



# Certificate of Occupancy

## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division



Location: 29 RANDALL ST

CBL: 166 B012001

Issued To: Holman Development Corp /Donalco Inc / Pete Peters

Issued Date: 02/25/2013

**This is to certify** that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 201246079 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

USE GROUP: R3 (SINGLE FAMILY)

TYPE: 5B

IRC 2009 (MUBEC)

LIMITING CONDITIONS: NONE

Approved: 2/25/2013

Inspector

Inspection Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

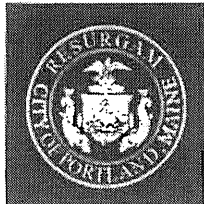
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
  - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
  - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete
  2. Foundation Wall prior to backfill
  3. Close In Elec/Plmb/Frame prior to insulate or gypsum  
Insulation prior to Close-In
  4. Final Inspection/ Certificate of Occupancy

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development

*31 Randall St*

Job ID: 2011-10-2535-SF

Located At: 29 RANDALL ST

CBL: 166- B-012-001

## **Conditions of Approval:**

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
- 6. Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. install an NFPA 13D automatic sprinkler system

### **Zoning**

1. This permit is being approved on the basis of revised plans submitted 12/21/11. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **DRC**

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
5. The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
6. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Job ID: 2011-10-2535-SF

Located At: 29 RANDALL ST

CBL: 166- B-012-001

7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
10. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
11. All required easements ie. driveway and/or utility, must be reviewed and approved by the City, and recorded in the Registry of Deeds prior to the issuance of any (temporary or permanent) Certificate of Occupancy.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. R807.1 Attic access. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.
3. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
4. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
5. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
6. Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
7. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
8. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
9. R407.3 Structural requirements. The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall not be less in nominal size than 4 inches by 4 inches. Steel columns shall not be less than 3-inch-diameter Schedule 40 pipe manufactured in accordance with ASTM A 53 Grade B or approved equivalent.
10. **Note: Contractor will submit deck specifications prior to construction: Engineered Truss specifications, and MUBEC energy requirements.**

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2011-10-2535-SF	Date Applied: 10/17/2011	CBL: 166-B-012-001 (split from 166 B011)	
Location of Construction: 31 RANDALL ST (Split from 33)	Owner Name: LUCY M. RICHIO LIFE ESTATE	Address: 33 Randall St., Portland ME 04103	Phone:
Business Name:	Contractor Name: BH2M	Contractor Address: 28 STATE ST GORHAM MAINE 04038	Phone: (207) 839-2771
Lessee/Buyer's Name: Craig Holman	Phone: 207-831-5950	Permit Type: BLDG - Building	Zone: R-5
Past Use: Vacant land split from 33 Randall Street, 166 B011	Proposed Use: Single family home - build two story, single family home, 28' x 35.5' w/ two car garage 20' x 26'	Cost of Work: 120000.00	CEO District:
	Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: RS Type: SB MUDEC	Signature: <i>[Signature]</i>
Proposed Project Description: Lot Split 2 story SFH w/ 2.5 bath, 3bdrm 21 car gar	Pedestrian Activities District (P.A.D.)		

Permit Taken By:	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> May <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>DK w/ legal fees</i> <i>12/21/11</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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>ABU</i>
	<b>CERTIFICATION</b>		

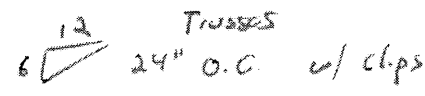
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement	Bulkhead	
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	7 3/4" x 10" Not	
Width (Section R311.5.1)		
Headroom (Section R311.5.2)	6'-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36" Rail	
Smoke Detectors (Section R313) Location and type/Interconnected	Not Shown	6
Dwelling Unit Separation (Section R317) and IBC - 2009 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	2x8" P.T. @ 16" o.c.	Need Specifications Separate Review Required

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b>		
Footings Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	12 x 24" Keyed Footing w/ 8" or 10" Thick Wall 4" slab	okay
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	"Sec Foundation Drain Detail"	① See "BH2M" Notes
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" Bolts 6'-0" o.c.	② Corners 12" Req.
Lally Column Type (Section R407)	Lally Type?	③
Girder & Header Spans (Table R 502.5(2))	(3) 2x12" - 6'-4" Max	
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	2x6" P.T.	okay
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x10" @ 16" O.C. 13'-0" Max	okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x10" @ 16" O.C.	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Tussac	④ Need Specs



Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1( 8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	 Trusses 24" O.C. w/ clips	④ Need Specs
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" Roof / 1/2" Wall / 3/4" Floor	
Fastener Schedule (Table R602.3(1) & (2))		
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2) Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	1 "Egress" per Bedroom	
Roof Covering (Chapter 9)	Asphalt	⑤ okay
Safety Glazing (Section R308)	"All Bathroom"	
Attic Access (Section R807)	Stair - No Doors	⑤
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	(3) 2x10" "Asphalt"	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Ceiling: R50 / "See Notes" Wall: R21	⑥ Will submit Specs

RS

Location/Address of Site: 33 Randall Street (new house 31 Randall?)		
Total Square Footage of Proposed Structure/Area: 1,058 s.f. (footprint)	Area of lot (total square feet): 15,000 s.f.	Number of Stories: 2
Tax Assessor's Chart, Block & Lot(s) Chart#      Block #      Lot# 166          B          11 & 12	Fees Paid: (for Office Use Only) Site Plan _____ Building Permit _____ Inspection _____	Cost of Work: Work: \$ _____ C of O Fee \$ _____
Current Legal Use: Number of residential Units 1	If vacant, previous use? N/A	Is property part of a subdivision? If yes, please name: N/A
Proposed Use and Project Description: Lot split to create one new single family lot.		
Applicant - must be owner, Lessee or Buyer Name: Craig Holman Business Name, if applicable: Address: 125 Milton Street City/State Portland, ME      Zip Code: 04103		Applicant Contact Information Work # N/A Home# N/A Cell # 831-5950 e-mail: craigeholman@aol.com OCT 17 2011
Owner - (if different from Applicant) Name: Lucy M. Richio Life Estate Address: 33 Randall Street City/State Portland, ME      Zip Code: 04103		Owner Contact Information Work # N/A Home# N/A Cell # N/A e-mail: N/A
Agent/ Contractor Name: BH2M Address: 28 State Street City/State Gorham, Me      Zip Code: 04038		Agent/Contractor Contact Information Work # 839-2771 Home# N/A Cell # N/A e-mail: lberry@bh2m.com
Billing Information Name: Craig Holman Address: 125 Milton Street City/State Portland, ME      Zip Code: 04103 Phone Number: 831-5950		Contact when Building Permit is Ready: Name: BH2M Address: 28 State Street City/State Gorham, ME      Zip Code: 04038 Phone Number: 839-2771

**DEVELOPMENT REVIEW FEES:**

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

Level I Minor Residential Site Plan	Fees Paid (office use)
<input checked="" type="checkbox"/> Application Fee (\$300.00 flat fee)	—
<input checked="" type="checkbox"/> Inspection Fee (\$100.00 flat fee) (for an inspection conducted by the Planning Division)	—
The City invoices separately for the following:	
<ul style="list-style-type: none"> <li>• Notices (\$.75 each)</li> </ul>	
<b>Performance Guarantee</b>	Exempt except for those projects that complete construction in the winter and the site work is incomplete.
<b>Building Permit Fee</b>	\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.

**Application Check List:**

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. As part of the application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Inspection Division to start the review process.

**Refer to the application checklist for a detailed list of submittal requirements.**

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov). Copies of the ordinances may be purchased through the Planning Division. All of the information on the check list must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


**Property Taxes:**

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 a permit of any kind is accepted.

**Separate Permits:**

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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.

<b>Signature of Applicant:</b> 	<b>Date:</b> 10.5.11
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This is not a permit; you may not commence any work until the permit is issued.

