

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-039	Issue Date: APR 11 2001	CBL: 111 C003001
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Location of Construction: 100 Deerfield Rd	Owner Name: Smith, Bradford	Owner Address: 100 Deerfield Rd	Phone: 207-244-3538
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Business Name: n/a	Contractor Name: H.F. Mcmanus	Contractor Address: 49 Meadow Cross Road Topsham	Phone:
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Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Multi Family	Zone: R-5
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Past Use: 2 Unit	Proposed Use: 2 Unit; convert attic storage on 3rd floor to family room w/skylight & bath <i>2 unit ok per microfiche</i>	Permit Fee: \$84.00	Cost of Work: \$10,000.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A-3</i> Type: <i>5B</i> PERMIT ISSUED WITH REQUIREMENTS
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Proposed Project Description: Change attic to family room	Signature:
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PEDESTRIAN ACTIVITIES DISTRICT (U.A.D.)

Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
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Signature:	Date:
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Permit Taken By: gg	Date Applied For: 04/09/2001	Zoning Approval
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- 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"/> <i>ok with conditions</i> Date: <i>4/13/01</i>	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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

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

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

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.

Location/Address of Construction: 100-102 Deerfield Rd., Portland

Total Square Footage of Proposed Structure	Square Footage of Lot <u>5,000 sq. ft.</u>
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Tax Assessor's Chart, Block & Lot Number Chart# <u>111</u> Block# <u>C</u> Lot# <u>3</u>	Owner: <u>Bradford C. Smith</u> <u>20 Seal Cove Dr.</u> <u>W. Bath, Me 04530</u>	Telephone#: <u>443-3538 h.</u> <u>783-9101 w.</u>
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <u>20 Seal Cove Dr., W. Bath</u> <u>04530</u>	Cost Of Work: <u>\$10,000</u> Fee: <u>\$84.00</u>
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Current use: 2 unit residential Proposed use: Same

Project description: Convert attic storage to family room w/ skylights & bath on 3rd fl.

Contractor's Name, Address & Telephone <u>H. F. McManus</u> <u>49 Meadow Cross Rd., Topsham, Me 04086</u>	Rec'd By: <u>[Signature]</u>
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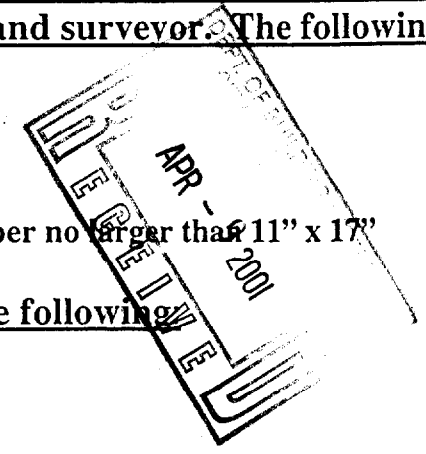
A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"

On all commercial/Minor & Major projects must submit the following:

- 1 copy of the site/plot plan
- 2 copy of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper and only ONE copy of the below details will still need to be submitted.



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A PLOT PLAN INCLUDES THE FOLLOWING:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

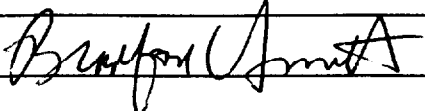
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment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

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 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 1999 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.

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: 	Date: 4/9/01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

BUILDING PERMIT REPORT

DATE: 13 APRIL 2001 ADDRESS: 100 Deerfield Rd. CBL: 111-C-003

REASON FOR PERMIT: Change of use From attic space To family room

BUILDING OWNER: Bradford Smith

PERMIT APPLICANT: _____ CONTRACTOR H.F. Mc Manus

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$100000 PERMIT FEES: \$8400

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 *11 *13 *28 *30
*35 *36 *16 *38 #32

- *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 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 1813.5.2
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 2305.17
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 and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
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.
- *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. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-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)
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 3/4" 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. 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. 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)
17. 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)
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. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. 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 #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) *(SKYLIGHTS Sec. 2405.4)*

*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).

*38. *This permit is being issued with the understanding that the floor joist are 2x10 @ 16" OC. IF this is not the case you shall notify this office and submit new framing detail -*


P. Samuel Haines, Building Inspector

Cc: 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**

LAND USE - ZONING REPORT

ADDRESS: 100 Deerfield Rd DATE: 4/13/01

REASON FOR PERMIT: change of use from Attie Space to Family Room

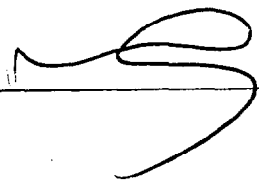
BUILDING OWNER: Smith C-B-L: 111-c-003

PERMIT APPLICANT: amer

APPROVED: with conditions: #1, #7, #10

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of two Dwelling units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: _____

 _____ Marge Schmuckal, Zoning Administrator

Building Department
City of Portland
389 Congress St., Portland, ME 04101

4/9/01

Re: Building Permit for Renovation at 100-102 Deerfield Rd.

Dear Building Department:

Enclosed please find an ALL PURPOSE BUILDING APPLICATION for the renovation plans I have for the above referenced property. The subject property is an extremely well built two family dwelling, constructed in 1925. (See photo) Pre-purchase inspections show no structural problems with the property and very little evidence of any movement.

