

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 77 Birchwood Dr		Owner: Brian Mazjanis		Phone: 775-2021		Permit No: 9 80812	
Owner Address: 77 Birchwood Dr		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: N/A		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUL 28 1998 CITY OF PORTLAND </div>	
Past Use: Residential		Proposed Use: Same		COST OF WORK: \$ 550.00		PERMIT FEE: \$ 25.00	
Proposed Project Description: 8 x 12 deck - 3' off ground		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: Type:		Zone: CBL: R-3 278A-B-001	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: MB		Date Applied For: July 22, 1998					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**PERMIT ISSUED
WITH REQUIREMENTS**

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 provisions of the code(s) applicable to such permit

July 23, 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

7

COMMENTS

5/18/08 checked measurements, Framing, etc. all work completed in accordance with plans. GR Close permit

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 24 July 98 ADDRESS: 77 Birchwood DR. 278A-B-001
REASON FOR PERMIT: 8'x12' deck (3')
BUILDING OWNER: Brian Mazjanis
CONTRACTOR: Same
PERMIT APPLICANT: _____
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

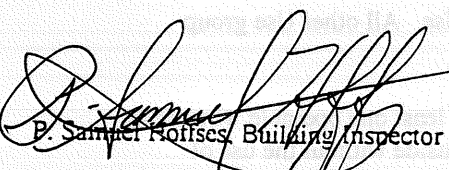
This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2 * 8 * 10

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X8. **Guardrails & Handrails:** A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
- X10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension

shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.

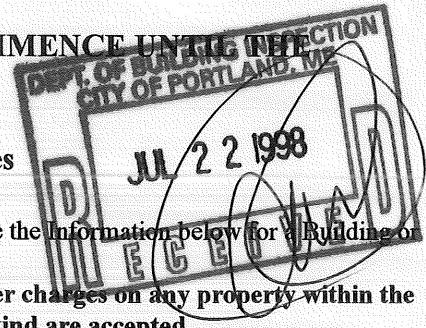
- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closers. (Over 3 stories in height requirements for fire rating is two (2) hours.)
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- 16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)
- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- *26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. The Foundation Footing and Foundation shall be connected.
- *30. The Foundation and Framing shall be Fasten Together.
- 31. _____
- 32. _____


 P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
 Marge Schmuckal

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL INSPECTION PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**



In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTEIf 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: 77 BIRCHWOOD DR.

Tax Assessor's Chart, Block & Lot Number Chart# <u>278A</u> Block# <u>B</u> Lot# <u>001</u>		Owner: <u>Brian Mazjanis</u>	Telephone#: <u>207-775-2021</u>
Owner's Address: <u>77 Birchwood Dr.</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee <u>\$ 550.00</u> \$
Proposed Project Description:(Please be as specific as possible) <u>8x12 Deck - 3 feet off ground</u>			
Contractor's Name, Address & Telephone <u>N/A</u>		Rec'd By:	