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 <small>(1 original copy plus 2 copies)</small>	Completed application form and check list.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 <small>(1 original copy plus 2 copies)</small>	Evidence of right, title and interest.
<input type="checkbox"/> N/A	<input type="checkbox"/>	3 <small>(1 original copy plus 2 copies)</small>	Copies of required state and/or federal permits.
<input type="checkbox"/> N/A	<input type="checkbox"/>	3 <small>(1 original copy plus 2 copies)</small>	Written Description of existing and proposed easements or other burdens.
<input type="checkbox"/> N/A	<input type="checkbox"/>	3 <small>(1 original copy plus 2 copies)</small>	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 <small>(1 original copy plus 2 copies)</small>	Evidence of financial and technical capacity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 <small>(1 original copy plus 2 copies)</small>	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

Site Plans and Boundary Survey Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 <small>(1 original copy plus 2 copies)</small>	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed ground floor area of building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Finish floor elevation (FEE) or sill elevation.
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Exterior building elevations (show all 4 sides).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (or septic system, where applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Total area and limits of proposed land disturbance.
<input type="checkbox"/> N/A	<input type="checkbox"/>	▪ Proposed protections to or alterations of watercourses.
<input type="checkbox"/> N/A	<input type="checkbox"/>	▪ Proposed wetland protections or impacts.
<input type="checkbox"/> N/A	<input type="checkbox"/>	▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).
<input type="checkbox"/> N/A	<input type="checkbox"/>	▪ Existing and proposed curb and sidewalk, except for a single family home.
<input type="checkbox"/> N/A	<input type="checkbox"/>	▪ Existing and proposed easements or public or private rights of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Show foundation/perimeter drain and outlet.
<input type="checkbox"/> N/A	<input type="checkbox"/>	▪ Additional requirements may apply for lots on unimproved streets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Cross section with framing details
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Floor plans and elevations to scale
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Window and door schedules
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Foundation plans w/required drainage and damp proofing , if applicable
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Detail egress requirements and fire separation, if applicable
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
<input type="checkbox"/> N/A	<input type="checkbox"/>		▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**Reminder:** Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.



LESTER S. BERRY  
WILLIAM A. THOMPSON  
ROBERT C. LIBBY, JR.  
WALTER E. PELKEY  
ANDREW S. MORRELL

Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

October 10, 2011

City of Portland  
Planning Division  
389 Congress Street  
Portland, ME 04103

RE: Level I-Minor Residential Development Review Submission  
Lot Division  
33 Randall Street

To whom it may concern:

On behalf of the applicant, Craig Holman., our office is submitting a Level 1-Minor Residential Development Review Application for the above referenced project. Please find attached the following information in support of this submission:

- Level 1-Minor Residential Development Review Application
- Subject Parcel Deed (Book 22023 Page 6)
- Purchase and Sale Agreement
- Financial Capacity Letter
- Fees (\$300 Application Fee and \$100 Inspection Fee – Total \$400)
- Tax Map 166 (Block B, Lots 11 & 12)
- Site Plan
- Existing Conditions Plan
- Details

The parcel is located on the Western side of Randall Street North of Front Street and is known as Tax Map 166, Block B, Lots 11 & 12. This parcel currently contains a 2-story single family residential lot owned by the Life Estate of Lucy Richio. The total parcel consists of 15,000 s.f. and is zoned R-5 Residential (see Existing Conditions Plan for more information). The applicant has the property under contract and would like to split the Lot and create an additional single family residential lot as shown on the Site Plan. The proposed Lot will be served by public sewer, water and gas from Randall Street and overhead utilities also from Randall Street. The site will be graded to drain to a catch basin on the Northern side of the parcel, including the foundation drain for the new house, and then directed to the stormdrain system within Randall Street. All appropriate erosion control techniques have been utilized to assure no adverse impacts are created to any abutters as a result of this project (see Details Sheet for Erosion Control Details and Notes).

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The applicant, Craig Holman, President of Holman Development Corporation, has the Technical Capacity to take on this project. Mr. Holman and his company have completed many projects within the Southern Maine area over the past 15 years. The following is a list of some of these projects:

- Country Fields- 6 Lot Subdivision on Woods Road in Gorham, Maine
- Saco Commons Condominiums-14 residential units on Ocean Park Road, Saco
- Dale Avenue Condominiums-8 residential units on Dale Avenue, Westbrook
- Subdivision-3 Lot Subdivision on River Road, Windham
- Carabassett Heights Subdivision-8 Lot Subdivision on Route 23, Canann

As well as the above listed specific projects, Holman Development Corporation has purchased dozens of properties that were renovated and sold within the Southern Maine area. Mr. Holman's Company also owns and manages many residential buildings throughout Southern Maine.

The following is a list of the Fire Department Items required as part of this submission:

- Applicant: Craig Holman  
125 Milton Street  
Portland, Maine 04102  
(207) 831-5950
- Architect: Roy Architectural Design  
99 Pavilion Road  
Cornish, Maine 04020  
(207) 625-8088
- Proposed Use: Single Family Residence
- Building Footprint: 1,058 s.f. (2-Story)
- Fire Protection: New House will contain sprinkler system meeting City Ordinance
- Hydrant location: Hydrant located on the Eastern Side of Randall Street approximately 93 feet North of the Site.

A copy of this application and supporting information has been submitted to the Fire Department.

We look forward to working with Town Staff and the Planning Board on this project.  
Please contact our office if you have any questions or if you need additional information.

Sincerely,



Andrew S. Morrell, E.I.

Cc: Lester S. Berry, BH2M  
Frederick Lamontagne, City of Portland Fire Chief

Level I Site Plan Submission-10-7-2011



Internet Explorer 6.0.2600.5512  
 Welcome to 20/20 Perfect Vision Land Records IZ: ImageViewer - Windows Internet Explorer

Search Home  
 Welcome to 20/20  
 Home to 20/20  
 Home to 20/20

Recorded Land  
 Schedule A  
 File B  
 Schedule B

1 of 2

MAINE REAL ESTATE TAX PAID

Doc#: 98389 04/22/2004 Pg: 6

**WARRANTY DEED  
 MAINE STATUTORY SHORT FORM**

KNOW ALL MEN BY THESE PRESENTS, that LUCY C. RICHIO of Portland, Maine, for consideration paid, GRANT to EUGENIA M. COUGHLIN of South Portland, County of Cumberland County, Registry of Deeds, Maine AND DONALD A. RICHIO of Portland, County of Cumberland, Maine, whose mailing addresses are 21 Larchwood West, South Portland, Maine 04106 and 156 Deepwoods Drive, Portland, ME 04103, respectively, with WARRANTY COVENANTS, the real property in Portland, County of Cumberland, State of Maine, as follows:

See Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said LUCY C. RICHIO has set her hand and seal this 17th day of November, 2004.

Witness: [Signature] [Signature]  
 Lucy C. Richio  
 Lucy C. Richio

State of Maine  
 Cumberland, as  
 November 17, 2004

Then personally appeared the above-named Lucy C. Richio and acknowledged the foregoing instrument to be her free act and deed.

Before me,  
[Signature]  
 Notary Public/Attorney at Law  
 12/30/04

ADD or ESCORT | EDIT DOCUMENT

Tools  
 Close | Print | Copy | Paste | Undo | Redo | Zoom In | Zoom Out | Full Screen | Exit

Loaded Doc#: 43315  
 seconds: 1 (rows)

Print Document  
 Instr. Date



CONTRACT FOR SALE OF REAL ESTATE

8-21-11 2011 RSC INCORPORATED... whose address is... the sum of (\$ 60,000) in full as earnest money deposit and in part payment on account of the purchase price of the following described real estate located at 24 KANAWHA ST in the city/town of PORTLAND County of S.W.M. State of Maine to wit: SIOUX FAMILY HOME 10000 SQ FT 7500 SAFT BUILDER LOT, MAP 16 BEIR CITY OF PORTLAND, ME being all the property owned by the Seller at this address and more fully described at said County's Registry of Deeds in Book 1174 Page 1. Included with the sale are all fixtures (including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, electric outlets) and the following personal property:

TOTAL PURCHASE PRICE SHALL BE (\$ 179,900 One hundred seventy nine thousand and nine hundred dollars) CASH SALE

dollars to be paid as follows. Entire purchase price payable in cash or certified check at the time of closing, subject to Purchaser obtaining any mortgage in the amount of 0% of the purchase price at an interest rate not to exceed 0% and Seller to pay points not to exceed 0%. Purchaser shall apply for said mortgage within 10 days of the effective date of contract. Purchaser shall have 10 days from the effective date of this contract to receive final loan approval and results made available to Seller. Purchaser is under a good faith obligation to actively seek and accept financing on the above terms, and acknowledges that a breach of the good faith obligation will be a breach of the contract.

Buyer shall receive and hold the Deposit and act as escrow agent until closing subject to the following conditions:

1. This offer shall be valid until 8/22/11 (date) 10:00 AM. If obtaining Offeror's signature and in the event of Offeror's non-acceptance, the Deposit shall be returned to Purchaser. Purchaser shall pay the balance of the purchase price and execute all papers necessary for the completion of this purchase within 10 days from the effective date of this contract.

2. A deed showing good and merchantable title shall be delivered to Purchaser at time of closing. Should title to the property prove to be unmarketable, Seller after written notice to Purchaser of the defect(s) (including such unmarketability), shall have thirty days (unless otherwise agreed to by both parties at the time the defect is discovered) to remedy the defect(s). If defects (s) are not corrected so there is marketable title, then Purchaser may at his option, elect to withdraw said Deposit and be relieved from all obligations hereunder.

3. Property shall be conveyed by WARRANTY deed and shall be free and clear of all encumbrances except zoning and building restrictions, ad record, restrictive covenants, deed restrictions and easements of record and usual public utilities servicing the property.

