

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND



BUILDING PERMIT

This is to certify that CRAIG HOLMAN

Located At 29 RANDALL ST

Job ID: 2011-10-2535-SF

CBL: 166-B-012-001

has permission to Build a New (30 by 26 Foot) Single Family Residence.

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

01/17/2012

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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

Director of Planning and Urban Development

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 ay 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 30' 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>Capt. Perrine 11/11/11</i>	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:	Zoning Approval		
<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>	Special Zone or Reviews <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"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>DK w/ conditions 12/21/11</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 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>[Signature]</i>
	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

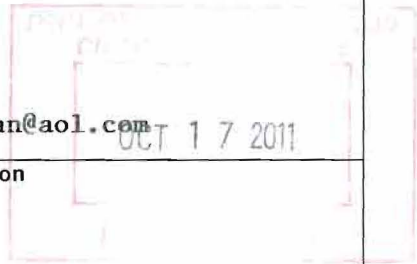
<p>Type of Heating System</p>		
<p>Means of Egress (Sec R311 & R312) Basement</p>	<p>Bulkhead</p>	
<p>Number of Stairways</p>		
<p>Interior</p>		
<p>Exterior</p>		
<p>Treads and Risers (Section R311.5.3)</p>	<p>7 3/4" x 10" Not</p>	
<p>Width (Section R311.5.1)</p>		
<p>Headroom (Section R311.5.2)</p>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

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	12 x 24" Keyed Footings w/ 8" or 10" Thick Wall 4" slab	okay
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	"See 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))	Truss	(4) Wood 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)	6 ¹² / ₁₂ 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))		
Private Garage (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	(okay)
Safety Glazing (Section R308)	"All Bathroom"	
Attic Access (Section R807)	Shown - No Drawings	(5)
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	(3) 2x10" "Maximal"	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Ceiling: R50 Wall: R21 "See Notes"	(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
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.

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

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of 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 Inspections 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 Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

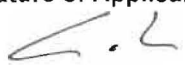
Property Taxes:

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.

<p>Signature of Applicant:</p> 	<p>Date:</p> <p>10.5.11</p>
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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 (1 paper copy as of Dec. 1)	Completed application form and check list.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<input type="checkbox"/> N/A	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Copies of required state and/or federal permits.
<input type="checkbox"/> N/A	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written Description of existing and proposed easements or other burdens.
<input type="checkbox"/> N/A	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of financial and technical capacity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	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 (1 paper copy as of Dec. 1)	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"/>	<ul style="list-style-type: none"> Total area and limits of proposed land disturbance.
<input type="checkbox"/> N/A	<input type="checkbox"/>	<ul style="list-style-type: none"> Proposed protections to or alterations of watercourses.
<input type="checkbox"/> N/A	<input type="checkbox"/>	<ul style="list-style-type: none"> Proposed wetland protections or impacts.
<input type="checkbox"/> N/A	<input type="checkbox"/>	<ul style="list-style-type: none"> 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"/>	<ul style="list-style-type: none"> Existing and proposed curb and sidewalk, except for a single family home.
<input type="checkbox"/> N/A	<input type="checkbox"/>	<ul style="list-style-type: none"> Existing and proposed easements or public or private rights of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Show foundation/perimeter drain and outlet.
<input type="checkbox"/> N/A	<input type="checkbox"/>	<ul style="list-style-type: none"> Additional requirements may apply for lots on unimproved streets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p style="text-align: center;">3 (1 paper copy as of Dec. 1)</p> <p>Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'</p>

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"/>		<ul style="list-style-type: none"> Cross section with framing details
<input type="checkbox"/> N/A	<input type="checkbox"/>		<ul style="list-style-type: none"> Floor plans and elevations to scale
<input type="checkbox"/> N/A	<input type="checkbox"/>		<ul style="list-style-type: none"> Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
<input type="checkbox"/> N/A	<input type="checkbox"/>		<ul style="list-style-type: none"> Window and door schedules
<input type="checkbox"/> N/A	<input type="checkbox"/>		<ul style="list-style-type: none"> Foundation plans w/required drainage and damp proofing , if applicable
<input type="checkbox"/> N/A	<input type="checkbox"/>		<ul style="list-style-type: none"> Detail egress requirements and fire separation, if applicable
<input type="checkbox"/> N/A	<input type="checkbox"/>		<ul style="list-style-type: none"> Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
<input type="checkbox"/> N/A	<input type="checkbox"/>		<ul style="list-style-type: none"> Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
<input type="checkbox"/> N/A	<input type="checkbox"/>		<ul style="list-style-type: none"> 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"/>		<ul style="list-style-type: none"> 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.



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

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

October 10, 2011

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

RECEIVED
10/10/11
Dept. of Development Inspections
City of Portland, Maine

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

10.25.11

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).

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,

A handwritten signature in cursive script, appearing to read "Andrew S. Morrell". The signature is written in dark ink and is positioned above the printed name.

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



Recorded La

Select A

File D

11/17/2004

Doc#: 90385 86 122023 Pg: 6

WARRANTY DEED MAINE STATUTORY SHORT FORM

KNOW ALL MEN BY THESE PRESENTS, that L. LUCY C. RICHO 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. RICHO of Portland, County of Cumberland, Maine, whose mailing addresses are 21 Larchwood West, South Portland, Maine 04106 and 158 Deepwoods Drive, Portland, ME 04103, respectively, with WARRANTY COVENANTS, the real property in Portland, County of Cumberland, State of Maine, as follows:

MAINE REAL ESTATE TAX PAID

See Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said LUCY C. RICHO has set her hand and seal this

17th day of November, 2004.

Witness Mad R B

Lucy C. Richo
Lucy C. Richo

State of Maine
Cumberland, ss

November 17, 2004

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

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

(Print Name) 12/30/06

1 of 2

Add to Basket Print Document

Change Location

ded Doc#: 43315 seconds, 1 row(s)

Instr. Date

tion

Recorded La

Select All

File D

11/17/2004

Doc#: 90325 BA+22023 Pa: 7

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Randall Street the City of Portland, being lots numbered 72 and 73 on plan recorded in the Cumberland County Registry of Deeds in Plan Book 7, Page 2, and further bounded and described as follows:

Beginning on the northwesterly side of Randall Street at a point one hundred fifty (150) feet northeasterly from the northerly corner of Randall and Front Streets; thence northwesterly parallel with Front Street one hundred fifty (150) feet; thence northeasterly parallel with Randall Street one hundred (100) feet to the northwesterly corner of Lot #76 on said plan; thence southeasterly by lots numbered 76 and 74 on said plan one hundred fifty (150) feet, more or less, to said Randall Street at a point one hundred (100) feet southwesterly from the corner of Randall Street and Risley Street; thence southwesterly by Randall Street one hundred (100) feet to the point of beginning.

