

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

<b>PERMIT ISSUED</b>	
Permit No: 01-0438AY	Issue Date: 1 7 2001
CBL: 294 D015001	

Location of Construction: 54 Avalon Rd	Owner Name: New Portland Prop Grou	Owner Address: 100 Forest Park <b>PORTLAND</b>	Phone: 207-878-8818
Business Name: RR & Co.	Contractor Name: Richard, Steve	Contractor Address: 18 maple Street South Portland	Phone
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: R-3

Past Use: Vacant	Proposed Use: New Single Family 24 x 30 Site Plan # 2001-0071	Permit Fee: \$462.00	Cost of Work: \$73,000.00	CEO District: 1
Proposed Project Description: New Single Family		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>PERMIT ISSUED WITH REQUIREMENTS</i>	
		Signature: _____		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 04/27/2001	<b>Zoning Approval</b>	
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i>  <input type="checkbox"/> Wetland  <input type="checkbox"/> Flood Zone <i>panel 7 zone X</i>  <input type="checkbox"/> Subdivision  <input checked="" type="checkbox"/> Site Plan # 2001-0071 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with conditions</i> Date: <i>5/15/01</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  Date: _____
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**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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DATE: 29 APRIL 2001 ADDRESS: Avon Rd & Ardmore St CBL: 294-D-15

REASON FOR PERMIT: To Construct a single Family dwelling

BUILDING OWNER: PVA Limited Partnership

PERMIT APPLICANT: CONTRACTOR Steve Richard

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$73,000 PERMIT FEES: \$762.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*3, \*4, \*5, \*7, \*9, \*11, \*13, \*14, \*16, \*20, \*27, \*28, \*29, \*30, \*31, \*32, \*33, \*34, \*35, \*36

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \*2. 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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- \*3. 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. Section 1813.5.2
- \*4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- \*5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- \*7. 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.
- 8. 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- \*9. 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). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. 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". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- \*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- \*16. 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. (Section 1010.4)
- 17. 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. (Section 1010.1)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

4130

- \*20. 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 920.3.2 (BOCA National Building Code/1999), 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
- 21. 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. (Section 921.0)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. 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".
- 26. 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 the Division of Inspection Services.
- \*27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- \*28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- \*29. All requirements must be met before a final Certificate of Occupancy is issued.
- \*30. 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).
- \*31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- (32) Please read and implement the attached Land Use Zoning report requirements. *all requirements and conditions on the attached site development review sheets shall be met.*
- \*33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- \*34. Bridging shall comply with Section 2305.16.
- \*35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- \*36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

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*[Signature]*  
 P. Samuel Hoises, Building Inspector  
 Cc: J. DeLuca, PFD  
 Marie Schumuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

**CITY OF PORTLAND, ME  
BOCA 1999 Plan Review Record  
One and Two Family Dwelling**


Valuation: \$73,000.00 Plan Review # 101  
 Fee: \$73,000.00 Date: 29 APRIL 2001  
 Building Location: Avalon Rd. Ardmore St. CBL: 294-D-015  
 Building Description: Single Family dwelling  
 Reviewed By: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5-B  
 \*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a Certificate of occupancy can or will be issued.	111.0 118.0
2.	Before placing concrete for foundation call this office for inspection of setbacks	111.0 1813.5.2
3.	Foundation drains shall comply with section 1813.5.2	
4.	Foundation anchors shall comply with section 2305.17	2305.17
5.	Waterproofing & damp proofing shall comply with section 1813.0	1813.0
6.	All chimneys & vents shall comply with NFPA 211 (Ch 4 Chimneys)	NFPA 211
7.	STAIR CONSTRUCTION shall comply with section 1014.0	1014.0
8.	Guardrails and handrails shall comply with sections 1021-1022.0	1021.0 1022.0
9.	Sleeping rooms egress or rescue windows shall comply with section 1010.4	1010.4
10.	Smoke detectors shall comply with section 920.3.2	920.3.2
11.	Ventilation and access of crawl spaces & attic	