4. Occupancy of the property shall be given AS TRANSFER OF TITLE at which time premises shall be in the same condition as at moment, excepting only reasonable use and wear. The risk of loss or damage to said premises by fire or otherwise until the closing is assumed by the Seller.

5. The following items shall be prorated as of date of closing: (a) Real Estate Taxes for the current municipal year Yes No (b) Fuel Yes No (c) RENT Yes No (d) Rents Yes No (e) Condo fee Yes No (f) Other Yes No

6. Should Purchaser fail to make any of the payments at any part thereof, or to perform any of the covenants on his part made, this Contract shall at the option of Seller, terminate and Purchaser shall forfeit the Deposit and the escrow agent is hereby authorized by Purchaser to pay over to Seller the deposit.

7. MEDIATION: Any dispute or claim arising out of or relating to this contract or the property addressed in this contract shall be submitted to mediation in accordance with Maine Residential Real Estate Mediation Rules of the American Arbitration Association. If a claim shall survive the closing of this transaction.

8. All covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties.

9. AGENCY DISCLOSURE: The Purchaser (s) and Seller (s) acknowledge that they have been informed that the Selling Licensee is acting as a agent in this transaction and that the Listing Licensee is acting as a agent in this transaction.

Buyer: [Signature] Date: 8-21-11 Seller: Donald A. Lusk Date: 8/21/11 Buyer: [Signature] Date: [Signature] Date: 10-5-11

10. Purchaser acknowledges receipt of written disclosures about water supply, insulation, waste disposal system and hazardous materials. Purchaser is encouraged to seek information from professionals regarding any specific issues or concerns. The following inspection(s) will be done by qualified inspectors chosen, and paid for, by Purchaser with results satisfactory to Purchaser. If results of any inspection are unsatisfactory to Purchaser, Purchaser may declare Contract null and void by notifying Seller in writing within the specified number of days, providing a copy of the building inspection report to the Seller(s) at no charge to the Seller(s) and any earnest money shall be returned to Purchaser. If Purchaser does not notify Seller of an unsatisfactory inspection within the time period set forth below, this contingency is waived by Purchaser. In absence of inspection(s) mentioned below, Purchaser is relying completely upon Purchaser's own opinion as to the property's condition.

Type of Inspection	Yes	No	Results to Seller	Type of inspection	Yes	No	Results to Seller
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 5 days	f. Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within 5 days
b. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within 5 days	g. Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within 5 days
c. Radon Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within 5 days	h. Pest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within 5 days
d. Radon Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within 5 days	i. Lead paint inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within 5 days
e. Water quality test	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within 5 days	j. Lead paint risk assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within 5 days

11. WITHHOLDING: Seller(s) is aware that Maine law requires the purchaser to withhold 2 1/2% of the sales price, at closing, unless Seller(s) certify that Seller(s) is/are residents of Maine at the time of closing, or are otherwise exempt from the state withholding provision.

12. Buyer(s) and Seller(s) hereby give the Company permission to disclose the contents of this document to those people who need access to the information in this document in order to close this transaction. These people include, but are not limited to, attorneys, lenders, appraisers, inspectors, title insurance company's servicers and insurers. Buyer(s) and Seller(s) also authorize the closing agent to provide a closing statement to the real estate companies involved in this transaction.

13. HOME WARRANTY: An HMS home warranty paid for by the \_\_\_\_\_ shall \_\_\_\_\_ shall not be provided on the property.

14. Refer to Addendum (s) for continuation of Contract. No  Yes \_\_\_\_\_ it is \_\_\_\_\_

15. Other conditions:  SALE SUBJECT TO DEED REVIEW WITHIN 5 DAYS

SALE SUBJECT TO VACANT LOT (MILL-BOIL) BEING A BUILDABLE LOT PER CITY OF PORTLAND.

SALE SUBJECT TO THERE BEING NO MORATORIUMS IN PLACE.  IF VACANT (MILL-BOIL) IS NOT A BUILDABLE LOT HOLDER MUST AGREE TO PURCHASE HOUSE + LOT FOR \$150,000.

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. THIS IS A LEGALLY BINDING DOCUMENT.  MICK RICHIO AGREES TO VACATE THE HOUSE BY NOV. 1 2011. Purchaser hereby agrees to purchase the Property at the price and upon the terms and conditions set forth herein.

Witness \_\_\_\_\_ Date \_\_\_\_\_ Social Security # \_\_\_\_\_ Purchaser \_\_\_\_\_  
 Witness \_\_\_\_\_ Date \_\_\_\_\_ Social Security # \_\_\_\_\_ Purchaser \_\_\_\_\_

Seller hereby accepts and agrees to deliver the Property at the price and upon terms and conditions above stated and agrees to pay the Listing Broker for professional services rendered \_\_\_\_\_ % of the Purchase Price, and hereby authorizes the closing agent to pay said fee directly from the closing proceeds. In the event said earnest money deposit is forfeited by Purchaser, one-half shall go to said Broker, provided however that the Broker's portion shall not exceed the full amount of the commission fee specified.

Witness \_\_\_\_\_ Date \_\_\_\_\_ Social Security # \_\_\_\_\_ Seller \_\_\_\_\_  
 Witness \_\_\_\_\_ Date \_\_\_\_\_ Social Security # \_\_\_\_\_ Seller \_\_\_\_\_  
 Offer refused \_\_\_\_\_ Effective Date (Final Acceptance Date) \_\_\_\_\_

**Sawin Capital, LLC**  
**PO Box 4787**  
**Portland, Maine 04112**

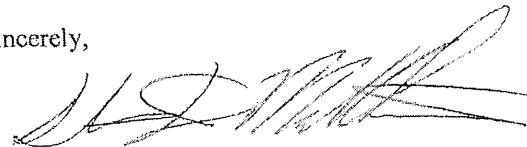
October 11, 2011

City Of Portland, Maine

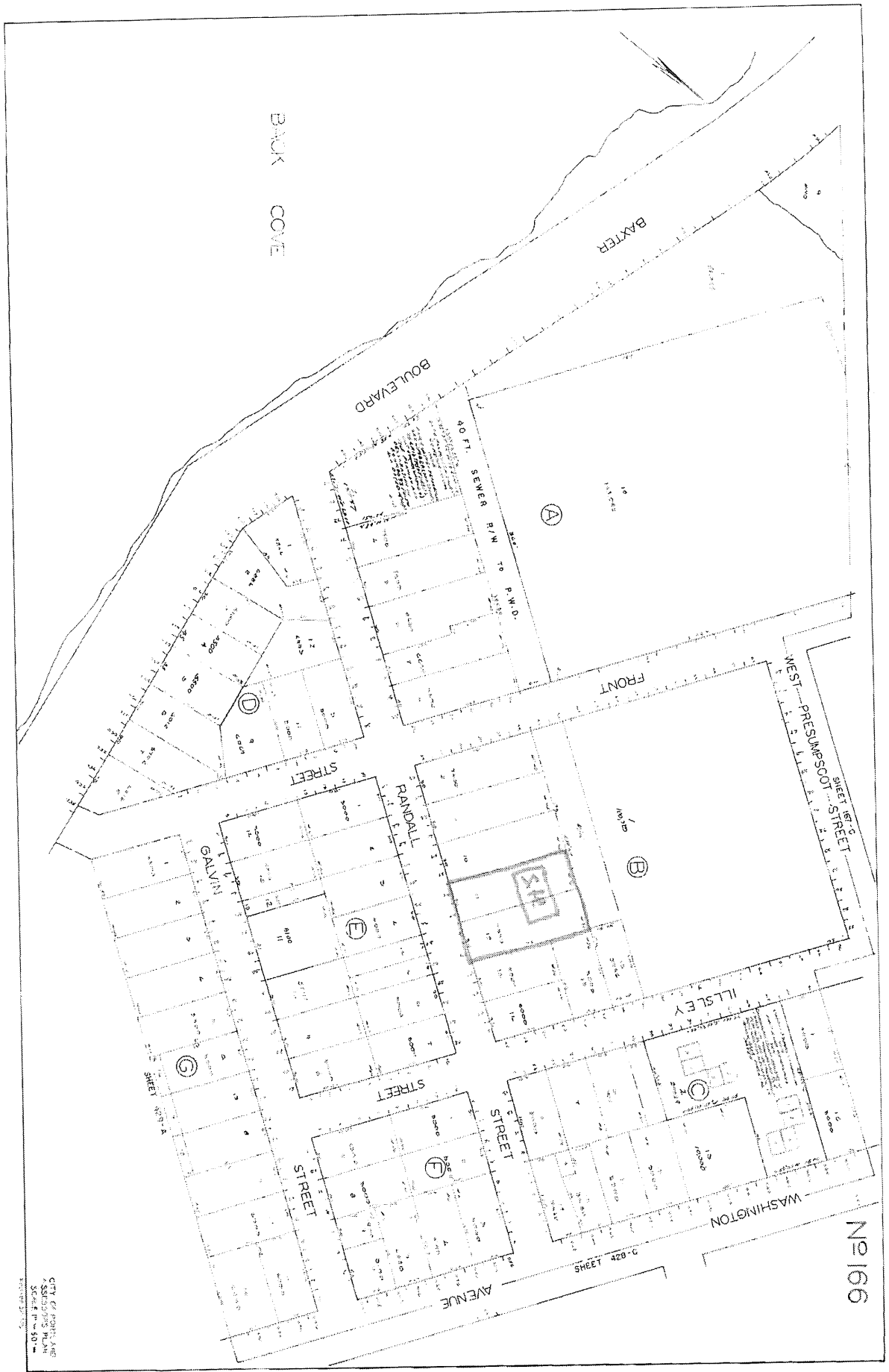
RE: Financial Capacity-33 Randall Street, Portland, Maine.