EXHIBIT "A": OWNERSHIP DOCUMENTATION:

I have just taken title to the subject property . My deed is attached; however, I have also included a letter of permission from the previous owner to expedite this permit process.

EXHIBIT "B": ASSESSORS MAP:

The relationship of lot #71 to the environs can be seen on Assessors Map 111-C-3 or Exhibit "B". The building is in an R-5, non-historic zone.

EXHIBIT "C": PLOT PLAN:

A plot plan of lot #71 is attached as Exhibit "C". No exterior dimensions of the property will be affected by this renovation plan.

EXHIBIT "D": EXISTING PLAN OF 3RD FLOOR

I am interested in renovating a 20 by 24 foot attic space between two ~~bedrooms on the third floor of the dwelling as shown on Exhibit "D".~~ The 3rd floor is part of the 2nd floor owners unit.

EXHIBIT "E": PROPOSED FAMILY ROOM FLOOR PLAN

The proposed Family Room Floor Plan is attached as Exhibit "E", showing the finished 20 by 16 foot space with a draft layout for the bathroom. The finished room is 8 feet shorter across due to the necessity to come in 4 feet from the eaves to obtain usable space.

EXHIBIT "F": ELEVATION OF THIRD FLOOR, EXISTING/PROPOSED
(Note: all existing dimensions are full dimensional lumber)

SKYLIGHTS: The only structural change in the building is the installation of 5 skylights in the existing roofline. I propose installing two 44 BY 45 inch units in each side of the roof in the family room, and one 20 by 45 inch unit in the bathroom. All units will open approximately 6" for ventilation purposes except for one of the larger units, which is non-opening. Exhibit "F" shows the collar ties, ceiling height in excess of 7 feet, knee wall construction and chimney. *Sec. 2405.0*

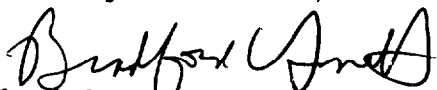
CHIMNEY: The chimney is lined and built of concrete block up to the roof line. As part of this renovation, a mason will rebuild the red brick chimney from the roofline up.

ROOFING: The existing asphalt shingle roofing material will be replaced with new asphalt shingle roofing and appropriate flashing and gutters.

EXHIBIT "G": KNEEWALL and SKYLIGHT FRAMING DIAGRAM

This sketch shows how the skylight installation will provide for 2 by 8 sister rafters to strengthen the bays between skylights and 2 by 8 jack rafters, jambs and headers to support the skylights. A 2 by 6 knee wall will reinforce the framing.

Respectfully submitted,



Bradford C. Smith

20 Seal Cove Dr.

W.Bath, ME 04530

443-3538 home phone/fax, 783-9101 office



Subject Property 100 Deerfield Rd., Portland

Exhibit "A"

100 Deerfield Pl. Deed

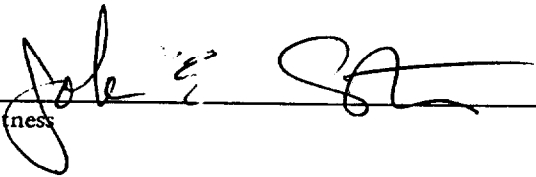
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

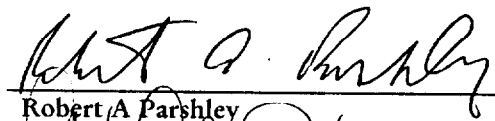
THAT, Robert A Parsbley and Martha J Parsbley of 38 Caleb Street, Portland, County of Cumberland, State of Maine for consideration paid, grant to Bradford C Smith of 20 Seal Cove Drive, West Bath, County of Sagadahoc, State of Maine, with WARRANTY COVENANTS, the land in Portland, County of Cumberland, State of Maine, described as follows:

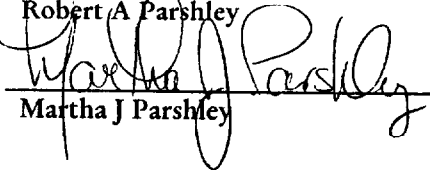
See Exhibit A attached hereto and made a part hereof

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of April, 2001.



Witness

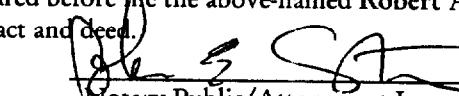


Robert A Parsbley


Martha J Parsbley

STATE OF Maine
COUNTY OF Cumberland

On this 9th day of April, 2001, personally appeared before me the above-named Robert A Parsbley and Martha J Parsbley, and acknowledged the foregoing to be their free act and deed.



Notary Public/Attorney at Law
John E. Stetson, Esq

My Commission Expires:

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of Deerfield Road in the City of Portland, County of Cumberland and State of Maine, being Lot #71 in Block Four (4) as shown on Plan entitled "Subdivision Plan for Boulevard Park" made by Carl Rust Parker, Landscape Architect of Portland, Maine, and recorded in Cumberland County Registry of Deeds in Plan Book 12 Page 31, and which Park is situated on the easterly side of Forest Avenue, Portland, Maine, said lot contains five thousand (5,000) square feet of land, more or less.

TOGETHER WITH a right-of-way in common with others on foot and with teams and other vehicles in and to all roads and streets as shown on said Plan, necessary or convenient in the occupation, use and enjoyment of the lot hereby conveyed, it being expressly understood and agreed that other than the easements in the roads and streets as herein contained, said Grantee shall not by reason of this conveyance acquire any rights, easements or privileges in or to any land laid out or reserved on said Plan for parks or public grounds.

Meaning and intending to mortgage the same premises described in a deed from David L. Cocca and Theresa M. Cocca to Robert A. Parshley and Martha J. Parshley, mortgagors herein, dated May 16, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7180, Page 93

Date: 3/31/01

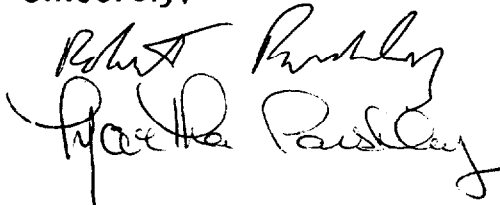
RE: 100-102 Deerfield Rd., Portland, ME

To Whom in May Concern:

Bradford C. Smith , as the "owner under contract" , does hereby have permission from the present owners of the above referenced property, to apply for permits to the City of Portland and any other regulatory agency.

Thank you.

Sincerely,

Handwritten signatures of Robert and Martha Parshley. The signature for Robert is written above the signature for Martha. Both signatures are in cursive and appear to be written in black ink.

Robert and Martha Parshley

100-102 Deerfield Rd.
Portland, ME

Assessors Plan

No III

Exhibit "B"

BACK

COVE

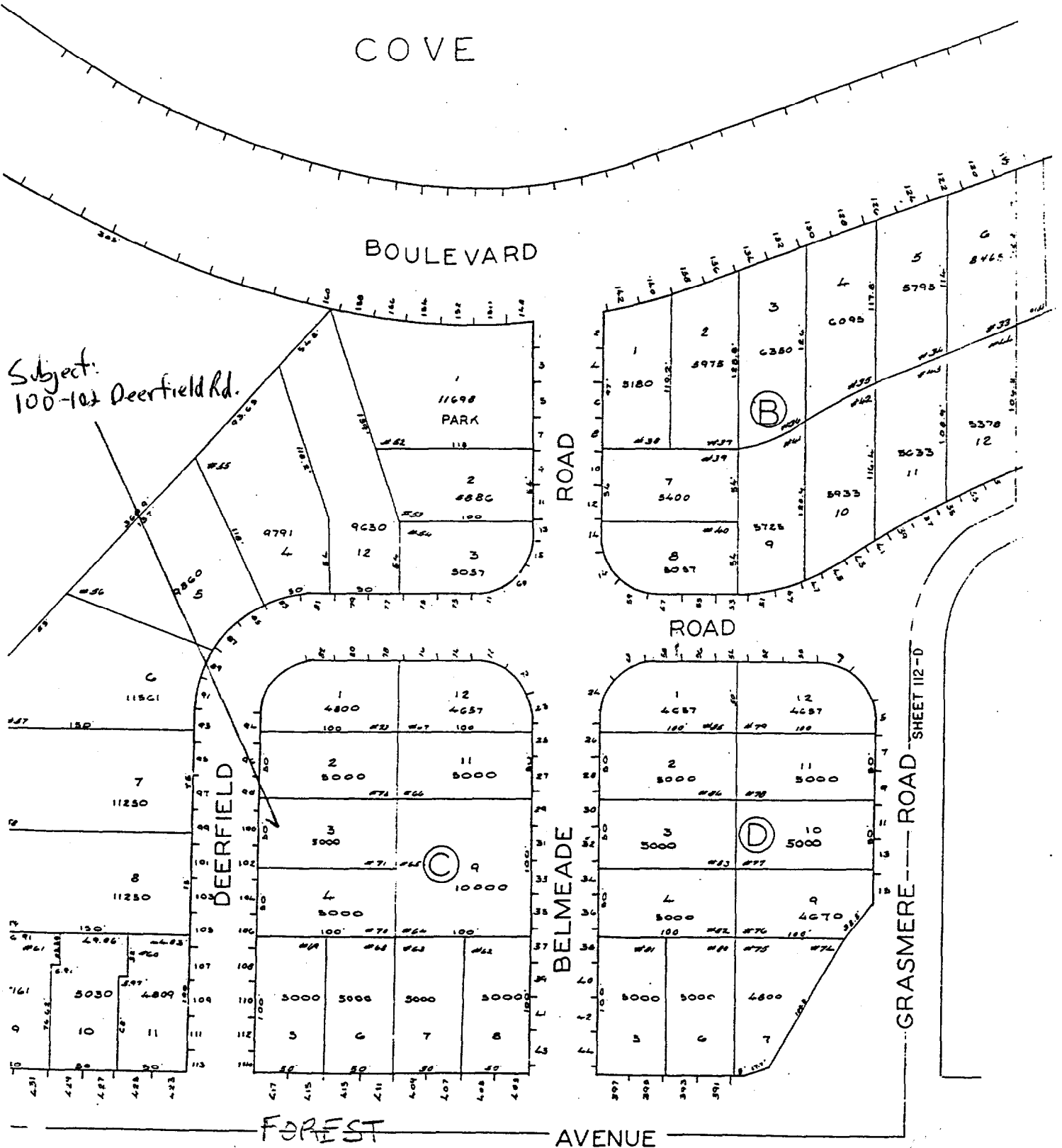


Exhibit "C"