Said premises are conveyed subject to the location of the city sewer along or near the rear or northwesterly side of said lots, and also subject to the location of the existing sewer across said lot numbered 73 and the southeasterly corner of lot numbered 72 from said city sewer to said Randall Street.

This conveyance is made subject to a life estate reserved by the Grantor.

Being the same premises conveyed to Joseph A. Richio and Lucy M. Richio (a/k/a Lucy C. Richio) by Deed of Spero Dyer, dated August 21, 1934, recorded in the Cumberland County Registry of Deeds in Book 2191, Page 448.

The said Joseph A. Richio died January 6, 2000 leaving Lucy M. Richio as his surviving joint tenant.

Received
Recorded Registrar of Deeds
Nov 17-2004 06:17:00P
Cumberland County
John S. Martin

Add to Basket Print Document

Change Location

Doc#: 43315 seconds, 1 rows

Instr. Date

tion

CONTRACT FOR SALE OF REAL ESTATE

8.21 2011 RECEIVER OF THE OFFICIAL DEVELOPMENT SELL whose address is
150 MILLER ST. PORTLAND, ME 04102 (hereinafter called "purchaser")
 the sum of (\$ 179,900) dollars as earnest money deposit and in
 part payment on account of the purchase price of the following described real estate located at 22 KENNEDY ST
 in the city/town PORTLAND County of SUMNER State of Maine to wit:
 SINGLE FAMILY HOUSE MAP 166 LOT 11 CITY OF PORTLAND TAX MAP
 16 7500 SAFC BUILDCONC. LOT. MAP 16. BOUL CITY OF PORTLAND
 being all the property owned by the Seller at this address and more fully described at said County's Registry of Deeds in Book 178A
 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, electrical fixtures) 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 w/a
 mortgage in the amount of N/A % of the purchase price at an interest rate not to exceed — %
 amortized over a period of not less than — years. Purchaser to pay origination fee and/or discount points not to exceed — and
 Seller to pay points not to exceed —. Purchaser shall apply for said mortgage within — days of the effective date of contract.
 Purchaser shall have — 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.

N/A 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) 6:00 AM/PM. If obtaining Offeror's consent, 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 — days from the effective date of this contract.
by 5:00 PM Nov. 25 2011

2. A deed showing good and merchantable title shall be conveyed 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) causing 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
 of record, restrictive covenants, deed restrictions and easements of record and usual public utilities servicing the property.

4. Occupancy of the property shall be given AT TRANSFER OF TITLE which time premises shall be in the same condition as at
 present, 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. if you RATE ___ (c) Rents ___ Yes No, (d) Condo fee ___ Yes No. (e) Other —

6. Should Purchaser fail to make any of the payments or any part thereof, or to perform any of the covenants on his part made, this Contract shall at
 the option of Seller be terminated 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. This clause 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 N/A agent in this transaction.

Buyer N/A Date 8-21-11 Seller Donald A. Pishner Date 8/21/11
 Buyer _____ Date _____ Seller Eugene M. Campbell 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, real estate company's assistants and managers. 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. (K) Yes #

15. Other conditions: (1) SALE SUBJECT TO DEED REVIEW WITHIN 5 DAYS.

(2) SALE SUBJECT TO VACANT LOT (MILLBORO) BEING A BUILDABLE LOT PER CITY OF PORTLAND.

(3) SALE SUBJECT TO THERE BEING NO MORATORIUMS IN PLACE. (4) IF VACANT LOT (MILLBORO) IS NOT A BUILDABLE LOT HOLMAN Dev. Corp. AGREES 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.

(5) NICK KICHIO 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 2.5% % 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,

A handwritten signature in black ink, appearing to read "S.D. Matthews", written over a horizontal line.

- - Steven D. Matthews

№ 166



CITY OF PORTLAND
 STREETS PLAN
 SCALE 1" = 50'
 SHEET 21005



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

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

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 #2300510007B)
- 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

RECEIVED

DEC 21 2011

Dept. of Building Inspections
City of Portland Maine

made to the City Datum used.

5. The survey completed for this parcel by BH2M tied into the following City Monuments as shown on the plans:

MS 282-City Monument at the corner of Illsley Street and Presumscot Street.

MS 262-City Monument at the corner of Illsley Street and Gavin Street.

Both sheets 1 and 2 of the plans have been revised to show more detailed dimensions to these monuments. Please refer to these plans for more detailed information.

6. All four of the subject parcel corners have been tied into the Maine State Coordinate system as requested. A table listing these coordinates has been added to both sheets 1 and 2 of the plans.
7. 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.

Site Plan Requirements

1. Note #18 has been added to the Site Plan as requested demonstrating the proposed impervious area summary for the project.
2. Note #18 has been added to the Site Plan as requested demonstrating the proposed impervious area summary for the project.
3. The overhead utility service for the proposed lot has been added to the plans as requested (see sheet 1). All other utility connections can be found on sheet 1 of the plans. Please note that the sewer connection is proposed directly into the existing sewermain in Randall Street as recommended.
4. 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.
5. The overhead utility service for the proposed lot has been added to the plans as requested (see sheet 1). Please note that the service remains on the subject parcel, therefore, no easements are required for this service.

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

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.