This letter is to confirm that **Craig Holman Development Corporation** has the funds available to complete the property at 33 Randall Street, Portland, Maine, Map 66 Block B, Lots 11 & 12. Please feel free to contact me at (207) 358-7900 with any questions on this matter.

Sincerely,



Steven D. Matthews



N 166

CITY OF PORTLAND  
PLANNING AND COMMUNITY DEVELOPMENT  
SCALE 1" = 40'



*Berry, Huff, McDonald, Milligan Inc.*  
Engineers, Surveyors

December 8, 2011

City of Portland  
Planning Division  
389 Congress Street  
Portland, ME 04103

RE: Level I-Minor Residential Development Review Revisions  
Lot Division  
33 Randall Street

Mr. DiPierro:

On behalf of the applicant, Craig Holman, our office is submitting revisions for the above referenced project based on your review comments dated November 15, 2011. Please find attached the following information in support of this submission:

- FEMA Flood Map (Panel #230051007B)
- Medium Intensity Soils Map
- Revised Building Elevation & Floor Plan
- Revised Site Plans (Sheets 1-3)

The following is our response to your review comments dated November 15, 2011:

**Survey Requirements**

1. Please find attached FEMA Map #230051007B showing the subject parcel site with no flood zones present. A note has been added to both Sheets 1 and 2 to clarify the flood zone present for the site.
2. Notes 16 and 17 have been added to the Site Plan (sheet 1) to cover these two City requirements.
3. Randall Street is an accepted Public Street. Sheets 1 and 2 of the plans have been revised to reflect this information.
4. The survey for this parcel has been tied into the City Datum which is 0.02 feet higher than NGVD 1929 datum. The benchmark notes on sheets 1 and 2 of the plans have been revised accordingly and reference has been

LESTER S. BERRY  
WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL

RECEIVED

DEC 21

Dept. of Building Inspections  
City of Portland Maine

6. The Site Plan has been revised to specify a 4-inch sewer lateral service for the proposed lot.
7. The proposed stormdrain line on the site, located on the Northern side of Lot 1, has been revised to be a 6-inch diameter stormdrain as recommended by the City (see sheet 1 of plans).
8. The proposed stormdrain has been labeled as a "private" stormdrain on the Site Plan as requested.
9. The applicant requests a waiver from the City of Portland Technical Manual, Section 1.7.1 for driveway separation for the proposed lot as described in Note #21 on Sheet 1 of the plans.
10. The existing sewer easement to the City of Portland across the subject parcel for the existing 24" and 8" abandoned wood box sewer lines have no known width (see subject parcel deed previously submitted). Notes on both sheets 1 and 2 of the plans have been revised accordingly.
11. Note #19 has been added to the Site Plan as requested demonstrating the total ground disturbance proposed for the project. A line has also been added to the plans that show the limits of the ground disturbance.
12. Please find attached a Medium Intensity Soils Map from The Cumberland County Soil Survey showing the subject parcel site and the associated soils. Note #20 has been added to Sheet 1 of the plans to clarify the existing soils found onsite.
13. The two required street trees have been added to Sheet 1 of the plans as requested. A detail has also been added to sheet 3 of the plans for these tree plantings.

#### Zoning Requirements

1. The configuration of Lots 1 and 2 have been revised slightly to accommodate the required rear setback requirements for the existing house on Lot 2 (see sheet 1 for more information). Please also note that the applicant has revised the proposed building footprint for Lot 1. Please find attached a revised building elevation and floor plan for this structure. The plans have been revised accordingly based on the new proposed house for Lot 1.
2. The configuration of Lots 1 and 2 has also been revised slightly to meet the requirements of a minimum Lot width of 60 feet at the front of the existing house (at the bay window) as requested. The plans have been

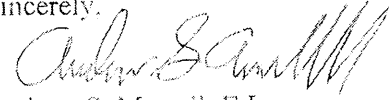


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revised accordingly (see sheet 1 of plans for more information).

We look forward to working with Town Staff on this project. Please contact our office if you have any questions or if you need additional information.

