

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING PERMITS SECTION

PERMIT

Permit Number: 100849

PERMIT ISSUED

This is to certify that COONEY RACHEL & WILLIAM MCCOY Property Owner
has permission to add a 8' x 12' Shed w/ 7' side setback
AT 1051 WASHINGTON AVE City of Portland 172 F009001
AUG - 3 2010

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

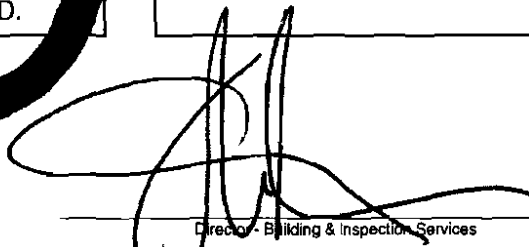
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other closed-in. 2 HOUSING NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name


Director - Building & Inspection Services



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

7.14 2010

Received from Rachel Curney

Location of Work 1051 Washington

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (1L) _____ Plumbing (1S) _____ Electrical (1Z) _____ Site Plan (1J2) _____

Other _____

CBL: 172-F-9

Check #: 2833 Total Collected \$ 30

**No work is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: S. J.

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0849	Date Applied For: 07/19/2010	CBL: 172 F009001
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Location of Construction: 1051 WASHINGTON AVE	Owner Name: COONEY RACHEL & WILLIAM	Owner Address: 1051 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	

Proposed Use: Real Estate Office - add a 8' x 12' Shed w/ 7' side setback	Proposed Project Description: add a 8' x 12' Shed w/ 7' side setback
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 07/20/2010
Note:			Ok to Issue: ✓
1) Shed is considered to be an accessory use to the principal uses on-site (real estate office and professional offices). This shed is not to be a separate principal use on this property.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved	Reviewer: Tammy Munson	Approval Date: 08/03/2010
Note:			Ok to Issue: ✓

Comments: 7/29/2010-gg: Received granted site plan exemption as of 07/29/10. /gg
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PERMIT ISSUED**AUG - 3 2010****City of Portland**

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 Inspection 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 with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Final inspection required at completion of work.**

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

PERMIT ISSUED

AUG - 3 2010

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0849	Issue Date:	CBL: 172 F009001
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Location of Construction: 1051 WASHINGTON AVE	Owner Name: COONEY RACHEL & WILLIAM	Owner Address: 1051 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: B-1

Past Use: Real Estate Office	Proposed Use: Real Estate Office - add a 8' x 12' Shed w/ 7' side setback	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>SB</i> <i>IBC 2003</i>	

Proposed Project Description: add a 8' x 12' Shed w/ 7' side setback	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 07/19/2010	Zoning Approval	
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Exemption #10-6290022 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>8/3/10</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
	<p style="text-align: center;">PERMIT ISSUED</p> <p style="text-align: center;">AUG - 3 2010</p> <p style="text-align: center;">City of Portland</p>		

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 _____



General Building Permit Application

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

Location/Address of Construction: <u>1051 Washington Ave</u>		
Total Square Footage of Proposed Structure/Area <u>96 SF Shed</u>		Square Footage of Lot <u>12000 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>172 F 9</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Rachel Cooney (owner)</u> Address <u>1051 Washington Ave</u> City, State & Zip <u>Portland 04103</u>	Telephone: <u>207-878-3035 X203</u>
Lessee/DBA (If Applicable) NA <u>Portland's Choice Realty</u>	Owner (if different from Applicant) Name <u>NA</u> Address City, State & Zip	Cost Of Work: \$ <u>1000.</u> C of O Fee: \$ <u>30</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>Real Estate office</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>same use, adding a shed.</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Add a 8X12 foot shed with 7' side setback</u>		
Contractor's name: <u>owner - Michael Cooney</u> Address: <u>38 Hillside Ave</u> City, State & Zip <u>Falmouth Me 04105</u> Telephone: <u>671-2122</u> Who should we contact when the permit is ready: <u>Rachel Cooney</u> Telephone: <u>318-8177</u> Mailing address: <u>1051 Washington Ave Portland 04103</u>		

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

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

RECEIVED
JUL 19 2010
Dept. of Building Inspections
City of Portland Maine

Signature: Rachel Cooney Date: 7/18/10

This is not a permit; you may not commence ANY work until the permit is issued



New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

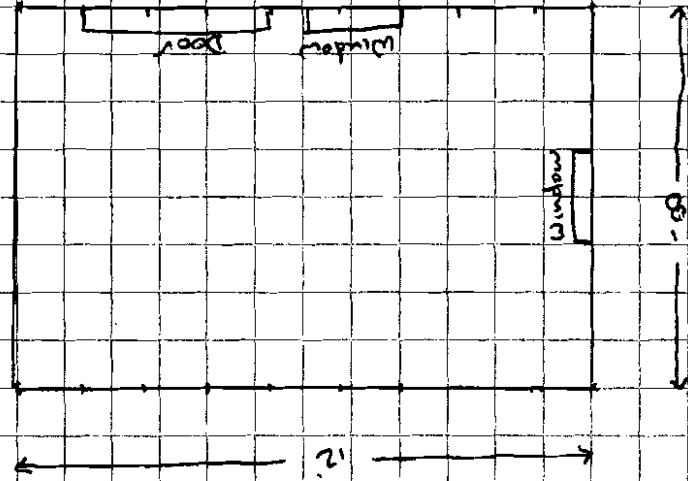
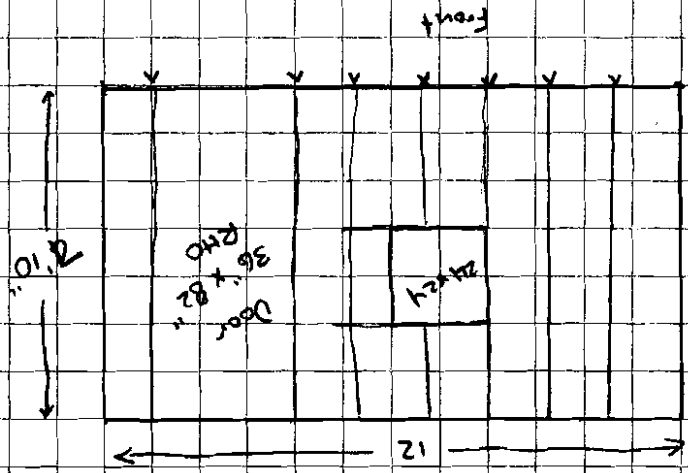
- One page attached*
- Cross sections w/framing details
 - Detail of any new walls or permanent partitions
 - Floor plans and elevations
 - Window and door schedules
 - NA* Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
 - NA* Detail egress requirements and fire separations
 - NA* Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IEEC 2003
 - NA* Complete the Accessibility Certificate and The Certificate of Design
 - NA* A statement of special inspections as required per the IBC 2003
 - NA* Complete electrical and plumbing layout.
 - NA* Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
 - NA* Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
 - NA* Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations. *N/A*

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes: *N/A*

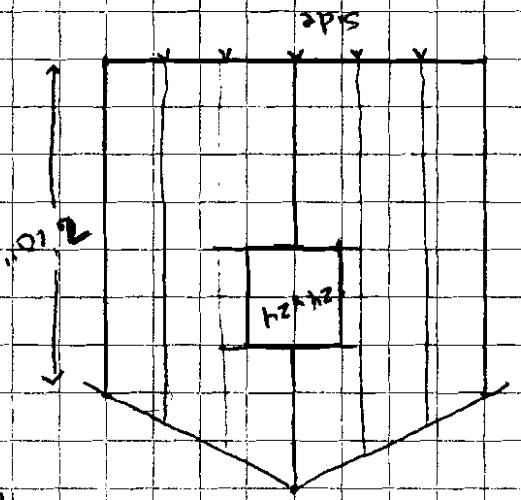
- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

Street - 1051 Washington Ave



Floor Construction
 2x6 PT 16" OC
 4x8 Ply Floor

Set on block base (15)



Wall Construction
 2x4 KD 16" OC
 New Construction Vinyl Window
 Jack Stud Support

Windows - 2 - 24" x 24" Vinyl
 Door - 36" x 82"

Roof Construction
 Pkll 4/12
 2x4 KD 24" OC
 On Top of Sheathing
 4x8 Member &
 Architectural Shingle

Roof Pitch 4/12
 Peak ± 9'10"

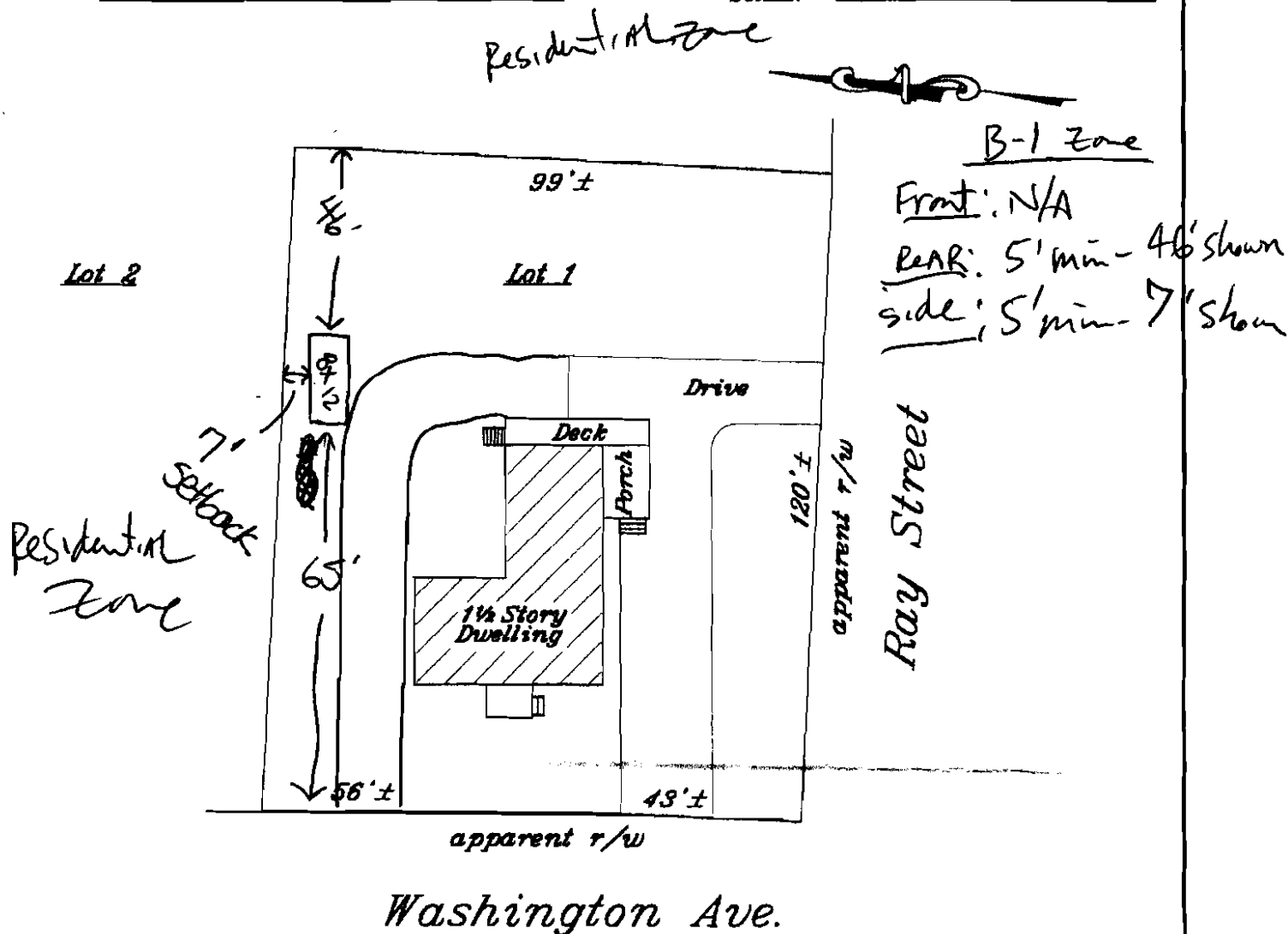
Wall Construction
 2x4 KD 16" OC

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: 1051 Washington Ave. INSPECTION DATE: June 11, 2004
Portland, Maine SCALE: 1" = 30'



INSP. BY SBH

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

172/F/9

B-1 - 90% impervious allowed -



Application for Exemption from Site Plan Review Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

#10-6990022

1. Applicant Information

Rachel Cooney/Portland's Choice
Applicant/Owner Realty

1051 Washington Ave
Mailing Address

Consultant/Agent

878-3035 / 8783456 / 318-8177
Phone Fax Cell

2. Project Information

7/18/10
Application Date

Adding 96sf shed
Project Name/Description

1051 Washington Ave
Address of Proposed Site

172/F/9
Assessor's Reference (Chart-Block)

RECEIVED

Description of Proposed Development:

JUL 29 2010

Adding an 8x12 foot shed

Dept. of Building Inspections
City of Portland Maine

(Please Attach Sketch/Plan of Proposal/Development)

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	_____	<u>No</u>
b) Footprint Increase Less Than 500 sq. ft.	<u>Yes.</u>	✓
c) No New Curb Cuts, Driveways, Parking Areas	_____	✓
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	_____	✓
e) No Additional Parking/No Traffic Increase	_____	✓
f) No Known Stormwater Problems	_____	✓
g) Sufficient Property Screening Exists	_____	✓
h) Adequate Utilities	_____	✓

Planning Division Use Only

Exemption Granted Partial Exemption _____ Exemption Denied _____

With the condition that the applicant obtain required building permits from the Inspection Division.

Planner's Signature Barbara Garbydl Date July 26, 2010

PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: EXEMPTIONS FROM SITE PLAN REVIEW

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
 - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
 - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
 - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
 - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
 - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
 - g. There are no evident deficiencies in existing screening from adjoining properties; and
 - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

IMPORTANT NOTICE TO APPLICANT

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.



General Building Permit Application

Part of the process of applying for a building permit is to pay a fee. The fee is based on the square footage of the proposed structure and the type of work to be done. The fee schedule is available on the City of Portland website at www.portlandmaine.gov.

Location/Address of Construction:			Total Square Footage of Proposed Structure/Area <u>96 sf shed</u>		Square Footage of Lot <u>12000 sf</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>172 F 9</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Rachel Cooney (owner)</u> Address <u>1051 Washington Ave</u> City, State & Zip <u>Portland 04103</u>		Telephone: <u>207-878-3035 X-303</u>		
Lessee/DBA (If Applicable) XXX <u>Portland's Choice Realty</u>	Owner (if different from Applicant) Name <u>NA</u> Address _____ City, State & Zip _____		Cost Of Work: \$ <u>1000</u> C. of O Fee: \$ <u>30</u> Total Fee: \$ _____		
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Signature: Rachel Cooney Date: 7/18/10

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New Commercial Permit Application Checklist

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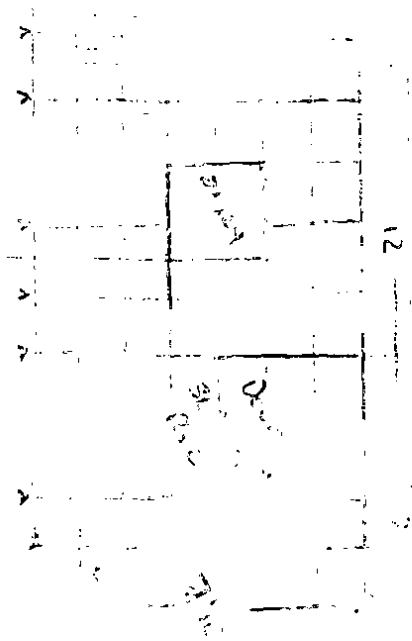
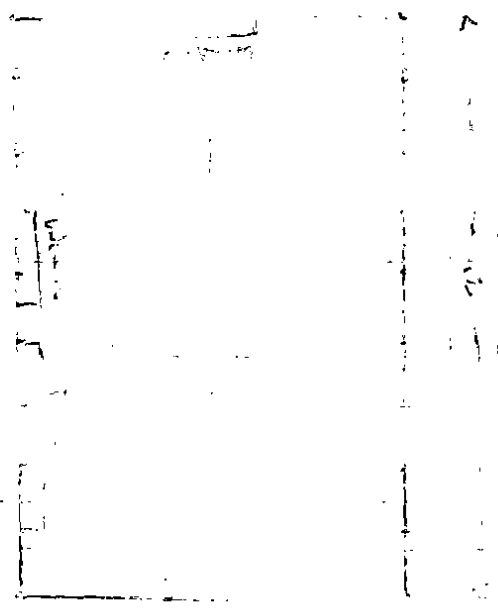
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 - Floor plans and elevations
 - Window and door schedules
 - NA* Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
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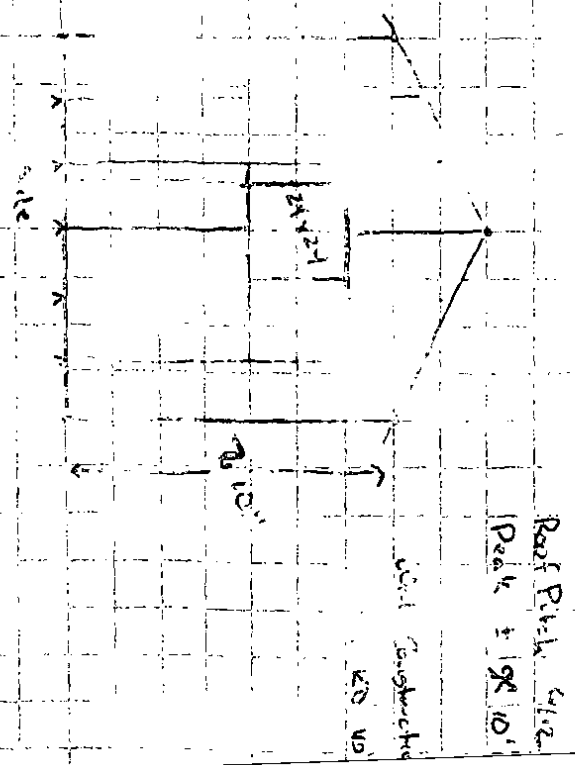
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 - Location and dimensions of parking areas and driveways, street spaces and building frontage
 - Finish floor or sill elevation (based on mean sea level datum)
 - Location and size of both existing utilities in the street and the proposed utilities serving the building
 - Existing and proposed grade contours
 - Silt fence (erosion control) locations

Sheet - 1051 Washington Ave.