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 2180 PAGE 93 COUNTY Cumberland
PLAN BOOK 12 PAGE 31 LOT 71 BLOCK 4

ADDRESS: 100 Deerfield Road, Portland, Maine

Job Number: 315-17

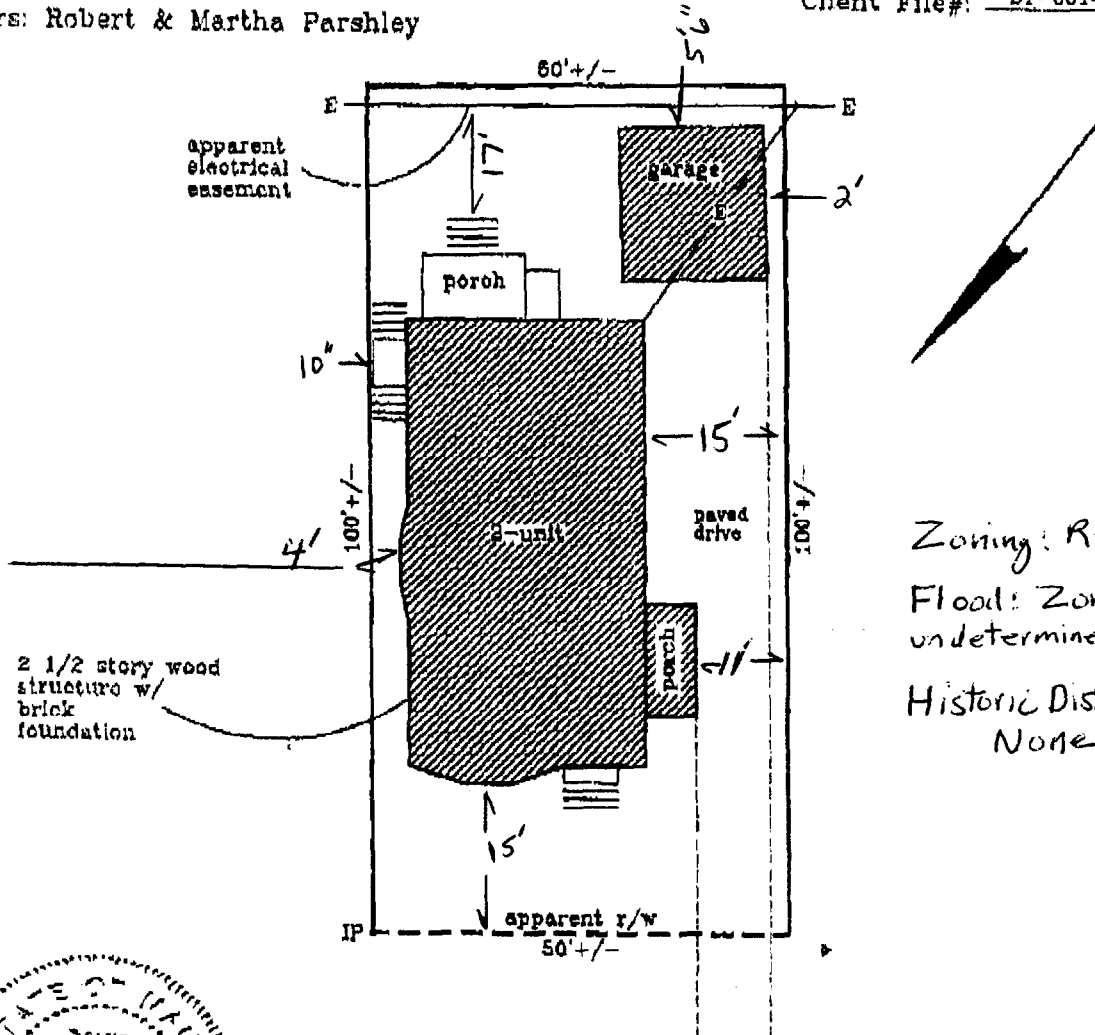
Buyers: Bradford Smith

Inspection Date: 4-04-01

Scale: 1" = 20'

Sellers: Robert & Martha Parshley

Client File#: 21-0614 zc



Zoning: R-5
Flood: Zone C
undetermined
Historic District:
None



Deerfield Road to Forest Ave.

I HEREBY CERTIFY TO: Guaranty Title Co., Primary Mortgage
Corp. and its title insurer.
Monuments found did not conflict with the deed description.
The dwelling setbacks do not violate town zoning requirements.
As delineated on the Federal Emergency Management Agency Community
Panel: 230051-0613 B
The structures does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN, OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04046
207-997-9761 phone/fax

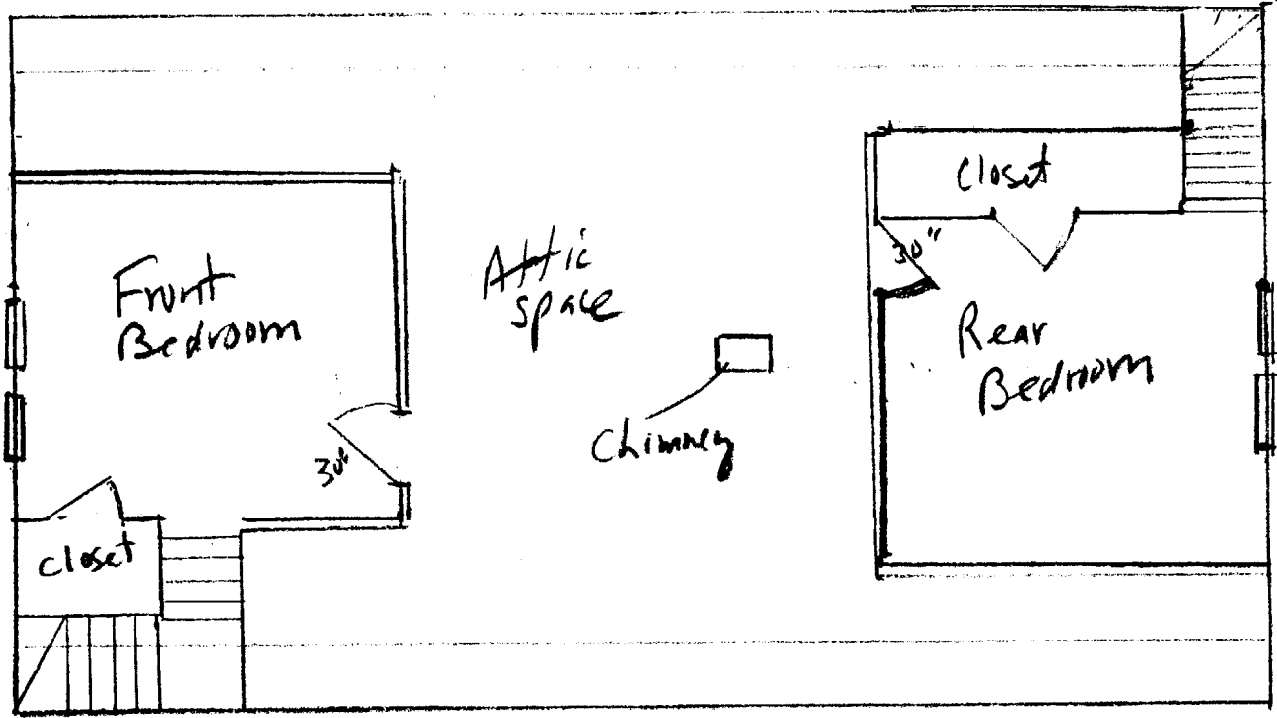
THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Existing Floor Plan Exhibit "D"
3rd Floor, 100-102 Deerfield Rd, Portland, Me

Scale: 1 square = 2 ft
1/4"

end of roof

Street side



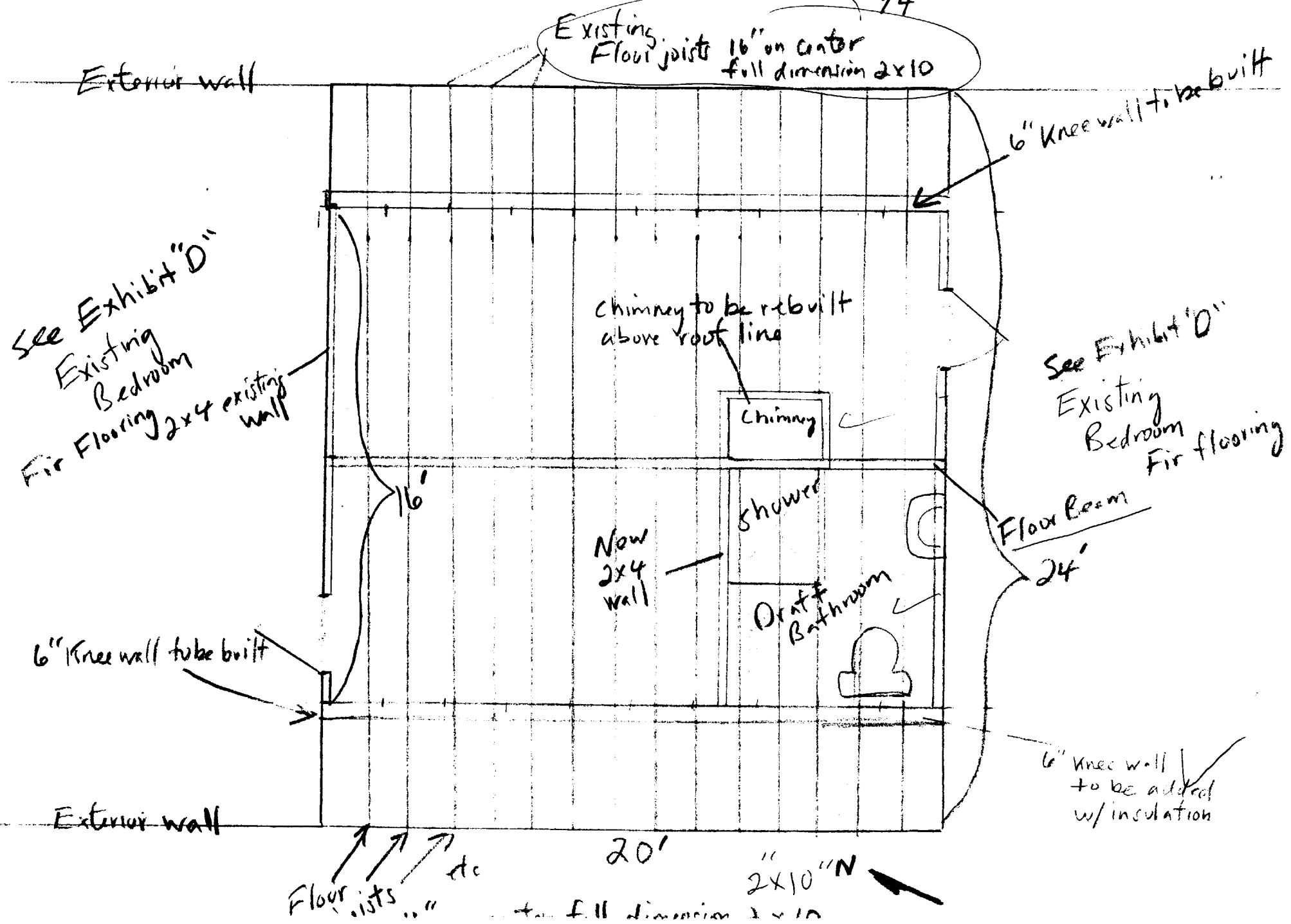
52'

28'7"



Family Room Floor Plan Exhibit "E"
3rd flr - 100-102 Ocertfield Rd, Portland, Me

Scale: 1 Square = 1 ft.
1/4"



See Exhibit "D"
Existing Bedroom
Fir Flooring 2x4 existing wall

See Exhibit "D"
Existing Bedroom
Fir flooring

Existing Floor joists 16" on center
full dimension 2x10

6" Knee wall to be built

Chimney to be rebuilt
above roof line

Chimney

Shower

Draft Bathroom

New 2x4 wall

Floor Beam
2x4

6" Knee wall to be built

6" Knee wall
to be added
w/ insulation

Floor joists
16" on center
full dimension 2x10

20'
2x10"N
North Arrow

Exterior wall

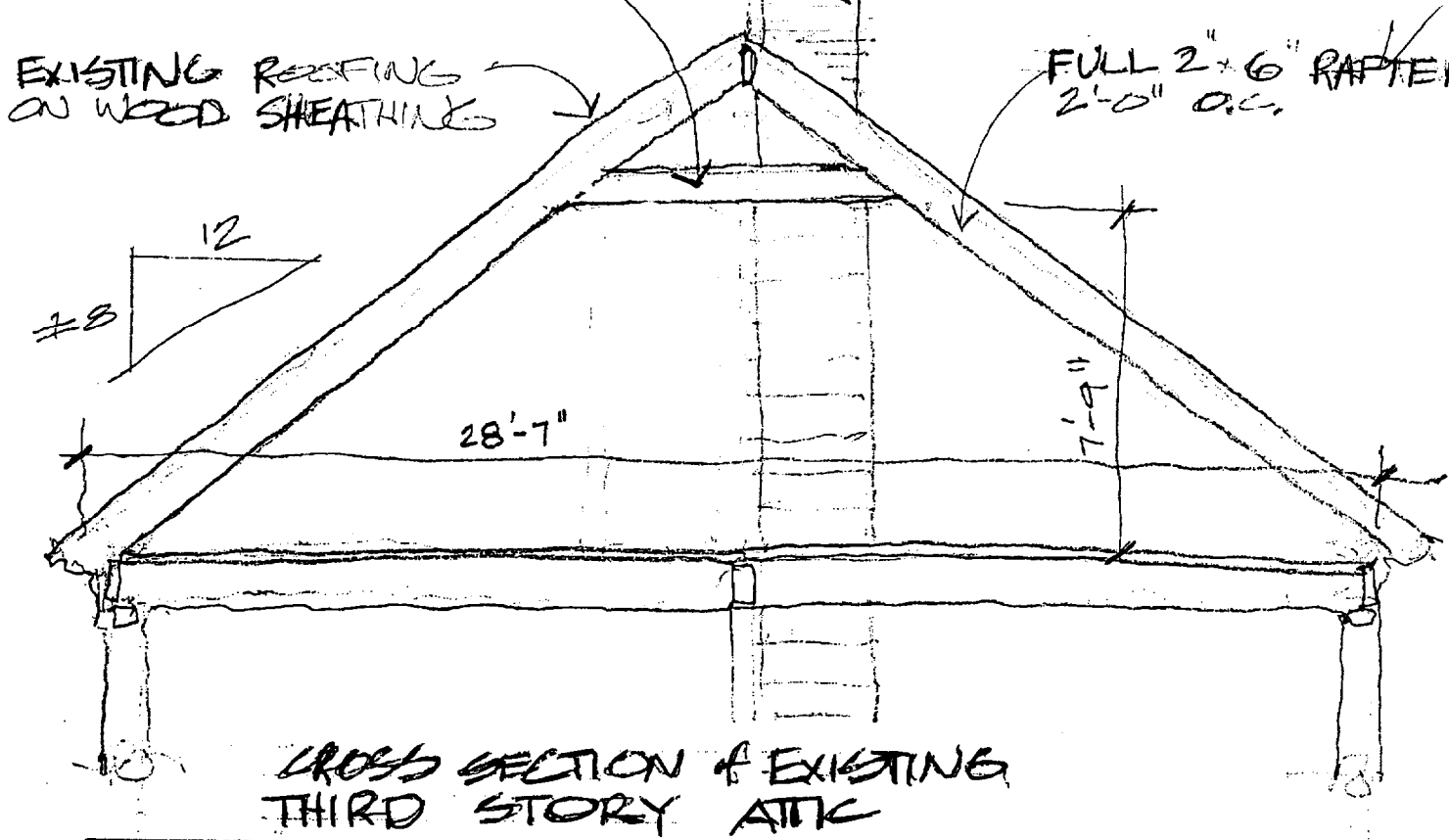
Exterior wall

2" x 6" COLLAR TIES @
EACH RAFTER SET

EXISTING MASONRY
CHIMNEY

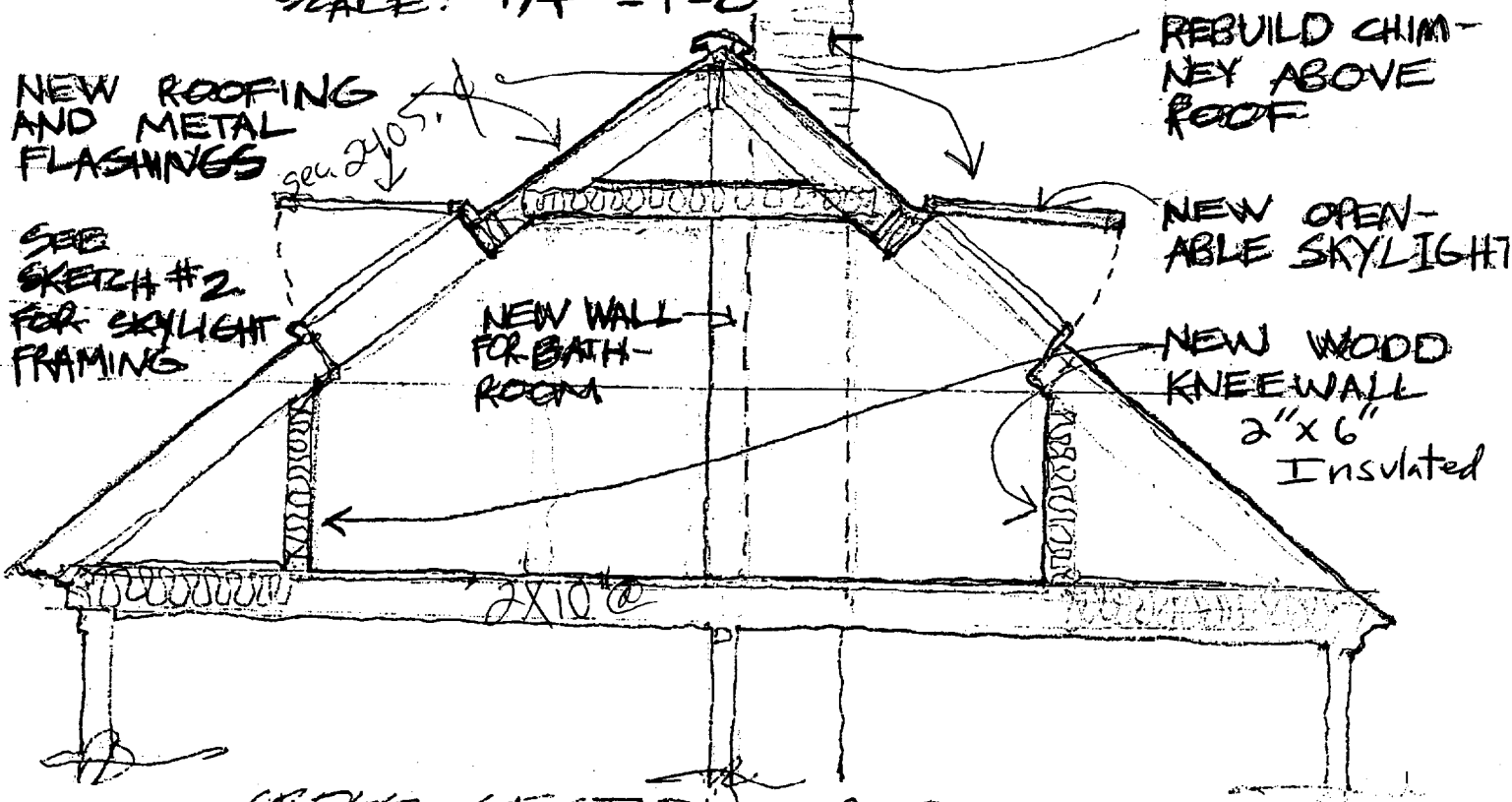
EXISTING ROOFING
ON WOOD SHEATHING

FULL 2" x 6" RAFTERS
2'-0" O.C.