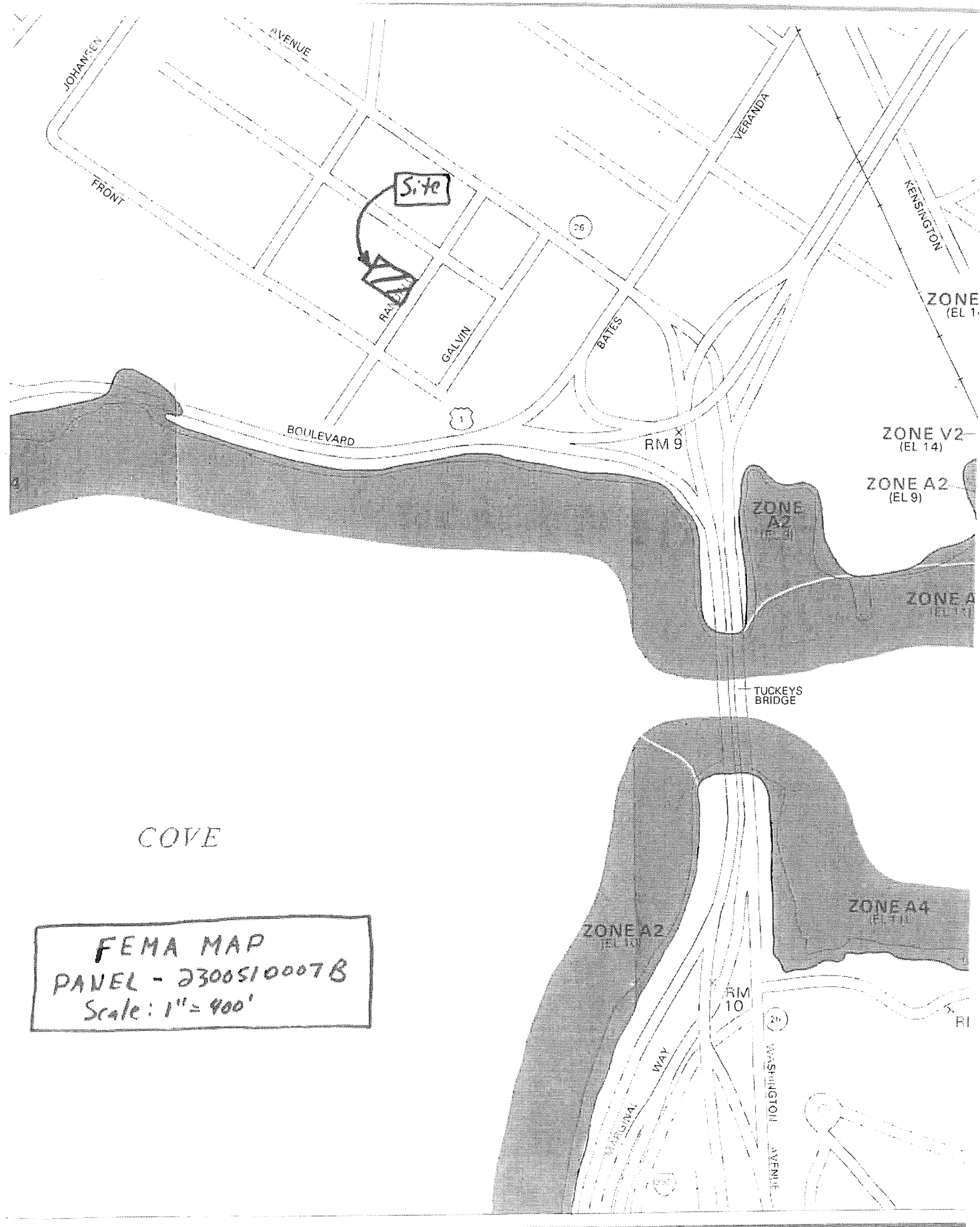
Sincerely,



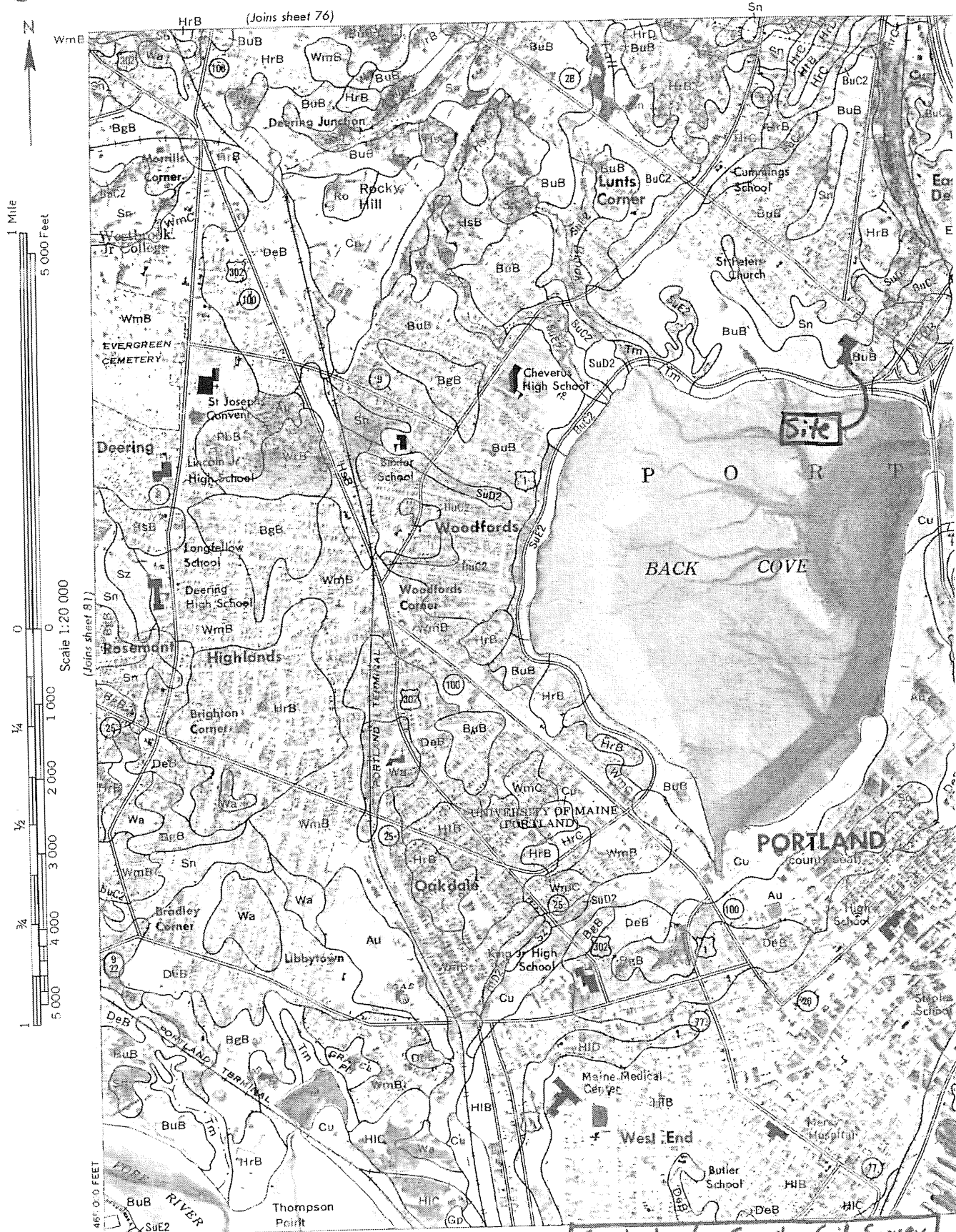
Andrew S. Morrell, E.I.

Cc: Lester S. Berry, BH2M  
Craig Holman

11075-Level I Site Plan Revisions-12-8-2011



FEMA MAP  
PANEL - 2300510007B  
Scale: 1" = 400'



Cumberland County Soil Survey  
 Map # 82  
 Scale: 1" = 1667'

\* New House

Applicant: Craig Holman

original: 11/21/11  
Date: 12/21/11 (revised)

Address: 31 Randall St (split from 33)

C-B-L: 166 B DIT (OK)  
per the 2011 Ordinance new lot

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - build housing 30x26' single family

Sewage Disposal - City

Lot Street Frontage - 50' min - 50' 5" min (OK)

Front Yard - 20' average (average = 4.5') - 15' to front landing (OK) scaled

Rear Yard - ~~2 story~~ 20' min - 29' to deck scaled (OK)

Side Yard - 2 story - 12' min - 14' on 1st scaled (OK)  
16' on 2nd scaled (OK)

Projections -

Width of Lot - 60' min - 9 min @ 60' (OK)

Height - 35' max - 22.5' scaled (OK)

Lot Area - 6,750 sq ft - 7,750 sq ft @ 5 min (OK)

Lot Coverage/Impervious Surface - 40% = 3,102.4 sq ft

Area per Family - 3,000 sq ft (OK)

Off-street Parking - 2 spaces (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - none

- side entry porch?

30x26 780

6x4 = 24

10x10 = 100

6x5 = 30

934 (OK)

\* Existing House (Lot 2)

Applicant: Craig Holman

Date: 11/2/11

Address: 33 Randall St.

C-B-L: 166-B-11 1/12

perm # 2011-10-253

CHECK-LIST AGAINST ZONING ORDINANCE

\* amended site plan 12/21/11

Date - built 1907

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage - 50' min (OK)

Front Yard - N/A

✓ Rear Yard - 20' min - ~~20' back porch~~ 20' back porch (OK)

Side Yard - 2 sides - 12' min - 15' on 1st (OK)

Projections -

Width of Lot - 60' min - width @ 60' at front of house - need confirmation

Height - N/A

Lot Area - 6,500 sq ft (OK)

Lot Coverage/Impervious Surface - 40%

Area per Family - 3,500 sq ft or more (OK)

Off-street Parking - 2 spaces & driveway

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7-24-X

Assessor's Office | 189 Congress Street | Portland, Maine 04101 | Room 115 | 207.524-8496

City Home Departments City Council E Services Calendar Jobs

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:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 166 B012001  
 Land Use Type VACANT LAND  
 Property Location 29 RANDALL ST  
 Owner Information RICHIO LUCY M LIFE ESTATE  
 29 RANDALL ST  
 PORTLAND ME 04103  
 Book and Page 27023/006  
 Legal Description 166-B-12  
 RANDALL ST 29 01  
 7500 SF  
 Acres 0.172

*should be 31*

*29 randall will have 166-B-13*

**Current Assessed Valuation:**

TAX ACCT NO.	20172	OWNER OF RECORD AS OF APRIL 2011 RICHIO LUCY M LIFE ESTATE
LAND VALUE	\$6,400.00	29 RANDALL ST PORTLAND ME 04103
BUILDING VALUE	\$0.00	
NET TAXABLE - REAL ESTATE	\$6,400.00	
TAX AMOUNT	\$117.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600 with Internet Explorer



[View Map](#)

**Sales Information:**

Sale Date	Type	Price	Book/Page
11/17/2004	LAND	\$82,320.00	27023/6
1/6/2006	LAND + BUILDING	\$0.00	/

[New Search!](#)

166 B011001 - 2011 Value - 166 B011001 - 2011 Value - 166 B011001 - 2011 Value

Home | About Us | Tax Collector | Services | Contact Us

The page contains a detailed description of the parcel. If you are unable to find the **New Search** button at the bottom of the page to access a new entry.

**Current Owner Information:**

<p><b>Services</b></p> <p>Applications</p> <p>Doing Business</p> <p>Maps</p> <p>Tax Relief</p> <p>Tax Roll</p> <p>Q &amp; A</p>	<p><b>CBL</b> 166 B011001</p> <p><b>Land Use Type</b> SINGLE FAMILY</p> <p><b>Property Location</b> 23 MANDALAY ST RICHARD LUCY M WID WARS VET MIL ESTATE</p> <p><b>Owner Information</b> 23 MANDALAY ST PORTLAND ME 04101</p> <p><b>Book and Page</b> 2202 236</p> <p><b>Legal Description</b> 166 B 11 AMSDALL 91 13 11</p> <p><b>Acres</b> 0.170</p>
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**Current Assessed Valuation:**

<p>Browse City Services &amp; More</p> <p>Browse Facts and Maps &amp; More</p>	<p><b>TAX ACCT NO.</b> 166 B011001 <b>OWNER OF RECORD AS OF APRIL 2011</b> RICHARD LUCY M WID WARS VET 23 MANDALAY ST PORTLAND ME 04101</p> <p><b>LAND VALUE</b> \$67,000.00</p> <p><b>BUILDING VALUE</b> \$30,000.00</p> <p><b>WORLD WAR II WIDOWS</b> (\$5,000.00)</p> <p><b>HOMESTEAD EXEMPTION</b> (\$10,000.00)</p> <p><b>NET TAXABLE - REAL ESTATE</b> \$82,000.00</p> <p><b>TAX AMOUNT</b> \$2,875.00</p>
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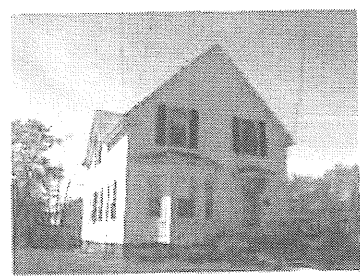
Any information notes value taxpayer should be forwarded to the Treasury Office at 824-8100 or 824-8101.

