

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: Hillside Rd. /Little Diamond Island		Owner: Arleme & James Coffin **		Phone: **766-2065**		Permit No: 000912
Owner Address: Same 04109		Lessee/Buyer's Name:		BusinessName:		
Contractor Name: Grant Rudnicki		Address: 256 Mt. Blue St. Norwell, ME 02061		Phone: 781-659-8618		Permit Issued: AUG 18 2000
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$ 4,000.00		
				PERMIT FEE: \$ 48.00		
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: Signature: Signature:
Proposed Project Description: Construct a 27X16 Deck to cover ancient water system.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		
Permit Taken By: GD		Date Applied For: GD GD August 7, 2000				Zone: TA-2 CBL: 105-E-025

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

***Please call the Coffins for P/U
766-2065

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: August 7, 2000	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

②

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

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.**

04109

Location/Address of Construction: Hillside Rd. LITTLE DIAMOND ISLAND - PORTLAND ME

Tax Assessor's Chart, Block & Lot Number Chart# 105 Block# K-025 Lot# 34-35	Owner: ARLENE D COFFIN JAMES H. COFFIN	Telephones: * 1-207-766-2065
Owner's Address: LITTLE DIAMOND ISLAND PORTLAND ME 04109	Lessee/Buyer's Name (If Applicable): N/A	Cost Of Work: \$ 4,000 Fee \$ 48.00
Proposed Project Description (Please be as specific as possible): ADD A DECK ADJACENT TO MY EXISTING HOME TO COVER AN ANCIENT WATER SYSTEM		
Contractor's Name, Address & Telephone: GRANT RUDNICKI 256 MT BLUE ST NORWELL MA 02061	Rec'd By: RESERVOIR LITTLE DIAMOND ISLAND PORTLAND ME 04109	

781
659
2618

207
766
2150

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

* Call the coffins
for P/u *
766-2065

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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

Signature of applicant: James H Coffin Date: 8/4/00

Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$8.00 per \$1,000.00 construction cost thereafter.



DECK INFORMATION

To apply for a deck permit, the following information shall be with your application.

1. Plot Plan showing distances to all lot lines from proposed deck.
2. Type of foundation.
 - a. Full foundation (concrete or other) 8" 4' below grade and on footing _____.
 - b. Frost wall (concrete or other) 8" 4' below grade on footing _____.
 - c. Piers (sono tube big foot etc.) 8" _____, 10" _____, 12" _____ other _____.
 - d. Spacing of piers 4' _____, 6' _____, 8' _____, 10' _____.
 - e. Other _____

STONE & MORTAR 3 1/2' WIDE 8' DEEP

3. Columns (material between foundation (piers) and framing).
 - a. Steel size 4" _____ other _____.
 - b. Wood size 4"x4" 4"x6" _____ other _____.

Fasteners shall be used between building element.

4. Framing members.
 - a. Ledger (attached to building) 2x6" _____ 2x8" _____ 2x10" _____ 2x12" _____.
 - b. Joist - span (carries decking) 6' _____ 8' _____ 10' _____ 12' _____ 14' _____.
 - c. Joist - size 2x6" _____ 2x8" _____ 2x10" _____ 2x12" _____ other _____.
 - d. Spacing of joist 16" _____ 18" _____ 24" _____ or other _____.

5. Beam spacing (distance between supporting piers)
 - a. 6' 8' _____ 10' _____ 12' _____.
 - b. Beam size 2-2x6 _____ 2-2x8 _____ 2-2x10 _____ 2-2x12 other _____.
 - c. Decking size 5/4" _____.

All decks in Use Group R-3 over 15 1/2" above grade shall have a guard system.

6. Guardrail heights (decks between 15 1/2" and 30" above grade can be 36" in height). *NOT REQUIRED BECAUSE DECK IS LESS THAN 12" ABOVE GRADE*
 - a. Over 36" above grade a 42" guardrail system shall be used.
36" _____ 42" _____

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 ornamental pattern that would provide a ladder effect. If stairs are part of the deck system see attached requirements for stairs.