CROSS SECTION OF EXISTING
THIRD STORY ATTIC

SCALE: 1/4" = 1'-0"



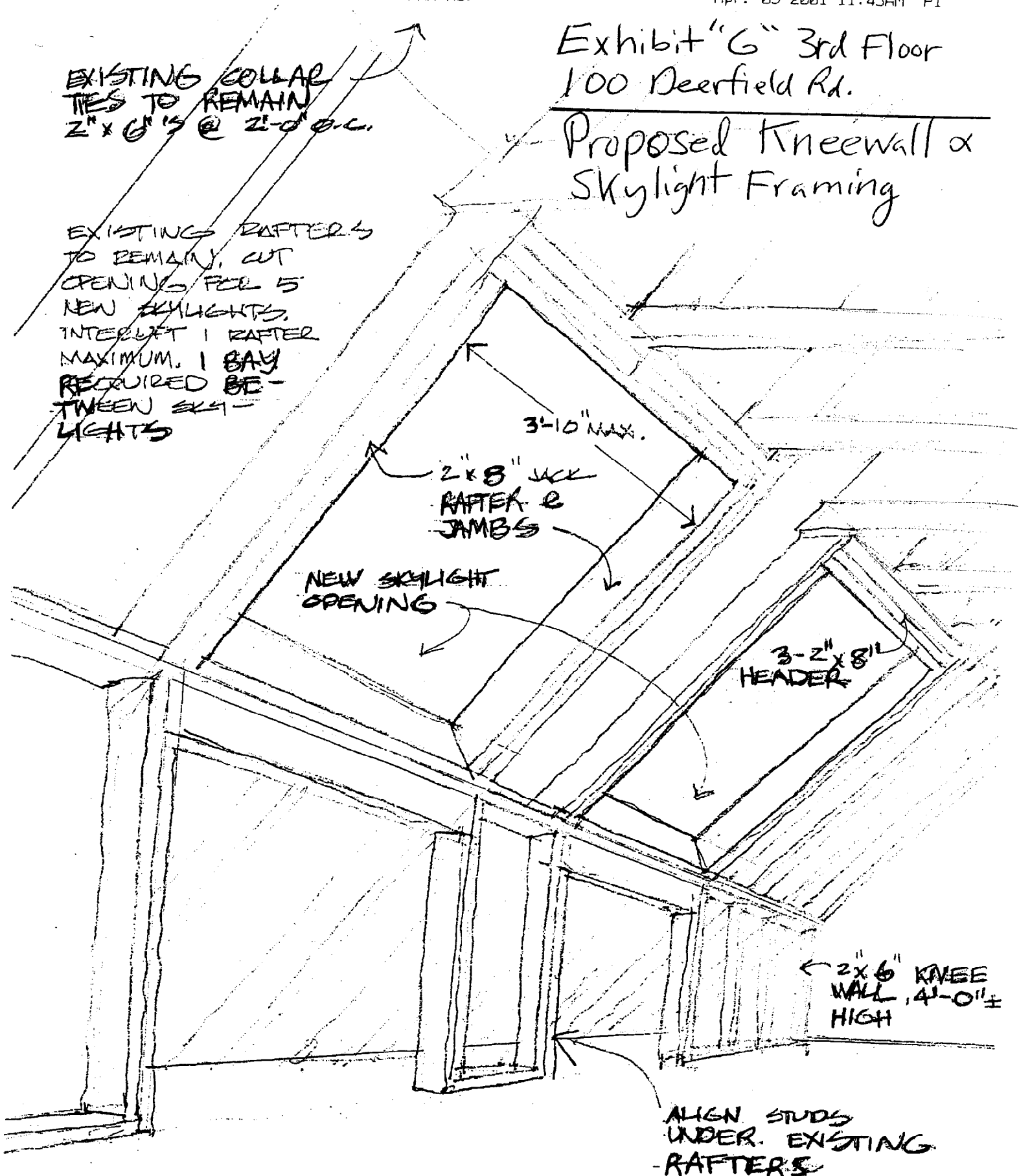
CROSS SECTION OF PROPOSED
CONSTRUCTION

Exhibit "G" 3rd Floor
100 Deerfield Rd.

Proposed Kneewall &
Skylight Framing

EXISTING COLLAR
TIES TO REMAIN
2" x 6" @ 2'-0" O.C.

EXISTING RAFTERS
TO REMAIN, CUT
OPENINGS FOR 5
NEW SKYLIGHTS,
INTEREST 1 RAFTER
MAXIMUM, 1 BAY
REQUIRED BE-
TWEEN SKY-
LIGHTS



3'-10" MAX.

2" x 8" JACK
RAFTER &
JAMBS

NEW SKYLIGHT
OPENING

3-2" x 8" L
HEADER

2" x 6" KNEE
WALL 4'-0" ±
HIGH

ALIGN STUDS
UNDER EXISTING
RAFTERS

#2

PROPOSED KNEEWALL AND
SKYLIGHT FRAMING DIAGRAM