

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 051822

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
JAN 12 2005

This is to certify that Alpine Realty Corp /Tim Al

has permission to build a 12' x 20' Sunroom addition

AT 277 Clifton St

157 D009001

provided that the person or persons responsible for the construction 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 be given and when permission procedure is complete this building or part thereof shall be closed or services closed-in. 4 HOUR NOTICE 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

Jeanie Bourke 1/10/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|------------|-------------|-------------|
| Permit No: | Issue Date: | CEL: |
| 05-1822 | JAN 12 2005 | 157 D009001 |

| | | | |
|--|--|---|-------------------------------|
| Location of Construction: 277 Clifton St | Owner Name: Alpine Realty Corp | Owner Address: 120 Exchange Street | Phone: 207-828-4650 |
| Business Name: | Contractor Name: Tim Albair | Contractor Address: 10 Alexander Drive Cape Elizabeth | Phone: 207-8319338 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | Zone: R3 |

| | | | | |
|--|--|---|--|---------------------------|
| Past Use: Single Family Home | Proposed Use: Single Family Home/ build a 12' x 20' Sunroom addition | Permit Fee: \$129.00 | Cost of Work: \$12,000.00 | CEO District: 4 |
| | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: SB | |

| | |
|--|----------------------------------|
| Proposed Project Description: build a 12' x 20' Sunroom addition | Signature: JMB 1/10/06 |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | |
| Signature: | Date: |

| | | | |
|------------------------------------|--|------------------------|--|
| Permit Taken By: Idobson | Date Applied For: 12/21/2005 | Zoning Approval | |
|------------------------------------|--|------------------------|--|

| | | | |
|---|---|---|--|
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 1/10/06 | 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: JMB |
|---|---|---|--|

2/2/06 Setback w/ Tim Albair GAVE OK to TOUR. Jm

4/19/06 Close-in w/ T. ALBAIR. OK to Close in Jm

City of Portland, Maine - Building or Use Permit

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 05-1822 | Date Applied For: 12/21/2005 | CBL: 157 D009001 |
|-----------------------|---------------------------------|---------------------|

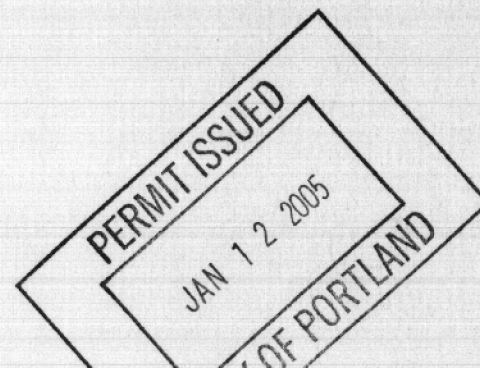
| | | | |
|---|-----------------------------------|--|--------------------------|
| Location of Construction: 277 Clifton St | Owner Name: Alpine Realty Corp | Owner Address: 120 Exchange Street | Phone: 207-828-4650 |
| Business Name: | Contractor Name: Tim Albair | Contractor Address: 10 Alexander Drive Cape Elizabeth | Phone: (207) 831-9338 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | |

| | |
|---|---|
| Proposed Use: Single Family Home/ build a 12' x 20' Sunroom addition | Proposed Project Description: build a 12' x 20' Sunroom addition |
|---|---|

Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 01/10/2006
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 01/10/2006
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office.





General 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>277 CLifton Street</u> | | |
| Total Square Footage of Proposed Structure <u>2584</u> | Square Footage of Lot <u>14,471#</u> | |
| Tax Assessor's Chart, Block & Lot Chart# <u>157</u> Block# <u>D</u> Lot# <u>9</u> | Owner: <u>Art Grand / Alpine Realty</u> | Telephone: |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>Timothy Albair</u> <u>10 Alexander dr,</u> <u>Capo Elizabeth, ME</u> <u>831-9338</u> | Cost Of Work: \$ <u>\$12,000.-</u> Fee: \$ _____ C of O Fee: \$ _____ |
| Current Specific use: <u>Residence</u> | Proposed Specific use: _____ | |
| Project description: <u>Addition - sun room 12x21</u> | | |
| Contractor's name, address & telephone: | | |
| Who should we contact when the permit is ready: <u>Timothy Albair</u> | Mailing address: _____ Phone: <u>831-9338</u> | |

RECEIVED
DEC 21 2005
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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 building codes and regulations.