BUILDING PERMIT REPORT

DATE: 7 August 2010 ADDRESS: Hillside Rd. L.D. Ts CBL: 105-K-125
 REASON FOR PERMIT: To Construct a 27' x 16' deck (adjacent to D/Y)
 BUILDING OWNER: Arlene & James Coffin
 PERMIT APPLICANT: _____ (CONTRACTOR Grant Rudnicki)
 USE GROUP: U CONSTRUCTION TYPE: 53 CONSTRUCTION COST: 4000.00 PERMIT FEES: 48.00

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 are met: X1, X2, X11, X29, X32, X33

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. Before concrete for foundation is placed, approval 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 bottom of the base under 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 perforated 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 1813.2
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 2105.17
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 from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
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. 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)
9. 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
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X11. 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, I-1, I-2, M and R and 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" and not more than 42". 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)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. 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)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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. 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. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closers. (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)

8/7

19. 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
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. 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)
24. 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".
25. 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.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- * 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements.
- * 32. 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.
- * 33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 Lisa McDougall, Building Inspector
 cc: Lisa McDougall, RFD
 Margo Schmuckel, Zoning Administrator

PSH11/20/99

*This Permit is hereby issued, on the basis of plans submitted and conditions placed the 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.**

**** Certificate of Occupancy Fees: 550.00 each

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

ENGINEERING SKETCH SHEET

MD-88

NO.

JOB AND USER (DWG. TITLE BLOCK INFORMATION)

DATE **8-4-00** PAGE OF

**PLOT PLAN
FOR PROPOSED
DECK OVER EXISTING RESERVOIR**

BY **J.H. COFFIN**

R-1
**IR-2 ZONE
ALLOWABLE
SIDE SETBACK = 20'**

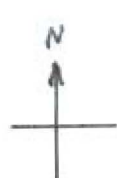
**NO 105
LITTLE DIAMOND ISLAND**

APPROVED BY - DATE
SQUARE D COMPANY
ELECTRICAL EQUIPMENT

**COFFIN LOTS
6-31-32-33-34-35 & 25**



IR-2
Side - 20' reg - shows 21'
rear - 25' reg - 25' + show
front - 25' reg - 25' + show
5' min. reg. from principal structure



SCALE 1" = 80'

ENGINEERING SKETCH SHEET

MD-88

NO.

JOB AND USER (DWG. TITLE BLOCK INFORMATION)