**Building Information:**

Card 1 of 1

<b>Year Built</b>	1987
<b>Style/Structure Type</b>	ONE STORY
<b># Stories</b>	1.5
<b>Bedrooms</b>	2
<b>Full Baths</b>	1
<b>Total Rooms</b>	5
<b>Attic</b>	NONE
<b>Basement</b>	FULL
<b>Square Feet</b>	1174

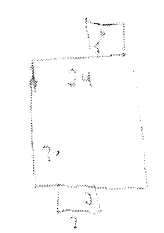
[View Photos](#) [View Map](#) [View Aerial](#)



**Sales Information:**

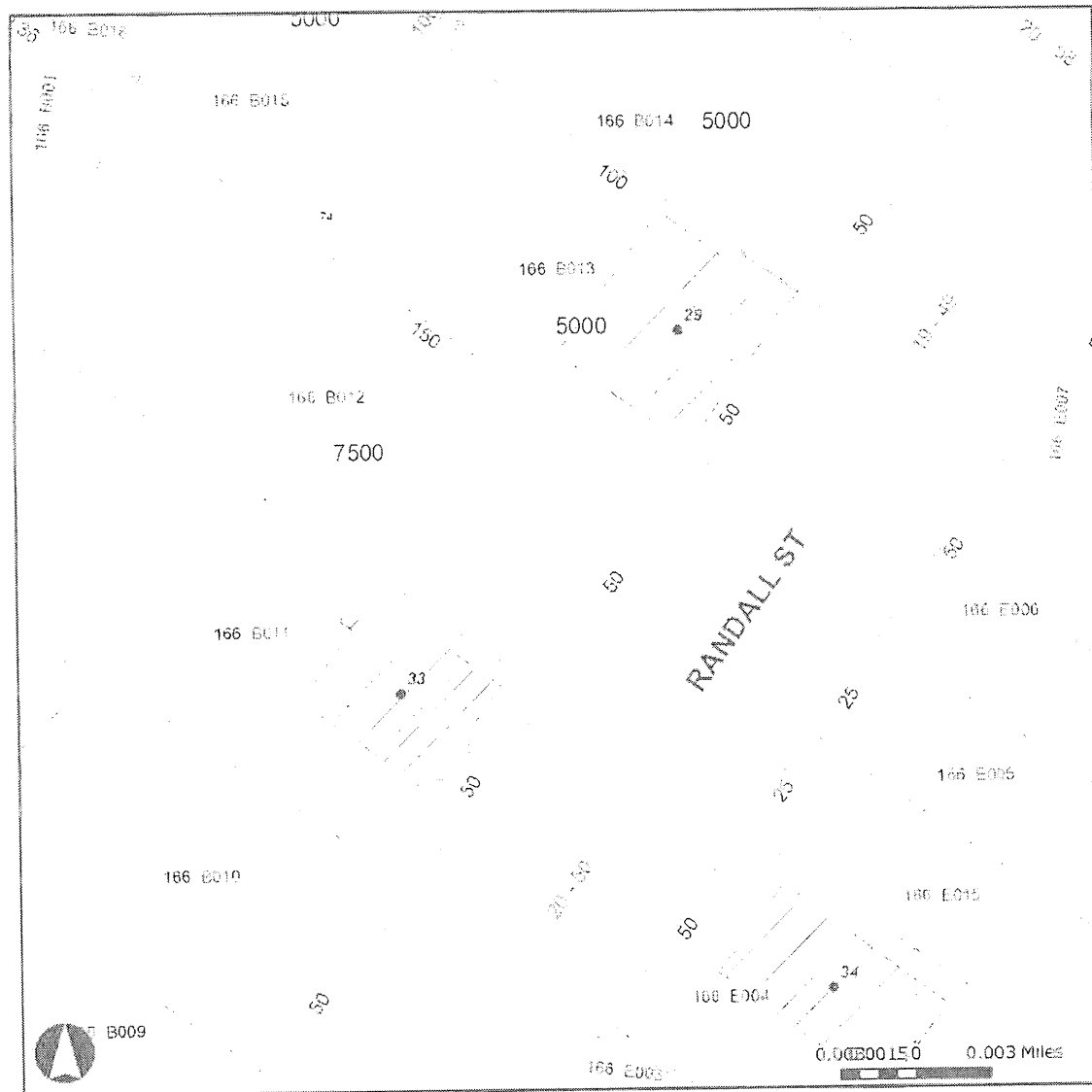
Sale Date	Type	Price	Book/Page
11/17/2004	AMB - BUILDING	\$52,329.00	2202 236
1/16/2005	AMB - BUILDING	\$6,000	1

[New Search](#)



*Could average lines*

# Map



Interstate 	Traveled Ways Stream 	Jetport 	Ocean 
Streets 	Wetland swamp 	County Streets A15 A21 A31	
Buildings Building Out Building 	Lake/Pond 	ME Towns Land Water Body 	
Parcels 	under_road waterbody 		



Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1( 8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	5/12 5/12 2x6" collar 2x10" @ 16" o.c.	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Flo: 3/4" Roof: 1/2" Coll: 7/8"	
Fastener Schedule (Table R602.3(1) & (2) )		
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)		
Fire separation (Section R309.2)	5/8" Type X	
Opening Protection (Section R309.1)	2 h. Rated Dr.	okay
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Chapter 9)	Arch Asphalt	okay
Safety Glazing (Section R308)		
Attic Access (Section R807)	22x30"	
Chimney Clearances/Fire Blocking (Chap. 10)		
Header Schedule (Section 502.5(1) & (2))		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Ceiling: R-49 Wall: R-21	

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312)		
Basement	3.166.2.3 Type C - 8.1a	okay
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	7 3/4" x 10"	
Width (Section R311.5.1)		
Headroom (Section R311.5.2)	6'-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC - 2009 (Section 1207)		
Deck Construction (Section R502.2.1)	10" DECK TILES 2x8" @ 16" o.c.	

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16" x 8" 8" thick wall 4" slab	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" D.I.A Pipe	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" bolts 6'-0"	
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))	13' 2" x 10"	
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	9 1/2 AJ 25 @ 16" O.C.	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2 x 10" @ 16" O.C.	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		

**Jonathan Rioux - 31 Randall St.**

**From:** Jonathan Rioux  
**To:** rlibby@BH2m.com  
**Date:** 11/18/2011 10:44 AM  
**Subject:** 31 Randall St.

Morning.

Can you provide me with the information identified below?

**A roof framing detail showing how two roofs meet, collar ties and rafter tie connections.  
(Section R802.3 & R802.3.1)**

**Damp proofing or water proofing (Section R405 & R406)**

**Lally Column Type (Section R407)**

**Cross-Section of the Main Girder and Header Spans (Table R502.5(2))**

**Building Envelope/ Energy Efficiency must comply with MUBEC**

**Sill/ Band Joist Type and Dimensions**

**Window Must Comply with...**

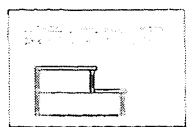
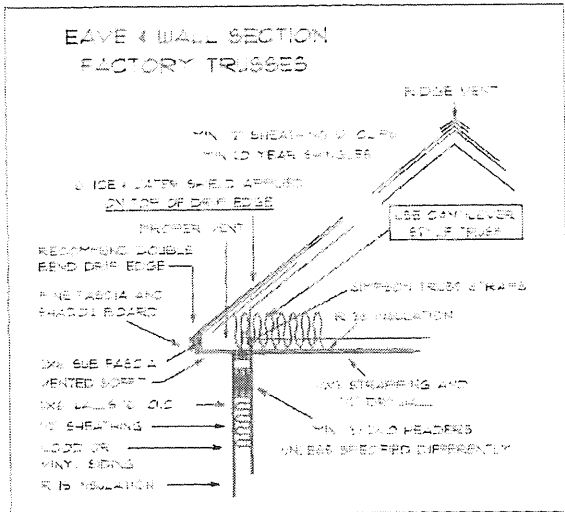
- Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention device is installed in accordance with section R612.3.
- A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.