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 initializing 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

| | | |
|-------------------------------------|---------------------------------------|--|
| <input checked="" type="checkbox"/> | Footing/Building Location Inspection: | Prior to pouring concrete |
| <u>N/A</u> | Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <u>N/A</u> | Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> | Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> | 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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Signature of Inspections Official

Date

Date

1/12/06



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

| | |
|-------------|----------------|
| Card Number | 1 of 1 |
| Parcel ID | 157 0009001 |
| Location | 277 CLIFTON ST |
| Land Use | SINGLE FAMILY |

| | |
|---------|---|
| Owner A | ALPINE REALTY CORP 277 CLIFTON ST PORTLAND ME 04103 |
|---------|---|

| | |
|-----------|--|
| Book/Page | 23404/172 |
| Legal | 157-D-9 BAXTER BLVD 540-544 CLIFTON ST 277-281 14426 SF |

Current Assessed Valuation For Fiscal Year 2006

| | | |
|-----------|-----------|-----------|
| Land | Building | Total |
| \$186,150 | \$126,730 | \$312,880 |

Estimated Assessed Valuation For Fiscal Year 2007*

| | | |
|-----------|-----------|-----------|
| Land | Building | Total |
| \$288,300 | \$145,200 | \$433,500 |

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

| | | | | |
|------------|-------|--------------|---------|-------------|
| Year Built | Style | Story Height | Sq. Ft. | Total Acres |
| 1975 | Ranch | 1 | 1472 | 0.331 |

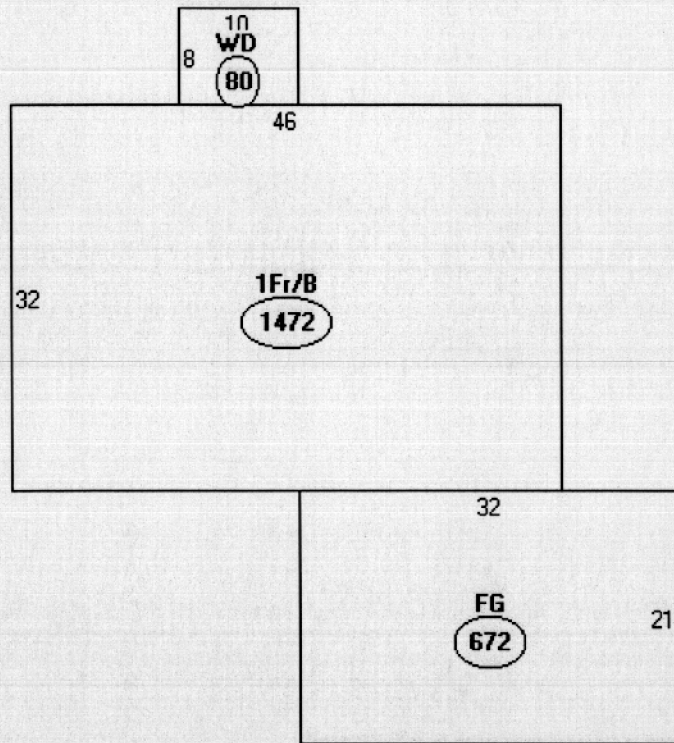
| | | | | | |
|---------|------------|------------|-------------|-------|----------|
| B dro m | Full Baths | Half Baths | Total Rooms | Attic | Basement |
| 2 | 1 | 1 | 5 | None | Full |

Outbuildings

| | | | | | |
|------|----------|------------|------|-------|-----------|
| Type | Quantity | Year Built | Size | Grade | Condition |
|------|----------|------------|------|-------|-----------|

Sales Information

| | | | |
|------------|---------------|-----------|-----------|
| Date | Type | Price | Book/Page |
| 11/18/2005 | LAND + BLDING | \$525,000 | 23404-172 |