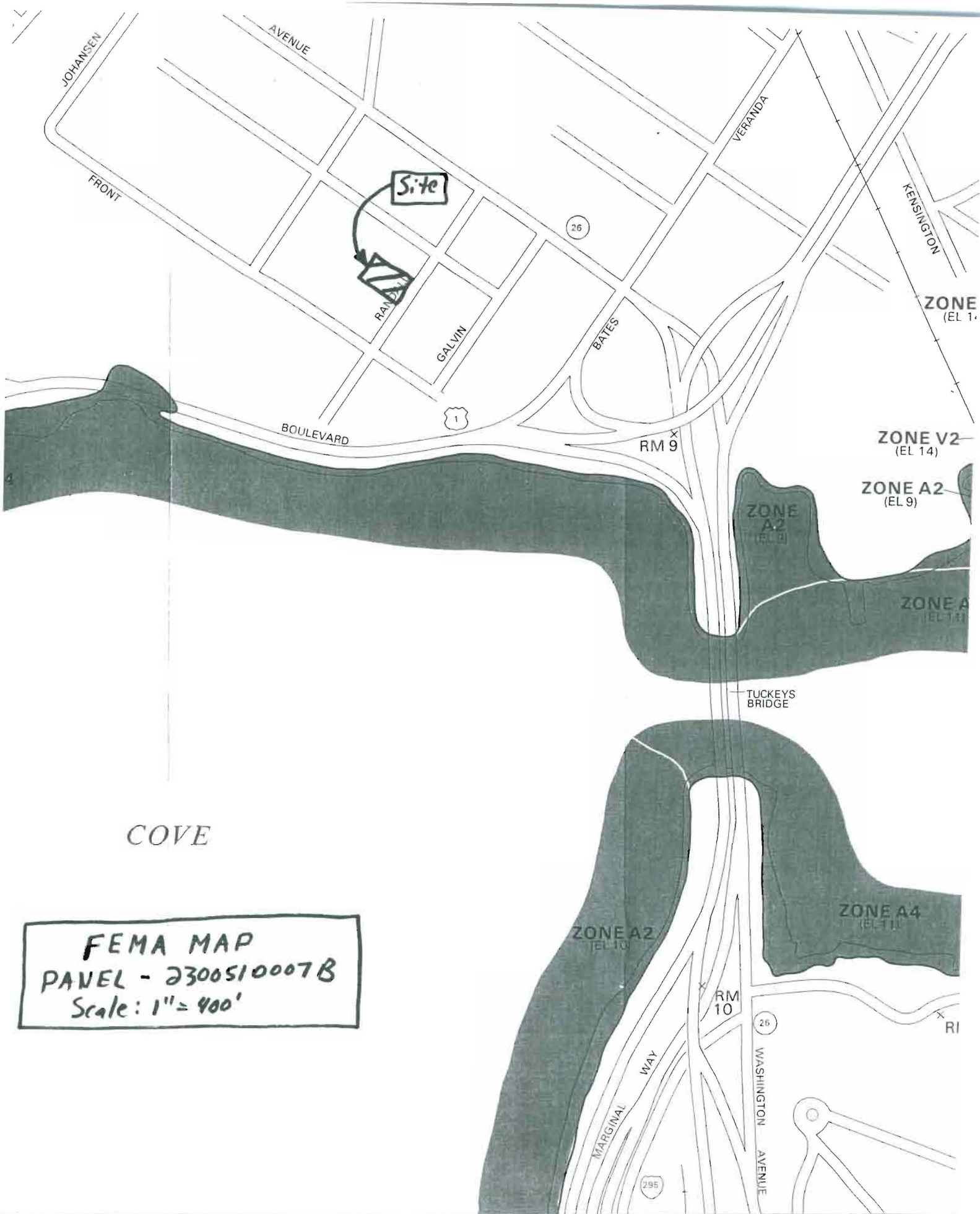
Sincerely,

A handwritten signature in black ink, appearing to read "Andrew S. Morrell". The signature is fluid and cursive, with the first name being the most prominent.

Andrew S. Morrell, E.I.

Cc: Lester S. Berry, BH2M
Craig Holman

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



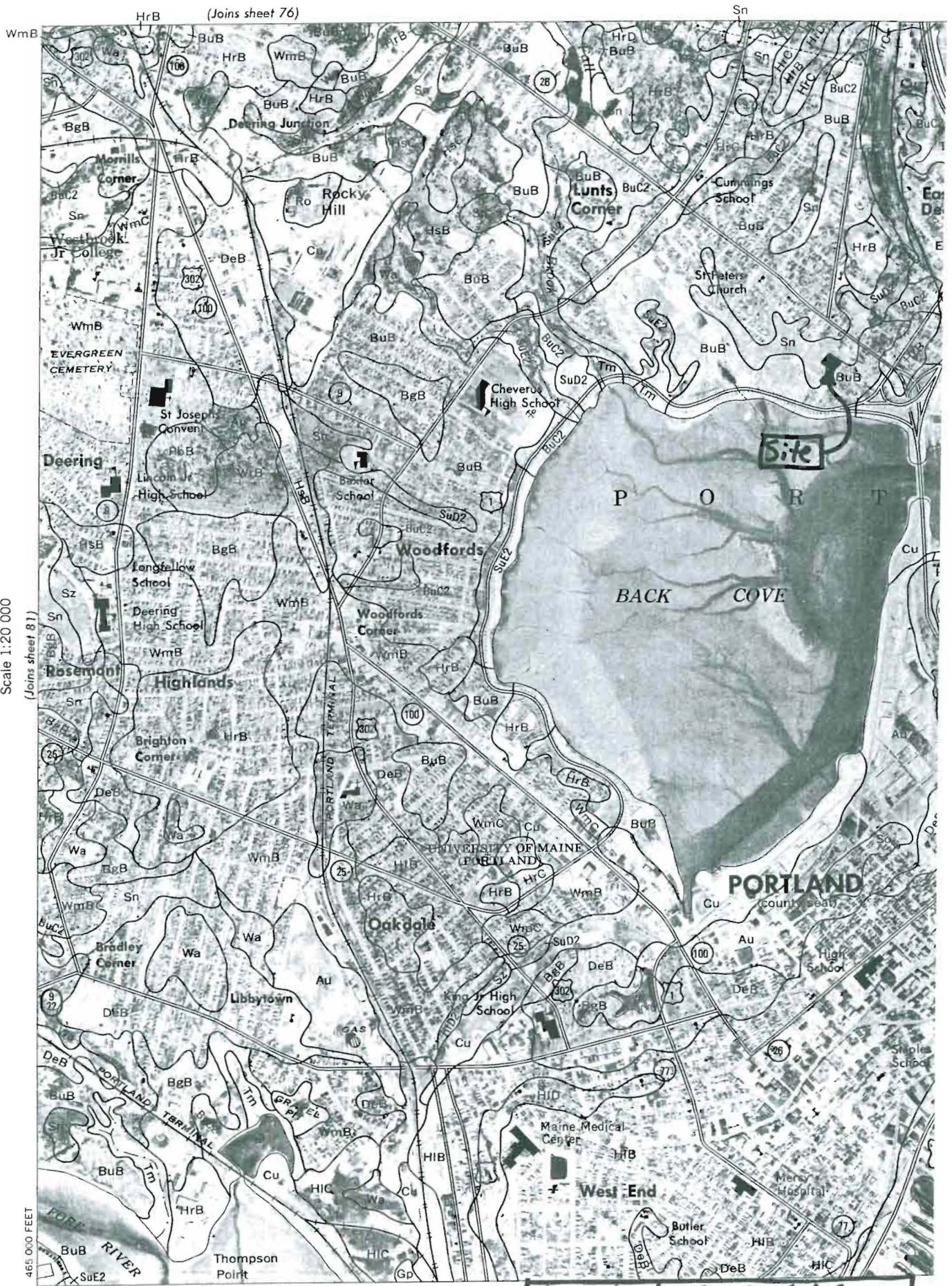
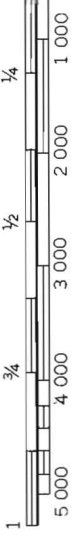
COVE