DATE

PAGE

FRAMING PLAN
FOR PROPOSED
DECK OVER EXISTING RESERVOIR

8-4-00

OF

BY

J. H. COPPIN

R-1

COFFIN LOTS

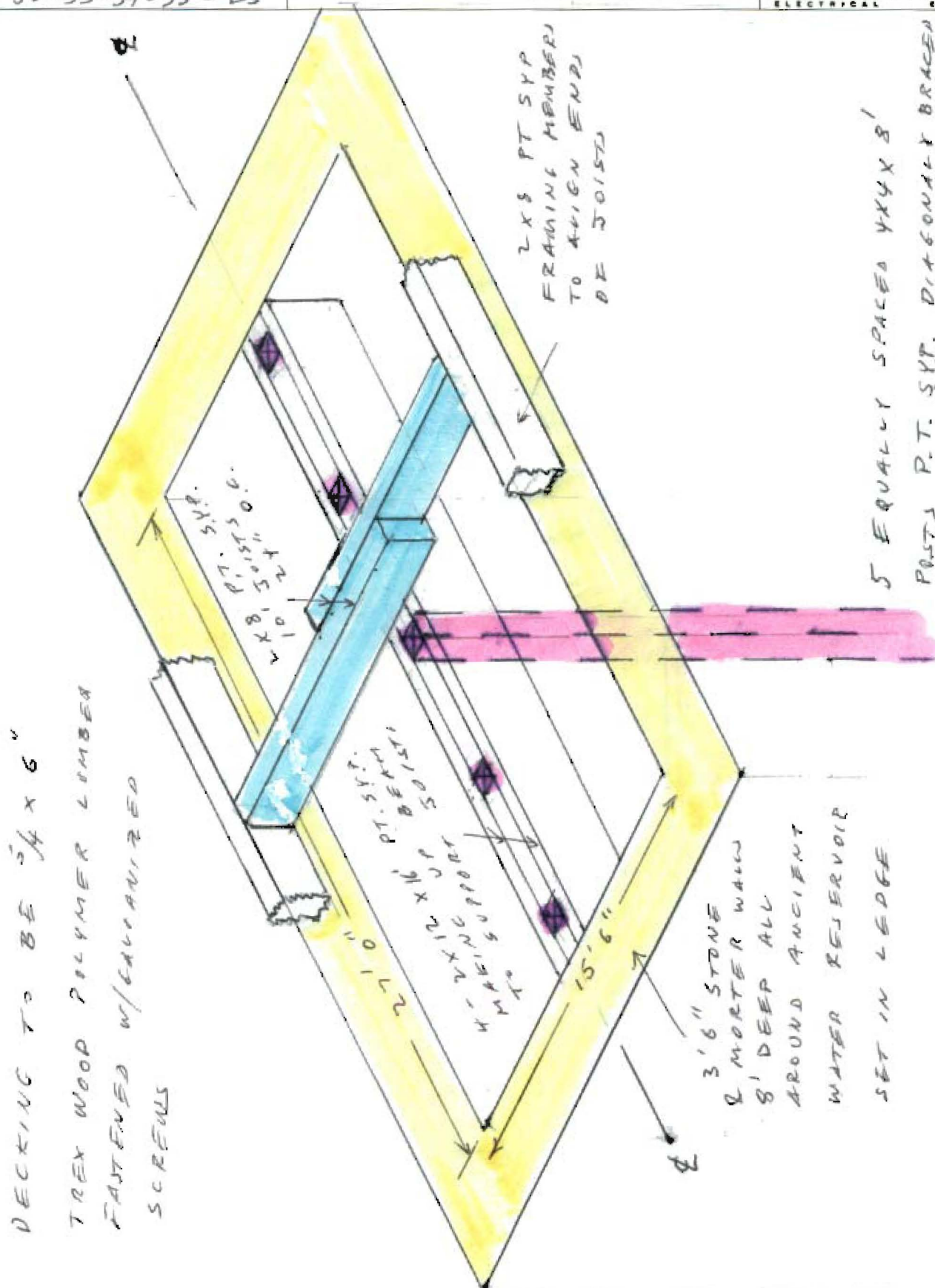
NO 105

APPROVED BY - DATE

#6-31-32-33-34-35-25

LITTLE DIAMOND ISLAND

SQUARE D COMPANY
ELECTRICAL EQUIPMENT



5 EQUALLY SPACED 4X4X8'
POSTS P.T. SYP. DIAGONALLY BRACED
BY 2X4 BRACES, POSTS
SUPPORTED BY PRECAST 16"X16" FOOTPA

DECKING TO BE 5/4 x 6"
TREX WOOD POLYMER LAMBER
FASTENED W/ GALVANIZED
SCREWS

3'6" STONE WALL
& MORTAR WALL
8' DEEP ALL
AROUND ANCIENT
WATER RESERVOIR
SET IN LEDGE

2X8 PT SYP
FRAMING MEMBERS
TO ALIGN ENDS
OF JOISTS

PT. SYP.
POSTS 0.6.
4X8, 50X11
10 2

PT. SYP.
BEAMS
16X20
UP
50151
W-TRUSS SUPPORT
MATS

10 L L 2

15'6"

Trex® Usage Guidelines

Trex® Wood Polymer™ lumber is suitable for a wide range of uses such as decking and landscaping. *Trex® Wood-Polymer™ lumber is not intended for primary structural members such as load bearing columns, joists, stringers and beams.* In most installations, a span of 16" on center using a minimum of 3 joists will provide excellent results. Please refer to the *Trex Decking Span Chart* on the back of these guidelines for specific requirements or consult the *Trex Wood-Polymer* lumber building code listings (National Evaluation Service - NER-508 or ICBO ES ER-5747).