Descriptor/Area

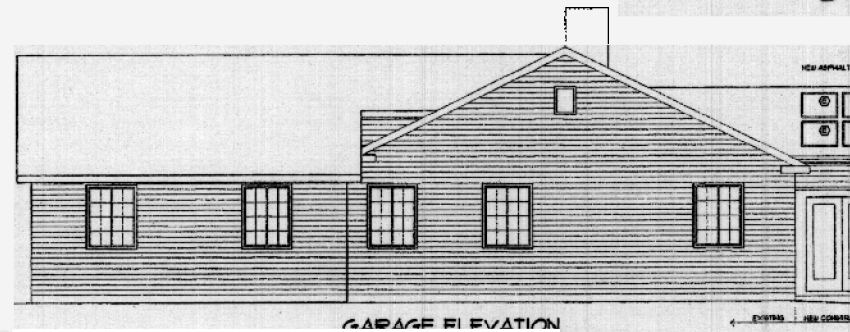
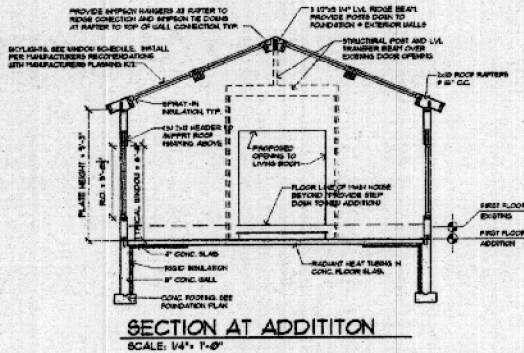
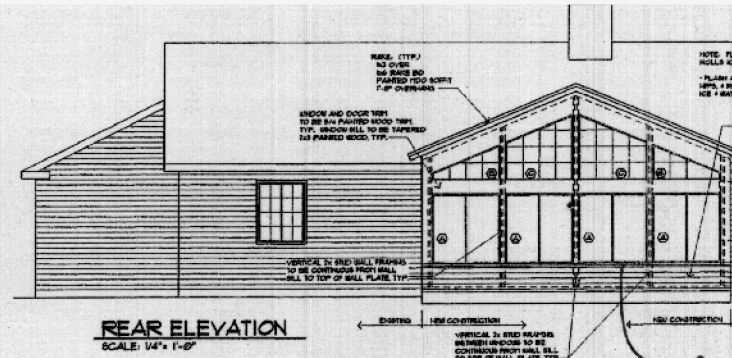
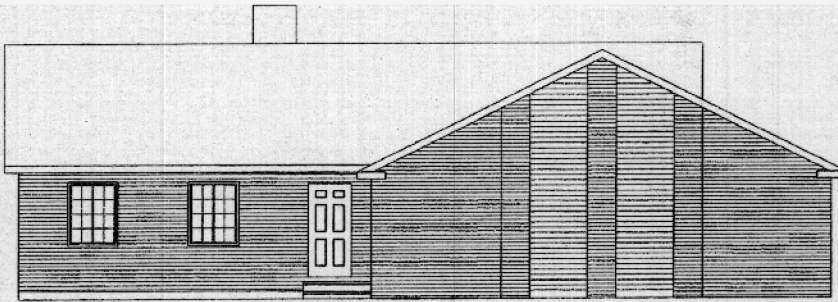
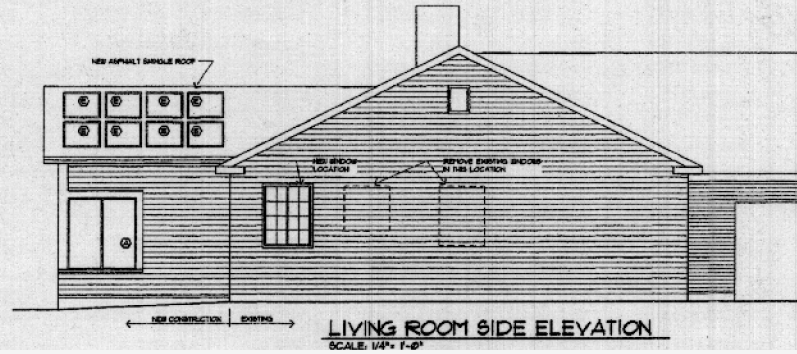
A: 1Fr/B
1472 sqft

B: 1n WD
80 sqft

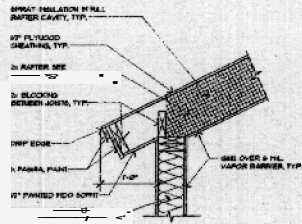
C: FG
672 sqft

EXTERIOR WINDOW SCHEDULE

| NO. | TYPE | MANUFACTURER | CATALOG NO. | REMARKS | DETAILS | | |
|-----|------------|--------------|-------------|---|---------|------|------|
| | | | | | HEAD | JAMB | SILL |
| A | CASEMENT | ANDERSON | CU175 | TRAPEZOID TYPE 2 - ONE LEFT & ONE RIGHT | | | |
| B | FIXED | ANDERSON | OVER CU175 | TRAPEZOID TYPE 2 - ONE LEFT & ONE RIGHT | | | |
| C | FIXED | ANDERSON | OVER CU175 | TRAPEZOID TYPE 2 - ONE LEFT & ONE RIGHT | | | |
| D | PATIO DOOR | ANDERSON | PL160611 | | | | |
| E | SKYLIGHT | VELUX | 300 | INSTALL PER MANUF. RECOMMENDATIONS | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

