

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: 03-1323	Issue Date: NOV 18 2003	CBL: 153 A025001
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Location of Construction: 12 Kimberly Ct	Owner Name: Nial Construction Inc	Owner Address: 191 State Rd Ste #2	Phone: 207-797-3218
Business Name: n/a	Contractor Name: Lacourse & Sons	Contractor Address: PO Box 433 Gorham	Phone: 2078395387
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Multi Family	Zone: R3

Past Use: Condominium	Proposed Use: Condominium / Partition off wall in basement to use as study room.	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 2	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB 4/13/03 Signature: <i>[Signature]</i>
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Proposed Project Description:  
 Partition off wall to be used as a study room.

Signature: \_\_\_\_\_  
 Signature: *[Signature]*  
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 10/23/2003	<b>Zoning Approval</b>	
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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"/> Date: <i>OK 11/4/03</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: <i>S</i>
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**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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

**BUILDING INSPECTION PERMIT**

Permit Number: 031323

PERMIT ISSUED

This is to certify that Nial Construction Inc /Lacour & Sons  
has permission to Partion of wall to be used as study room  
AT 12 Kimberly Ct 153 A025001 **CITY OF PORTLAND**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must given and when permission procured before this building or part thereof is occupied or closed-in. HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]* 11/13/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

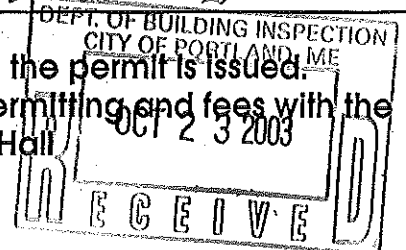
Location/Address of Construction: <u>28 Kimberly Court, Portland, ME 04103</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>153      A      025</u>	Owner: <u>Linda S. McLoon</u>	Telephone: <u>797-3218</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Richard F McLoon 28 Kimberly Court 797-3218</u>	Cost Of Work: <u>\$1000.-</u> Fee: \$ <u>30.00</u>
Current use: <u>Cellar in Condominium</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <u>New construction</u>		
Proposed use: <u>Study Room</u>		
Project description: <u>One corner of the cellar to be partitioned off to make a room to be used as a study.</u>		
Contractor's name, address & telephone: <u>Lacourse and Sons, P.O. Box 433, Gorham, ME 04038 839-5387</u>		
Who should we contact when the permit is ready: <u>Richard F McLoon</u>		
Mailing address: <u>28 Kimberly Court Portland, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.      PHONE: <u>797-3218</u>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: <u>Richard F McLoon</u>	Date: <u>10-23-03</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall



## Proposal for Construction of a Room in the Cellar

**From:** Richard F. Mcloon

**Date:** October 23, 2003

**RE:** Plans for a proposed room to be located in the basement of Unit #5, 28 Kimberly Court, Radcliff Glen, Portland Maine 04103.

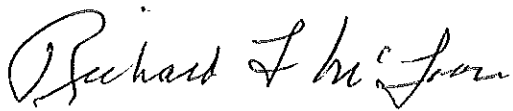
The room would be constructed in the rear corner of the basement, bounded on one side from a point just to the left of the bulkhead door and extending to the corner (about 20 ft.), and the across to a point to the right of the electric service entrance (about 13 ft.). The remaining two sides would encompass a rectangle ending at the original starting point. (See attached floor plan.) The door into the room from the main part of the cellar would be 32 inches in width.

- 6 mil poly would be applied to the outside wall to grade level.
- 11 R fiberglass insulation would be applied between the studs in all walls and between the joists overhead. *walls 2'x4" 16 o.c.*
- A "drop" ceiling would be installed. The ceiling would be about 90 inches high.
- The floor would be carpeted over a specially designed pad for use in such circumstances. In addition, 6 mil poly would be installed under the pad and carpeting.
- The interior walls of the room would be paneled and the exterior of the walls facing the rest of the cellar would either be paneled or sheet rocked.
- Provisions would be made for a number of electric outlets around the room. A licensed electrician would do the necessary electrical work.
- In addition, a cable connection and phone jack would be installed.

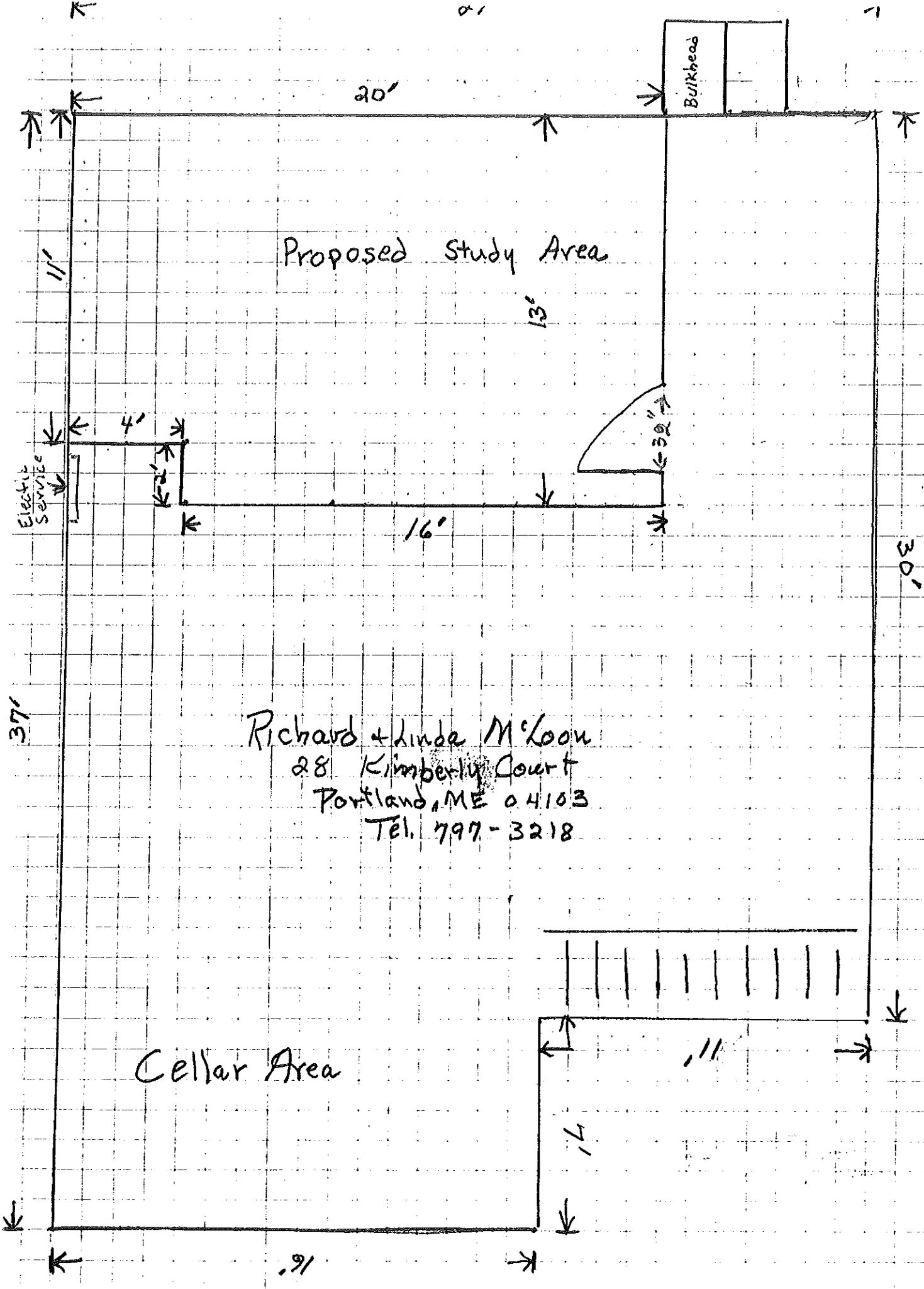
- Since the room is intended to be used only as a study/workroom, there would be no need for any plumbing work to be done.
- All materials would be brought in through the bulkhead entrance at times which would not interfere with nearby workmen.