IMPORTANT: *Trex decking must always be installed properly gapped and directly on joists. Do not attach Trex decking to any solid surface or water tight system such as sheathing, waterproof membranes, concrete, roof systems, or patios.*

Getting Started

- As with any woodworking project, protective clothing and safety glasses should be worn.

Handling Trex Wood-Polymer Lumber

- *Trex Wood-Polymer* lumber weighs more than wood and it's more flexible. Special care should be taken when handling. Do not attempt to lift similar volumes of *Trex* lumber as you do wood.
- When storing *Trex Wood-Polymer* lumber at the job site, be sure to place on a flat surface.
- When stacking units, supports should start at each end and be spaced 24" on center. Supports should line up vertically.



Units of 8' Trex lumber

Cutting and Drilling Trex Wood-Polymer Lumber

- For best results, use carbide tipped blades and router bits.
Trex® Tip: Blades with fewer teeth (18-24 for 7 1/4" circular sawblade) work best.
- *Trex Wood-Polymer* lumber's workability is outstanding. Unlike wood, with *Trex Wood-Polymer* lumber you won't need to be concerned about grain direction or knots.
- When drilling large or deep holes, periodically lift the drill out of the hole to draw the shavings out.

Nailing and Fastening Trex Wood-Polymer Lumber

- Hot-dipped galvanized or stainless steel nails or screws are highly recommended to take full advantage of the durability of *Trex Wood-Polymer* lumber.
- More force is required to drive a nail into *Trex Wood-Polymer* lumber than regular wood. Hold nail while hammering until it is driven 1/2" to 3/4". Hitting a nail with full force when it is not driven in may cause it to fly out. Nail guns work very well with *Trex Wood-Polymer* lumber. For cold weather installations or when using wood screws or lag bolts, pre-drilling may be necessary. Do not drill holes any larger than 3/4 of the screw/bolt diameter. Pre-drilling is generally not required for self-tapping or deck screws.

Trex® Tip: Most screws will cause *Trex Wood-Polymer* lumber to "mushroom" up over the screw head. Simply tap down with a hammer to hide the fastener or pre-drill to reduce the "mushroom" effect.

NOTE: See back side of Usage Guidelines for important gapping, spanning and cleaning information.

Trex® Usage Guidelines (cont'd.)

Trex Decking Span Chart

Maximum Recommended Center-to-Center Decking Spans (Trex decking fastened to a minimum of 3 joists)

5/4 x 6	16"	12"	16" Residential/Day Care Only
2 x 4, 6, 8	20"	16"	16" Commercial Use

Note: When installing Trex decking at a 45° angle to the joists, be sure to reduce the joist spacing by a minimum of 4".

Gapping Trex Wood-Polymer™ Lumber

- Width-to-width board gapping is essential for drainage as well as changes in dimension due to temperature. A 3/16" - 1/4" gap is recommended for ease of cleaning. A minimum of 1/8" width-to-width gap is required.
- When joining Trex Wood-Polymer lumber end-to-end, gapping is also required. The size of the gap required will depend on the length of the boards, the temperature at the time of installation and the highest anticipated temperature in the local area.

End-to-End Gap Rule of Thumb:

For 16' boards and smaller, allow 1/16" end gap for every 20°F difference between installation temperature and the highest temperature expected during the year. For 20' boards, add an additional 1/16" to the rule of thumb calculated above.

General Construction Facts

- Trex Wood-Polymer lumber is the only wood-plastic lumber to receive a listing with the nation's three largest building code agencies - BOCA, SBCCI, and ICBO. (NER-508 (National Evaluation Service) and ICBO ES ER-5747).
- Reports NER-508 and ICBO ES ER-5747 are available at your authorized Trex dealer.
- Trex Wood-Polymer lumber is not intended for use as columns, beams, joists, stringers, and other primary load bearing members.
- Refer to the decking span chart above or NER-508 or ICBO ES ER-5747 for maximum allowable spans.

Cleaning Trex Wood-Polymer Lumber

- For stains caused by mold, mildew, berries and leaves, conventional deck washes containing detergent and sodium hypochlorite work well.
- For rust stains, ground-in dirt and grime, use cleaners containing phosphoric acid which are commonly available in home centers and hardware stores.
- For tougher stains, such as oil or grease, scrub with a detergent containing a degreasing agent as soon as the stain occurs.

Trex Tip: A light sanding with a medium grit sandpaper works well in removing grease stains that have been allowed to set. This area will weather again as it did after installation.

- Periodically clean out expansion gaps between Trex boards with a flat tool to ensure proper drainage.
- Refer to Trex Wood-Polymer Lumber Care and Cleaning Guide for more information.

Trex Wood-Polymer Lumber Colors & Weathering Process

Trex Wood-Polymer lumber is available in four colors:

- **Natural** starts out in varying shades of brown and weathers to driftwood grey hues when exposed to sunlight and water.
- **Winchester Grey** starts out in varying shades of brown and weathers to deep rich grey hues when exposed to sunlight and water.
- **Madeira** is a reddish brown and weathers slightly while maintaining its reddish brown hue.
- **Woodland Brown** is a dark brown and remains colorfast.

This weathering process is normal and does not harm the product.

BK 3584 PG 0350

063184

Warranty Deed

James H. Coffin of Springvale, York County, Maine, for consideration paid, grants to James H. Coffin and Maryba H. Coffin of Springvale, York County, Maine, as joint tenants, with Warranty Covenants, the land and buildings in Portland, Cumberland County, Maine.

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

Beginning at a stake on the northwesterly side of Hillside Road, formerly called a passageway fifteen (15) feet wide, fifty-seven (57) feet northeasterly by said passageway from the easterly corner of Lot 59, now or formerly of the property of James H. Moore; thence North 41° East by said Hillside Road passageway, sixty-five (65) feet to a stake; thence North $19^{\circ} 30'$ West one hundred twelve (112) feet; thence southwesterly about one hundred and twenty (120) feet to a corner determined by the following course: South 47° East one hundred twenty-six and seven tenths (126.7) feet to Hillside Road at the point of beginning. The northerly line of said lot passes two (2) feet northerly of the northerly line of the rear building on said lot.

Together with a right of way, in common with the other owners of lots in the fifteen foot passageway in front of said lot, and in a convenient right of way to the public landing on said Island.

Meaning and intending to convey lot numbered 63 on a plan of the West End of Little Diamond Island, made by E.C. Jordan & Co., Civil Engineers, and recorded in Cumberland County Registry of Deeds, Plan Book 17, Page 71, to which plan reference is hereby made for a more particular description.

This conveyance is made subject to the condition that no building or parts of buildings shall be erected thereon within twenty-five (25) feet of said passageway.

All other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.


Reference is hereby made to a deed given by Arthur E. Atherton and Dorothy M. Atherton to James H. Coffin and Phyllis H. Coffin, as joint tenants, dated May 23, 1968 and recorded in the Cumberland County Registry of Deeds in Book 3041, Page 350.

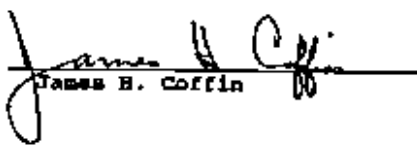
Peter G. Rich, Register - 415 Congress Street - Portland, Maine 04101

52460351

Further reference is made to a deed to the Grantor herein by Phyllis W. Coffin dated May 29, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3552, Page 34.

In Witness Whereof, I, James H. Coffin, have set my hand and seal this the 8th day of December, 1988.


 Witness

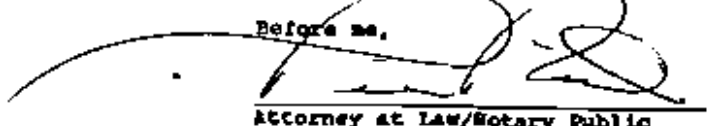

 James H. Coffin

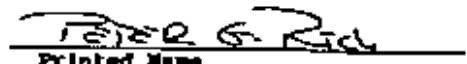
State of Maine
Cumberland, ME

December 8th, 1988

Then personally appeared the above-named, James H. Coffin, and acknowledged the foregoing to be his free act and deed.

Before me,


 Attorney at Law/Notary Public


 Printed Name

REC'D
 1988 DEC 12 AM 9:55
 James G. Rich

Peter G. Rich, Esquire - 415 Congress Street - Portland, Maine 04101

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Deed of Sale By Personal Representative

Charles Haynes, of Great Diamond Island, City of Portland, County of Cumberland and State of Maine, duly appointed and acting *Personal Representative of the Estate of Heather Cashin* deceased (intestate), as shown by the probate records of Cumberland County (Probate Court Docket No. 96-535), either having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale or having received a written waiver of such notice by all persons entitled to such notice, by the power conferred by the Probate Code and every other power, for consideration paid, grant to *James H. Coffin* of Little Diamond Island, City of Portland, Cumberland County, Maine and *Arlene DeLyser Coffin* of the City of Victoria, Province of British Columbia, Canada, *as joint tenants*, a certain lot or parcel of land together with the buildings thereon, situated in the City of Portland, County of Cumberland, and State of Maine bounded and described as follows:

A certain lot or parcel of land located on the southeasterly side of Anderson Avenue and the southwesterly side of Ocean View Road on Little Diamond Island in the City of Portland, County of Cumberland and State of Maine, being further bounded and described as follows:

Beginning at an iron pipe driven in the ground on the southeasterly side of Anderson Avenue at the westerly corner of land believed to be now or formerly of Happy R. Durn and, from said point of beginning, thence running southwesterly by the southeasterly side of Anderson Avenue Sixty-Seven (67) feet to a nail driven in the root of a tree;

Thence southeasterly, by an interior angle of $86^{\circ} 02'$, One Hundred (100) feet to an iron pipe driven in the ground;

Thence southwesterly Sixty (60) feet to an iron pipe driven in the ground;

Thence continuing southwesterly Sixty (60) feet to a nail driven in the ledge;

Thence southeasterly One Hundred and Thirty-Four (134) feet to an iron pipe driven in the ground;

Thence northeasterly Thirty and eleven hundredths (30.11) feet to an iron pipe found;

Thence continuing northeasterly One Hundred and Nineteen and eighty-nine hundredths (119.89) feet to an iron pipe driven in the ground;

Thence northwesterly Fifty-Eight and seventy-eight hundredths (58.78) feet to an iron pipe driven in the ground;

MAINE REAL ESTATE TAX PAID

Thence northeasterly Sixty-Eight (68) feet to the southwesterly side of Ocean View Avenue;

Thence northwesterly, by the southwesterly side of Ocean View Avenue, Fifty (50) feet;

Thence southwesterly, at a right angle to Ocean View Avenue, Sixty-Eight (68) feet to an iron pipe driven in the ground; and

Thence northwesterly, at right angles with said last described course, One Hundred (100) feet to the southeasterly side of Anderson Avenue and the point of beginning.

Being all and the same premises conveyed to Heather Cashin (formerly Heather J. Haynes) by Warranty Deed of Charles F. Haynes dated June 24, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4621, Page 115.

In Witness Whereof, I, Charles Haynes, in my capacity as Personal Representative of the Estate of Heather Cashin have set my hand and seal this // day of ~~June~~ July, 1996.

The Estate of Heather Cashin

Theresa Edwards

By *Charles F. Haynes*
Charles Haynes
Personal Representative

State of Maine
Cumberland, ss.

July
~~June~~ 11, 1996

Then personally appeared before me the above named, Charles Haynes, Personal Representative of the Estate of Heather Cashin and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said Estate.

Before me,

Theresa R. Edwards
Notary Public/Attorney at Law

TERESA R. EDWARDS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES FEBRUARY 28, 2001
Printed Name

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RECEIVED
RECORDED REGISTRY OF DEEDS

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CUMBERLAND COUNTY

John B. Brown

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