REV: PSH 4-7-00

CONNECTIONS SECTION

No.	DESCRIPTION	Code Section
11.	Space shall comply with section 1210.0/1211.0	1210.0 1211.0
12.	All bldg elements shall meet the fastening schedule of Table 2305.2	2305.2
13.	Boring, Cutting & Notching shall comply with sections 2305.3 thru 2305.16	see 
14.	Safety glazing shall comply with section 2406.0	2406.0
15.	Flashing shall comply with section 1406.3.10	1406.3.10

## Foundations (Chapter 18)

### Wood Foundation (1808)

~~NA~~ Design  
~~NA~~ Installation

### Footings (1807.0)

- ~~X~~ Depth below (outside) grade 4' minimum; but below frost line except for insulated footings.
- ~~X~~ Insulated footing provided
- ~~X~~ Soil bearing value (table 1804.3)
- ~~X~~ Footing width
- ~~X~~ Concrete footing (1810.0) .3.1, 3.2
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Foundation Walls

- ~~X~~ Design (1812.1)
- ~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- ~~SR~~ Water proofing and damp proofing Section 1813
- ~~X~~ Sill plate (2305.17)
- ~~SR~~ Anchorage bolting in concrete (2305.17)
- ~~X~~ Columns (1912)
- ~~SR~~ Crawl space (1210.2) Ventilation
- ~~SR~~ Crawl opening size (1210.2.1)
- ~~SR~~ Access to crawl and attic space ( 1211.0)
- \_\_\_\_\_

### Floors (Chapter 16-23)

- ~~SR~~ Joists - Non sleeping area LL40PSF (Table - 1606)
- ~~SR~~ Joists - Sleeping area LL30PSF (Table - 1606)
- ~~X~~ Grade
- ~~X~~ Spacing
- ~~X~~ Span
- ~~X~~ Girder 4" bearing 2305

### Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~X~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder

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### Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

### Roof-Ceiling Construction (Chapter 23)

- NA Roof rafters - Design (2305.15) spans
- X Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- X Roof trusses (2313.3.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Roof Coverings (Chapter 15)**

- X Approved materials (1404.1)
- X Performance requirement (1505)
- X Fire classification (1506)
- X Material and installation requirements (1507)
- X Roof structures (1510.0)
- X Type of covering (1507)

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- SA Masonry (1206.0)
- I Factory - built (1205.0)
- I Masonry fireplaces (1404)
- I Factory - built fireplace (1403)
- SA NFPA 211

**Mechanical  
1993 BOCA Mechanical Code**

- \_\_\_\_\_
- \_\_\_\_\_
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**Load Design Criteria**

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>4 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

**Glazing (Chapter 24)**

- SA Labeling (2402.1)
- | Louvered window or jalousies (2402.5)
- | Human impact loads (2405.0)
- | Specific hazardous locations (2405.2)
- | Sloped glazing and skylights (2404)

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**Private Garages (Chapter 4)**

- NA General (407)
- | Beneath rooms (407.3)
- | Attached to rooms (407.4)
- | Door sills (407.5)
- | Means of egress (407.8)
- | Floor surface (407.9)

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**Egress (Chapter 10)**

- X One exit from dwelling unit (1010.2)
- SR Sleeping room window (1010.4)
- X EXIT DOOR (1017.3) 32" W 80" H
- X Landings (1014.3.2) stairway
- NA Ramp slope (1016.0)
- SR Stairways (1014.3) 36" W
- I Treads (1014.6) 10" min.
- I Riser (1014.6) 7 3/4" max.
- I Solid riser (1014.6.1)
- NA Winders (1014.6.3)
- NA Spiral and Circular (1014.6.4)
- SI Handrails (1022.2.2.) Ht.
- SR Handrail grip size (1022.2.4) 1 1/4" to 2"
- SR Guards (1012.0) 36" min.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Smoke Detectors (920.3.2)**