**Cross-Section of the Deck Construction (R502.2.1)**

- Beam sizing and spans
- Fall protection
- Stair Specs

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703

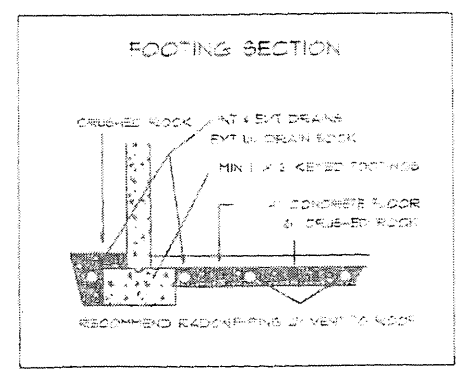
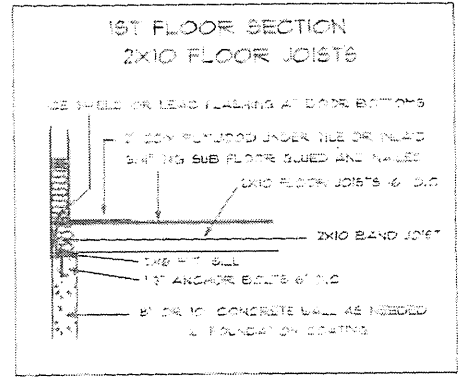
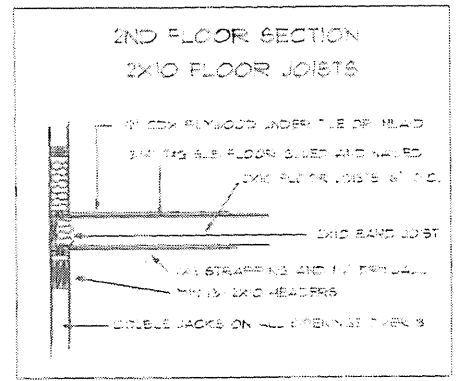
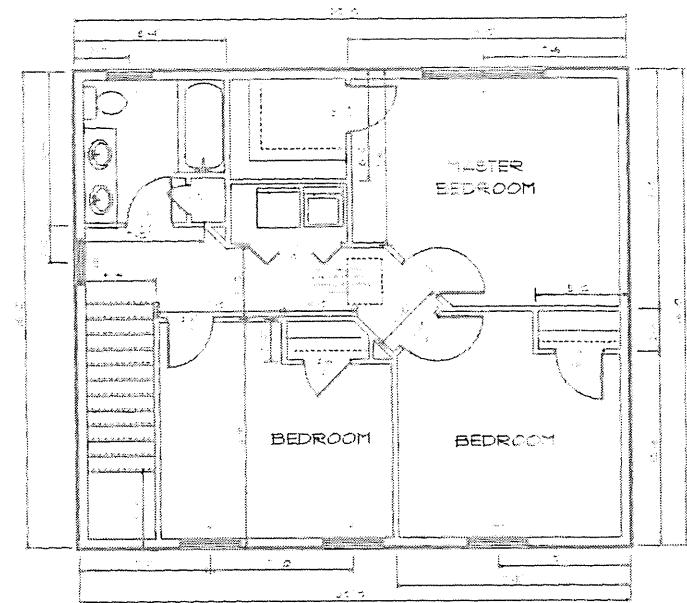


1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL APPLICABLE REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL APPLICABLE REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL APPLICABLE REGULATORY AGENCIES.

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**BUILDER - PLEASE GO OVER THESE PLANS BEFORE CONSTRUCTION STARTS AND VERIFY THAT THEY MEET YOUR NEEDS. IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE FEEL FREE TO CONTACT US.**



DOOR SCHEDULE

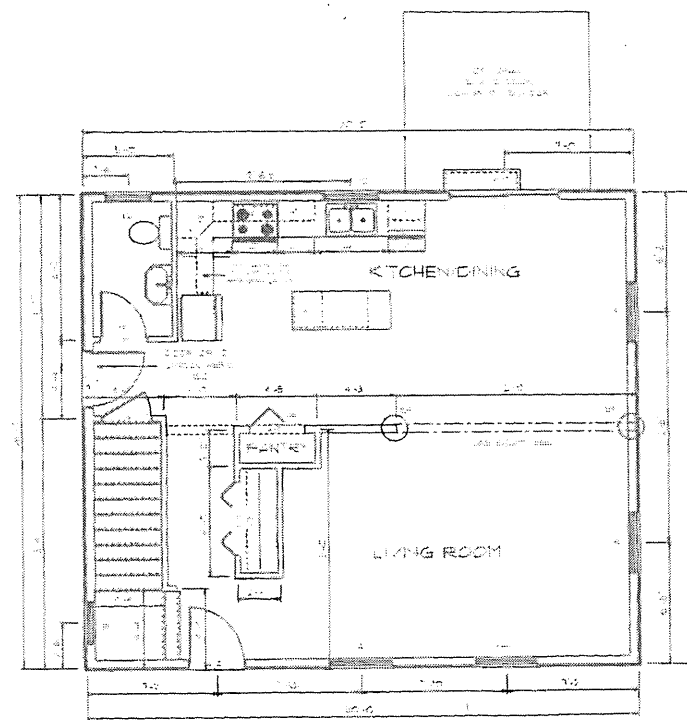
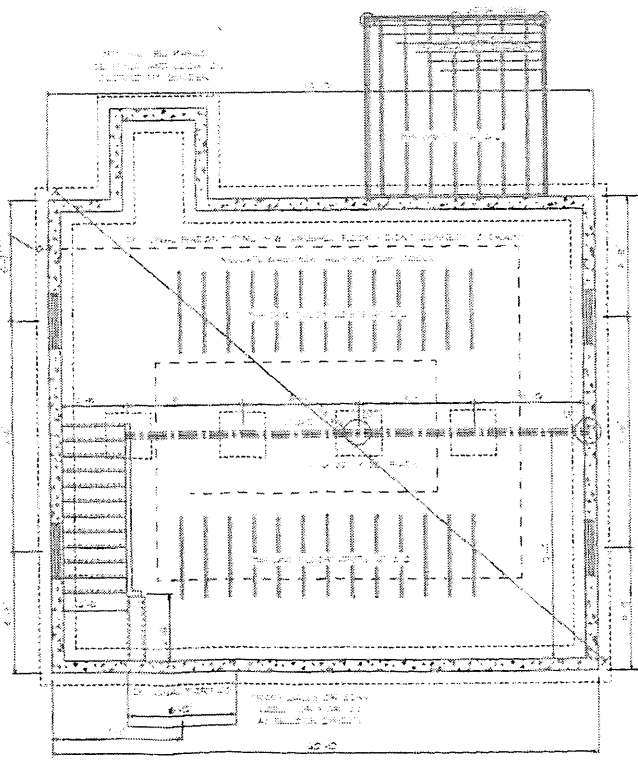
NO.	TYPE	FINISH	SWING	MARKING
1	6\"/>			

WINDOW SCHEDULE

NO.	TYPE	FINISH	MARKING
1	6\"/>		

FOUNDATION SCHEDULE

NO.	TYPE	FINISH	MARKING
1	6\"/>		



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**J. CALL DESIGN**  
PLANNING AND DESIGN SERVICES FOR  
RESIDENTIAL AND COMMERCIAL  
101 RODNEY TRAIL, WINDHAM, ME 02092-2510