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



1 Mile
5 000 Feet

Scale 1:20 000
(Joins sheet 81)



465 000 FEET

297 000 FEET

(Joins sheet 80)

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

* New House

Applicant: Craig Holman

Address: 31 Randall St (split from #33)

original: 11/2/11

Date: 12/21/11 (revised)

C-B-L: 166 B D11 (612)

permit # 291-12-2535 (new lot)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - build two story 30x26' single family

Sewage Disposal - city

Lot Street Frontage - 50' min - 50' side (OK)

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

Rear Yard - ~~2 story~~ 12' min 20' min - 29' to deck scaled (OK)

Side Yard - 2 story - 12' min - 14' on left scaled (OK)
16' on right scaled (OK)

Projections -

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

Height - 35' max - 22.5 scaled (OK)

Lot Area - 6,000 sq ft - 7,756 sq ft @ 51% (OK)

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

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

Off-street Parking - 2 spaces per - (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - zone X

- side entry stairs?

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 3/12

permit # 2011-10-2535

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 -

Savage Disposal -

Lot Street Frontage - 50' min (OK)

Front Yard - N/A

* Rear Yard - 20' min. - ^{20' rear porch (OK)} ~~14.5' building; 10' to closest post.~~

Side Yard - 2 sides - 12' min - 15.5' on right (OK)

Projections -

Width of Lot - 60' min. - ~~setback @ 60' at front of house - need confirmation~~

Height - N/A

Lot Area - 6,000 sq ft min. - 7,001 sq ft (OK)

Lot Coverage/ Impervious Surface - 40%

Area per Family - 3,000 sq ft for one or two family (OK)

Off-street Parking - 2 spaces required

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[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
 33 RANDALL ST
 PORTLAND ME 04103
Book and Page 22023/006
Legal Description 166-B-12
 RANDALL ST 29-31
 7500 SF
Acres 0.172

Should be 31
29 randall will have 166-B-13

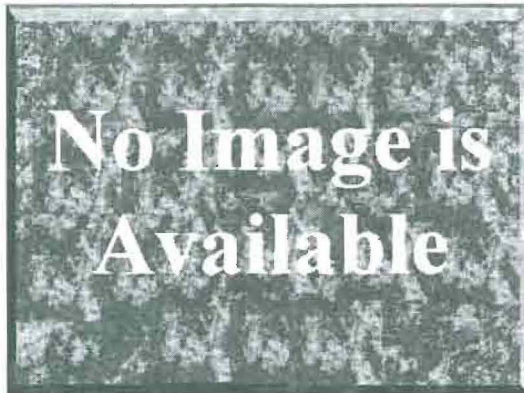
Current Assessed Valuation:

TAX ACCT NO.	23172	OWNER OF RECORD AS OF APRIL 2011
		RICHIO LUCY M LIFE ESTATE
LAND VALUE	\$6,400.00	33 RANDALL ST
BUILDING VALUE	\$0.00	PORTLAND ME 04103
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	22023/6
1/6/2000	LAND + BUILDING	\$0.00	/

[New Search!](#)

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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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

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- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

- browse city services a-z
- browse facts and links a-z



Best viewed at 800x600, with Internet Explorer

Current Owner Information:

CBL	166 B011001
Land Use Type	SINGLE FAMILY
Property Location	33 RANDALL ST
Owner Information	RICHIO LUCY M WID WWII VET LIFE ESTATE 33 RANDALL ST PORTLAND ME 04103
Book and Page	22023/006
Legal Description	166-B-11 RANDALL ST 33-35
Acres	7500 SF 0.172

Current Assessed Valuation:

TAX ACCT NO.	23170	OWNER OF RECORD AS OF APRIL 2011
LAND VALUE	\$67,000.00	RICHIO LUCY M WID WWII VET LIFE ESTATE
BUILDING VALUE	\$95,600.00	33 RANDALL ST
WORLD WAR II WIDOWS	(\$6,000.00)	PORTLAND ME 04103
HOMESTEAD EXEMPTION	(\$10,000.00)	
NET TAXABLE - REAL ESTATE	\$146,600.00	
TAX AMOUNT	\$2,679.86	

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

Building Information:

Card 1 of 1

Year Built	1907
Style/Structure Type	OLD STYLE
# Stories	1.5
Bedrooms	3
Full Baths	1
Total Rooms	6
Attic	NONE
Basement	FULL
Square Feet	1274

[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:

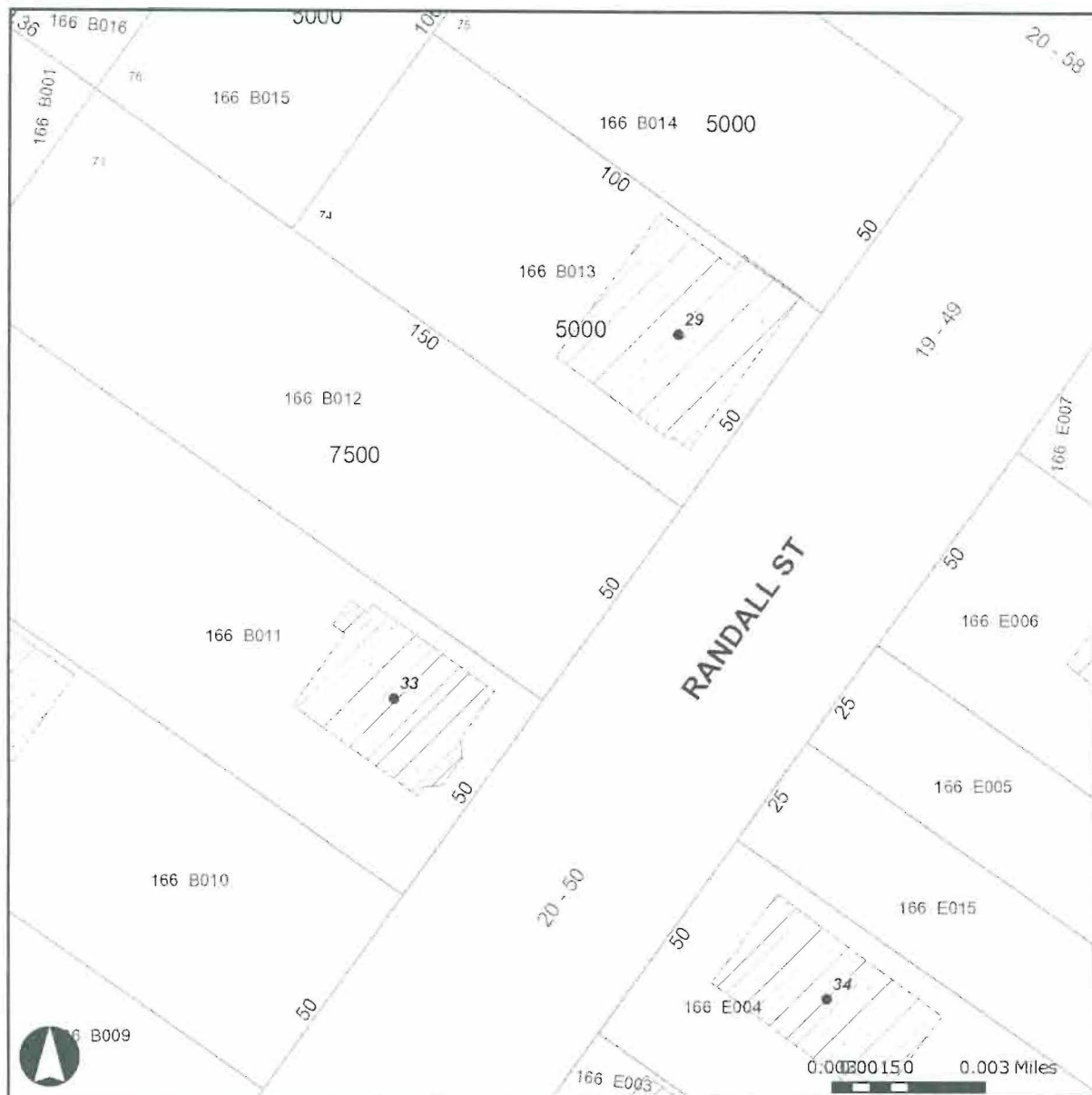
Sale Date	Type	Price	Book/ Page
11/17/2004	LAND + BUILDING	\$82,320.00	22023/6
1/6/2000	LAND + BUILDING	\$0.00	/

[New Search!](#)



Could average hants

Map



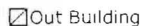
Interstate



Streets



Buildings



Parcels



Traveled Ways

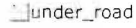
Stream



Wetland



Lake/Pond



Jetport



County Streets



A15

A21

A31

ME Towns

Land

Water Body

Ocean



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 & 12/12 2x6" Collar 2 x 10" @ 16" o.c.	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Floor: 3/4" Roof: 1/2" COX Wall: 7/8"	
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R309) Living Space ? (Above or beside)		
Fire separation (Section R309.2)	5/8" Type X	
Opening Protection (Section R309.1)	2 hr Rated Door	okay
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Chapter 9)	Arch Asphalt	okay
Safety Glazing (Section R308)		
Attic Access (Section R807)	22 x 30"	
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		
Means of Egress (Sec R311 & R312)		
Basement	Bulkhead Type C - B. loc	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" DIA Tubes 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
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16" x 8" 8" thick wood 4" slab	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" DIA 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))	(3) 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 devices 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
jrioux@portlandmaine.gov

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DEC 21 2011

Dept. of Building Inspections
City of Portland Maine

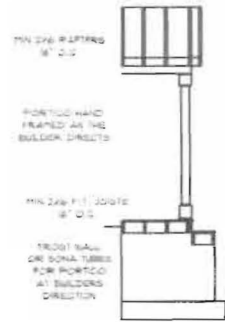
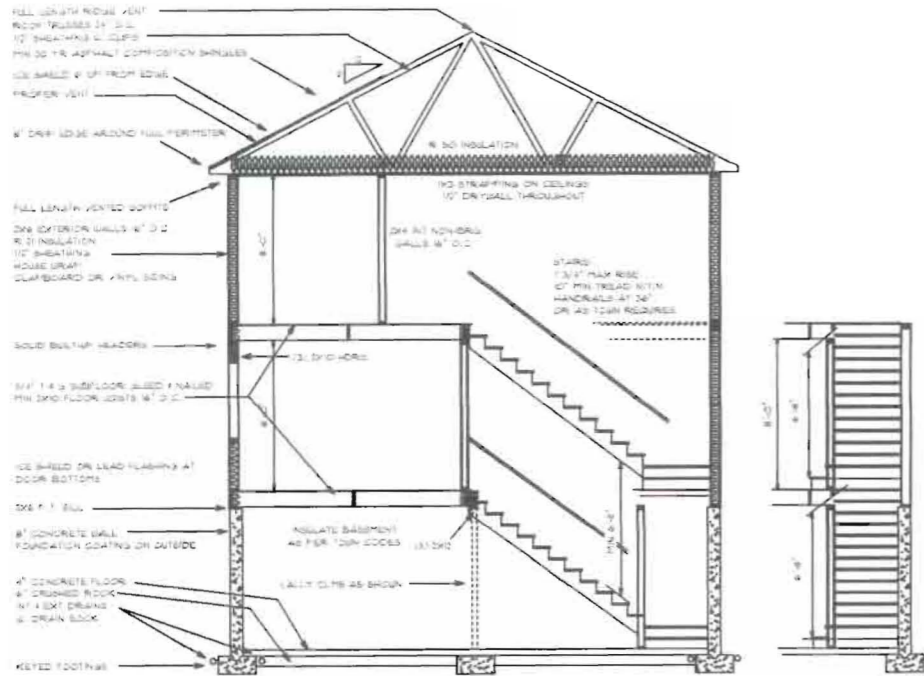
REAR ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

FRONT ELEVATION



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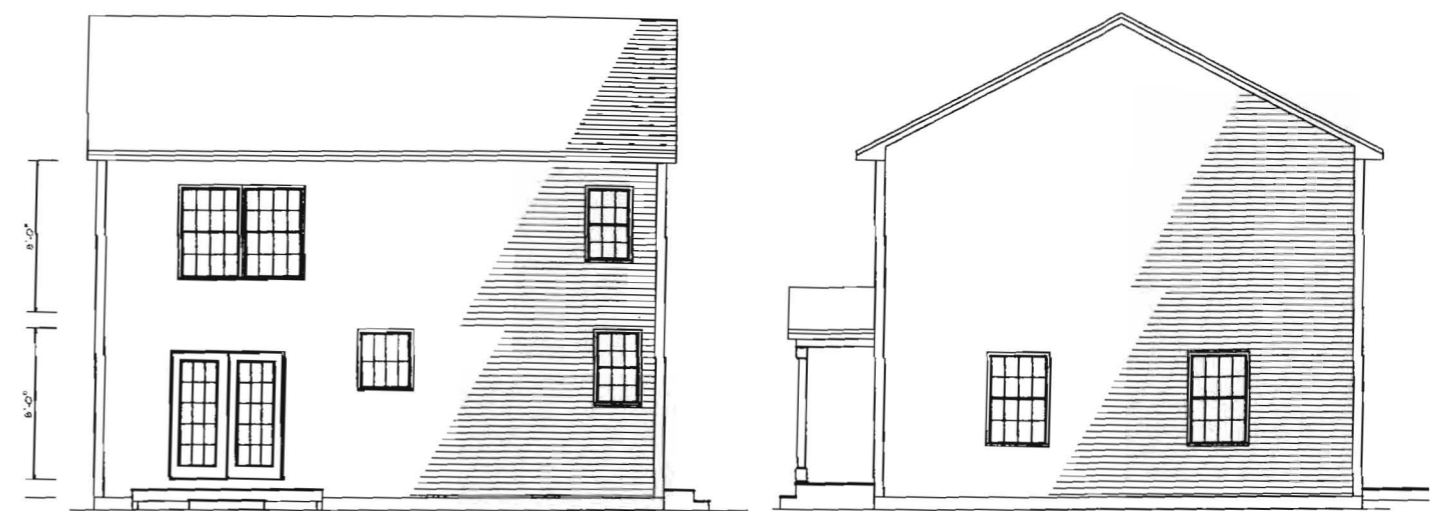
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12/2011	1 OF 2
DATE	PAGE

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CLIENT
HOLMAN DEV. CORP.
ADDRESS
33 RANDALL ST, PORTLAND
DRAWING
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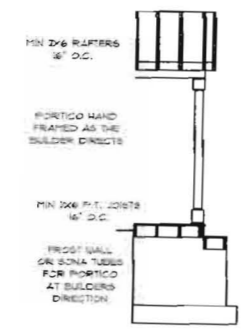
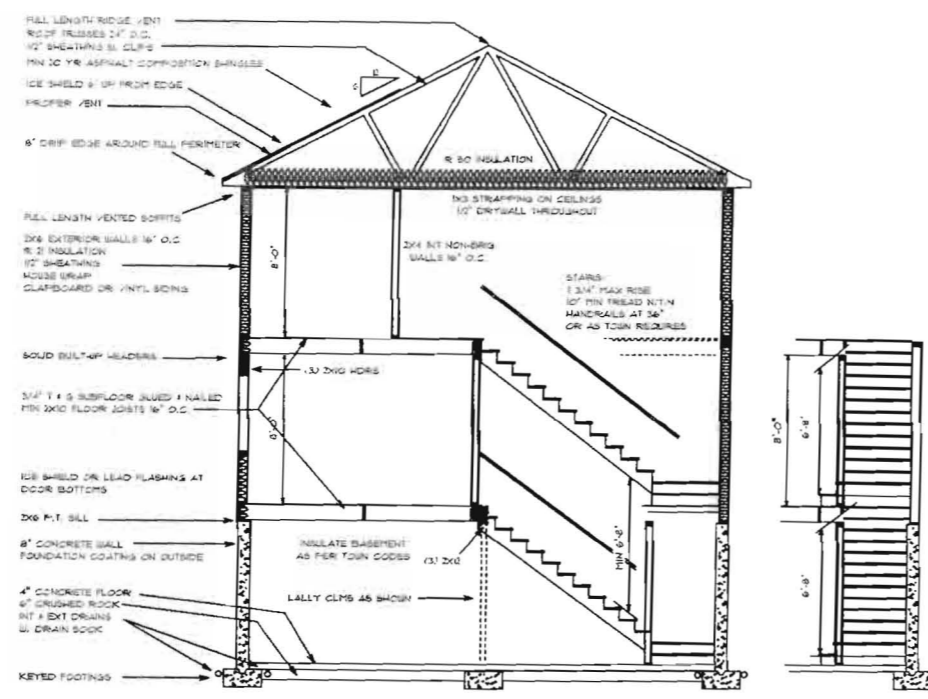
REAR ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

FRONT ELEVATION



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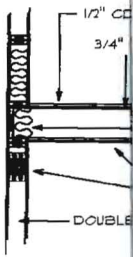
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 ADDRESS **33 RANDALL ST, PORTLAND**
 DRAWING **ELEVATIONS AND SECTIONS**

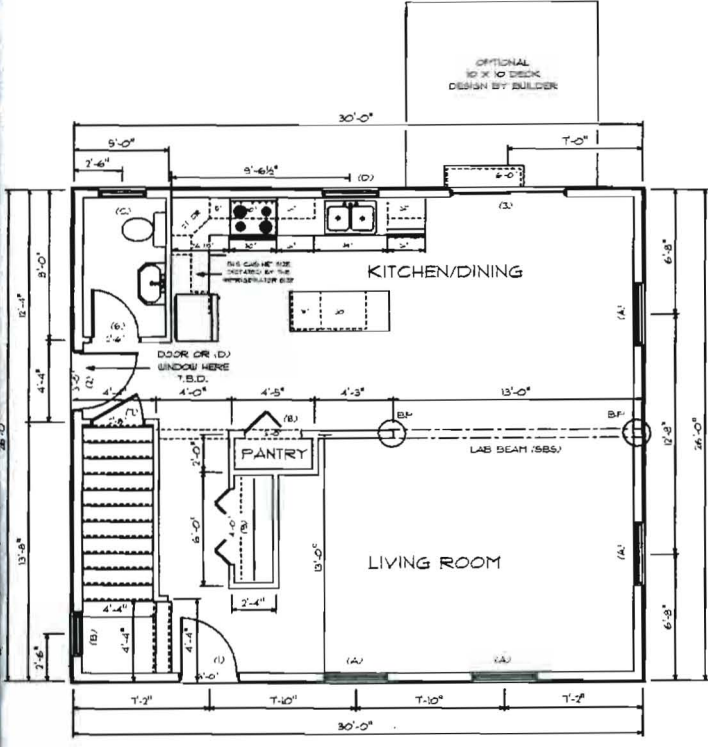
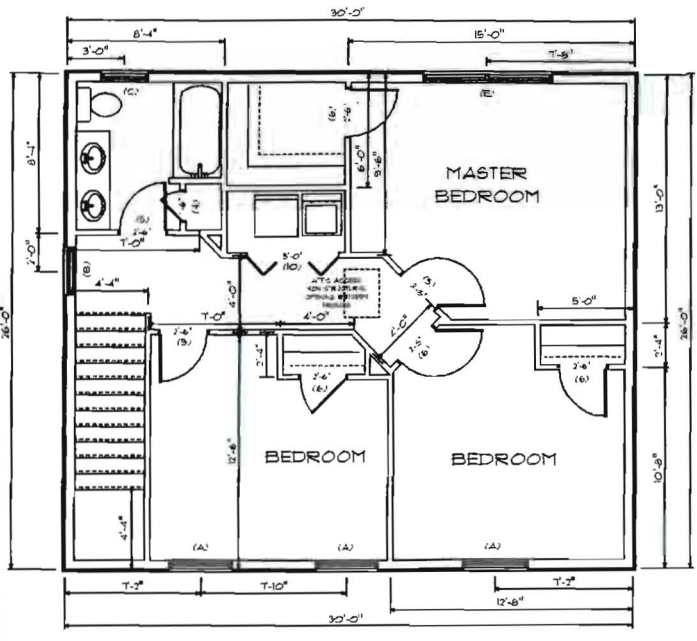
EAVE & FACTORY