I would like to begin this project as soon as possible , since I have furnishings for the room in storage and they must be removed by Nov. 30.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Richard F. Mcloon". The signature is written in black ink and is positioned above the printed name.

Richard F. Mcloon



Proposed Study Area

Bulkhead

Electric Service

Richard + Linda McLoon  
 28 Kimberly Court  
 Portland, ME 04103  
 Tel. 797-3218

Cellar Area

20'

13'

16'

30'

37'

30"

4'

2'

11'

11'

4'

16'

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialzing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development Review Coordinator at 874-8632~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- NA **Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Mike Collins Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

   If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA **CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Richard J. Wilson  
Signature of applicant/designee

Date

Carrie Bouice  
Signature of Inspections Official

Date

CBL: 153 A 025 Building Permit #: 03-1323

**WARRANTY DEED**  
Maine Statutory Short Form

**KNOW ALL PERSONS BY THESE PRESENTS, That** Nial Construction, Inc. of Kittery, County of York, State of Maine, for consideration paid, grant to Linda S. McLoon of Gorham, County of Cumberland, State of ME, whose mailing address is 19 Glenwood Avenue, Gorham, ME 04038, with **warranty covenants**, the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

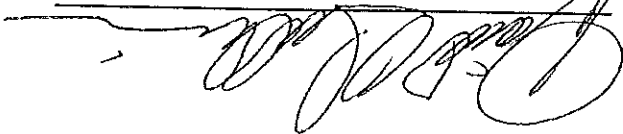
The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS our/my hand(s) and seal(s) this Fourteenth day of October, 2003.

**Signed, Sealed and Delivered in presence of:**

Witness

Nial Construction, Inc.

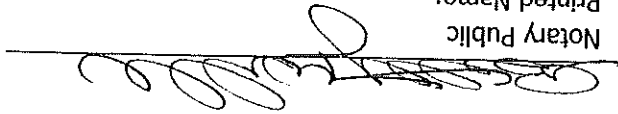


By: David A. Sullivan, President

STATE OF MAINE  
COUNTY OF CUMBERLAND

Then personally appeared the above named David A. Sullivan, as President of Nial Construction, Inc. and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,



Notary Public

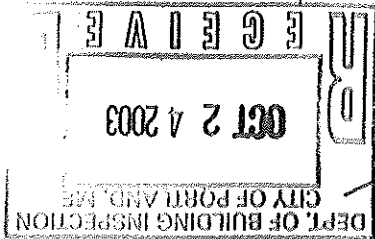
Printed Name:

My Commission Expires:

BETTY T. WILLIS

Notary Public, Maine

My Commission Expires September 13, 2008



RE: 24 Kumbury Ct  
CBT 153 A025



EXHIBIT 'A'

Unit No. #5 together with its allocated interest of the Radcliffe Glen Condominium, located in the City of Portland, County of Cumberland and State of Maine, all as more fully appears in the "Declaration of Radcliffe Glen Condominium, Portland, Maine," pursuant to the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes, as amended, dated November 1, 2002, and recorded in the Cumberland County Registry of Deeds in Book 18348, Page 270, in the First Amendment to the Declaration, dated April 16, 2003, and recorded in said Registry in Book 19337, Page 149.

This conveyance is made subject to and with the benefit of the terms, provisions, developer's rights and easements set forth and referred to in the Maine Condominium Act and the said Declaration, as amended, including without limitation, the Plat and Plans, as amended, and the By-Laws and Rules and Regulations of the Radcliffe Glen Condominium Association.

This conveyance is made subject to the easements, exceptions and other encumbrances affecting title set forth to in said Declaration, as amended, the Plats and Plans, as amended.

Reference is made to the Plats and Plans for said Condominium recorded in the Cumberland County Registry of Deeds in Plan Book 202, Pages 667, 668, 669, the amended Plans as recorded in Plan Book 203, Pages 284-285.

Meaning and intending to convey a portion of the premises described in a deed from Laurence J. Sturdivant to the Grantor herein dated August 16, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17963, Page 272.