SCALE: 1/4" = 1'  
DATE: 12/2011  
DRAWN BY: J. CALL  
PAGE: 2 OF 2

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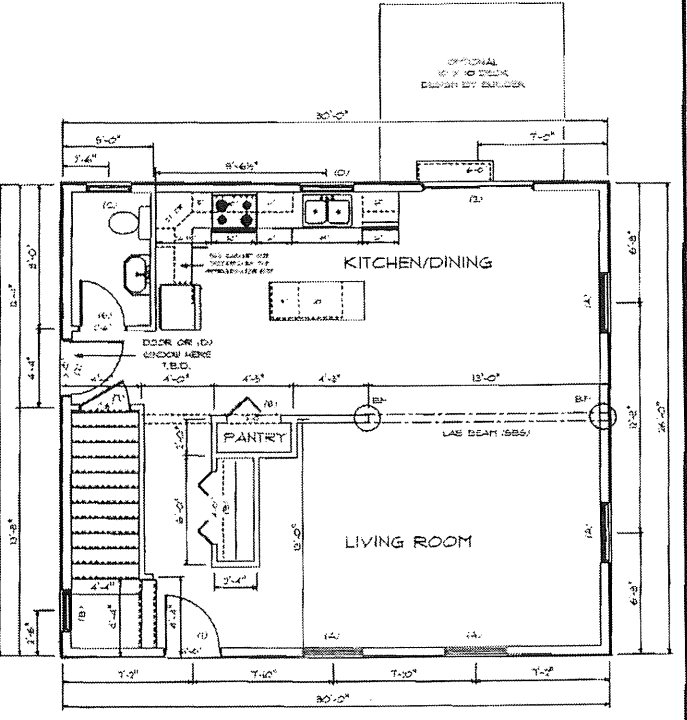
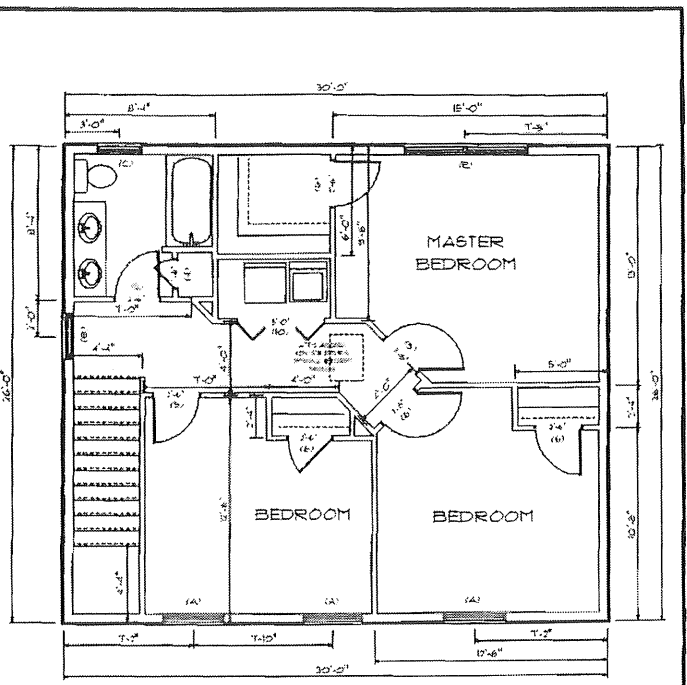
**HOLMAN DEV. CORP.**  
33 RANDALL ST, PORTLAND  
FLOOR PLANS FOUNDATION & DETAILS



EAVE FACTOR  
 6" ICE & WIND  
 ON TOP  
 RECOMMEND DO  
 BEND DRIP EDGE  
 FINE FASCIA AN  
 SHADOW BOARD  
 2x6 SUB FASCIA  
 VENTED SOFFIT  
 2x6 WALLS 1/2" C  
 1/2" SHEATHING  
 WOOD OR  
 VINYL SIDING  
 R 19 INSULATION

2ND  
 2x11  
 1/2" CD  
 3/4"  
 DOUBLE

FOOTING  
 CRUSHED RO  
 RECOMMEND



TOWN C.E.O.: T  
 ONE HOME ONLY FOR  
 PRODUCTION OF THEM  
 AWINGS FOR ANYONE

CLIENT  
**HOLMAN DEV. CORP.**  
 ADDRESS  
**33 RANDALL ST, PORTLAND**  
 DRAWING  
**FLOOR PLANS FOUNDATION & DETAILS**





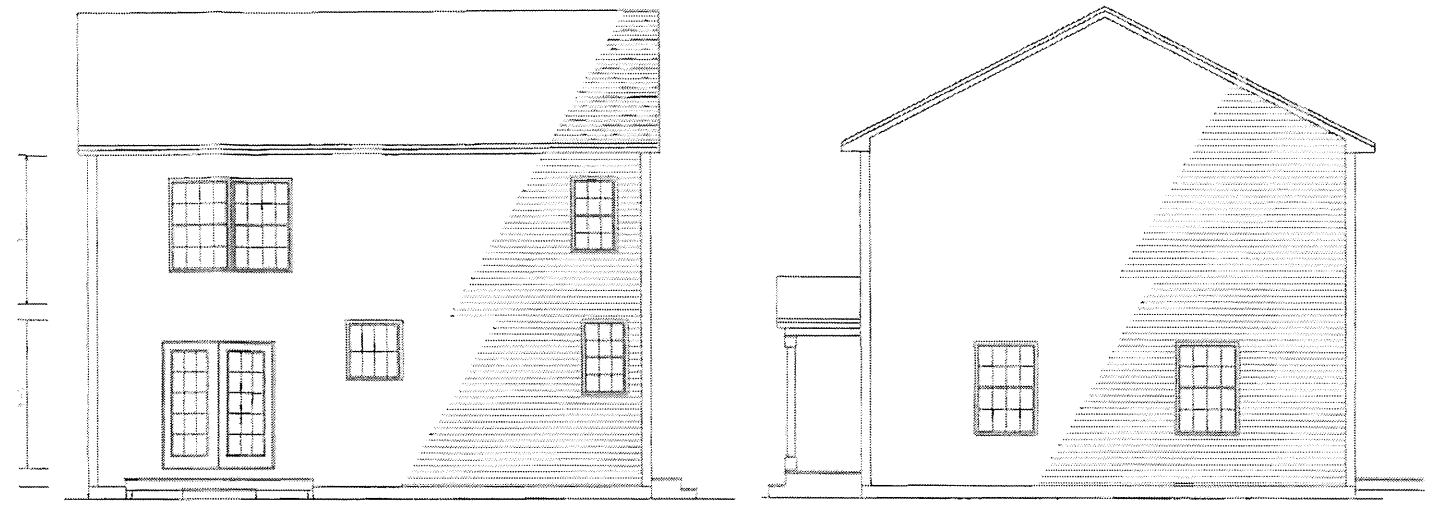
RECEIVED

DEC 21

Dept. of Building Inspections  
City of Portland Maine

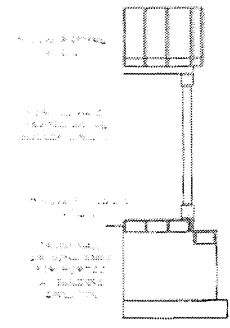
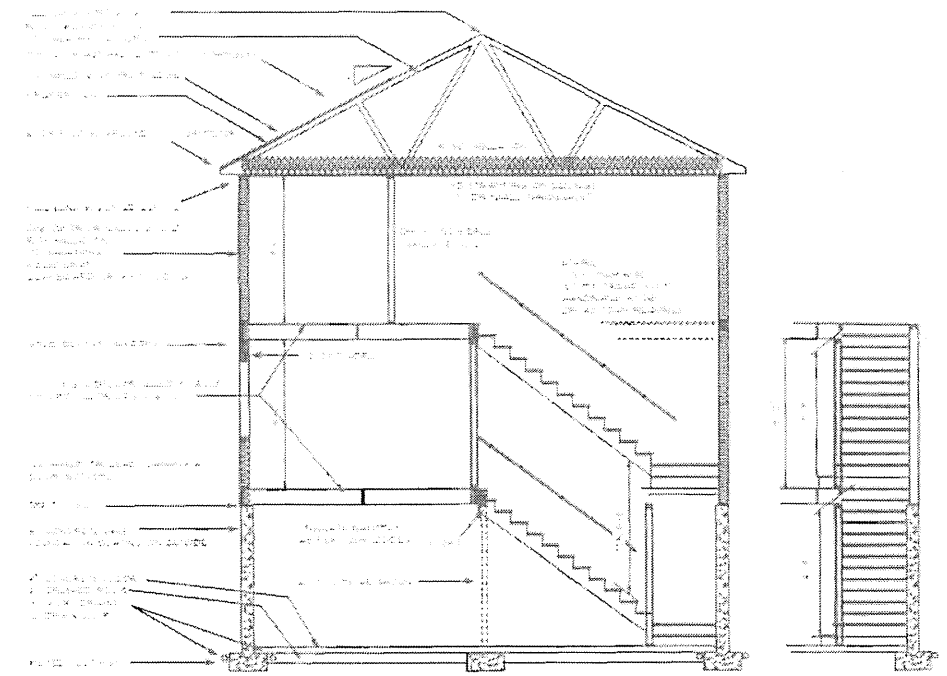
REAR ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

FRONT ELEVATION



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**J. CALL DESIGN**  
 PLANNING AND DESIGN SERVICES FOR  
 RESIDENTIAL AND COMMERCIAL  
 145 RODDERS ST. YAKE, BRIDHAM, ME 207-892-2810

SCALE	DESIGNED BY
1/4" = 1'	J. CALL
DATE	SHEET
12/2011	1 OF 2

RENDERING THESE DRAWINGS FOR THE PURPOSES OF THE TOWN OF BRIDHAM, ME. THE CLIENT HAS AGREED TO HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ARCHITECT BY ANY PARTY, INCLUDING THE TOWN OF BRIDHAM, ME. THE ARCHITECT HAS AGREED TO HOLD THE CLIENT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE CLIENT BY ANY PARTY, INCLUDING THE ARCHITECT.

CLIENT: **HOLMAN DEV. CORP.**  
 ADDRESS: **33 RANDALL ST, PORTLAND**  
 DRAWING: **ELEVATIONS AND SECTIONS**