- 6" ICE & WATER ON TOP
- RECOMMEND DOUBLE BEND DRIP EDGE
- PINE FASCIA AND SHADOW BOARD
- 2X6 SUB FASCIA
- VENTED SOFFIT
- 2X6 WALLS 1/2" SHEATHING
- WOOD OR VINYL SIDING
- R 19 INSULATION

2ND FLOOR



FOOTING

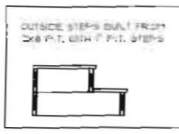
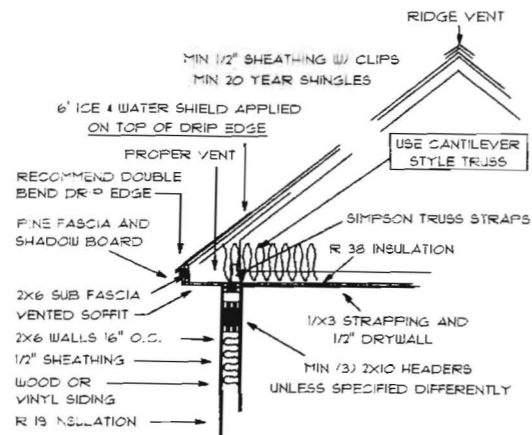


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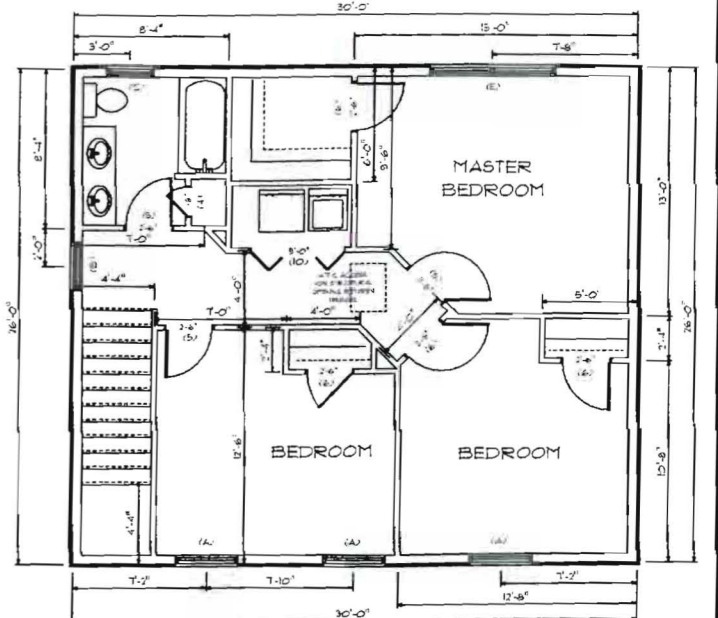
CLIENT
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**EAVE & WALL SECTION
FACTORY TRUSSES**

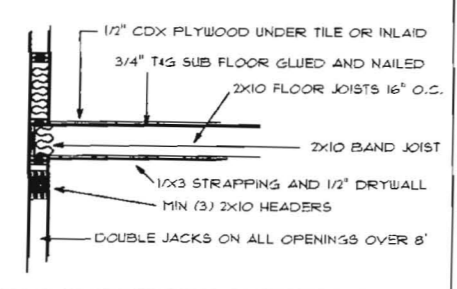


PLAN NOTES:
 SINCE IT IS POSSIBLE FOR J.C.D. TO KNOW THE CODES OF EVERY TOWN THEIR PLANS WILL BE BUILT IN IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER OF THIS PROJECT TO SEE THAT IT IS BUILT IN COMPLIANCE WITH ALL OF THE STATE AND LOCAL CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
 THE BUILDER AND OWNER WILL MAKE THE DECISIONS ON ALL OPTIONS ON THE HOME SUCH AS SINKS, RANGE, WINDOW AND DOOR STYLES AND SIZES, TRIM DETAILS, FLOOR COVERINGS, CABINETS, AFFIXURES, DISCK AND PORCH STYLES AND MATERIALS, LANDSCAPING DETAILS AND/OR ANY OTHER ITEMS NOT SPECIFIED ON THESE PLANS.
 THE WINDOW AND DOOR LOCATIONS AND SIZES SHOWN ARE RECOMMENDATIONS ONLY AND MAY BE CHANGED AT THE DIRECTION OF THE BUILDER OR OWNER. THE KITCHEN WINDOW IS MEASURED FROM THE INSIDE OF THE KITCHEN COUNTER WITH ALLOWANCE FOR COUNTERSILL.
 IF THE CABINET SIZES ARE CHANGED, THE KITCHEN WINDOW WILL HAVE TO BE RELOCATED. J.C.D. RECOMMENDS A SLICING OR AWNING WINDOW IN THE KITCHEN (NOT A CASEMENT). ALL BATHING/TOILET WINDOWS MUST BE SAFETY GLASS. ALL BEDROOMS ARE TO HAVE AT LEAST (1) SAFETY WINDOW. IF THERE ARE WINDOWS AT WINDOW SEATS, OR IN STAIRWAYS THEY MUST BE SAFETY GLASS.
 INSULATION (INCLUDING THE BASEMENT) MUST MEET THE MINIMUM OF THE STATE AND/OR LOCAL CODES AT THE TIME OF CONSTRUCTION.
 ALL BEARING POINTS (CIRCLES MARKED BY) ARE TO BE SOLIDLY BLOCKED TO THE FOUNDATION OR CARRYING OTHER SUPPORT POST. ALL OPENINGS 2\"/>