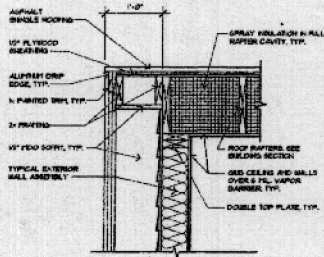


GIRARD RESIDENCE



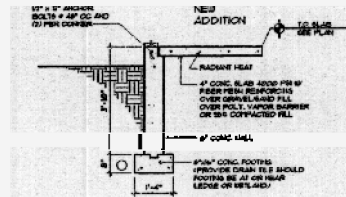
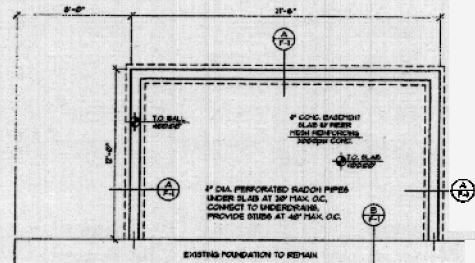
TYPICAL EAVE DETAIL

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



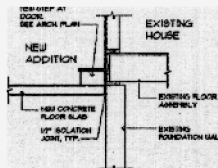
TYPICAL RAKE DETAIL

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



A FROST WALL DETAIL

SCALE: 1/2" = 1'-0"



B SLAB/FOUNDATION DETAIL

SCALE: 1/2" = 1'-0"

FOUNDATION PLAN

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

GIRARD RESIDENCE

Tompkins, Clough, Hirshon & Langer, P.A.

Three Canal Plaza
Post Office Box 15060
Portland, Maine 04112

FAX COVER SHEET

January 9, 2006

To: City of Portland, Maine

874-8716

From: Lawrence R. Clough, Esq.

Tel: 207-874-6700

Fax: 207-874-6705

E-Mail lrclough@tchl.com

Total Number of Pages: _____

Message: Alpine Realty Corp. - 277 Clifton Street, Portland

I enclose a copy of the Deed into Alpine Realty as
recorded in Book 23404, Page 172

ATTENTION: This facsimile is confidential and may be attorney/client privileged. It contains confidential information intended for the person(s) above-named. The distribution, copying, or disclosure of the information contained in this facsimile is strictly prohibited. Please notify us immediately if you have received this facsimile by mistake and return the original facsimile to this office by U.S. Mail without making a copy of it in such case.



Doc#: 84755 Bk:23404 Pg: 172

*copy
in 2005*

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **PHILLIS H. CROMMETT** of Cumberland, Maine, for consideration paid, GRANTS to **ALPINE REALTY CORP.**, a Florida corporation, with a mailing address of 120 Exchange Street, Portland, ME 04101, with **WARRANTY COVENANTS**, a certain lot or parcel of land with the buildings thereon situated on or about 277 Clifton Street in the City of Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situated on the Southeasterly side of Clifton Street in the City of Portland, County of Cumberland and State of Maine, being Lot #1 as shown on Plan of Property in Portland, Maine, made for George M. Shur by J. I. & E. C. Jordan - Surveyors, dated May 18, 1973 and recorded in the Cumberland County Registry of Deeds in Plan Book 98, Page 3, to which Plan reference is hereby made for a more particular description.

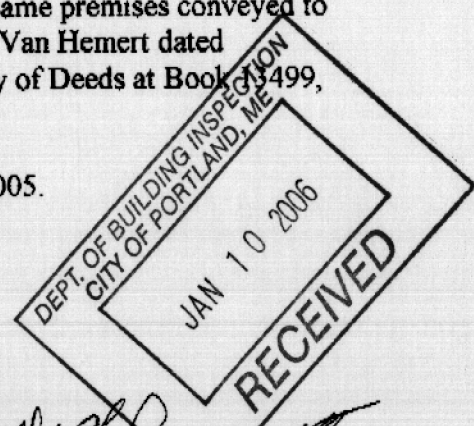
Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Gary A. Van Hemert and Margaret A. Van Hemert dated December 16, 1977 and recorded in the Cumberland County Registry of Deeds at Book 499, Page 153.

WITNESS my hand and seal this 18th day of November, 2005.

Signed, Sealed and Delivered
In Presence of:

J. R. Clark
Witness

+ *Phillis H. Crommett*
Phillis H. Crommett



STATE OF MAINE
CUMBERLAND, SS.

November 18, 2005

Then personally appeared the above-named Phillis H. Crommett and acknowledged the foregoing instrument to be her free act and deed.

MAINE REAL ESTATE TAX PAID



CITY OF PORTLAND, MAINE

Department of Building Inspections

12-21 20 05

Received from William Const.

Location of Work 277 Clifton St.

Cost of Construction \$ _____

Permit Fee \$ 129.00

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 127 09

Check #: 4030

Total Collected \$ 129.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy