

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0137	Issue Date: APR 10 2003	CBL: 183 B025001 <i>226</i>
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Location of Construction: <i>95</i> 92 Edgeworth Ave	Owner Name: French Paul D	Owner Address: 100 Edgeworth CITY OF PORTLAND	Phone: 207-773-7513
Business Name: n/a	Contractor Name: Randy Lane	Contractor Address: 78 Varney Road Freeport	Phone: 2077737513
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: <i>R-3</i>

Past Use: Vacant	Proposed Use: New Single Family / Build 26' x 38' Cape Style Home with 22' x 24' attached 2 car garage.	Permit Fee: \$933.00	Cost of Work: \$130,000.00	CEO District: 3
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Proposed Project Description: Build New 26' x 38' Cape with 22' x 24' garage.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied </td> <td style="width: 50%;"> INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>BOLA 1999</i> Signature: <i>JMB 4/9/03</i> </td> </tr> </table>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>BOLA 1999</i> Signature: <i>JMB 4/9/03</i>
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>BOLA 1999</i> Signature: <i>JMB 4/9/03</i>		

Permit Taken By: gg	Date Applied For: 02/21/2003	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2003 0035</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>OK 3/26/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Site 2003 0035

All Purpose Building Permit Application

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

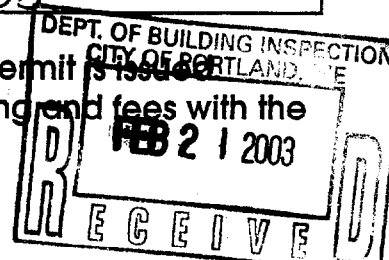
Location/Address of Construction: <u>96 EDGEWORTH AVE PORTLAND ME 04103</u>		
Total Square Footage of Proposed Structure <u>1750 s.f.</u>	Square Footage of Lot <u>7844.61 s.f.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>183</u> Block# <u>B</u> Lot# <u>25</u>	Owner: <u>PAUL FRENCH</u>	Telephone: <u>207-773-7513</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>PAUL FRENCH</u> <u>773-7513 100, EDGEWORTH AVE</u> <u>PORTLAND ME 04103</u>	Cost Of Work: \$ <u>130,000</u> Fee: \$ <u>849 933</u>
Current use: <u>UNDEVELOPED, WOODED LOT</u>		Site <u>300.</u>
If the location is currently vacant, what was prior use:		Col <u>75.</u>
Approximately how long has it been vacant:		<u>Total \$ 1308.00</u>
Proposed use: Project description: <u>NEW SINGLE FAMILY HOME, CAPE STYLE</u>		
Contractor's name, address & telephone: <u>RANDY LANE 78 VARNEY RD. FREEPORT ME 04032</u> <u>207-865-3368</u>		
Who should we contact when the permit is ready: <u>PAUL FRENCH</u>		
Mailing address: <u>100 EDGEWORTH AVE PORTLAND ME 04103</u> <u>xx call</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>773-7513</u> <u>xx call</u>		

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

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

Signature of applicant: [Signature] Date: 2/21/03

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



Applicant: Paul French

Date: 3/20/03

Address: ~~98~~ Edgeworth Ave

C-B-L: 183-B-25E26
New lot

CHECK-LIST AGAINST ZONING ORDINANCE

Date - lot split — # 03-0137

Zone Location - R-3

- split off from an existing lot

Interior or corner lot -

Proposed Use/Work - Construct New Single Family 26' X 38' with 22' X 24' attached garage

Sewage Disposal - City with 10' X 12' rear deck

Lot Street Frontage - 50' req - 86' shown

Front Yard - 25' req - 25' shown with front stairs

Rear Yard - 25' req - ~~25'~~ scaled to deck revised to 25'

Side Yard - 14' req - 14' & 14' shown exactly

Projections - rear 10' X 12' deck - 3/20/03 received revised plans for front stoop & stairs - 14' X 25' Allows no more than 50# in front yard projection -

Width of Lot - 75' req - 86' shown

Height - 35' max - 23' scaled

Lot Area - 6,500^{sq} req - 78,44.61^{sq} shown

Lot Coverage/ Impervious Surface - 25% max = 1961.15

Area per Family - 6,500^{sq}

Off-street Parking - 2 ply spec req - 2 car garage shown

Loading Bays - N/A

Site Plan - minor/minor 2003 0035

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

26 X 38 = 988
22 X 24 = 528
10 X 12 = 120

1636^{sq}

Needs to show front porch stairs
see plans 3/20/03 added

No constructed porch or stairs allowed on right side entry
not a subdivision - just 2 lots involved

Paul French


98 Edgeworth

183-B-25

Soil type/Presumptive Load Value (Table 401.4.1)	? letter from ADP	
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	TYP. 4" x 5" 8" x 16"	
Foundation Drainage Dampproofing (Section 406)	Asphalt / Gravel ? fabric →	Yes filter fabric *
Ventilation (Section 409.1) Crawls Space ONLY	? will submit	OK
Anchor Bolts/Straps (Section 403.1.4)	6' OC.	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3 1/2 steel 6'0" spacing	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	4-2x10 or 4-2x12 w/ ledgers ↓ OK	
Sill/Band Joist Type & Dimensions	2x6 PT 2x10	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C.	

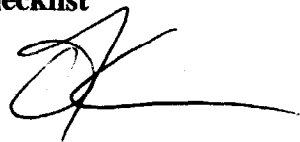
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10		
Attic or additional Floor Joist Species Dimensions and Spacing(Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	?	OK	
Roof Rafter;Pitch, Span, Spacing& Dimension(Table 802.3.2(7))	2:12 & 12:6 2x12 2x10 160.0		
Sheathing; Floor, Wall and roof (Table 503.2.1(1)	? 1/2" CDX 5/8"	3/4 Floor OK	
Fastener Schedule (Table 602.3(1) & (2))	?	OK BOCA 1999	

Stairs Number of Stairways Interior Exterior Treads and Risers (Section 314) Width Headroom Guardrails and Handrails (Section 315)	4 3 1 7 9/16" & 7 1/4" X 10" & 7 1/2" 3'3" 3'4" 6'8" 3'	
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside) Fire separation	above ?	OK OK
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	Fire door ? Rating	OK
Egress Windows (Section 310)	3666 DH velux GPL606 44" max HT	Egress

Roof Covering (Chapter 9)	Asphalt felt - Bituthane	
Safety Glazing (Section 308)	N/A	ADD
Attic Access (BOCA 1211.1)	?	NO scuttle less than 3' 
Draft Stopping around chimney	N/A	
Header Schedule	3-2x10 or 2x8 or 2x12	
Type of Heating System	Power Vent Wall exit	
Smoke Detectors Location and type/Interconnected	Bedrooms / Protecting all levels interconnected	

See Chimney Summary Checklist

? Screen Porch



**TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS**

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

ITEM	LETTER	REQUIREMENTS	
		Summary	See Section
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1
		2-inch minimum thickness for hearth extension.	1003.9.2
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet.	1003.10
		12 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet.	1003.10
		20 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.	1003.9
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11
		12-inch minimum firebox depth for Rumford fireplaces.	
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5
Distance from top of opening to throat	G	8 inches minimum.	1003.7
Smoke chamber	H	6 inches lined; 8 inches unlined.	1003.8
Dimensions		Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbeled masonry.	1003.8.1
Chimney vertical reinforcing ^a	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1
Chimney horizontal reinforcing ^a	J	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7;
		1/2-inch grout or airspace between liner and wall.	1001.9
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12
Clearances	N	From chimney	2 inches interior, 1 inch exterior.
From fireplace		2 inches front, back or sides.	
Combustible trim or materials		6 inches from opening.	
Above roof		3 feet above roof penetration, 2 feet above part of structure within 10 feet.	
Anchorage ^a	O	Strap	3/16 inch by 1 inch.
Number		Two.	
Embedment into chimney		12 inches hooked around outer bar with 6-inch extension.	
Fasten to		Four joists.	
Bolts		Two 1/2-inch diameter.	
Footing	P	Thickness	12-inch minimum.
Width		6 inches each side of fireplace wall.	

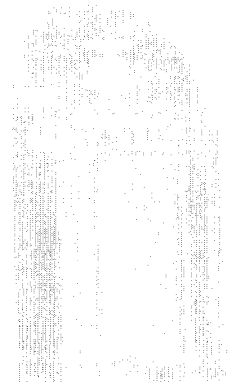
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 degree = 0.01745 rad.

^a Required only in Seismic Zones 3 and 4.

City of Portland INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Paul French</u>	FROM: <u>Jeanie Bowke</u>
FAX NUMBER: <u>871-9342</u>	NUMBER OF PAGES, WITH COVER: <u>2</u>
TELEPHONE: _____	RE: <u>Permit Requirements</u>
DATE: <u>4/1/03</u>	_____

Comments:

Memo

City of

Portland

To: Paul French & Hancock Lumber

From: Jeanie Bourke – 874-8715

Date: 4/1/03

Re: 98 Edgeworth Ave. (CBL: 183-B-25)

After reviewing the application for permit for the above property, the following issues need to be addressed in order to proceed with the approval process:

1. Soil type/presumptive load value
2. Foundation drainage filter (Portland requires fabric or membrane)
3. Basement/foundation ventilation
4. Attic joist & collar tie dimensions
5. Floor sheathing material
6. Fastener schedule/table
7. Fire rating of garage and door ratings (2 options based on use of space above)
8. Full construction plans for the screen porch including footings/foundation
9. Handrail detail if it is not part of the guardrail (must have returned ends)



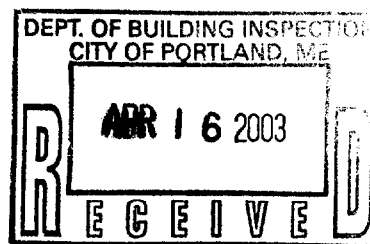
FACSIMILE TRANSMITTAL SHEET

TO: J. Bourque	FROM: Manfred Brause
COMPANY:	DATE: 4/16/2003
FAX NUMBER: 874-8716	TOTAL NO. OF PAGES INCLUDING COVER: 3
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Paul French Res. -Beams	YOUR REFERENCE NUMBER:

URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCLE

NOTES/COMMENTS:

Attached are the data sheets for the steel beams at the French Res.



(207)-846-5555 / FAX (207)-846-6127
 258 MAIN STREET
 YARMOUTH, MAINE 04096

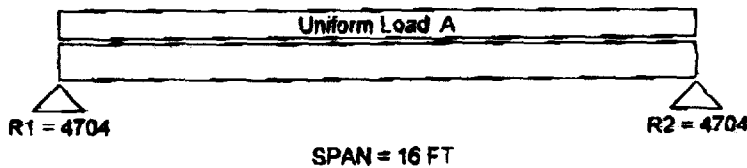
GREAT ROOM CEILING

Date: 3/06/03 BeamChk 2.2

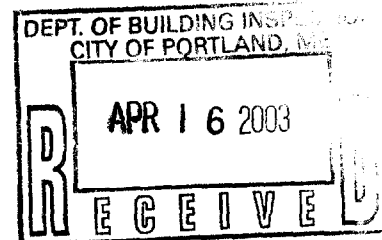
<u>Choice</u>	W 8x 28 A36 Wide Flange Steel		Lateral Support at: Lc = 6.9 ft max.			
<u>Conditions</u>	Actual Size is 6-1/2 x 8 in., Min Bearing Length R1= 0.9 in. R2= 0.9 in. DL Defl 0.09 in Suggested Camber 0.13 in					
<u>Data</u>	Beam Span	16.0 ft	Reaction 1	4704 #	Reaction 1 LL	3360 #
	Beam Wt per ft	28.0 #	Reaction 2	4704 #	Reaction 2 LL	3360 #
	Beam Weight	448 #	Maximum V	4704 #		
	Max Moment	18816 #	Max V (Reduced)	N/A		
	TL Max Defl	L / 240	TL Actual Defl	L / 630		
	LL Max Defl	L / 360	LL Actual Defl	L / 882		
<u>Attributes</u>	Section (in ²)	Shear (in ²)	TL Defl (in)	LL Defl		
Actual	24.30	2.30	0.30	0.22		
Critical	9.50	0.33	0.80	0.53		
Status	OK	OK	OK	OK		
Ratio	39%	14%	38%	41%		
<u>Values</u>		Fb (psi)	Fv (psi)	E (psi x mil)		
	Base Value Fy	36000	36000	29.0		
	Base Adjusted	23760	14400	29.0		
<u>Adjustments</u>	YP Factor, Lc	0.66	0.40			

BeamChk has automatically added the beam self-weight into the calculations.

Loads Uniform TL: 560 = A Uniform LL: 420



Uniform and partial uniform loads are lbs per lineal ft.



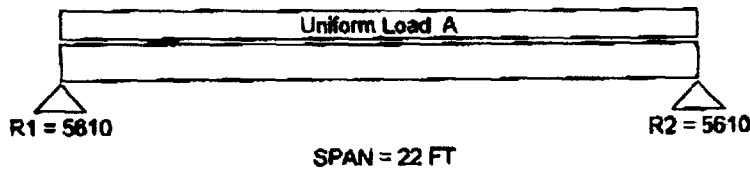
GARAGE BEAM

Date: 3/06/03 BeamChk 2.2

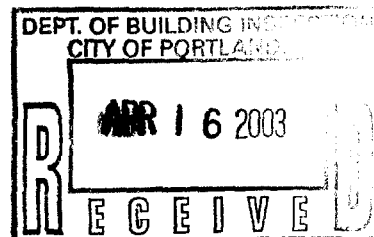
Choice	W 12x 30 A36 Wide Flange Steel		Lateral Support at: Lc = 6.9 ft max.			
Conditions	Actual Size is 6-1/2 x 12-3/8 in.,					
	Min Bearing Length R1= 0.9 in. R2= 0.9 in. DL Def 0.11 in Suggested Camber 0.17 in					
Data	Beam Span	22.0 ft	Reaction 1	5610 #	Reaction 1 LL	3960 #
	Beam Wt per ft	30.0 #	Reaction 2	5610 #	Reaction 2 LL	3960 #
	Beam Weight	660 #	Maximum V	5610 #		
	Max Moment	30855 #	Max V (Reduced)	N/A		
	TL Max Defl	L / 240	TL Actual Defl	L / 679		
	LL Max Defl	L / 360	LL Actual Defl	L / 992		
Attributes	Section (in ²)	Shear (in ²)	TL Defl (in)	LL Defl		
Actual	38.60	3.21	0.39	0.27		
Critical	15.58	0.39	1.10	0.73		
Status	OK	OK	OK	OK		
Ratio	40%	12%	35%	37%		
Values		Fb (psi)	Fv (psi)	E (psi x mil)		
Base Value Fy	36000	36000	29.0			
Base Adjusted	23760	14400	29.0			
Adjustments	YP Factor, Lc	0.66	0.40			

BeamChk has automatically added the beam self-weight into the calculations.

Loads Uniform TL: 480 = A Uniform LL: 360



Uniform and partial uniform loads are lbs per lineal ft.



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Building Copy**

2003-0035
Application I. D. Number
2/21/2003
Application Date
98 Edgeworth Ave.
Project Name/Description

French Paul D
Applicant
100 Edgeworth Ave, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 773-7513 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

92 - 92 Edgeworth Ave, Portland, Maine
Address of Proposed Site
183 B025001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1750 sq. Ft. **7844.61 sq. Ft.**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **2/21/2003**

Building Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2003-0035

Application I. D. Number

02/21/2003

Application Date

98 Edgeworth Ave.

Project Name/Description

French Paul D

Applicant

100 Edgeworth Ave, Portland, ME 04103

Applicant's Mailing Address

92 - 92 Edgeworth Ave, Portland, Maine

Address of Proposed Site

183 B025001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 773-7513 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1750 sq. Ft.

7844.61 sq. Ft.

Proposed Building square Feet or # of Units

Acreage of Site


Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 02/21/2003

DRC Approval Status:

Approved  Denied

Revision Attached

Approval Expiration 03/26/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 03/26/2003
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|---------------------------|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | _____ | _____ |
| | date | Conditions (See Attached) | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2003-0035

Application I. D. Number

02/21/2003

Application Date

98 Edgeworth Ave.

Project Name/Description

French Paul D

Applicant

100 Edgeworth Ave, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 773-7513 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

92 - 92 Edgeworth Ave, Portland, Maine

Address of Proposed Site

183 B025001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 NO CHANGES TO EXISTING CONTOURS ARE PLANNED, ANY CHANGES IN CONTOURS SHALL REQUIRE REVIEW AND APPROVAL BY THE CITY.
- 2 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.
- 3 Your new street address is now 98 EDGEWORTH AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 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.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 01 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.

April 4, 2003

01170

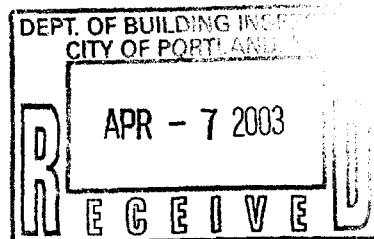
Mr. Paul French
100 Edgeworth Ave.
Portland Maine 04103

RE: Presumptive Bearing Capacity,
Proposed residential house Edgeworth Ave. Portland Maine

Dear Mr. French:

We understand that you are proposing construction of a 28'x36' residential home adjacent to your current residence on Edgeworth Ave. As part of the city of Portland code enforcement review they have requested you have a Registered Professional Engineer provide a presumptive soil bearing capacity. We have reviewed the Cumberland County Soil survey for this area and conducted an on site review of surface soil conditions. Based upon these investigations we have determined that the appropriate presumptive soil bearing capacity is 2000 psf (pounds per square foot). This design value can be used for determination of the appropriate footing widths for this new structure.

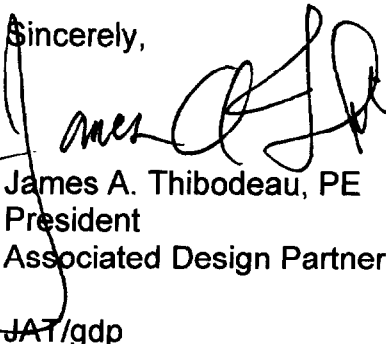
It shall be understood by the owner and user of this information that normal post construction foundation settlements of up to $\frac{3}{4}$ " are likely and probable to occur within six months of initial construction. This post construction settlement is mostly unrelated to the long-term soil bearing capacity. Also concrete residential foundations are subject to shrinkage cracking expected to occur within three years of initial construction. These shrinkage cracks are also unrelated to bearing capacity and should be expected by the owner. The owner agrees to hold Associated Design Partners Inc. (ADP) harmless against any and all claims associated with shrinkage cracking and initial post settlement occurrences. Also the owner agrees to notify ADP to conduct an on site inspection of the subsurface soil conditions prior to placement of foundation footings once the foundation hole is excavated. Failure to notify ADP for a site inspection and confirmation sign off of presumptive bearing capacity will indemnify ADP from any and all claims.



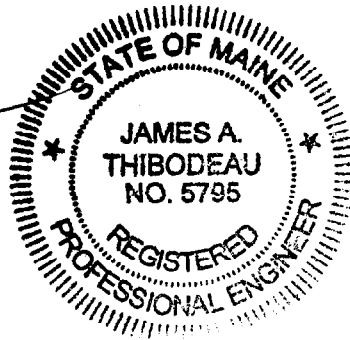
Please notify ADP one week prior to scheduled foundation excavation. We will make ourselves available for a site inspection to verify our presumptive soil bearing capacity.

Comments or questions regarding this response are welcome.

Sincerely,


James A. Thibodeau, PE
President
Associated Design Partners

JAT/gdp

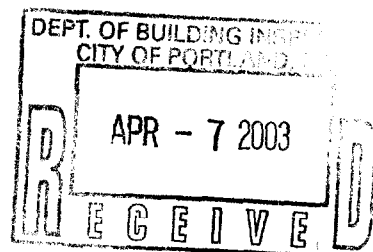


Associated Design Partners Inc. has revisited the site and verified the above stated presumptive soil bearing capacity.

BY: _____

Date of inspection: _____

Remarks: _____



Contract for Sale of Real Estate

Date: 6/16/98

RECEIVED of PAUL D. FRENCH

hereinafter called the Buyer, the sum of (\$ 1,000) DOLLARS
in the form of: PERSONAL CHECK

as earnest money and in part payment on account of the purchase price of the following described real estate, situated in the
County of Cumberland State of Maine. Being (all/part of) the Property owned by the Seller and described at said County
Registry of Deeds Book _____ Page _____; Town PORTLAND Tax Map/Lot _____
183-B-25, 26, 27, 28

The following items shall be included in this sale: All existing storms and screens, window shades and / or blinds, shutters, curtain
rods, electrical fixtures and WASHER, dryer, dehumidifier, electric stove, refrigerator,
LAWN MOWER
the TOTAL purchase price being (\$ 115,000-) DOLLARS

payment to be made as follows:
IN FULL BY 8/28/98

Said deposit is received and held by the broker, subject to the following conditions:

- 1. EARNEST MONEY/ACCEPTANCE: That SUSAN V. SZWED shall hold said earnest money
or deposit and act as escrow agent until transfer of title; that 0 day(s) shall be given for obtaining the Seller's acceptance;
and, in event of the Seller's nonacceptance, this deposit shall be promptly returned to the Buyer.
2. TITLE: That a good and sufficient deed, showing good and marketable title, shall be delivered to the Buyer, and it is agreed that
this transaction shall be closed and the Buyer shall pay the purchase price as provided herein and execute all papers necessary for
the completion of his purchase _____. However, should the title prove defective, then the Seller shall have
thirty (30) days after written notice of such defect or defects, to remedy the title; after which time, if such defect or defects are not
corrected so that there is a marketable title, then the Buyer may, at his option, withdraw said deposit and be relieved from all
obligations hereunder.
3. DEED/OCCUPANCY: That the property shall be conveyed by quit claim deed and shall be free and clear of all
encumbrances except those not affecting marketability or the intended use of the premises. That occupancy shall be given at
transfer of title. That the following items shall be pro-rated as of transfer of title; oil, sewer and water, utilities, real estate taxes
for the current tax year, any special assessments, and/or association fees. The above described property is to be delivered in
substantially the same condition as of the date of this contract unless otherwise stated. Property will be left broom clean with all
personal contents removed other than those included in the sale. Buyer shall be permitted a walk-through within 24 hours prior
to closing.
4. RISK OF LOSS: The risk of loss or damage to said premises by fire or otherwise, until transfer of title, hereunder is assumed by
the Seller. In the event of said loss or damage, Buyer shall have the option to terminate this contract and have a full refund of his
deposit.
5. DEFAULT: In the event of a default by Buyer, Seller may employ all legal and equitable remedies, including without limitation,
termination of this Contract and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ
all legal and equitable remedies, including without limitation, termination of this Contract and return to Buyer of the earnest
money.
6. HEIRS/ASSIGNS: That all covenants and agreements herein contained shall extend to and be obligatory upon the heirs,
executors, administrators and assigns of the respective parties.
7. FINANCING: The Buyer is under a good-faith obligation to actively seek financing on the described terms within 5 days of
the effective date of the contract. The Buyer acknowledges that a breach of this good-faith obligation to seek and accept financing
will be a breach of this contract. This contract is subject to an approved CONVENTIONAL mortgage of 80% of the
purchase price, at an initial interest rate not to exceed 7.75% and amortized over a period of not less than 30 years;
loan approval to be granted in 30 days of the effective date of the contract. Seller shall pay no points.
8. DISCLOSURE: The Buyer acknowledges receipt of Seller's disclosure form, attached hereto; the Agent makes no warranties
regarding the condition, permitted use, or value of the Seller's real or personal property.

Buyer & Seller Initials:
Buyer: _____ Seller: [Signature]

9. **INSPECTIONS:** The following inspections will be completed within 10 days of the effective date of the contract and paid for by Buyer.

	YES	NO		YES	NO
A. general building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. pest infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. waste disposal system	<input type="checkbox"/>	<input type="checkbox"/>	G. lead paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. radon air quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. water quality	<input type="checkbox"/>	<input type="checkbox"/>
D. radon water quality	<input type="checkbox"/>	<input type="checkbox"/>	I. other	<input type="checkbox"/>	<input type="checkbox"/>
E. asbestos	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

If the result of any inspection is unsatisfactory to the Buyer, he may, at his option, by notifying the Seller in writing within 5 days of receiving the written report, declare the contract null and void and any earnest money deposit shall be returned to the Buyer. In the event the Buyer does not notify the Seller that an inspection is unsatisfactory within the time period set forth above, this contingency shall be deemed to have been waived by the Buyer with respect to the inspection. It is understood that in the absence of the inspection(s) listed above, the Buyer is relying completely upon his own opinion as to the condition of the property.

- 10. **PRIVATE WATER SUPPLY:** If the water supply to the premises is private, the Seller, at his expense, will supply a current satisfactory "New Water Supply" Test, conforming to the requirements of the State Bureau of Health within _____ days of the effective date of the contract.
- 11. **PRIOR STATEMENTS:** All representations, statements and agreements heretofore made between the parties are merged into this agreement, which alone fully and completely expresses their respective obligations, and this agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this agreement, made by the other on his behalf. This contract shall only be amended in writing, signed by the parties hereto.
- 12. **AGENCY DISCLOSURE:** Buyer and Seller acknowledge receipt of written agency disclosures and confirm the following agency relationships:

_____ represents _____ Seller only
 Listing Agent / Agency / Escrow Agent

_____ represents _____ Buyer only
 Selling Agent /

- 13. **MEDIATION:** Any dispute or claim arising from or relating to this contract or the property addressed in this contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association.
- 14. **TAXATION:** Seller acknowledges that State of Maine law requires Buyers of property owned by non-resident sellers to withhold a prepayment of possible taxes (2 1/2 % of the purchase price) unless a written waiver has been obtained by the Seller from the State of Maine Bureau of Taxation prior to closing.
- 15. **FACSIMILE COPIES:** The parties hereto agree that fully executed and dated facsimile (FAX) copies of this agreement, if utilized, will be binding on the parties as if they were originals.
- 16. **AUTHORIZATION:** Seller & Buyer understand that this contract is confidential, but authorize the agent(s) to disclose terms of the contract to the parties' appraisers, attorneys, inspectors, lenders and others necessary for the purpose of closing this transaction. Parties authorize agents to receive closing statements.
- 17. **ATTORNEY REVIEW:** The terms of this contract and all attachments, except the purchase price, are subject to the review and approval by the parties' attorneys within 5 days from the effective date. Notice of proposed modifications, if any, shall be in writing, and shall state the specific terms being modified and the suggested revisions. If within 5 days of the effective date, modifications are not received in writing by respective attorneys, the contract stands as is.

___ Addendum attached

Buyer & Seller Initials:

Buyer: _____

Seller: QZ

A COPY OF THE CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND BY SIGNATURE RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED.

I/we hereby agree to purchase the above described property at the price and upon the terms and conditions above set forth.

Simon J. Syred 6/16/98
Witness Date

[Signature] 291-58-4929
Buyer Soc. Sec. #

Witness Date

Buyer Soc. Sec. #

I/we accept the offer and agree to deliver the above described property at the price and upon the terms and conditions above stated.
I/we further agree to pay the broker above named a commission for his services according to the terms of the Listing Agreement, and hereby authorizing the closing agent to disburse said commission at transfer of title.

Simon J. Syred 6/16/98
Witness Date

[Signature] 09-24-9021
Seller Soc. Sec. #
SELLER IS A RESIDENT OF THE STATE OF
MAINE YES NO

Witness Date

Seller Soc. Sec. #
SELLER IS A RESIDENT OF THE STATE OF
MAINE YES NO

Broker

Co-Broker
Effective date of contract _____
(Final acceptance date)

EXTENSION: The time for the performance of the within instrument is hereby extended until _____
Witness our hands this _____ day of _____ 19____.

Buyer

Seller

Buyer

Seller

From: Marge Schmuckal
To: Jay Reynolds; Sarah Hopkins
Date: 3/20/03 4:44PM
Subject: 92 Edgeworth - new house

Jay,
Have you had a chance to look at this yet? Everything is ok except for the fact that they are not showing a front stoop and stairs and the drop off is pretty significant. I have requested Paul French to revise his site plan.
Marge

3/26/03
received revised
plans



Existing Building

0015564

BK 14584 PG 072

CORRECTIVE QUITCLAIM DEED
with Covenant

Know All Persons by these Presents,

That Richard Frank of Cumberland County, City of Portland and State of Maine, in consideration of one dollar and other valuable consideration paid by Paul D. French of Cumberland County, City of Portland and State of Maine, the receipt whereof he does hereby acknowledge, does hereby *remise, release, bargain, sell and convey*, and forever *quitclaim* unto the said Paul D. French, his heirs and assigns forever,

See Attached Exhibit "A"

This corrective deed is being recorded to correct the legal description in the original Deed dated August 28, 1998 and recorded in the Cumberland County Registry of Deeds on August 30, 1998 in Book 14106, Page 287.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Paul D. French, his heirs and assigns forever.

And Richard Frank *covenant* with the said grantee, His heirs and assigns, that he shall and will *warranty and defend* the premises to the said Grantee, His heirs and assigns, against the lawful claims and demands of all persons claiming by, through, or under me.

In Witness Whereof, Richard Frank, the said Grantor, having hereunto set His hand and seal this 26 day of the month of Feb., A.D. 1999.

Signed, Sealed and Delivered
in presence of

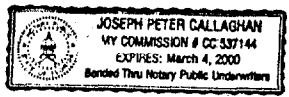
_____ Richard Frank
Richard Frank

State of Florida
County of Pinellas, ss.

February 26, 1999

Then personally appeared the above named Richard Frank and acknowledged the foregoing instrument to be His free act and deed.

Before me,
Joseph Peter Callaghan
Notary Public
Joseph Peter Callaghan
Printed Name



BK 14584PG073

Exhibit A - Property Description

Closing date: 08/28/1998
Borrower(s): Paul D. French
Property Address: 100 Edgeworth Avenue, Portland, Maine 04103

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, on the northwesterly side of Edgeworth Avenue, being Lot numbered ninety-six (96) as shown on Plan of Edgeworth Park made by J. A. Jones, C.E., dated May, 1906, and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 11.

Also another certain lot or parcel of land, with any buildings thereon, in said Portland, on the northwesterly side of said Edgeworth Avenue, being Lot numbered ninety-five (95) on said Plan of Edgeworth Park.

A certain lot or parcel of land situated on the northerly side of Edgeworth Avenue and being Lot 98 as shown on a certain Plan of Edgeworth Park recorded in the Cumberland County Registry of Deeds and also being Lot 25 as shown on City Assessor's Plan 183, Block B, and containing 4,095 square feet, more or less.

A certain lot or parcel of land situated in Portland, in the County of Cumberland and State of Maine, begin numbered, ninety-seven (97) on plan of Edgeworth Park made by J.A. Jones, C.E., dated May 1908, and recorded in Cumberland County Registry of Deeds, to which referenced may be had for a more particular description.

Being the same premises conveyed to the Grantor herein by Deed of John B. Gooch dated November 16, 1976 and recorded in the Cumberland County Registry of Deeds in Book 3939, Page 150 and Deed of John B. Gooch dated March 25, 1978 and recorded in said Registry of Deeds in Book 4190, Page 163 and Deed of Alan J. Levenson, Esq., Trustee under the will of Esther Hugo dated March 12, 1990 and recorded in said Registry of Deeds in Book 9116, Page 160.

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 MAR -3 AM 11:20

CUMBERLAND COUNTY

John B. O'Brien

BK 14106 PG 287

See
Book 14584
Page 072

60464

QUITCLAIM DEED

With Covenant

Richard Frank of Cumberland County, City of Portland, State of Maine, for consideration paid, grants to Paul D. French of Cumberland County, City of Portland, State of Maine, with quitclaim covenant the land in Cumberland County, City of Portland, State of Maine described as follows:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland, State of Maine, on the northwesterly side of Edgeworth Avenue, being Lot numbered ninety-six (96) as shown on Plan of Edgeworth Park made by J. A. Jones, C.E., dated May, 1906, and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 11.

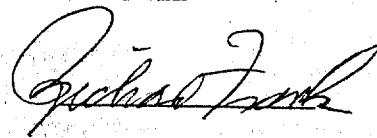
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A certain lot or parcel of land situated on the northerly side of Edgeworth Avenue and being Lot 98 as shown on a certain Plan of Edgeworth Park recorded in the Cumberland County Registry of Deeds and also being Lot 25 as shown on City Assessor's Plan 183, Block B, and containing 4,095 square feet, more or less.

IN WITNESS WHEREOF, He, the said Richard Frank, causes these presents to be signed this 28th day of August, 1998.

Signed, Sealed, and Delivered
in Presence of :

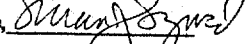
Richard Frank



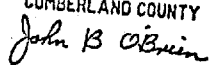
STATE OF MAINE
Cumberland, ss.

August 28, 1998

PERSONALLY appeared the above named Richard Frank and acknowledged the foregoing instrument to be his free act and deed.

Before me, 

Printed Name: Susan J. Sward

RECEIVED
RECORDED REGISTRY OF DEEDS
1998 AUG 31 PM 2:47
CUMBERLAND COUNTY


BUILDING PERMIT INSPECTION PROCEDURES

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

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

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

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

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

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

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

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

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

[Signature]
Signature of applicant/designee

4/10/03
Date

[Signature]
Signature of Inspections Official

4/10/03
Date

CBL: 183-B-25 Building Permit#:

03-0137 *

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

SECTION

PERMIT ISSUED

Permit Number: 030137

APR 10 2003

PERMIT

This is to certify that French Paul D/Randy Lane
has permission to Build New 26' x 38' Cape with 2' x 24' eage.
AT 92 Edgeworth Ave CITY OF PORTLAND
183 B025001

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

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

Notification of inspection must be given and work in permit must be completed before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

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

Janice Bonke 4/9/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PROPOSED FINISHED FIRST FLOOR ELEVATION: 70.00'

NO CHANGES TO EXISTING CONTOURS PLANNED WITH THE EXCEPTION OF FINAL LANDSCAPING. FINAL GRADING TO REFLECT THE POSITIVE ABSORPTION OF STORM WATER.

THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE INVERT ELEVATION OF THE MANHOLE SHOWN. SAID ELEVATION PROVIDED BY THE CITY OF PORTLAND, BASED UPON MEAN SEA LEVEL DATUM.

A MINIMUM OF 2 TREES IN EXCESS OF 3 INCHES IN DIAMETER TO BE PRESERVED ON STREET SIDE OF LOT.

GENERAL NOTES:

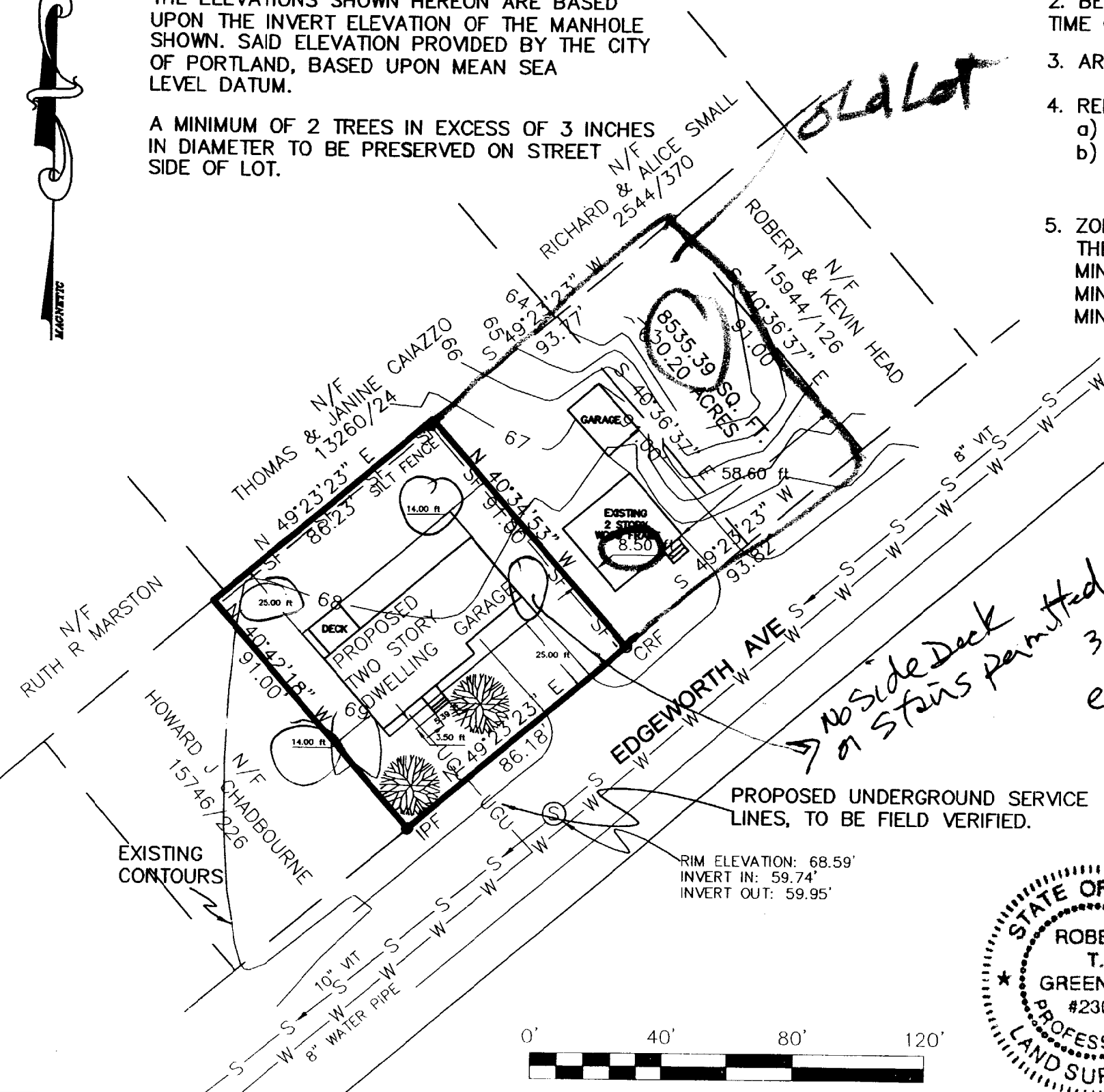
1. RECORD OWNER OF PARCEL: PAUL FRENCH AS DESCRIBED IN BOOK 14584, PAGE 72 RECORDED IN THE COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 7,844.61 SQUARE FEET OR .18 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a) CITY OF PORTLAND TAX MAP #183, BLOCK B, LOT #25
 - b) EDGEWORTH PARK BY J.A. JONES, ENG. RECORDED IN SAID REGISTRY JUNE 21, 1906 IN PLAN BOOK 11, PAGE 11
5. ZONING
 THE SUBJECT PARCEL IS CURRENTLY LOCATED IN RESIDENTIAL ZONE- R-3
 MINIMUM FRONT YARD 25 FEET
 MINIMUM SIDE YARD 14 FEET - TWO STORY
 MINIMUM REAR YARD 25 FEET

BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE G FLOOD INSURANCE RATE MAP, COMMUNITY #230051, PANEL 13B WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986. AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

OLD LOT

yes

*NO side Deck or stairs permitted
 3.5 x 5.39 = 18.87 # OK
 extending into front setback - OK per 1A-425*



PROPOSED UNDERGROUND SERVICE LINES, TO BE FIELD VERIFIED.

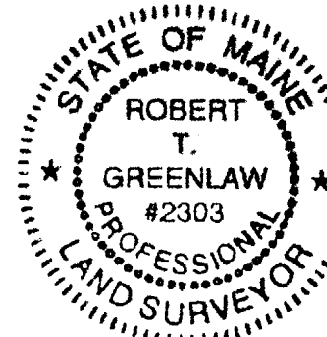
RIM ELEVATION: 68.59'
 INVERT IN: 59.74'
 INVERT OUT: 59.95'



LEGEND

- Capped 5/8" Rebar Found
- Iron Pipe or Solid Pin Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- u — Overhead Utility
- ⊕ Utility Pole
- Edge of traveled way
- ⊙ Man Hole

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAR 26 2003
 RECEIVED



SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b)

Robert T. Greenlaw

ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 03-24-2003

REVISION 3 (03.24.03): ADDED ENTRY DECK TO THE FRONT OF PROPOSED HOUSE
 REVISION 2 (03.20.03): CHANGED FINISHED FLOOR ELEVATION AND ADDED NOTES.
 REVISION 1 (02.14.03): LOCATED EXISTING CONTOURS AND UTILITIES

MINOR SITE PLAN / LOT SPLIT
 AT 100 EDGEWORTH AVE PORTLAND, MAINE

FOR: PAUL FRENCH

DRAWN BY: RJS	CHECKED BY: RTG
SCALE: 1"=40'	DATE: 02-14-2003
JOB #: 200307	SHEET:

PREPARED BY:
 BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

DRAWER: 2003 NO: 07

*received 3/26/03
 used for zoning*

PROPOSED FINISHED FIRST FLOOR ELEVATION: 70.00'
 NO CHANGES TO EXISTING CONTOURS PLANNED WITH THE EXCEPTION OF FINAL LANDSCAPING.
 FINAL GRADING TO REFLECT THE POSITIVE ABSORPTION OF STORM WATER.

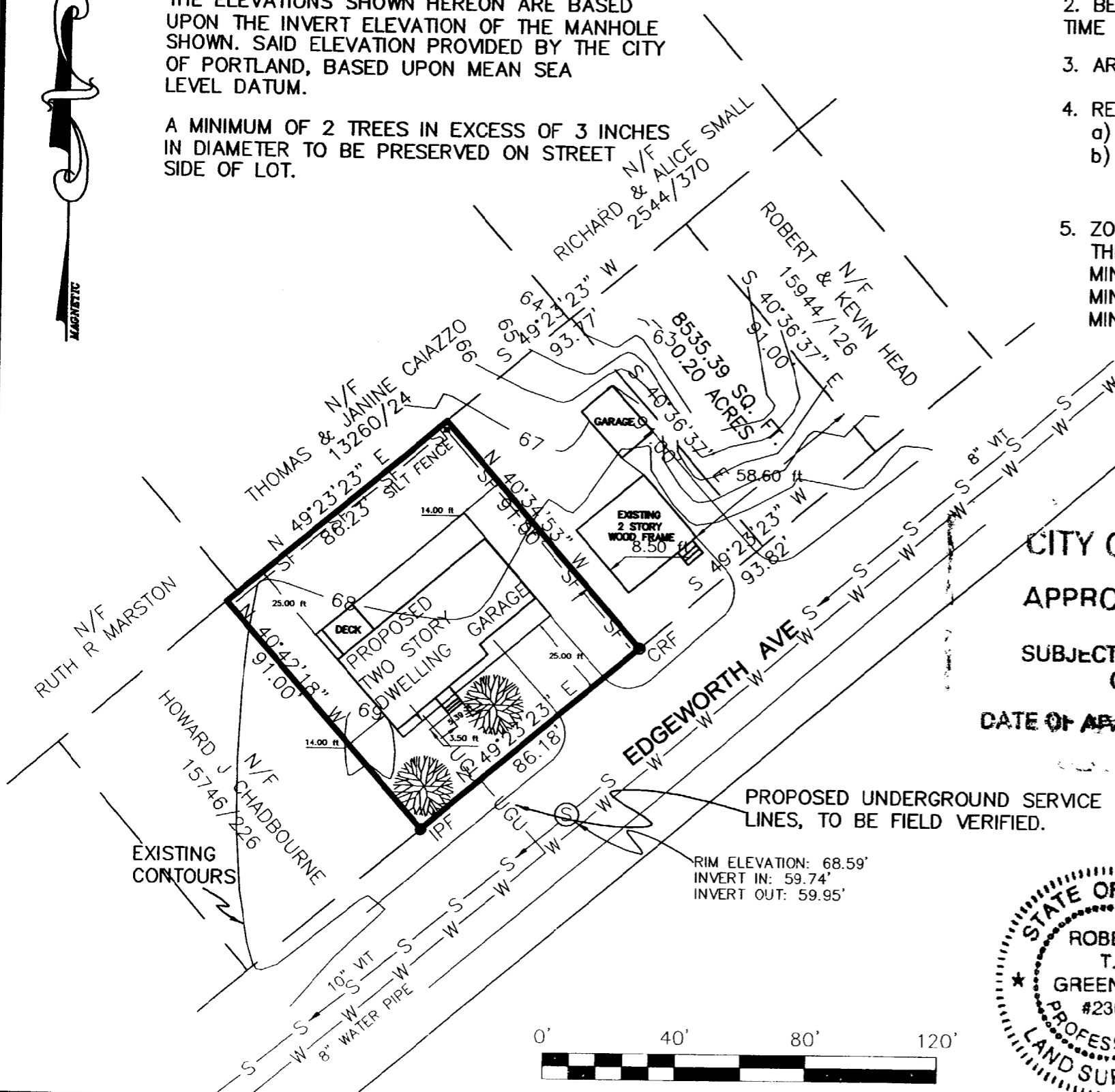
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A MINIMUM OF 2 TREES IN EXCESS OF 3 INCHES IN DIAMETER TO BE PRESERVED ON STREET SIDE OF LOT.

GENERAL NOTES:

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 - b) EDGEWORTH PARK BY J.A. JONES, ENG. RECORDED IN SAID REGISTRY JUNE 21, 1906 IN PLAN BOOK 11, PAGE 11
5. ZONING
 THE SUBJECT PARCEL IS CURRENTLY LOCATED IN RESIDENTIAL ZONE- R-3
 MINIMUM FRONT YARD 25 FEET
 MINIMUM SIDE YARD 14 FEET - TWO STORY
 MINIMUM REAR YARD 25 FEET

BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE C FLOOD INSURANCE RATE MAP, COMMUNITY #230051, PANEL 13B WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986. AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



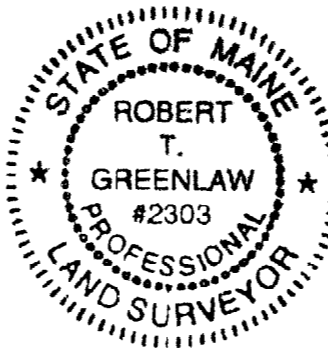
CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL CONDITIONS

DATE OF APPROVAL 3-26-03

- LEGEND**
- Capped 5/8" Rebar Found
 - Iron Pipe or Solid Pin Found
 - ◁ Survey Instrument Point
 - Abutter Line
 - Property Line
 - Street Line
 - (50.00') Distance from reference plan or deed.
 - N/F Now Or Formerly
 - A.G. Above Grade
 - B.G. Below Grade
 - u — Overhead Utility
 - ⊙ Utility Pole
 - Edge of traveled way
 - ⊕ Man Hole

RIM ELEVATION: 68.59'
 INVERT IN: 59.74'
 INVERT OUT: 59.95'

PROPOSED UNDERGROUND SERVICE LINES, TO BE FIELD VERIFIED.



SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b)

Robert T. Greenlaw

ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 03-24-2003

REVISION 3 (03.24.03): ADDED ENTRY DECK TO THE FRONT OF PROPOSED HOUSE
 REVISION 2 (03.20.03): CHANGED FINISHED FLOOR ELEVATION AND ADDED NOTES.
 REVISION 1 (02.14.03): LOCATED EXISTING CONTOURS AND UTILITIES

MINOR SITE PLAN / LOT SPLIT
 AT 100 EDGEWORTH AVE PORTLAND, MAINE

FOR: PAUL FRENCH

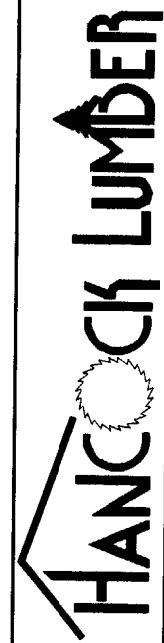
DRAWN BY: RJS
 CHECKED BY: RTG
 SCALE: 1"=40'
 DATE: 02-14-2003
 JOB #: 200307
 SHEET:

PREPARED BY:
 BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010



DRAWER: 2003 NO: 07

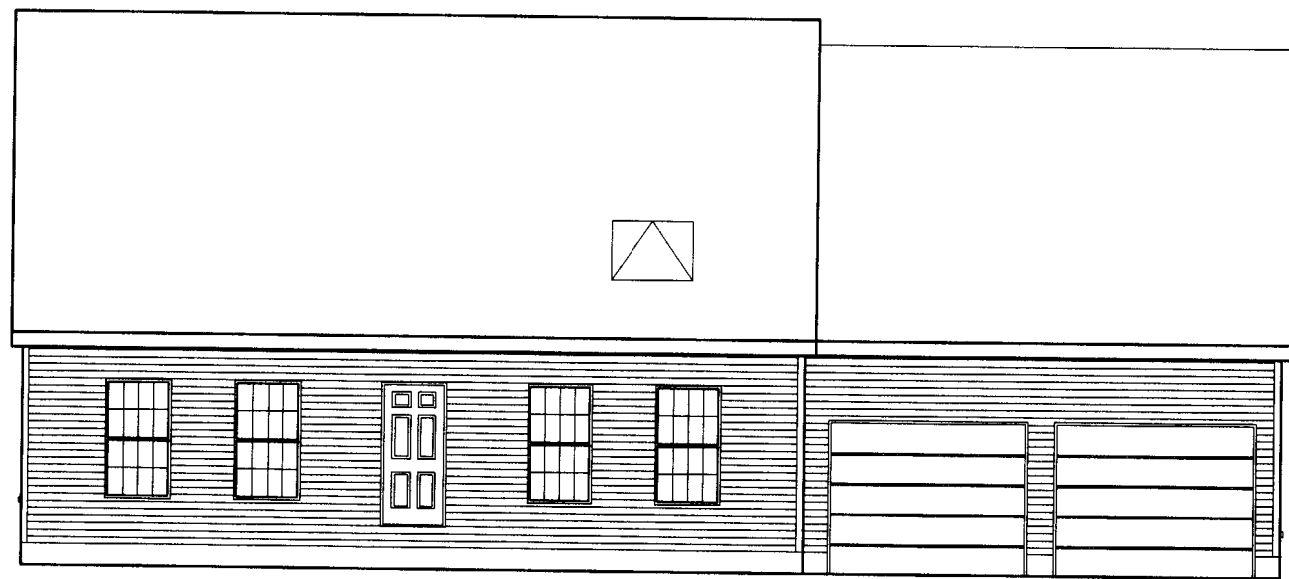
DATE: 2/18/03
 SCALE: 1/4" = 1'
 DRAWN BY: JCT
 NO: CP2836A1



REVISIONS:

HANCOCK LUMBER DRAFTING SOLUTIONS
 28 X 36 Cape Style Residence for
 Paul French, Portland Maine

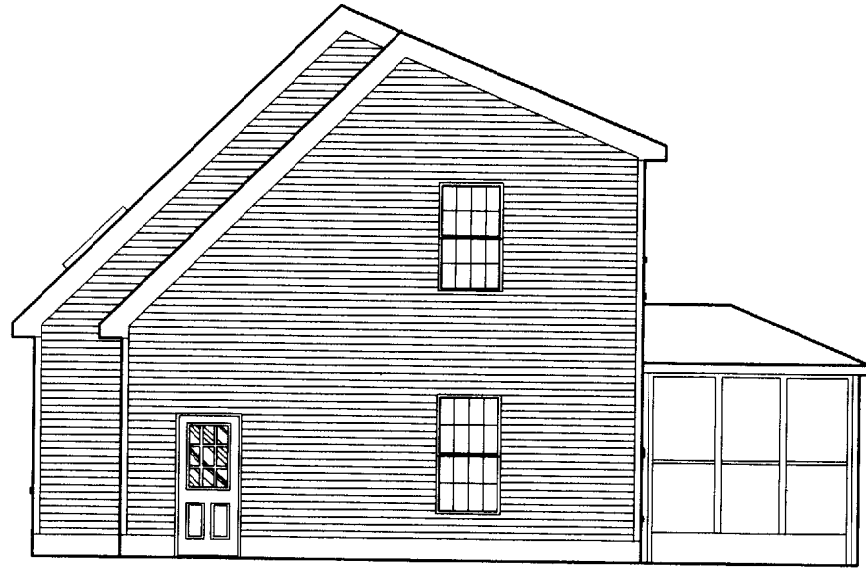
1/5



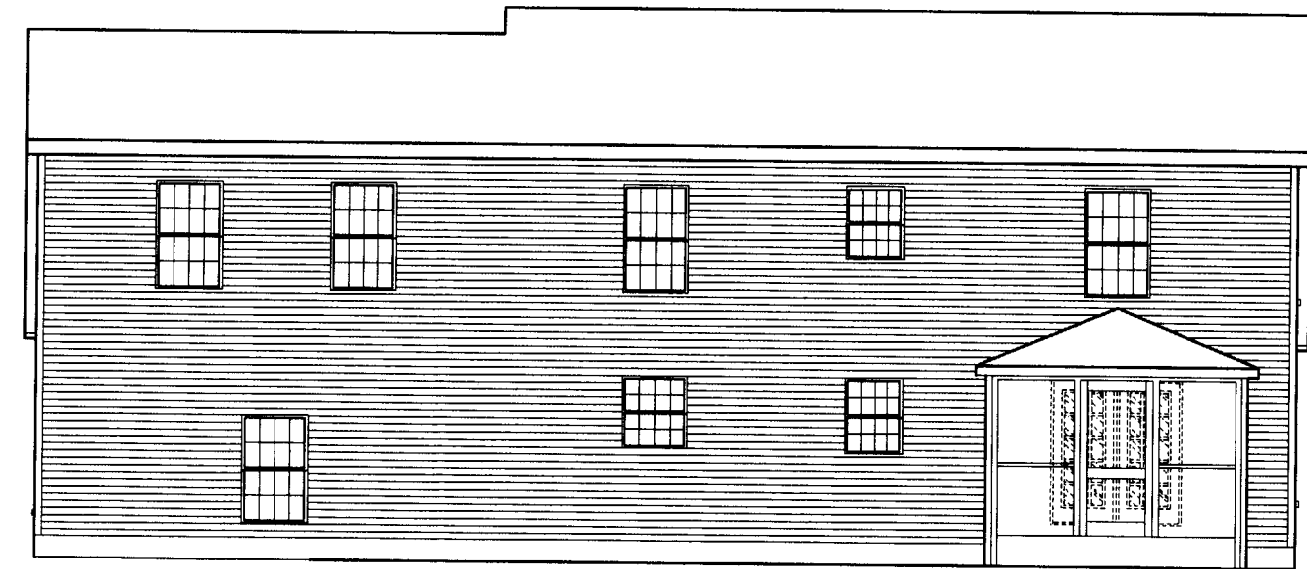
Front Elevation



Right Elevation



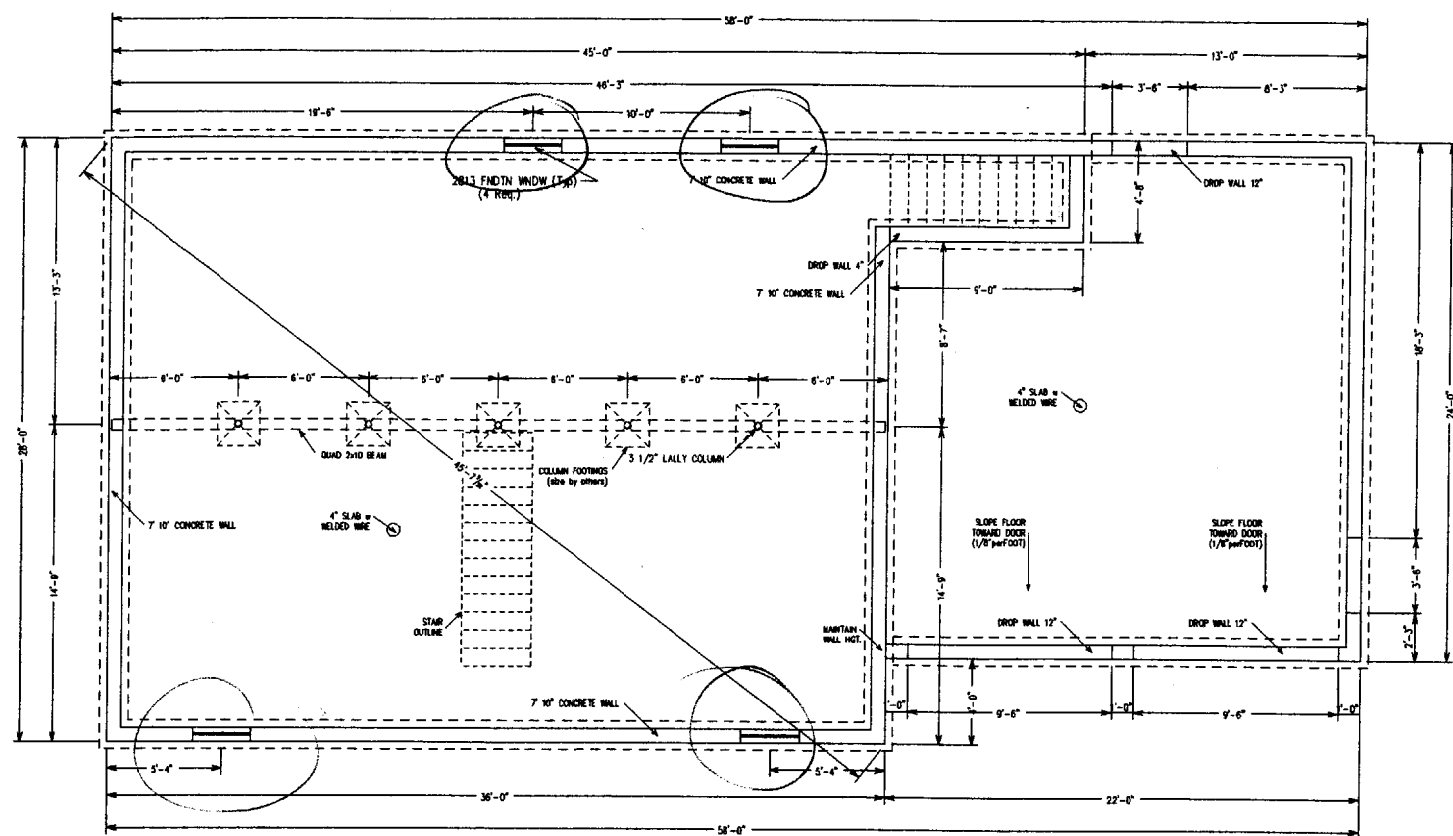
Left Elevation



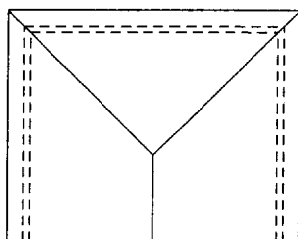
Rear Elevation

NOTE: POWER VENT will be used instead of chimney, located on rear of house
 Also: SMOKE DETECTORS will be placed near stairwells in Basement, 1st, AND 2nd floors +
 all bedrooms - interconnected w/ battery backup.

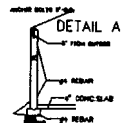
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Foundation Plan



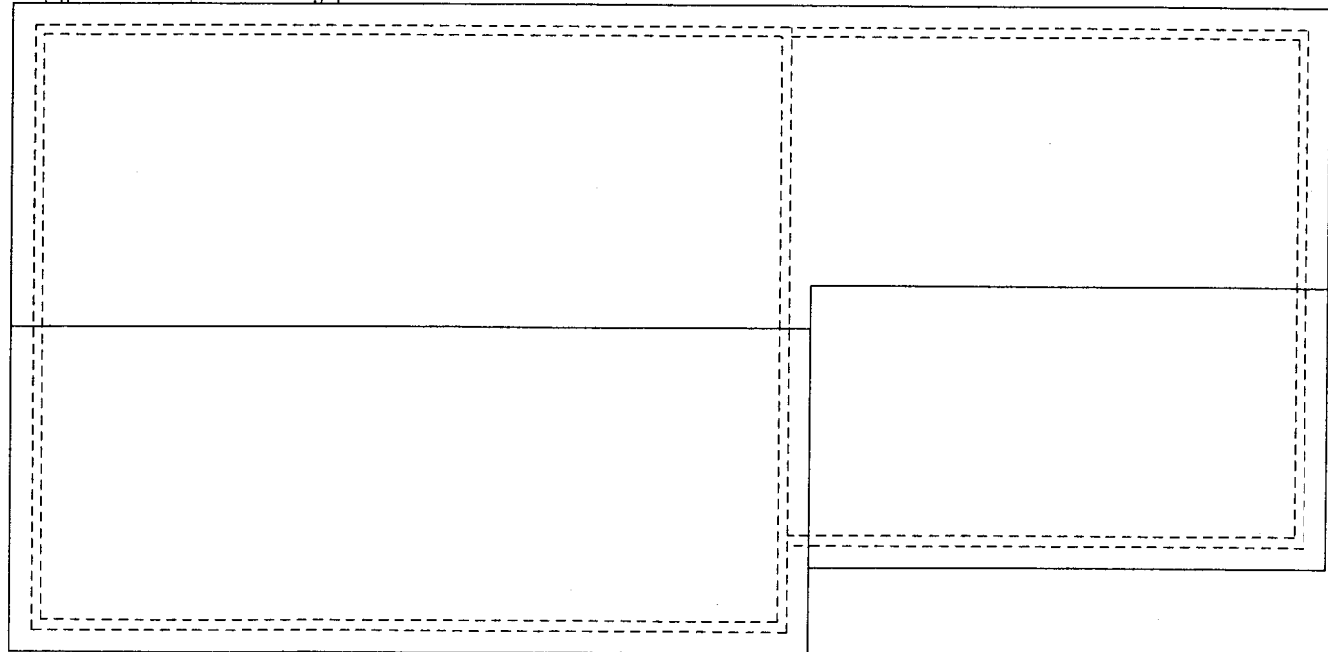
7'-10" x 8" CONCRETE WALL
POURED BASEMENT SLAB 4" THICK
ALL CONC. TO BE 3000 PSI
SEE DETAIL FOR REBAR PLACEMENT
IN WALLS AND FOOTINGS



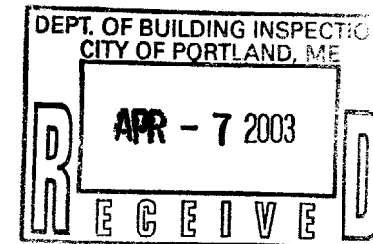
NOTICE
AND LOCATION OF OPENINGS IN FOUNDATION WALL
FOR CELLAR SASH WINDOWS, WATER LINE ACCESS,
SEWER LINE LIFT AND ANY OTHER NECESSARY OPEN-
INGS IN FOUNDATION MASONRY TO CHECK WITH OWNER
AND/OR BUILDER TO ENSURE EXACT POSITION.

VERIFY LOCATIONS OF ALL UTILITIES
AND EQUIPMENT WITH HOMEOWNER
OR SUPERVISOR PRIOR TO INSTALLATION.

Fastener Schedule



Roof Plan



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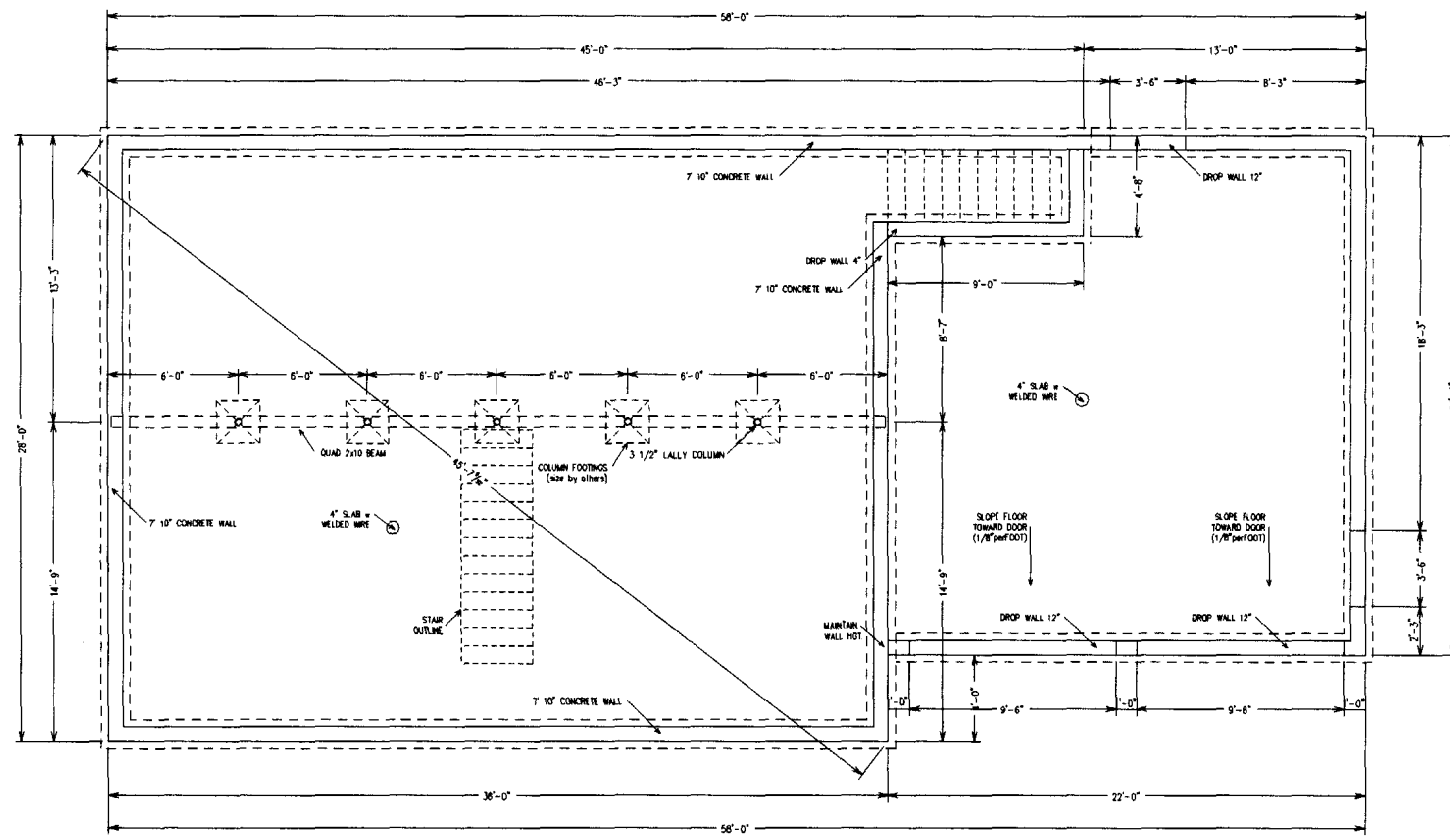
REV. 2/18/03
SCALE 1/4"=1'
DRAWN BY JCT
CP2836A1



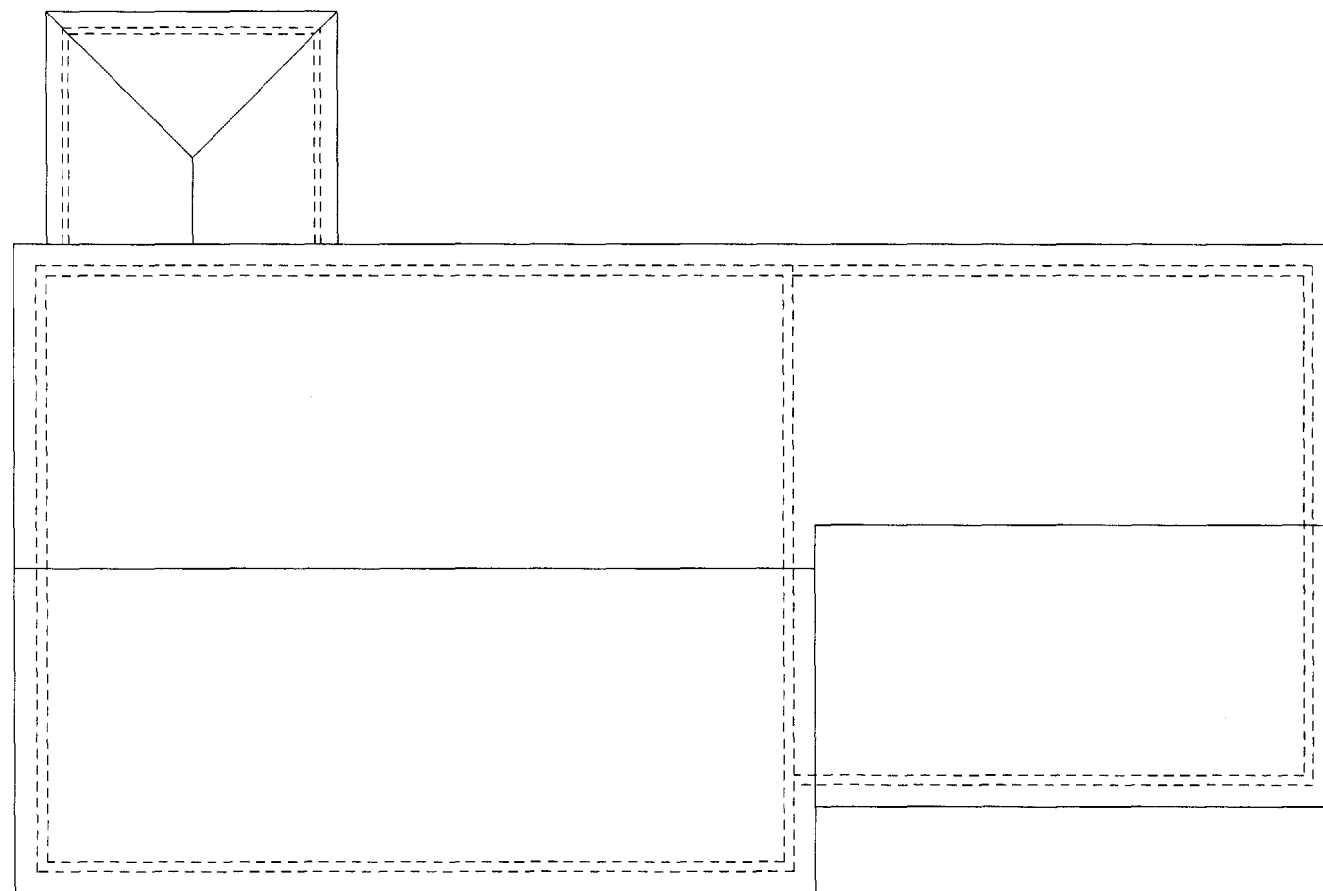
REVISIONS 3/20/03

HANCOCK LUMBER DRAFTING SOLUTIONS
28 X 36 Cape Style Residence for
Paul French, Portland Maine

2/5



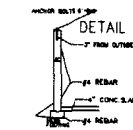
Foundation Plan



Roof Plan

7'-10" x 8" CONCRETE WALL
POURED BASEMENT SLAB 4" THICK
ALL CONC. TO BE 3000 PSI
SEE DETAIL FOR REBAR PLACEMENT
IN WALLS AND FOOTINGS

NOTICE
AND LOCATION OF OPENINGS IN FOUNDATION WALL
FOR CELLAR SASH WINDOWS, WATER LINE ACCESS,
SEWER LINE ETC. AND ANY OTHER NECESSARY OPEN-
INGS IN FOUNDATION MASON TO CHECK WITH OWNER
AND/OR BUILDER TO ENSURE EXACT POSITION.



VERIFY LOCATIONS OF ALL UTILITIES
AND EQUIPMENT WITH HOMEOWNER
OR SUPERVISOR PRIOR TO INSTALLATION.

DATE: 2/18/03
SCALE: 1/4" = 1'
DRAWN BY: JCT
PROJECT: CP2836A1

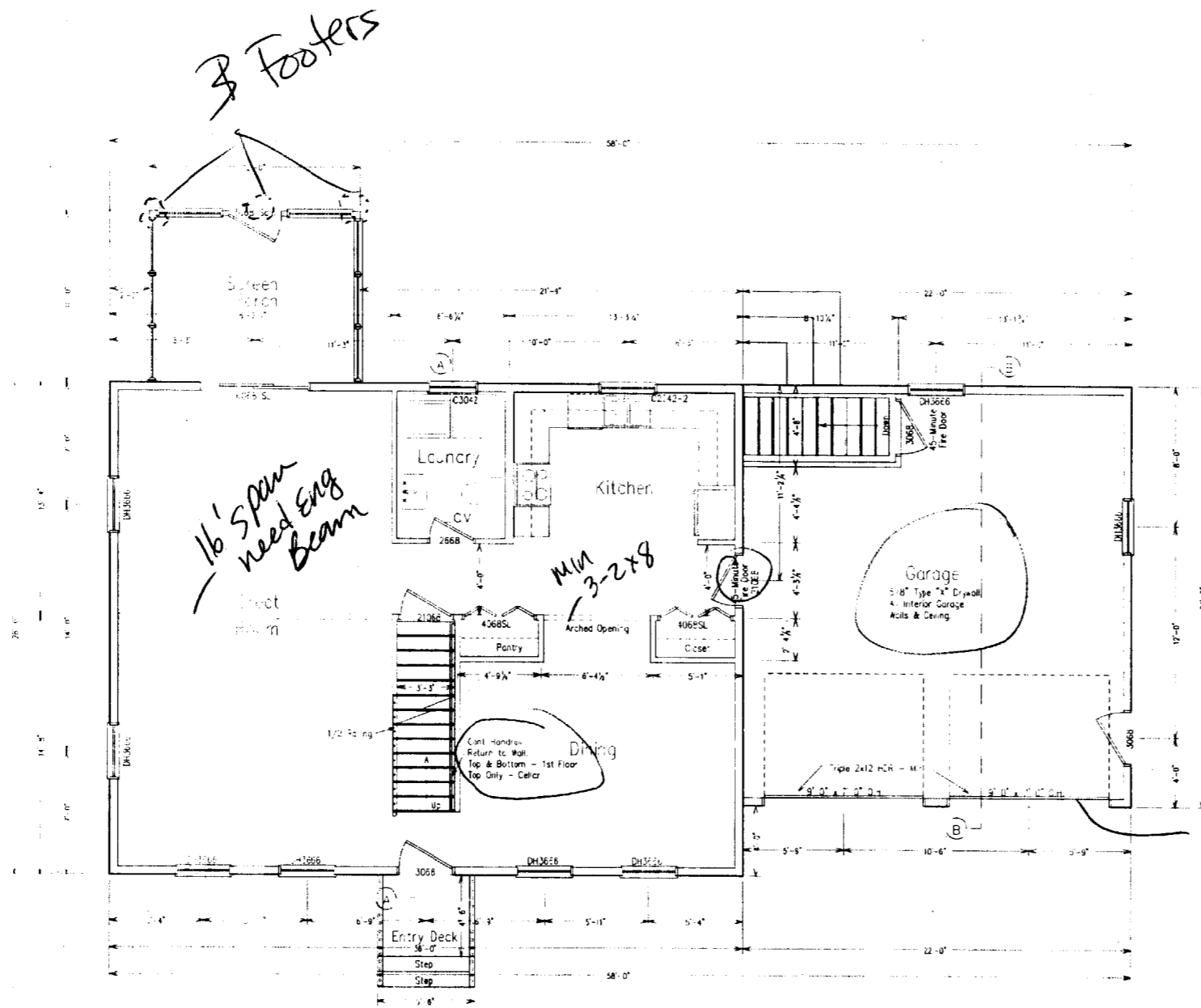
HANCOCK LUMBER

HANCOCK LUMBER DRAFTING SOLUTIONS
28 X 36 Cape Style Residence for
Paul French, Portland Maine

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CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.

5



1st Floor

Headers must be
MIN. 3-2x12

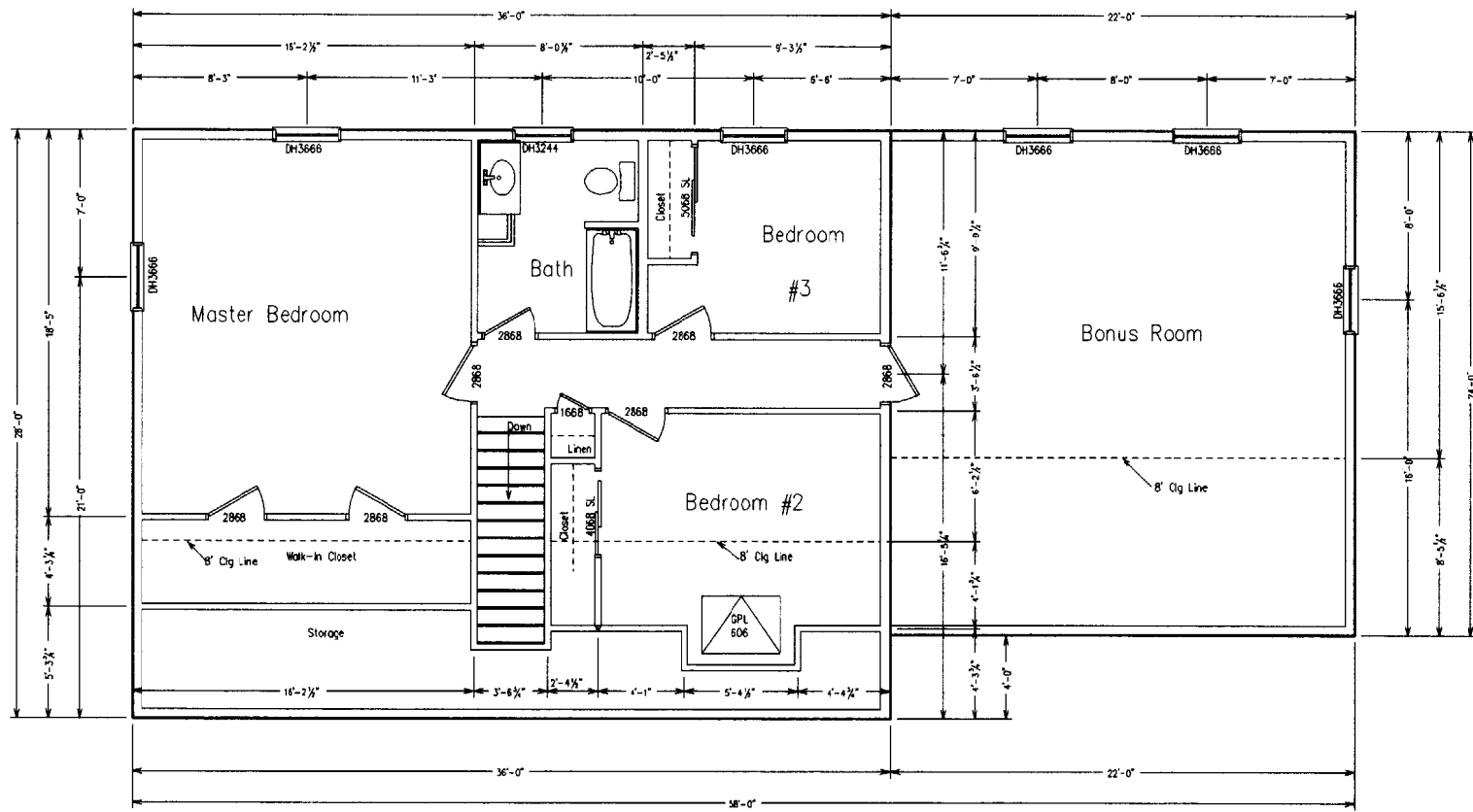
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7/18/03
 1/4" = 1'
 JCI
 CP2836A1



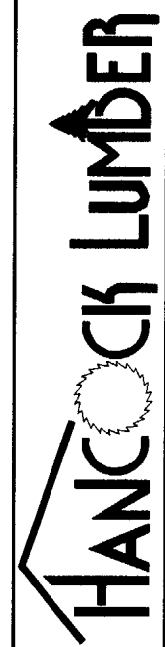
HANCOCK LUMBER DRAFTING SOLUTIONS
 28 x 36 Cape style residence for
 Paul French, Portland Maine

CN
 51



2nd Floor

DATE: 2/18/03
 SCALE: 1/4"=1'
 DRAWN BY: JCT
 PROJECT: CP2836A1



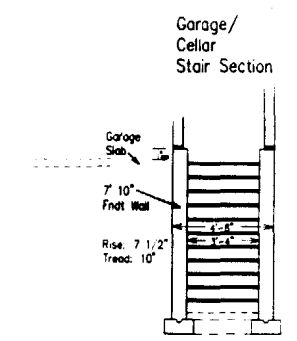
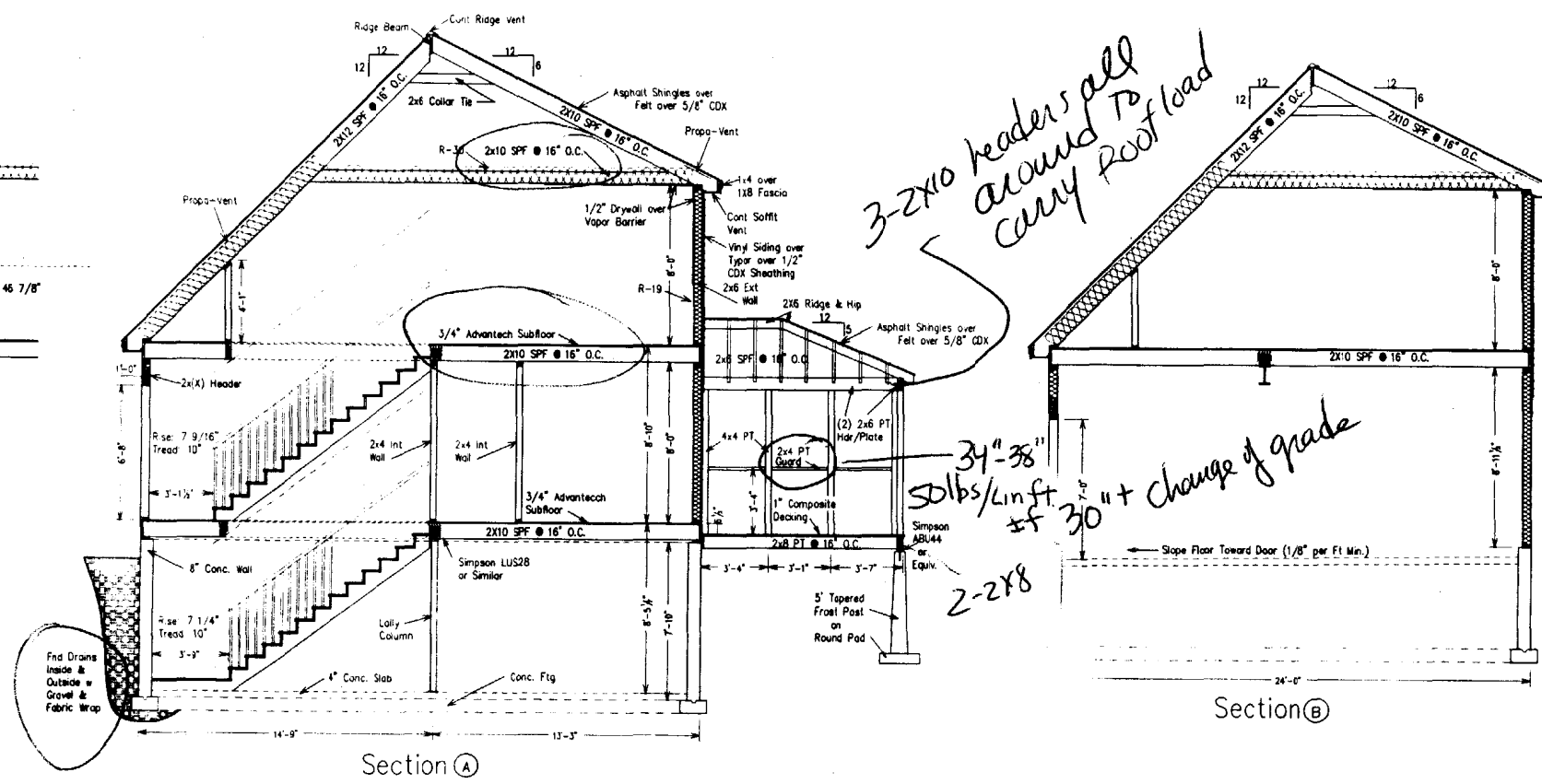
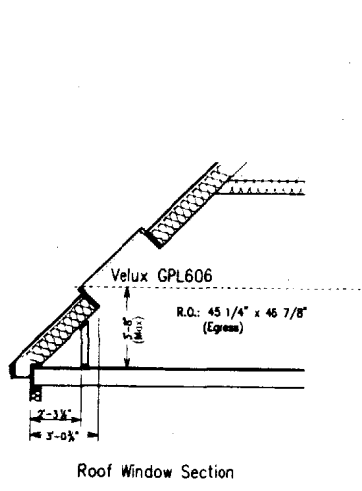
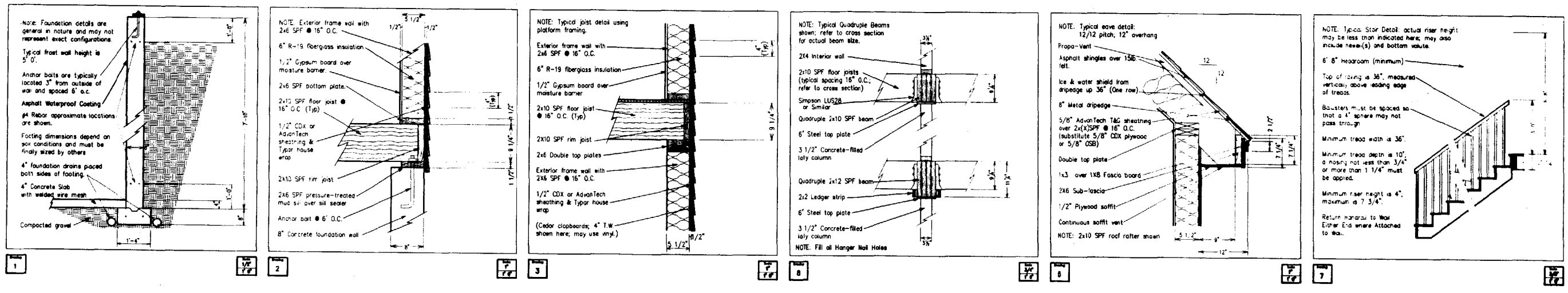
REVISED:

HANCOCK LUMBER DRAFTING SOLUTIONS
 28 X 36 Cape Style Residence for
 Paul French, Portland Maine

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4/5



Window Schedule:
(Hancock Classic I Windows)

#	Window	Rough Opening	Egress
1	DH3666	36" x 66"	Yes
1	DH3244	32" x 44"	No
1	CD042	30" x 42"	No
1	CD042-2	30 1/2" x 42"	No

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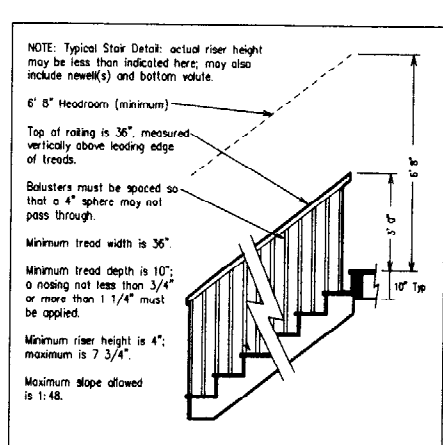
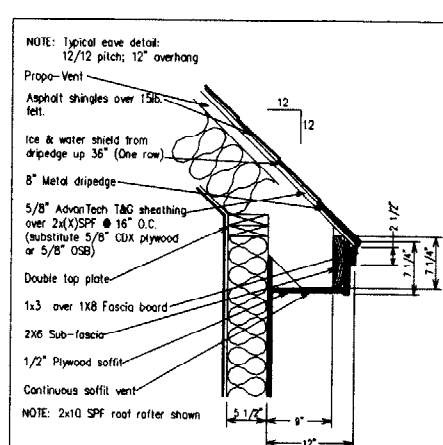
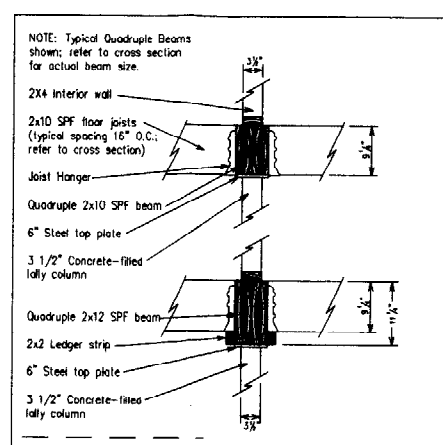
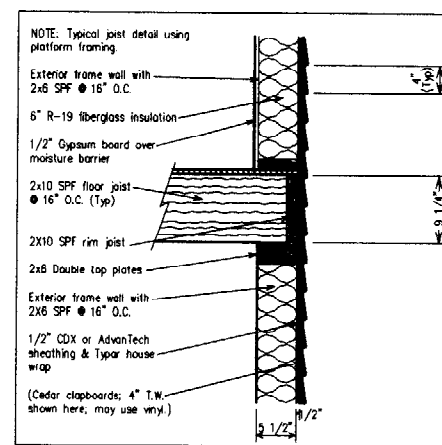
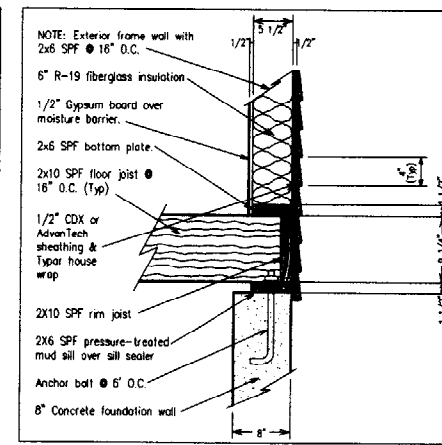
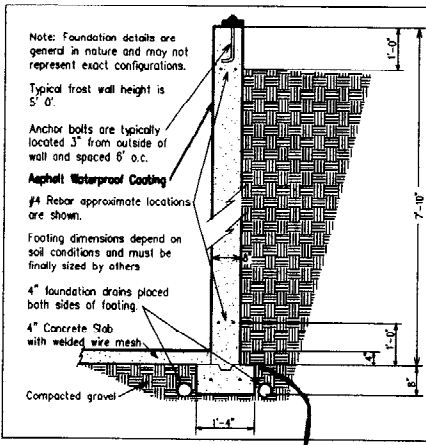
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2/18/03
1/4"=1'
JCT
CP2836A1

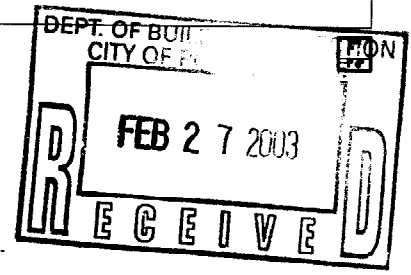
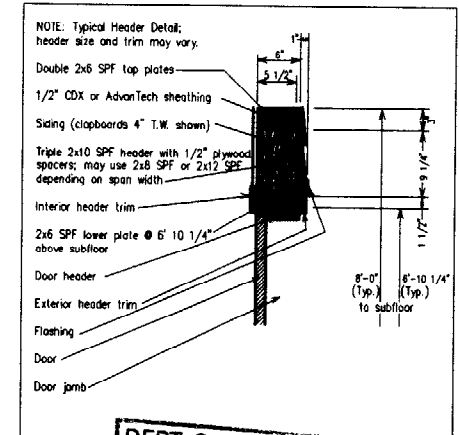
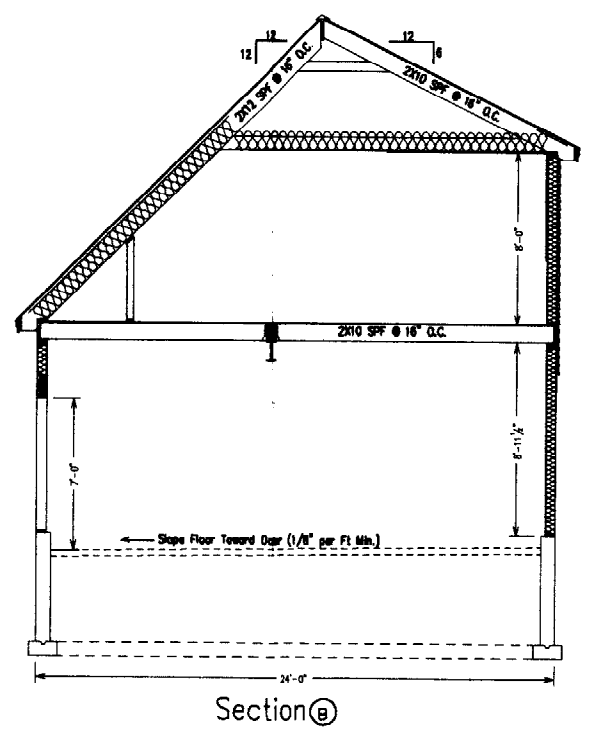
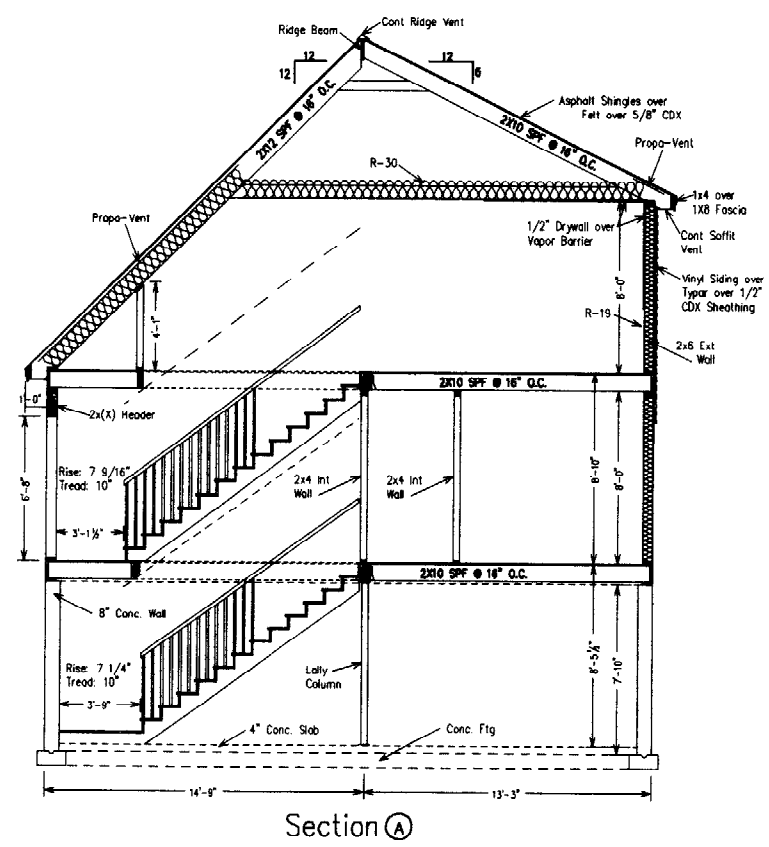
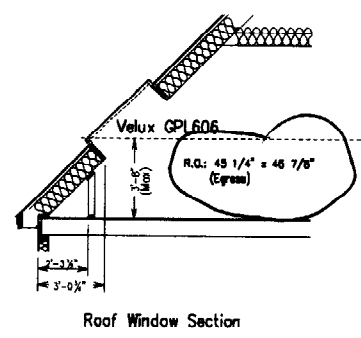
HANCOCK LUMBER

HANCOCK LUMBER DRAFTING SOLUTIONS
28 x 36 Cape Style Residence for
Paul French, Portland Maine

5/5



Fabric filter per owner



Window Schedule:
(Hancock Classic I Windows)

#	Window	Height	Quantity	Egress
1	D43244	36" x 48"	1	No
1	C3042	36" x 42"	1	No
1	C2042-2	36 1/2" x 42"	1	No

*RE 100 Edgeworth
030187
CBX: 183 B 025*

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DATE: 2/18/03
SCALE: 1/4"=1'-0"
PROJECT: JCT
DRAWING NO.: CP2836A1

HANCOCK LUMBER

HANCOCK LUMBER DRAFTING SOLUTIONS
28 X 36 Cape Style Residence for Paul French, Portland Maine

5/5