

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 061243

PERMIT ISSUED  
OCT - 4 2006  
CITY OF PORTLAND

This is to certify that O'Sullivan, Donald & Patricia Martins Country Homes

has permission to new 26' x 32' Modular Cape

AT 155 CAPISIC ST(149-151)

195 A006001

provided that the person or persons firm or person 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.

Classification of inspection must be given and when permission procedure before this building or part thereof is closed or service closed-in 4  
YOUR NOTICE REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*Jeannie Bourke* 10/3/06  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 06-1243  
 Issue Date: **PERMIT ISSUED**  
 CBL: 195-A-005  
 195 A006001

<b>Location of Construction:</b> 155 CAPISIC ST(149-151)	<b>Owner Name:</b> O'Sullivan, Donald & Patricia	<b>Owner Address:</b> 283 Stevens Avenue	<b>Phone:</b> 207-272-0411
<b>Business Name:</b>	<b>Contractor Name:</b> Martins Country Homes	<b>Contractor Address:</b> P.O. Box 345 Mechanic Falls	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	<b>Zone:</b> R3

<b>Past Use:</b> Vacant Land / Split Lot	<b>Proposed Use:</b> Single Family Home/ new 26' x 32' <del>Modular</del> Cape	<b>Permit Fee:</b> \$2,155.00	<b>Cost of Work:</b> \$205,853.00	<b>CEO District:</b>
<b>Proposed Project Description:</b> new 26' x 32' <del>Modular</del> Cape		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: R3 Type: SB ME MAH Housing Rules IRL-2083 Signature: <i>AMB 10/3/06</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 08/24/2006	<b>Zoning Approval</b>	
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<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>206-0165</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/cond. has</i> Date: 10/3/06 <i>MSA</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in 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 <i>AGN</i> 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

Please call 874-8703 or 874-8693 to schedule your

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

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

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

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

- Footing/Building Location Inspection: Prior to pouring concrete
- 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: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

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

Donald P. Ray  
Signature of Applicant/Designee

10-4-06  
Date

[Signature]  
Signature of Inspections Official

10-4-06  
Date

CBL: 19346 Building Permit #: 06 1243

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

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

Permit No: 06-1243	Date Applied For: 0812412006	CBL: 195 A006001
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<b>Location of Construction:</b> 155 CAPISIC ST(149-151)	<b>Owner Name:</b> O'Sullivan, Donald & Patricia	<b>Owner Address:</b> 283 Stevens Avenue	<b>Phone:</b> 207-272-0411
<b>Business Name:</b>	<b>Contractor Name:</b> Martins Country Homes	<b>Contractor Address:</b> P.O. Box 345 Mechanic Falls	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family Home/ new 26' x 32' Modular Cape	<b>Proposed Project Description:</b> new 26' x 32' Modular Cape	<b>PERMIT ISSUED</b> OCT - 4 2006 CITY OF PORTLAND
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Ann Machado      Approval Date: 10/02/2006

Note: Property split off from 155 Capisic Street, CBL 195 A005.

Ok to Issue:

- 1) This property shall be a single family dwelling Any change of use shall require a separate permit application for review and approval
- 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 with Conditions      Reviewer: Jeanine Bourke      Approval Date: 10/03/2006

Note:

Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process
- 2) A certificate of third party inspection, stamped plans, and a photo of the sticker stating third party inspection placed in the structure must be submitted to this office prior to issuance of the Certificate of Occupancy.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans

Dept: DRC      Status: Approved with Conditions      Reviewer: Jay Reynolds      Approval Date: 1010212006

Note: sent letter 8/31.

Ok to Issue:

- 1) A sewer permit is required for your 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.
- 2) 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.
- 3) 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
- 4) Erosion and Sedimentation control shall be established 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.
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 7) 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.)

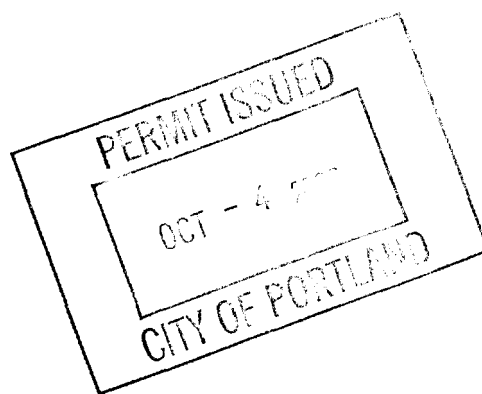
Dept: Planning      Status: Not Applicable      Reviewer: Jay Reynolds      Approval Date: 1010212006

Note:

Ok to Issue:

Comments:

<b>Location of Construction:</b> 155 CAPISIC ST(149-151)	<b>Owner Name:</b> O'Sullivan, Donald & Patricia	<b>Owner Address:</b> 283 Stevens Avenue	<b>Phone:</b> 207-272-0411
<b>Business Name:</b>	<b>Contractor Name:</b> Martins Country Homes	<b>Contractor Address:</b> P.O. Box 345 Mechanic Falls	<b>Phone</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	



155 Caprice St. 195-A-005  
 # 061243

Don Ray 998-4447 or 740-4102

ONE AND TWO FAMILY Soil type/Presumptive Load Value (Table R401.4.1)	PLAN REVIEW	CHECKLIST
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), Section R403.1 & R403.1.4.1)	? Full Strip footer for alleys 8" walls	OK 1
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	?	OK per Don 2
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	?	OK 10/3/06 3
Anchor Bolts/Straps, spacing (Section R403.1.6)	MEMO	
Lally Column Type (Section R407)	HOUSING RULES	
Girder & Header Spans (Table R 502.5(2))		
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) )		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R807 A(1) and		

R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))		
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))		
Fastener Schedule (Table R602.3(1) & (2))		
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)		
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Chapter 9)		
Safety Glazing (Section R308)		
Attic Access (Section R601.1)		
Chimney Clearances/Fire Blocking (Chan. 10)		
Header Schedule (Section 502.5(1) & (2))		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-		

Factor Fenestration		
Type of Heating System		
<b>Means of Egress (Sec R311 &amp; R312)</b>		
Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)		
Width (Section R311.5.1)		
Headroom (Section R311.5.2)		
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.63)		
Smoke Detectors (Section R313) Location and type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	Deck Pads ?	will be fast protected or not attached per Dun Ray 10/3/02

(4)





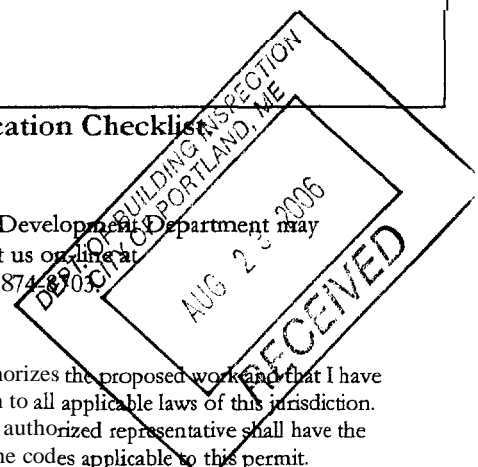
# General Building Permit Application

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.**

155	
Total Square Footage of Proposed Structure <b>1866</b>	Square Footage of Lot <b>6,750</b>
Tax Assessor's Chart, Block & Lot Chart# <b>195</b> Block <b>A</b> Lot# <b>5</b>	Owner: <b>Donald O'Sullivan</b> <b>281 Stevens Ave.</b> <b>Portland, ME, 04102</b>
Telephone: <b>272-0411</b>	
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <b>Martins Country Homes</b> <b>P.O. Box 345 998-4447</b> <b>Mechanic Falls, ME. 04256</b>
	cost Of Work: \$ <b>205,853.00</b> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u><b>Vacant Lot</b></u> If vacant, what was the previous user? <u><b>?</b></u> Proposed Specific use: <u><b>Single Family Home</b></u>	
Project description: <b>Excavate + build foundation for a 28'x36' Modular Cape. Bring Utilities from the street to the house. Backfill foundation, set Modular Home, and loam + seed all disturbed areas</b>	
Contractor's name, address & telephone: <b>Martins Country Homes 998-4447</b>	
Who should we contact when the permit is ready: <u><b>Doni Ray</b></u> Mailing address: <u><b>Same as Applicant</b></u> Phone: <u><b>Office 998-4447 cell 740-4102</b></u>	

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

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



I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable 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: <u><b>Donald P. Ray Jr.</b></u>	Date: <u><b>8/16/06</b></u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

**CERTIFICATION OF COMPLIANCE  
WITH SUBDIVISION AND SHORELAND ZONING REQUIREMENTS**

Donald O'Sullivan  
(insert name of applicant)

with a mailing address of

281 Stevens Av. Portland, ME. 04102  
3-172646

, a telephone number



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

2006

Received from \_\_\_\_\_

Location of Work \_\_\_\_\_

cost of Construction \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Building (14) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (12) \_\_\_\_\_

Other \_\_\_\_\_

CBL: \_\_\_\_\_

Check #: \_\_\_\_\_ Total Collected \$ \_\_\_\_\_

**THIS IS NOT A PERMIT**

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

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

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Applicant: Donald O'Sullivan

Date: 8/30/06

Address: 144-151 Capistic St (was 155)

C-B-L: old 195-A-005 (split from)

permit: 06-1243

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build ~~28x32 modular~~ <sup>26'x32'</sup> foundation & set modular home (single family home fully dormered across rear)

Sewage Disposal - city

Lot Street Frontage - 50' min - 66.10' given

Front Yard - 25' min - <sup>27.5'</sup> 28' scaled

Rear Yard - 25' min - <sup>19.5' steps 23' OK section 14-426 4x6</sup> 19' scaled, 52' bulkhead

Side Yard - <sup>1 1/2 story 8' min</sup> 8' min <sup>14.5' on right scaled OK</sup> 14' min <sup>20.21.5'</sup> 14' on left scaled (total <sup>33'</sup> 28' - need total of 20')

Projections - bulkhead 5x5, front entry <sup>4x6</sup> 4x4.75, rear entry 4x4.75

Width of Lot - 65' min - 65' scaled

Height - 35' max - 29.25'

Lot Area - 6,500 sq ft min - 6,750 given

Lot Coverage Impervious Surface - 35% - ~~6750~~ 2362.54

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - 2 shown

Loading Bays - N/A

Site Plan - minor/minor 2006-0165

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 12 - zone X

26x32 = 832  
~~28x32 = 1008~~  
5x5 = 25  
4x4.75 = 19  
4x4.75 = 19

OK (1071)

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

**Zoning Copy**

**2006-0165**

Application I. D. Number

**8/23/2006**

Application Date

Donald O'Sullivan

**Marge Schmuckal**

Applicant

**281 Stevens Ave. Portland. ME 04102**

Applicant's Mailing Address

Don Ray

Consultant/Agent

Applicant Ph: **(207) 272-0411** Agent Fax:

Applicant or Agent Daytime Telephone, Fax

**155 - 155 Capisic St, Portland, Maine**

Address of Proposed Site

**195 A005001**

Assessor's Reference: Chart-Block-Lot

**Single Family Home - Split Lot**

Project Name/Description

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

**6750**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan<br>(major/minor)         | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Pla **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **8/24/2006**

**Zoning 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

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <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 | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | 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  |                 |

**WARRANTY DEED  
JOINT TENANCY  
Maine Statutory Short Form**

*KNOW ALL PERSONS BY THESE PRESENTS, That*

**Anna T. Houser**

Of South Portland, County of Cumberland, State of Maine, and

for consideration paid, grants to Donald R. O'Sullivan and Patricia M. O'Sullivan

of Portland, County of Cumberland and State of Maine.

whose mailing address is 281 Stevens Avenue, Portland, Maine 04102

with **warranty covenants**, as joint tenants, the land in Portland, County of Cumberland and State of Maine, described on the attached **EXHIBIT A**.

**WITNESS** our/my hand(s) and seal(s) this 18th day of May, 2006.

*Signed, Sealed and Delivered in presence  
of:*

*Kristen Q. Conant*

*Anna T. Houser*  
Anna T. Houser

STATE OF *Maine*

*May 18, 2006*

COUNTY OF *Cumberland*

Then personally appeared the above named Anna T. Houser and acknowledged the foregoing instrument to be her act and deed.

Before me,

*Kristen Q. Conant*

Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Order No: 1191152 (O'Sullivan)

EXHIBIT 'A'

A CERTAIN LOT OR PARCEL OF LAND LOCATED ON THE NORTHEASTERLY SIDE OF CAPIRIC STREET, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CAPIRIC STREET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WOLCOTT STREET:

THENCE S 40°43'37" E ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CAPIRIC STREET 16.95 FEET TO A REBAR WITH A CAP STAMPED "NCS, INC, PLS 1314, SAID REBAR BEING THE SOUTHERLY CORNER OF A TAKING BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION (MDOT) AS RECORDED IN BOOK 8498, PAGE 181, CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD);

THENCE S 40°43'37" E ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CAPIRIC STREET 38.63 FEET TO A REBAR WITH A CAP STAMPED "NCS, INC, PLS 1314, SAID REBAR BEING THE SOUTHERLY CORNER OF THE REMAINING LANDS N/F OF ANNA T. HOUSER AS RECORDED IN BOOK 19106, PAGE 299 CCRD. THIS POINT BEING THE TRUE POINT OF BEGINNING.

THENCE S 40°43'37" E ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CAPIRIC STREET 66.10 FEET TO A REBAR WITH A CAP STAMPED "NCS, INC, PLS 1314, SAID REBAR BEING THE WESTERLY CORNER OF LANDS N/F OF HARRIETTE A. BURT AS RECORDED IN BOOK 15335, PAGE 229, CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD);

THENCE N 59°45'24" E ALONG THE NORTHWESTERLY LINE OF LANDS OF SAID BURT 115.02 FEET TO A REBAR WITH CAP STAMPED "NCS, INC, PLS 1314, SAID REBAR BEING THE SOUTHERLY CORNER OF LANDS N/F OF MICHAEL A. MIRAGLIA AS RECORDED IN BOOK 23293, PAGE 316 CCRD;

THENCE N 40°43'37" W ALONG THE SOUTHWESTERLY LINE OF LANDS OF SAID MIRAGLIA 54.42 FEET TO A REBAR WITH CAP STAMPED "NCS, INC, PLS 1314, SAID REBAR BEING THE EASTERLY CORNER OF THE REMAINING LANDS OF ANNA T. HOUSER AS RECORDED IN BOOK 19106, PAGE 299 CCRD;

THENCE S 59°44'44" W ALONG THE SOUTHEASTERLY LINE OF THE REMAINING LANDS OF SAID HOUSER 53.93 FEET TO A REBAR WITH CAP STAMPED "NCS, INC, PLS 1314;

THENCE N 40°43'37" W ALONG THE SOUTHWESTERLY LINE OF THE REMAINING LANDS OF SAID HOUSER 13.69 FEET TO A REBAR WITH CAP STAMPED "NCS, INC, PLS 1314;

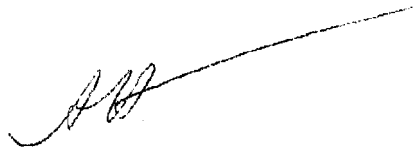
THENCE S 59°45'24" W ALONG THE SOUTHEASTERLY LINE OF THE REMAINING LANDS OF SAID HOUSER 61.08 FEET TO A REBAR WITH CAP STAMPED "NCS, INC, PLS 1314; SAID REBAR BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CAPIRIC STREET AND BEING THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6750 S.F.

THE BASIS OF BEARING FOR THE ABOVE DESCRIBED PARCEL IN MAGNETIC NORTH 2006..

THE ABOVE DESCRIBED PARCEL HAS THE BENEFIT AND IS SUBJECT TO A SHAPED DRIVEWAY WHICH IS ACCESSED FROM CAPIRIC STREET TO BE USED BY THIS PROPERTY AND THAT OF THE ADJUTING PROPERTY THAT COMES FROM HOUSER CHAIN OF TITLE.

BEING THE SAME PREMISES CONVEYED TO THE GRANTOR HEREIN BY VIRTUE OF A WARRANTY DEED FROM LEE K. NICOLOFF RECORDED ON MARCH 31, 2003 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 19106, PAGE 299. FURTHER REFERENCE IS MADE TO A DEED FROM RAYMOND C. KOZAK ET AL. RECORDED ON MARCH 29, 1989 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 8689, PAGE 75.



8/11/06

To Whom it May Concern,

Please allow Donald P. Ray JR,  
Construction Coordinator for  
Martins Country Homes, to  
obtain all necessary permits  
pertaining to the building of  
my new home on Capisic St  
in Portland, ME.

Thank You,

Don O'Sullivan

(207) 272-0411 cell

(207) 842-1891 home

5 Odord Homes Lane  
Odord, ME 04270  
Phone: 207-539-4100  
Fax: 207-539-4900

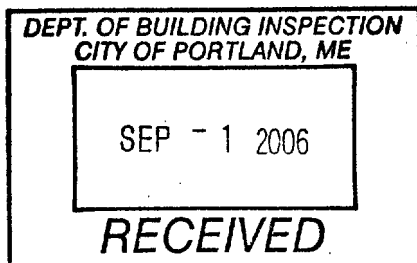


# Fax

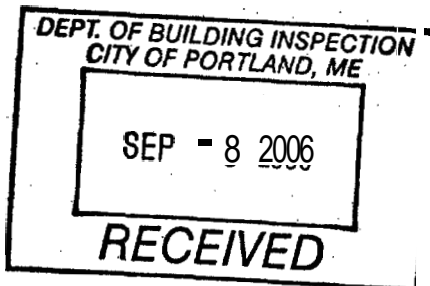
To: ANNE From: Bob Martin  
 Fax: 874-8716 Date: 9-1-06  
 Re: O'Sullivan Pages: 4  
 Urgent     For Review     Please Comment     Please Reply     Please Recycle

Will you look at this and let me know if this second floor plan will work. I believe it is very close. I have stopped the Factory from Building so we can make sure we are correct.

Thanks for your help  
 Bob Martin  
 740 4101







Martin's Country Homes Inc.  
 P O Box 345  
 Mechanic Falls, ME 04256  
 207-998-4447  
 207-998-2283 FAX

# FAX

To: AW Machado From: Bob Martin  
 Attn: \_\_\_\_\_ Date: 9-7-06  
 Fax: 874-8716  
 Re: O'Sullivan Pages: 7

Attached is David Hughes plot plan for a 28x32  
 Two story Cape. Please call me and let me know  
 if this is within your set backs.

thanks

Bob Martin

THIS IS A PROPOSED SKETCH ONLY

PROPOSED PARKING OF: DEED BOOK 19106 PAGE 299(P/O) COUNTY Cumberland  
TAX MAP 195 Block A LOT 5

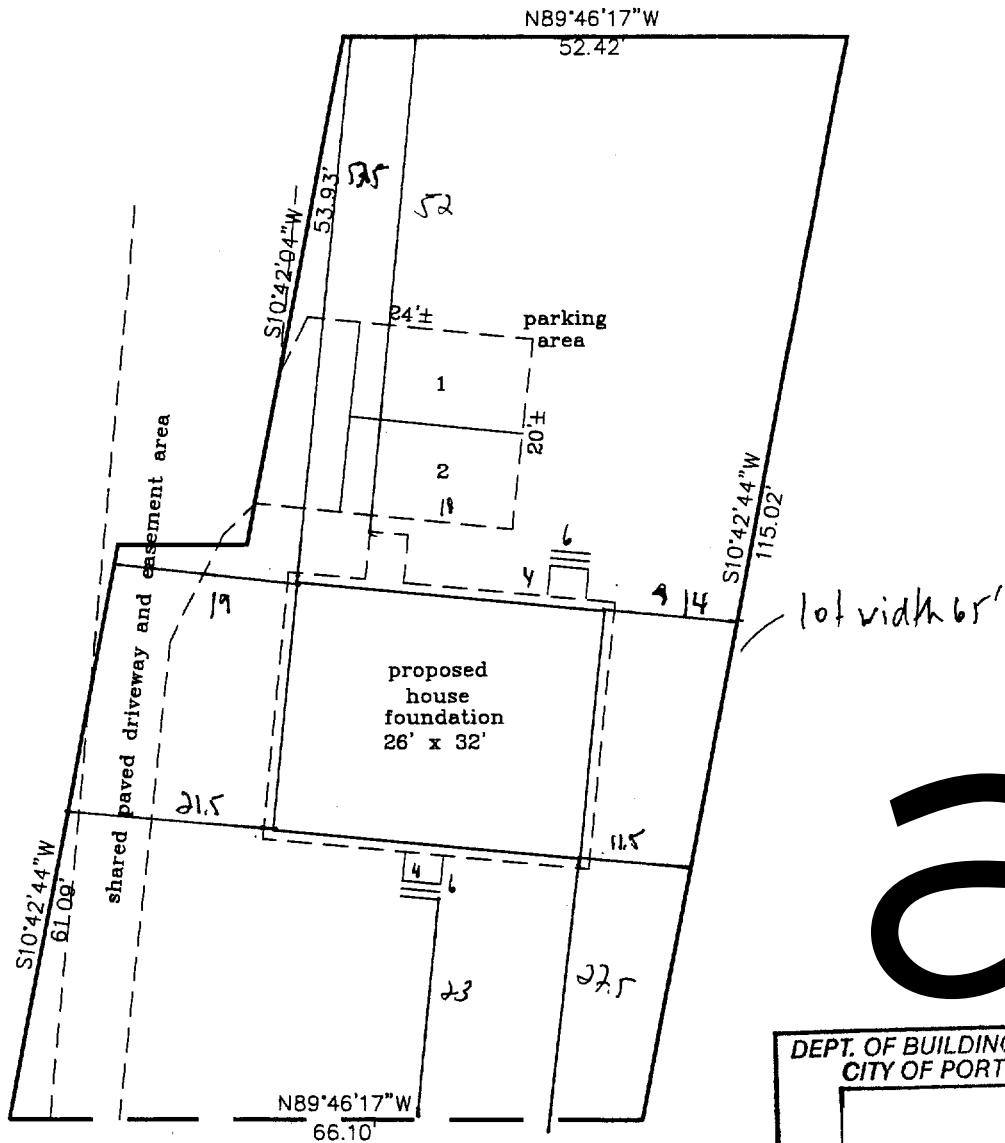
ADDRESS: Capisic Street, Portland, Maine

Job Number: 567-54(P)

Sketch Date: 8-11-06

Scale: 1" = 20'

Owner: Donald O'Sullivan



lot width 65'

**a**

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

SEP 29 2006

**RECEIVED**

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

*DAJ*

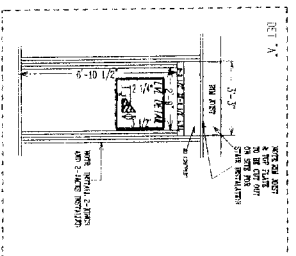
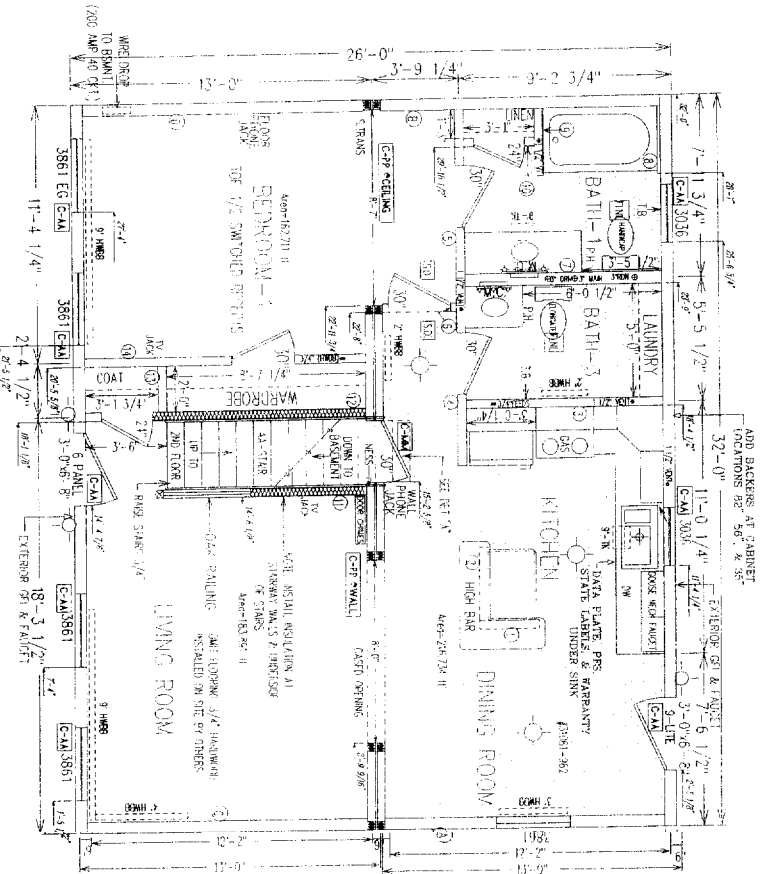
Livingston-Hughes  
Professional Land Surveyors  
88 Guinea Road  
Kennebunkport, Maine 04046  
207-967-9761 phone 207-967-4831 fax  
www.livingston-hughessurveyors.com

THIS SKETCH IS FOR PLANNING PURPOSES ONLY

- MAJOR CODES & REQUIREMENTS:**
- 2003 INTERNATIONAL RESIDENTIAL CODE
  - FOR 1 & 2 FAMILY DWELLINGS W/ EXCEPTIONS
  - NFPA 91 STANDARD FOR THE INSTALLATION OF FUEL BURNING EQUIPMENT
  - NFPA 54-2002 NATIONAL, FUEL AND GAS CODE
  - NFPA 99 LIQUID PETROLEUM GAS CODE
  - 2002 NATIONAL ELECTRICAL CODE W/ AMENDMENTS
  - 2003 NFPA 211 - STANDARD FOR CHIMNEYS, FIREPLACES, VENTS, AND SOLID BURNING APPL.
  - 2003 INTERNATIONAL PLUMBING CODE

NOTE: THESE PLANS HAVE BEEN EXTRACTED FROM THE SUBMITTED, APPROVED DRAWINGS.

WINDOW/DOOR U-FACTORS  
 9-LITE EXT. DOOR U=27  
 FAN LITE EXT. DOOR U=19  
 WINDOW U=35



- (INSTALLED IN FACTORY)
- 1. 8" SCHEDULE 40
  - 2. 1/2" OAK BOARDS
  - 3. 1/2" OAK BOARDS
  - 4. 1/2" OAK BOARDS
  - 5. 1/2" OAK BOARDS
  - 6. 1/2" OAK BOARDS
  - 7. 1/2" OAK BOARDS
  - 8. 1/2" OAK BOARDS
  - 9. 1/2" OAK BOARDS
  - 10. 1/2" OAK BOARDS
  - 11. 1/2" OAK BOARDS
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  - 96. 1/2" OAK BOARDS
  - 97. 1/2" OAK BOARDS
  - 98. 1/2" OAK BOARDS
  - 99. 1/2" OAK BOARDS
  - 100. 1/2" OAK BOARDS

DOORING	HEADER	MAX. SPAN	REASON	MIN. / MAX. / REASON
C-1A - EXT. WALL	3'-0"	10'-1 3/4"	1/2" I.V.	1 KING, 2 2 JACKS
C-1B - INT. WALL	3'-0"	10'-1 3/4"	1/2" I.V.	1 KING, 2 2 JACKS
C-2A - EXT. WALL	3'-0"	10'-1 3/4"	1/2" I.V.	1 KING, 2 2 JACKS
C-2B - INT. WALL	3'-0"	10'-1 3/4"	1/2" I.V.	1 KING, 2 2 JACKS
C-3A - EXT. WALL	3'-0"	10'-1 3/4"	1/2" I.V.	1 KING, 2 2 JACKS
C-3B - INT. WALL	3'-0"	10'-1 3/4"	1/2" I.V.	1 KING, 2 2 JACKS

NOTE: EXT. WALL GETS REQUIRED IN USE (DOUBLE COVERS PER 2002 NEC).

FOR BASEMENT HEIGHTS FROM 7'-0" TO 8'-0" BASEMENT STUDS ARE A COMBINATION OF 2X8 OR 2X10 WITH A SPACING NOT HEIGHT OF 8'-0" A MINIMUM TRUSS DEPTH OF 1" AND A 1" MINIMUM RISE, BE PROVIDED ON ALL TRUSS LESS THAN 10'.

NOTE: GUT AND TAIL BACK 96" CEILING HEIGHT 16" O.C. FRAMING

OXFORD HOMES  
 1000 OXFORD HOMES LANE - OXFORD, MAINE 04270  
 X 428 - 777 OXFORD HOMES LANE - OXFORD, MAINE 04270

DEALER: MARTIN'S COUNTRY HOMES  
 OXFORD, ME

CUSTOMER: O'SULLIVAN  
 TOWN/STATE: PORTLAND, ME

TITLE: FIRST FLOOR PLAN  
 PG. NO.: 5

MODEL: OH-MS-12833  
 SCALE: 1/16"

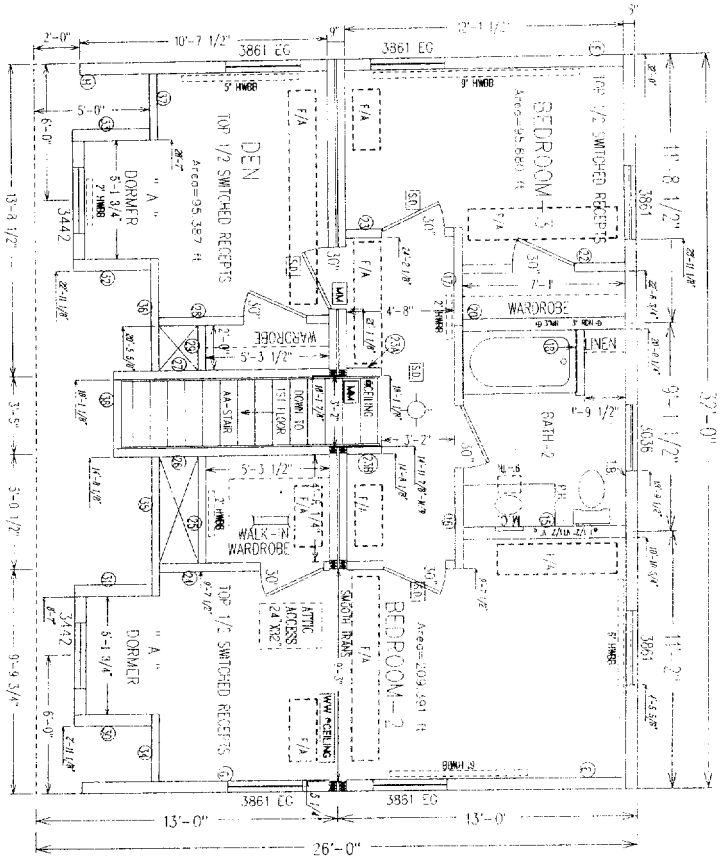
DR. BY: JMC  
 DATE: 8/1/06

REVISIONS:

SPECIAL NOTES:

- MAINE CODES & REQUIREMENTS
- 2003 INTERNATIONAL RESIDENTIAL CODE
  - FOR 1 & 2 FAMILY DWELLINGS W/ EXCEPTIONS
  - NFPA 91 STANDARD FOR THE INSTALLATION OF
  - FUEL BURNING EQUIPMENT
  - NFPA 94-2002 NATIONAL FUEL AND GAS CODE
  - NFPA 58 LIQUID PETROLEUM GAS CODE
  - 2002 NATIONAL ELECTRICAL CODE W/ AMENDMENTS
  - 2003 NFPA 21 - STANDARD FOR CHIMNEYS,
  - FIREPLACES, VENTS, AND SOLID BURNING APPL.
  - 2003 INTERNATIONAL PLUMBING CODE

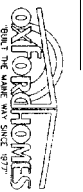
NOTE: THESE PLANS HAVE BEEN  
EXTRACTED FROM THE SUBMITTED,  
APPROVED DRAWINGS.



WINDOW/DOOR U-FACTORS  
9-LITE EXT. DOOR U=27  
FAN LITE EXT. DOOR U=19  
WINDOW U=35

HEADLINE SCHEDULE-60 LB. 20' WIDE			
OPENING	HEADER	MAX SPAN	HEADING
LA. EXT. WALL W/AL.	3'-11"	(0) 1 3/4" X 3 1/2" LVL	1 SIMS. & 2 MAX.
MA-108 WALL W/AL.	3'-11"	(0) 1 3/4" X 3 1/2" LVL	2 SIMS. & 2 MAX.
MA-108 WALL CEILING	3'-11"	(0) 1 3/4" X 3 1/2" LVL	2 BEARING STUDS
MA-108 WALL CEILING	12'-10 1/2"	(0) 1 3/4" X 14" LVL	3 BEARING STUDS

NOT: CEILING HEIGHT  
40 LB. LIVE LOAD  
20' 0" BEARING



20 828 498 7 0000 0005 0000 0000 0000 0000 0000 0000

DEALER: MARTIN'S COUNTRY HOMES  
ORTFORD, ME

CUSTOMER: SULLIVAN

TOWN/STATE: PORTLAND, ME

TITLE: SECOND FLOOR PLAN

PIC. NO.: 5A

WAPTEL: CH-WDS-02803

SCALE: 3/16"

DR. BY: JWC

DATE: 8/1/06

REVISIONS:

SPECIAL NOTES:

...continued on page 2



OXFORD HOMES  
 1000 THE OXFORD WAY SUITE 200  
 FORT LINDSEY, VA 22036

DEALER: MARRIN'S COUNTRY HOMES  
 281XK6 FINISHED DRIVE

CUSTOMER: O'DALLA  
 ADDRESS: FORT LINDSEY, VA

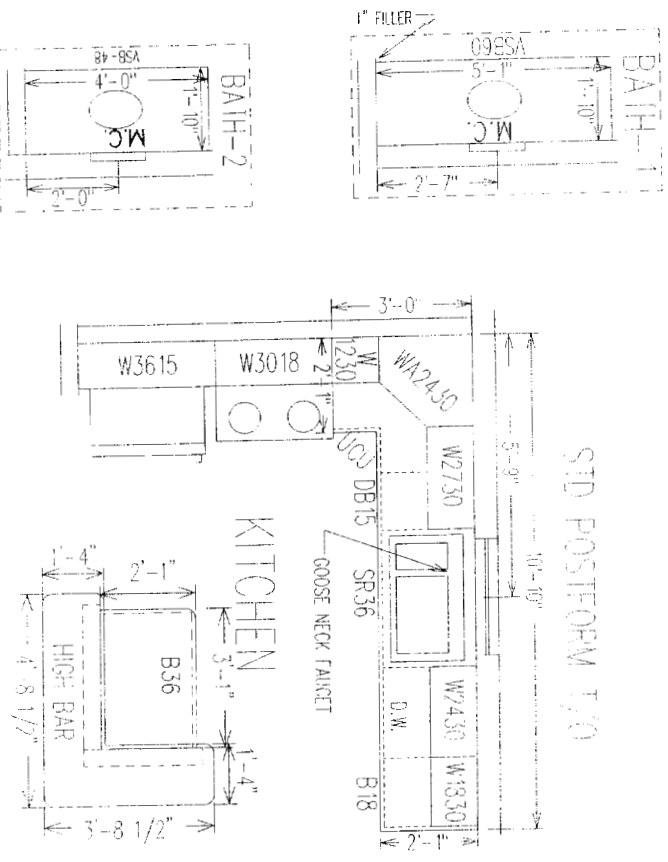
TABLE: VITAMIN JANET

PROJECT: 041-MC-0253  
 SCALE: 3/8"

DR. BY: ALG  
 DATE: 7/26/06

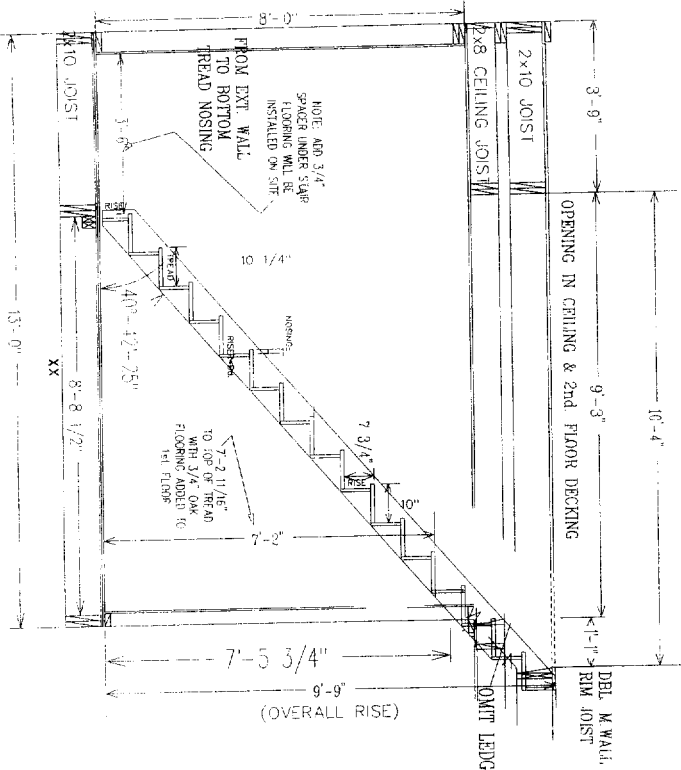
REVISIONS :

STD POSTFORM T/O



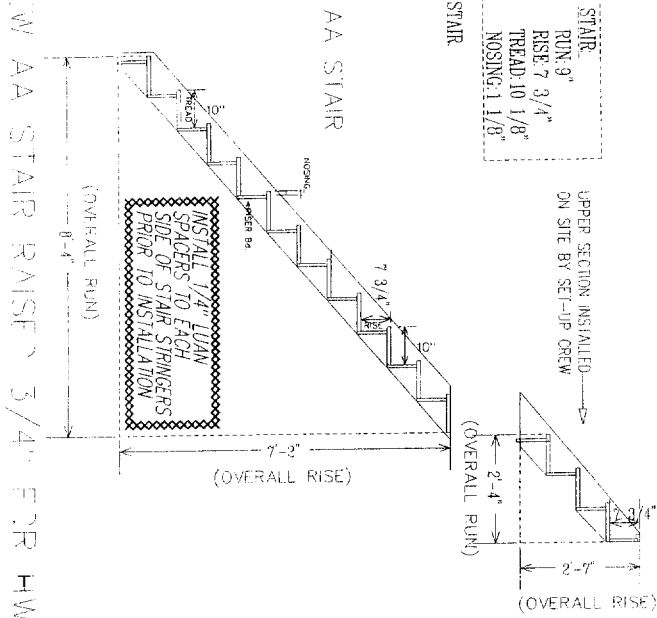
SPECIAL NOTES:

DATE: 7/26/06

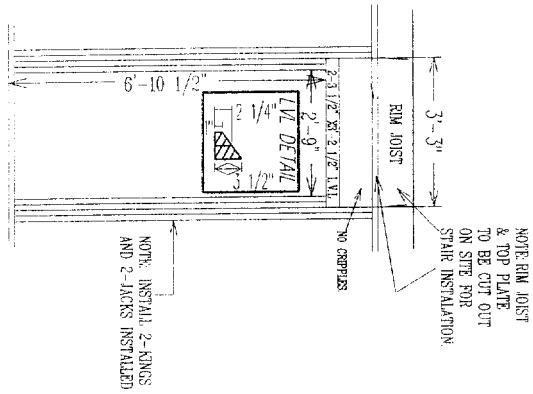


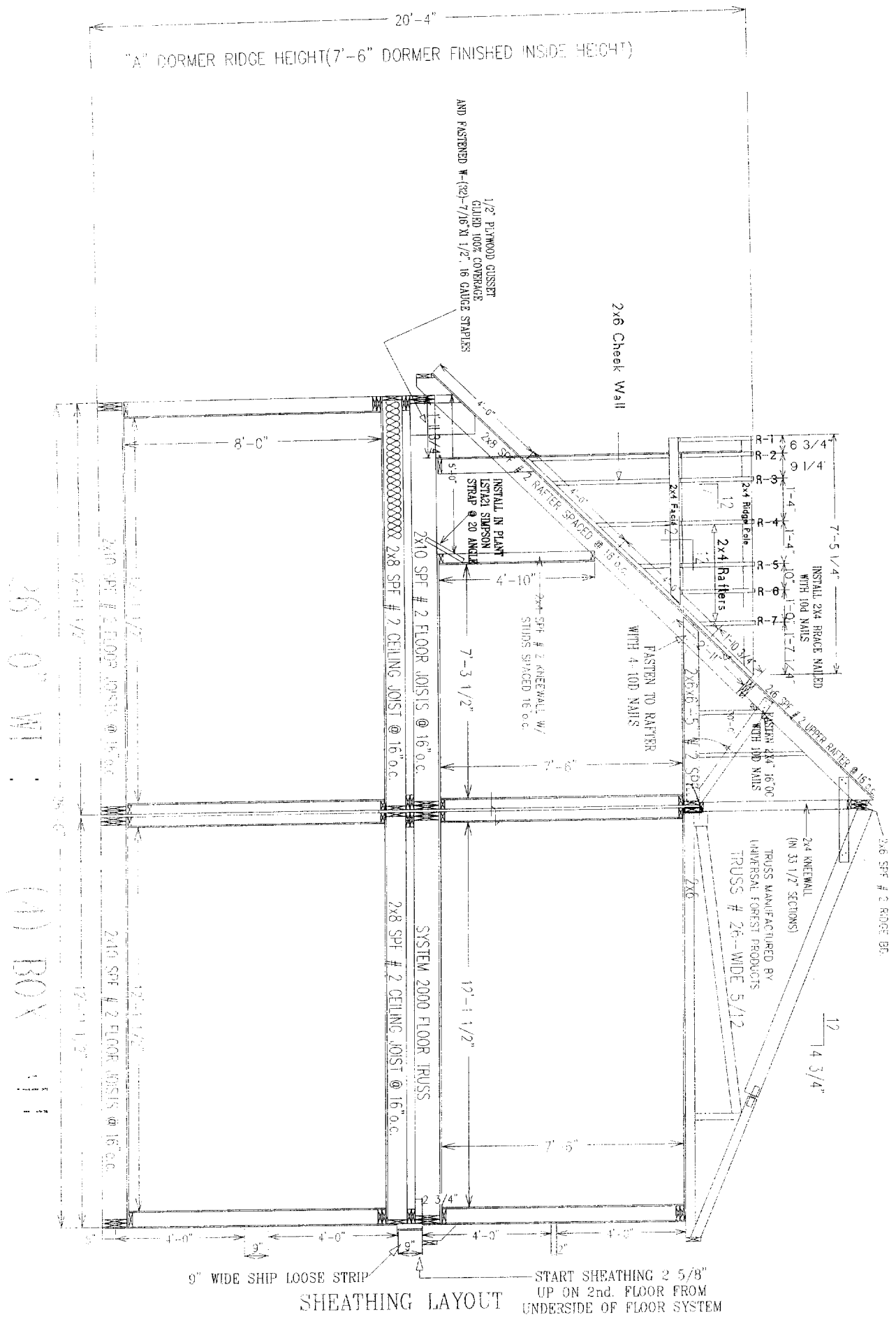
OVERALL: 13'-0"

NEW AA STAIR RISE 3/4" FOR HW



STAIR  
RUN: 9"  
RISE: 7 3/4"  
TREAD: 10 1/8"  
NOSING: 1 1/8"





SHEATHING LAYOUT