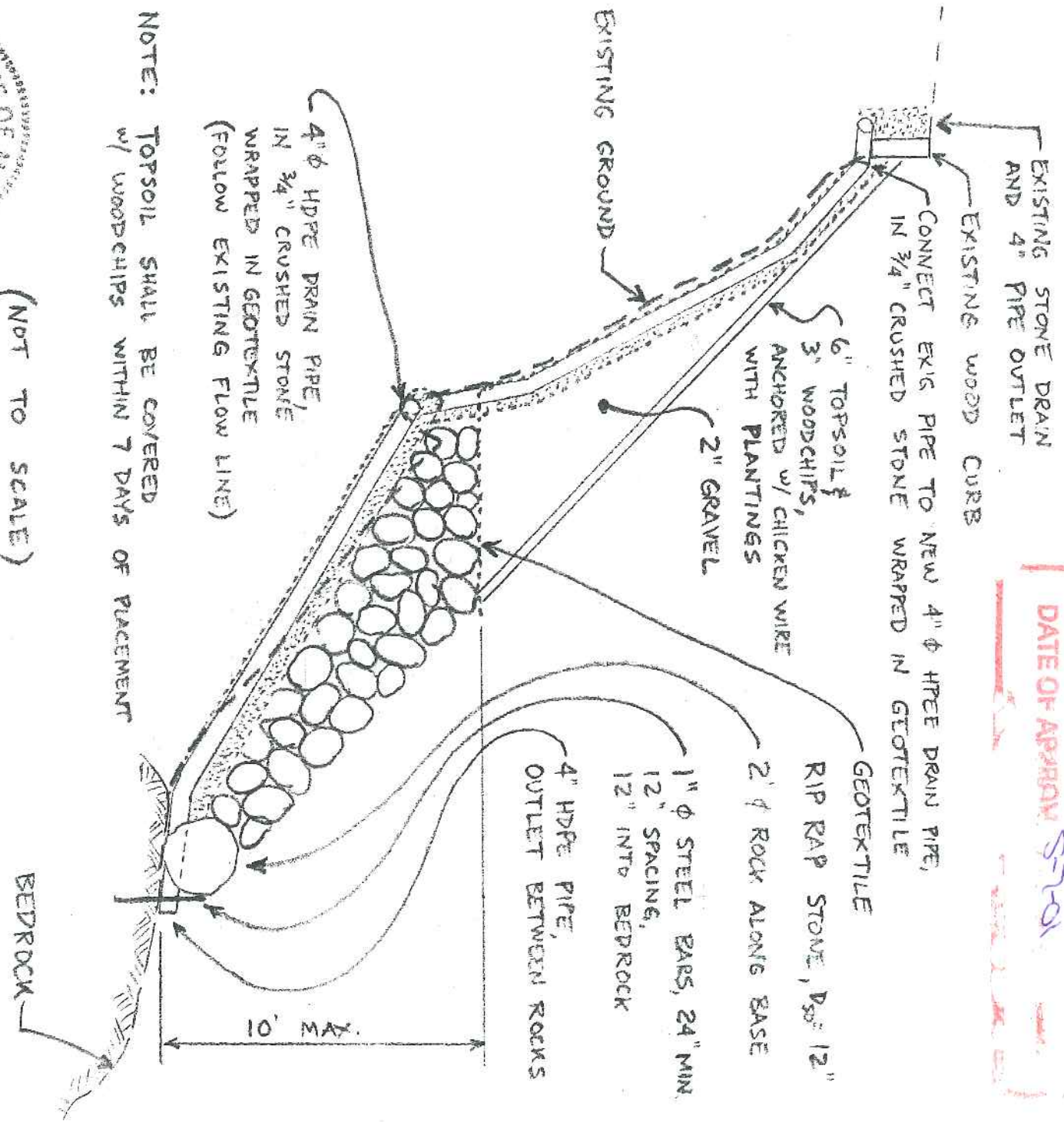
Approval Date 05/07/2001 Approval Expiration 05/07/2002 Extension to 05/07/2001 Additional Sheets Attached
 Condition Compliance Jay Reynolds signature date _____