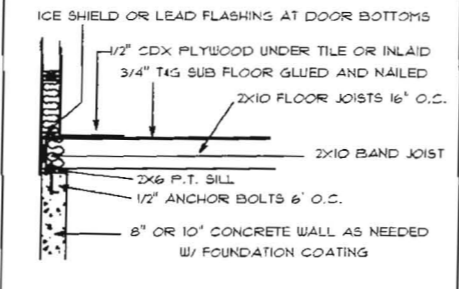
BUILDER - PLEASE GO OVER THESE PLANS BEFORE CONSTRUCTION STARTS AND VERIFY THAT THEY SUIT YOUR NEEDS. IF YOU HAVE ANY QUESTIONS, OR CONCERNS PLEASE FEEL FREE TO CONTACT US.



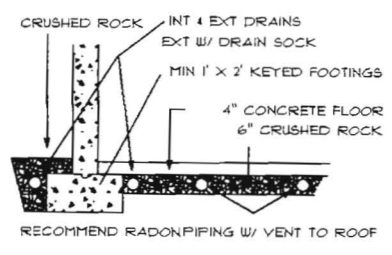
**2ND FLOOR SECTION
2X10 FLOOR JOISTS**



**1ST FLOOR SECTION
2X10 FLOOR JOISTS**



FOOTING SECTION



WINDOW SCHEDULE:

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A) 3'-4" x 8'-0" DH ESSAYS		1
(B) 3'-6" x 4'-0" DH		2
(C) 2'-6" x 4'-0" DHT/SPRINK		2
(D) 3'-0" x 3'-3" AWNING		1
(E) 6'-8" x 8'-0" DICH ESSAYS		1

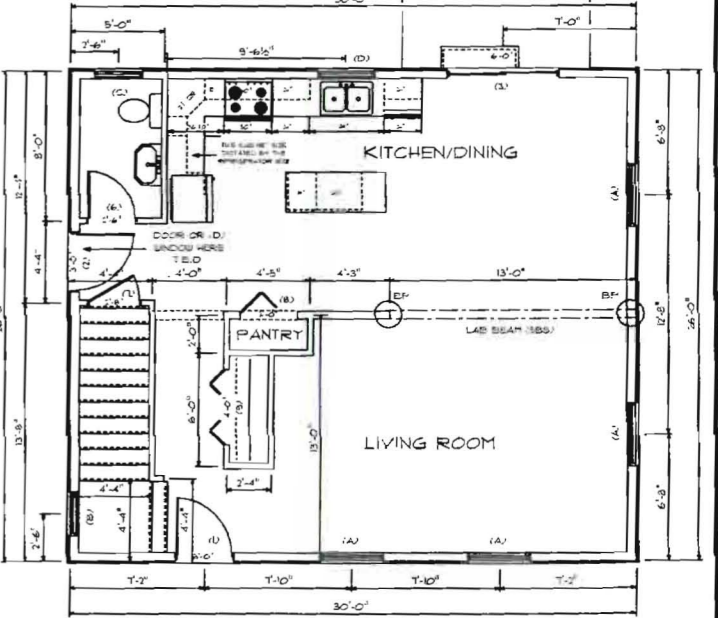
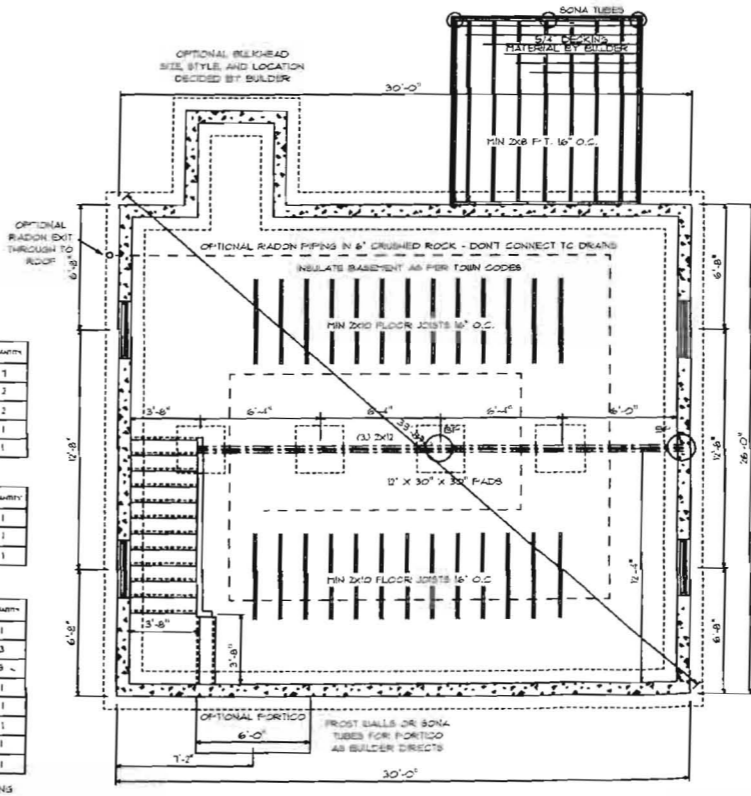
EXTERIOR DOOR SCHEDULE:

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A) 3' FRONT ENTRY		1
(B) 3' SIDE ENTRY		1
(C) 6' SLIDING DOOR		1

INTERIOR DOOR SCHEDULE:

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A) 1'-6" L		1
(B) 2'-6" R		3
(C) 2'-4" L		8
(D) 2'-6" L		1
(E) 3'-0" BF		1
(F) 4'-0" BF		1
(G) 5'-0" BF		1
(H) 6'-0" BF		1

VERIFY ALL WINDOW AND DOOR STYLES, SIZES, FINISHES, AND QUANTITIES BEFORE ORDERING.
 NOTE: DOORS ARE 3'-3" WALLS AND SOME ARE IN 3'-1/2" WALLS - BUILDER TO VERIFY.



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SCALE: 1/4" = 1'
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 PAGE: 2 OF 2

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 ADDRESS: **33 RANDALL ST, PORTLAND**
 DRAWING: **FLOOR PLANS FOUNDATION & DETAILS**