Roof Pitch 4/12
 12' x 10' Area
 150 sq ft



Wall Construction

2x4 KD 12" OC
 Insulation in Cavity
 1/2" Gypsum

Dimensions - 2 - 24x24 Vinyl
 Door - 36x80"

Roof Construction

2x4 KD 24" OC
 On Top of Sheathing
 1/2" Sheathing
 Asphalt/Flt Shingles

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

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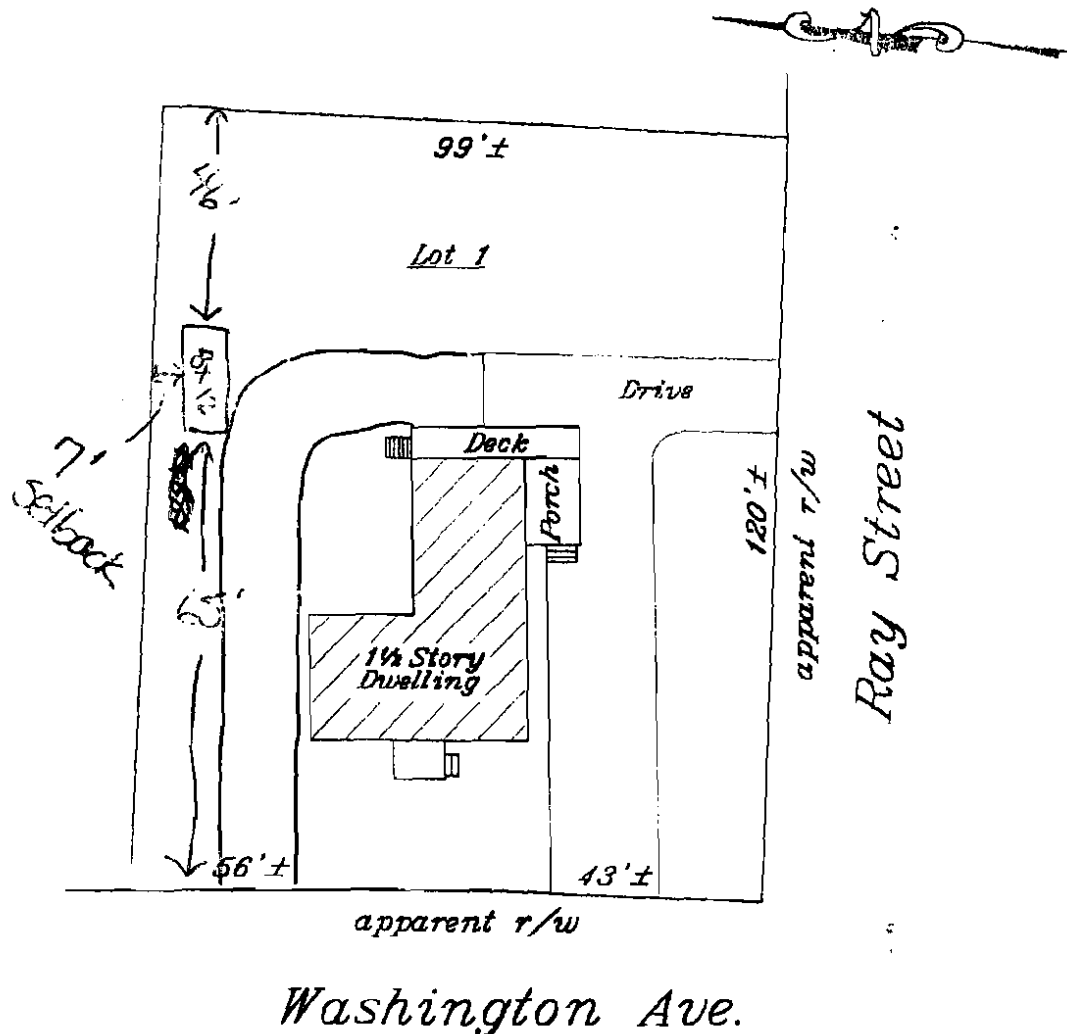
ADDRESS: 1051 Washington Ave.
Portland, Maine

INSPECTION DATE: June 11, 2004

SCALE: 1" = 30'

Lot 2

Lot 1



INSP. BY SBH

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

1721F19