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 _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____

CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 5/20/01

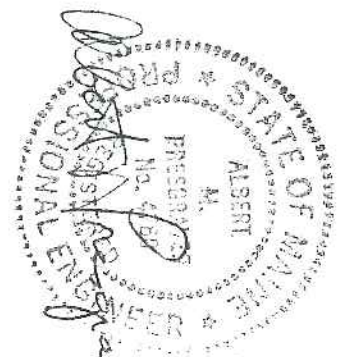


NOTE: TOPSOIL SHALL BE COVERED W/ WOODCHIPS WITHIN 7 DAYS OF PLACEMENT

(NOT TO SCALE)

CROSS SECTION

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



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

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

Name of Applicant:	Terrence Edwards	Name of Owner:	Mary A Sanford
Mailing Address:	738 Brackett Av.	Town/City:	Parish IS
State:	ME	Daytime Telephone No. (include area code)	207 766-5660
Name of Wetland, Water Body or Stream:	CASCO BAY	Zip Code:	04108
Detailed Directions to Site:	CBL to Parish follow IS Av. To left Past TETA Fenn's Club on left Past Seils on Rt 8th house on Rt 635 IS Av across St Behind Spirit Rail Fence		
Town/City:	Parish IS - Portland	Map #:	92 A Lot #: 24211 County: Cumberland
Description of Project:	Fill in washed out area w/ Rip Rap approx 300' and scope fabric under area silk fence Rebar Project		
Part of a larger project?	Yes		No

- (CHECK ONE) This project: does does not 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. 2/21/01 - Terrence Edwards - Parish IS - Portland
- 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. (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. (8) Shoreline Stabilization
 - 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:

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

Signature of Applicant: *MJ Edwards* 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.

Send copy to Jay Rendels c/o Planning Dept City of Portland

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	Ok.#	Date	Staff	Staff	After Photos
PBR #	FP		MBC		
		2/21/01			

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

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

Name of Applicant:	Terrence Edwards		Name of Owner:	Mary A Sanford	
Mailing Address:	238 Brackett Av.		Town/City:	Perkasie Twp.	
State:	MAINE	Zip Code:	04108	Daytime Telephone No. (include area code)	207 766-5660
Name of Wetland, Water Body or Stream:	CASCO BAY				
Detailed Directions to Site:	CR1 to Perkasie follow T5 Av. To left on Rt 635 T5 Av across st behind split Rail Fence				
Town/City:	Perkasie Twp.	PerthMap #:	92A	Lot #:	24411
				County:	Comberland
Description of Project:	Fill in washed out area w/ Rip Rap approx 30cy Pip Rebar sprayed 2" dia 2' in to ledge to hold Rip Rap water road scope fabric under area silk fence before project				Part of a larger project? Yes No

(CHECK ONE) This project: does does not 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. 2/21/01 - Terrence Edwards - Shirts can reach by boat. 1/2 - rip-rap of bank at Perkasie
- 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
 - Sec. (9) Utility Crossing
 - Sec. (10) Stream Crossing
 - Sec. (11) State Transportation Facilities
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 - 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:

- Attach a check for \$50 (non-refundable) made payable to: "Treasurer, State of Maine".
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- Attach photographs showing existing site conditions (unless not required under standards).

Signature of Applicant: MJ Colwell Date: 03/03/02

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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
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OFFICE USE ONLY	CK #	Staff	Staff	After Photos
PBR #	FP	Acc. Date	Def. Date	
		2/21/01		

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:	092 A011001	CBL:
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 2077655660
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
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: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: cjh	Date Applied For: 03/23/2001	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>		Special Zone or Reviews	Zoning Appeal	Historic Preservation
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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	<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

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

DATE

PHONE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

(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 owns 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.

03/11/02

* 766-5660
call when ready

Application Date
5/21/02

Applicant Terrence Edwards

Project Name/Description

Applicant's Mailing Address
238 BRACKETT DR.