MTC-70

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

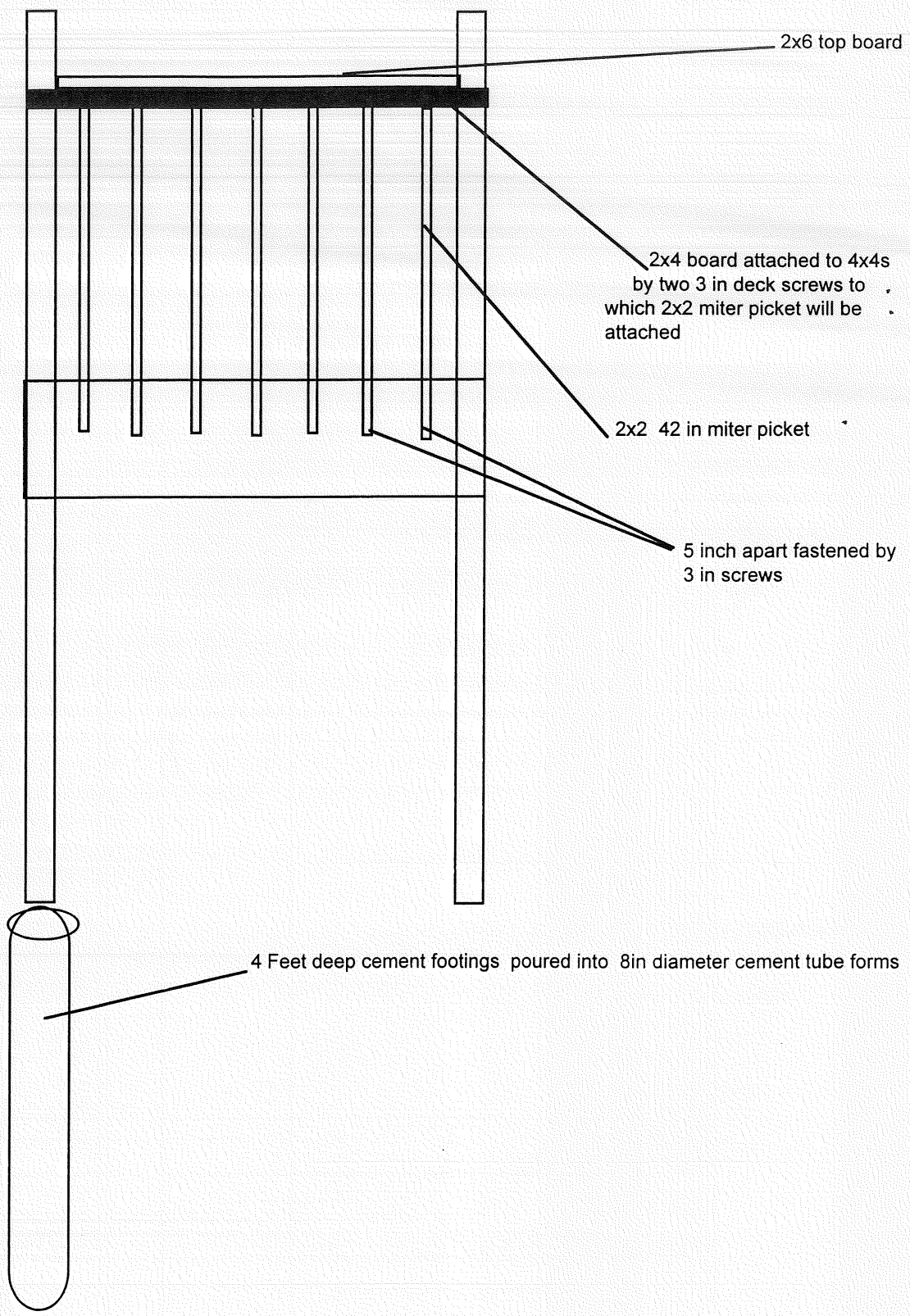


Certification

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/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: Date: 7/23/98

Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.



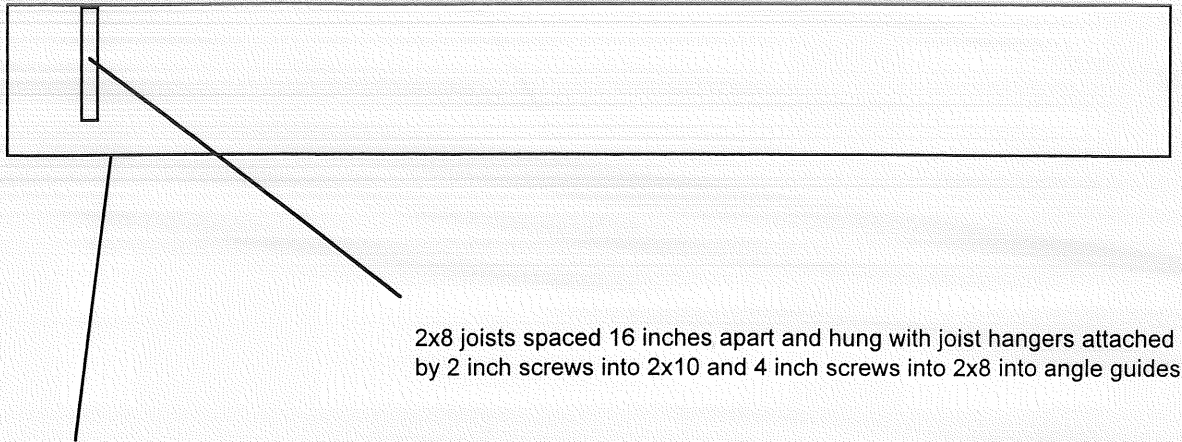
2x6 top board

2x4 board attached to 4x4s
by two 3 in deck screws to
which 2x2 miter picket will be
attached

2x2 42 in miter picket

5 inch apart fastened by
3 in screws

4 Feet deep cement footings poured into 8in diameter cement tube forms



2x8 joists spaced 16 inches apart and hung with joist hangers attached by 2 inch screws into 2x10 and 4 inch screws into 2x8 into angle guides

2x10 x12 attached to the house by 6 inch lag bolts 8 inches apart

Other:

1. The deck planking will be 5/4 x6x12 running perpendicular to joists and fastened by 2 2in deck screws on each joist.
2. The stairs will be located at either end of the deck (see drawing on page 1). They will be constructed 3 feet wide and will have a pre-made carriage one inch from either end and one in the center of the step. The treads will also be 2, 5/4x6x12 deck planking fastened by two two inch screws to each carriage. Each carriage will be fastened to the deck by joist hangers fastened by 2 inch screws into 2x10 and 4 inch screws into the carriages into angle guides. The railing will be a pre-mitered railing secured to a 4x4 post on both sides of the stairs both at the top and bottom by 2 3 inch screws. The bottom 4x4 post will be fastened to the carriage by 2, 4 inch bolts. The railing will also be secured by 2x2 mitered pickets secured on bottom into the tread with 2.5in screws and secured into the railing by a 2 inch screw.



1. Full

2. Full 3. Conv. Unins.

6. File Number
FP98177

7. Loan Number
3509007

8. Mortgage Insurance Case Number

This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

A. NAME OF BORROWER

Brian Mezjanis and
Jennifer Mezjanis
77 Birchwood Drive
Portland, Maine 04103

E. NAME OF SELLER

Robert W. Ehrmantraut and
Shelley L. Ehrmantraut

F. NAME OF LENDER

First Portland Mortgage Corporation
1321 Washington Avenue
Portland ME 04103

G. PROPERTY LOCATION

77 Birchwood Drive
Portland, Maine 04103

H. SETTLEMENT AGENT

First Title of Maine
PLACE OF SETTLEMENT
22 Monument Square
Portland, ME 04101

I. DATES

SETTLEMENT 5/04/98

J. SUMMARY OF BORROWER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER

101. Contract sales price	109,500.00	401. Contract sales price	109,500.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	1,850.97	403.	
104.		404.	
105.		405.	

Adjustments for items paid by seller in advance

106. City/town taxes	05/04/98 to 06/30/98	380.39	406. City/town taxes	05/04/98 to 06/30/98	380.39
107. County taxes			407. County taxes		
108.			408.		
109.			409.		
110.			410.		
111.			411.		
112.			412.		
113.			413.		
114.			414.		
115.			415.		

120. GROSS AMOUNT DUE FROM BORROWER	111,731.36	420. GROSS AMOUNT DUE TO SELLER	109,880.39
-------------------------------------	------------	---------------------------------	------------

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
---	--	---	--

201. Deposit or earnest money	1,000.00	501. Deposit or earnest money	
202. Principal amount of new loan (s)	104,000.00	502. Settlement charges to seller	8,266.80
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff PNC Mortgage Inc.	81,341.59
205.		505.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
210.		510.	
211.		511.	
212.		512.	

Adjustments for items unpaid by seller

213. City/town taxes		513. City/town taxes	
214. County taxes		514. County taxes	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	

220. TOTAL PAID BY/FOR BORROWER	105,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	89,608.39
---------------------------------	------------	--	-----------

300. CASH AT SETTLEMENT FROM/TO BORROWER		600. CASH AT SETTLEMENT TO/FROM SELLER	
--	--	--	--

301. Gross amount due from borrower (line 120)	111,731.36	601. Gross amount due to seller (line 420)	109,880.39
302. Less amounts paid by/for borrower (line 220)	(105,000.00)	602. Less reductions in amount due seller (line 520)	(89,608.39)

303. CASH [X] FROM . [] TO BORROWER	6,731.36	603. CASH [] FROM . [X] TO SELLER	20,272.00
--------------------------------------	----------	------------------------------------	-----------

File No.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this Statement.

First Title of Maine

SETTLEMENT AGENT

5/04/98

DATE

Handwritten signatures: km, BW, JR

1. SETTLEMENT CHARGES

LOAN COMMISSION based on price \$109500.00 @ 6.00% = \$6570.00
 to Town & Shore Associates
 to Buyer's Resource

Less deposit retained \$1000.00

BORROWER'S FUNDS AT SETTLEMENT
 SELLER'S FUNDS AT SETTLEMENT

PAID at settlement 10 6,570.00

ITEMS PAYABLE IN CONNECTION WITH LOAN			
802. Loan discount	to	10	
803. Appraisal fee	to Advantage	10	
804. Credit report	to SRI	10	(p.o.c. 250.00)
805. Lender's inspection fee	to	10	(p.o.c. 41.00)
806. Flood Certification Fee	to First Portland Mortgage Corporation		18.00
807. Underwriting Fee	to Crescent Mortgage Services, Inc.		275.00
808. Processing Fee	to First Portland Mortgage Corporation		(p.o.c. 45.00)
809.	to	10	
810.	to	10	
811.	to	10	
812. Yield Spread Premium PAID BY CMSI	to First Portland Mortgage Corporation		(p.o.c. 1,040.00)
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest from 05/04/98 to 06/01/98 @ \$20,9444 / day			586.44
902. Mortgage insurance premium 1 mo.	to PMI Mortgage Insurance Co.		67.60
903. Hazard insurance premium for yr.	to	10	
904.	to	10	
905.	to	10	
1000. RESERVES DEPOSITED WITH LENDER			
1001. Hazard insurance	3 mo. @ \$31.67 per mo.		95.01
1002. Mortgage insurance			
1003. City/property taxes	6 mo. @ \$199.49 per mo.		1,196.94
1004. County property taxes			
1005. Annual assessments			
1006.			
1007.			
1008. Aggregate Adjustment Amount	mo. @ \$ per mo.		-95.02
1100. TITLE CHARGES			
1101. Settlement or closing fee	to	10	
1102. Abstract or title search	to	10	
1103. Title examination	to	10	
1104. Title insurance binder	to	10	
1105. Document preparation	to First Title of Maine		85.00
1106. Notary fees	to	10	
1107. Attorney's fees	to First Title of Maine		500.00
	Includes above items No.:		
1108. Title insurance	to Commonwealth Land Title Insurance Company		256.00
	Includes above items No.:		
1109. Lender's coverage	\$104,000.00		\$256.00
1110. Owner's coverage			
1111.	to	10	
1112.	to	10	
1113.	to	10	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording fees: Deed \$13.00 Mortgage \$31.00 Releases \$11.00			55.00
1202. City/county tax/stamps:			
1203. State tax / Stamps: Deed			481.80
1204. Record Assignment			11.00
1300. ADDITIONAL SETTLEMENT CHARGES			
1301.	to	10	
1302. Overnight Courier Charge	to United Parcel Service		15.00
1303.	to	10	
1304.	to	10	
1305.	to	10	
1306.	to	10	
1307.	to	10	
1308.	to	10	
1400. TOTAL SETTLEMENT CHARGES (entered on lines 103, Section J and 502, Section K)			1,850.97
			8,266.80

CERTIFICATION

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

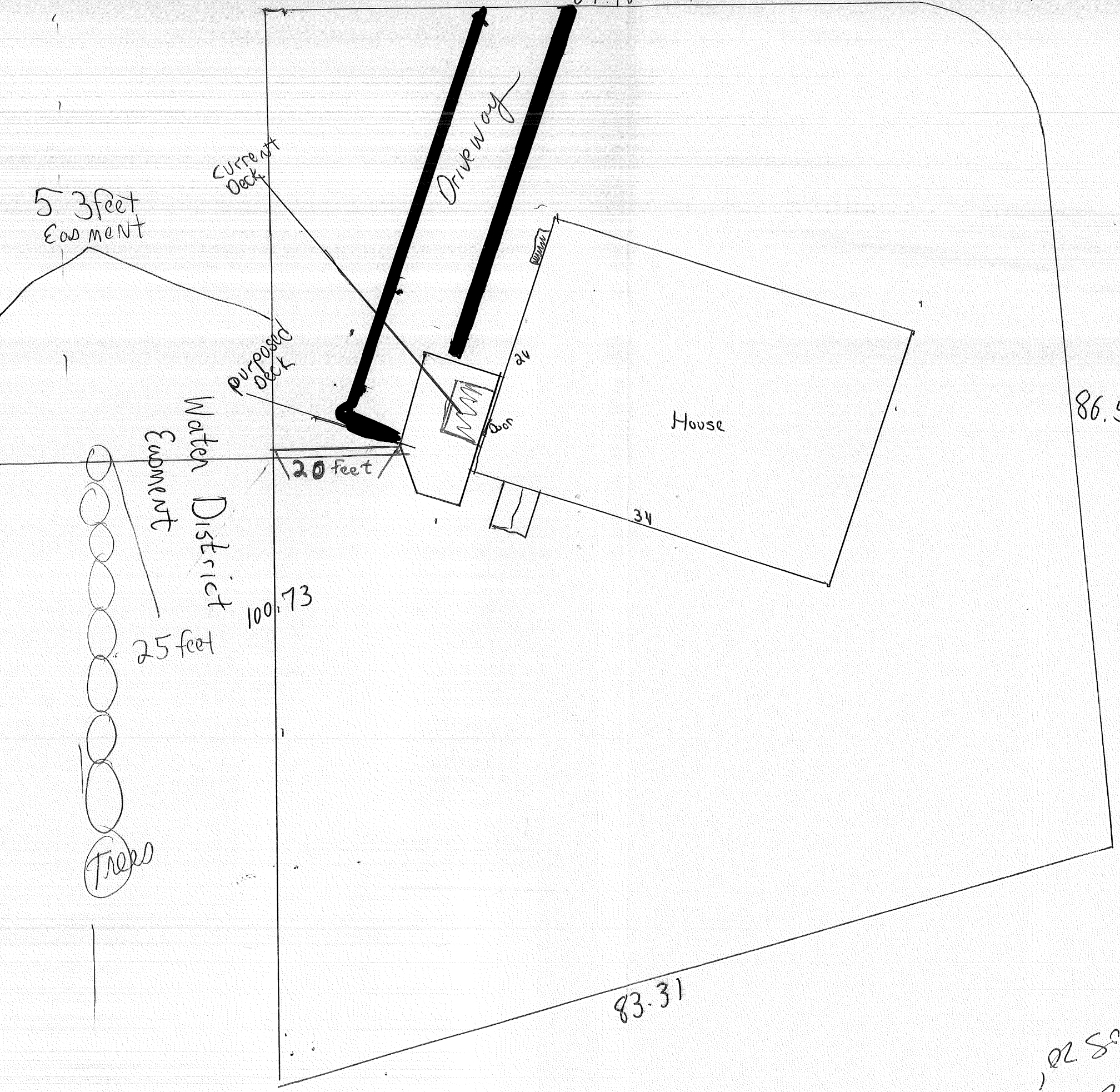
Brian Mazjnis
 Jennifer Mazjnis
 BORROWERS

Robert W. Ehrmantraut
 Shellee L. Ehrmantraut
 SELLERS

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

BIRCHWOODS

69.16



53 feet Easement

Current Deck

Driveway

Proposed Deck

House

86.58

Water District Easement

20 feet

25 feet

100.73

Trees

83.31

R-3 (Required)
 side yard 8' req. - shows 25'
 front yard 25' - shows 25'
 rear yard 25' - shows 20'