PO BOX 13 ME 04108

Address Of Proposed Site
PO BOX 13 ME 04108

Consultant/Agent
1

Assessor's Reference, Chart, Block Lot# 92-A

Applicant/Agent Daytime telephone and FAX

New Building

Building Addition

Change of Use

Residential

Office

Retail

Proposed Development (Check all that apply)

Manufacturing

Warehouse/Distribution

Other(Specify)

FILL PERMIT

Proposed Building Square Footage and/or # of Units

Acres/age of Site

Zoning

You must include the following with you 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:

Terrence Edwards

Date:

03/11/02

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

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Handwritten notes in the top right corner.

Vertical handwritten notes on the left side of the page.

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Handwritten notes in the bottom right corner.

BUILDING PERMIT REPORT

CBI: 992-A-011

DATE: 26 March 2001 ADDRESS: 632 Island Ave.

REASON FOR PERMIT: Washout - Placing R.P. RAP

BUILDING OWNER: Mary Ann Sanford Trust CONTRACTOR owner

PERMIT APPLICANT: _____ CONSTRUCTION TYPE: _____ CONSTRUCTION COST: 500.00 PERMIT FEES: 50.00

USE GROUP: _____ CONSTRUCTION TYPE: _____ CONSTRUCTION COST: _____ PERMIT FEES: _____

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)

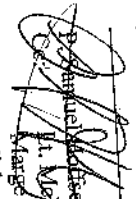
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: X 1

This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.

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. (A 24 hour notice is required prior to inspection) ***ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.***
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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or protected pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
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. Section 2305.1Z
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code. Sections 2111.3-2111.4
6. Precast concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4. This is done to verify that the proper setbacks are maintained.
7. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or L-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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
8. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
9. Guard transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
10. 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. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, L-1, 1-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
11. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
12. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
13. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
14. 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".
15. Every sleeping room below the fourth story in buildings of Use Groups R and L-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

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 #13 Standard.
23. The Sprinkler System shall be installed and maintained in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the Building Code.
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 Mechanical Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Building Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Bridging shall comply with Section 2305.16.
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).


 Michael Nugent, Building Inspector
 E. McDougall, PFD
 Manager Schmuckel, 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

Copies

Only

For Building Permit Application

HOME IMPROVEMENT CONTRACT



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.
 _____ 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: _____

Change Order

Date of Change: _____

Property Location: _____

Owner(s): _____

Date of Contract: _____

Price Before Change: _____

Price After Change: _____

Detail of Changes to Contract:

The foregoing changes to the above referenced contract are hereby agreed to by the above referenced Owner(s) and _____, the Contractor:

By: _____, Its _____

Owner: _____ Owner: _____

Sheet # _____

Continued Work Description/Additional Contract Provisions:

Each franchise is independently owned and operated

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 Brighiton Avenue; Portland, Maine 04102. The email address is husband@Rent-A-Husband.com.

LAND

92-A-11
traveled way
(bit)

47.4'
C.M.P. pole

City Mon.

C.M.P. pole

I.R.S.

STK.

3'

40.0'

I.R.S.

90°

13.65'

I.R.S. top of ba

Land of M.A. Sanford

(11)

4,600 ±

(24)

3,200 ±

1/2 F. Meikle

27.12'

90°

I.R.S.

23.05'

STK.

35' ±

30' ±

H.W.I.

35' ±

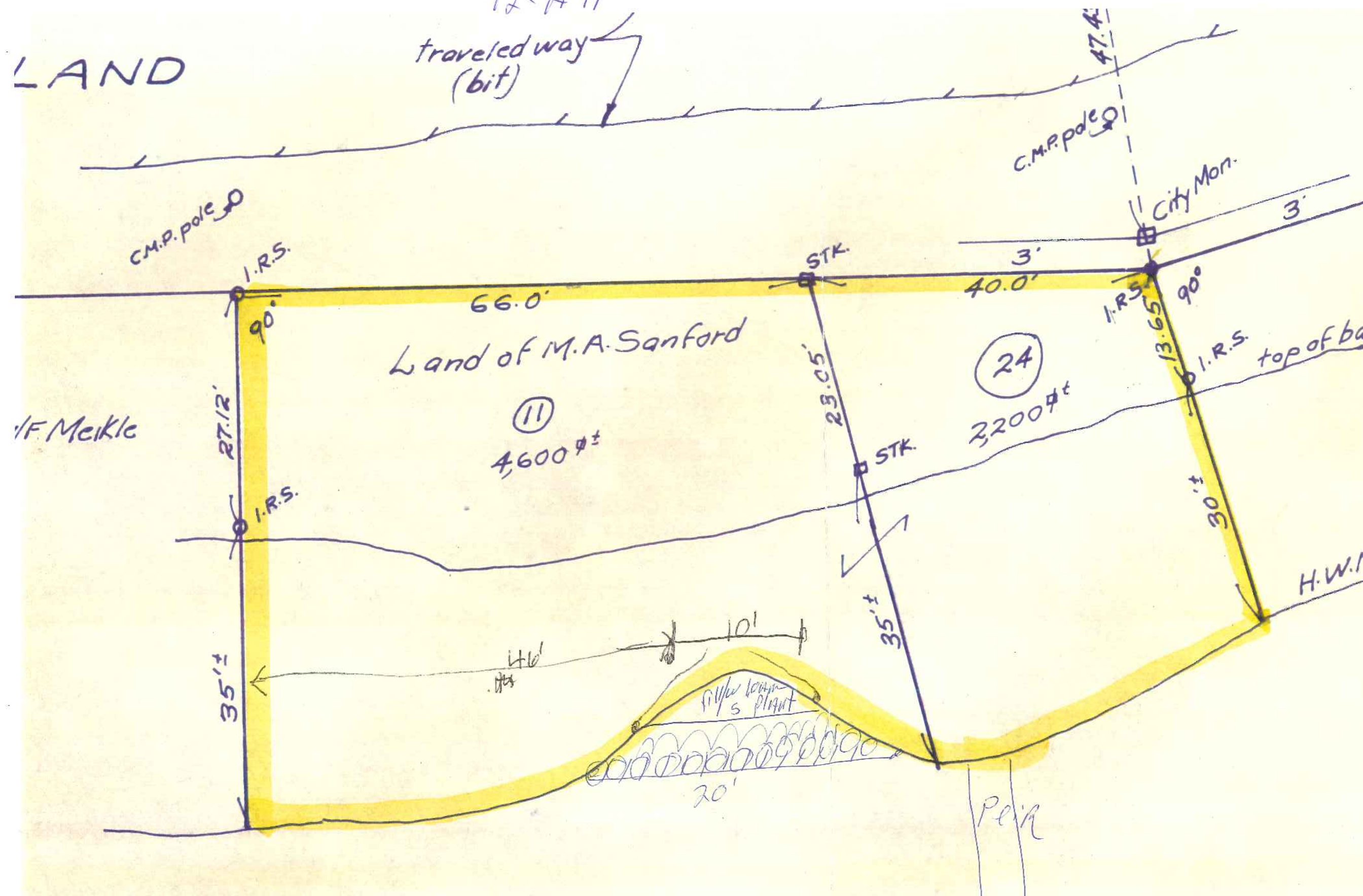
46' ±

10'

filler bottom
& plant

20'

Per A



632 25.27
C.M.P. pole

MARY SANFORD

LAND

traveled way
(bit)

C.M.P. pole 47.4'

City Mon.

C.M.P. pole

I.R.S.

STK.

40.0'

I.R.S.

90°

I.R.S.

top of b

1/2 F. Meikle

27.12'

I.R.S.

Land of M.A. Sanford

(11)
4,600 sq ft

23.05'

STK.

(24)
2,200 sq ft

30' ±

4" HDPE DRAIN PIPES IN
3/4" CRUSHED STONE & GEOTEXTILE WRAP

SLOPE STABILIZATION AREA

- LIMITS APPROXIMATE
- SEE CROSS SECTION
- MATCH EX'G GRADE AT EDGES

H.W.

DATE

SITE LOC

CONTRACTOR: TE

OWNER: M

63

Pe



DEPT OF BUILDING
CITY OF PORTLAND

0' 10' 20' 30' 40'