- SR Location and interconnection
- SR Power source

**Dwelling Unit Separation  
Table 602**

N/A

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

2001-0071

Application I. D. Number

4/30/01

Application Date

Avalon Rd, New Single Family

Project Name/Description

New Portland Prop Grou

Applicant

100 Forest Park, Portland, ME 04101

Applicant's Mailing Address

Fisher, Jim

Consultant/Agent

Applicant Ph: (207) 878-8818 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

54 - 54 Avalon Rd, Portland, Maine

Address of Proposed Site

294 D015001

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) \_\_\_\_\_

970

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" 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 Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 5/1/01

**Insp 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  |                 |

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Minor/Minor Site Review for New Detached Single Family Dwelling,  
All Purpose Building Permit Application**

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

**NOTE\*\*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: Avalon Road and Ardmore Street

Total Square Footage of Proposed Structure	970 SF	Square Footage of Lot	6,505 SF
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Tax Assessor's Chart, Block & Lot Number  Chart# 294 Block# D Lot# 15	Owner:	Telephone#:
	PVA Limited Partnership ATTN: Jamie Whelan	878-8818

Lessee/Buyer's Name (If Applicable) Steve Richard	Owner's/Purchaser/Lessee Address: RR & Co. 18 Maple Street South Portland, ME 04106	Cost Of Work: 73,000. Fee: \$ \$
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Current use: vacant lot. Proposed use: single family residential house

Project description:  
Construction of a single family residential house with foundation and front porch.

Contractor's Name, Address & Telephone Steve Richard; 18 Maple Street, South Portland 04106	Rec'd By: <i>4/27 Gaby</i>
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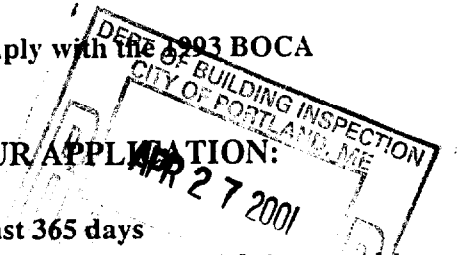
*Call Jim Fisher 883 1000*

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

- All construction must be conducted in compliance with the 1999 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 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1999 Mechanical Code.

**YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:**

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached) ON PAPER NO LARGER THAN 11" x 17" if you are doing anything other than interior rehab work.



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**A PLOT PLAN INCLUDES THE FOLLOWING:**

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**A "minor/minor" site plan review is required for New Single Family Homes Only. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COMPLETE PACKETS OF ALL SUBMISSIONS ARE REQUIRED FOR NEW SINGLE FAMILY HOMES SHOWING CONSTRUCTION AND SITE DETAILS ON 32" x 48". ALONG WITH ONE SET ON PAPER NO LARGER THAN 11" X 17".**

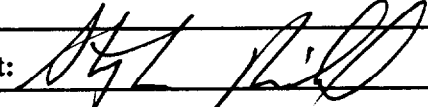
**ON ALL OTHER BUILDING PERMIT SUBMISSIONS ONE SET OF SUBMISSIONS IS REQUIRED ON 11' X 17" AND ONE SETS ON 32" X 48" with the below stated details. (Sample Attached) Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.**

*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 damp proofing
- 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: <i>4/26/2001</i>
---	------------------------

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

PURCHASE AND SALE AGREEMENT  
LAND ONLY

March 18, 2001

April 2, 2001 Effective Date  
The use of days in this agreement refers to calendar days from the effective date

1. PARTIES: This Agreement is made this 18th day of March, 2001, between Stephen Richard and/or Assigns (hereinafter called "Buyer") of South Portland, ME and Princeton Properties (hereinafter called "Seller") of Portland, ME

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy the following described real estate: A lot of land approximately 5500 SF as per sellers

situated in municipality of Portland County of Cumberland State of Maine located at Lot A, Ardmore Street. Being (all  part of ) the property at the above address owned by Princeton Properties (hereinafter called "Seller") and described in deed recorded at said County's Registry of Deeds Book 13403, Page 15.

3. CONSIDERATION: For such Deed and conveyance Buyer is to pay the sum of PRICE \$ 38,000.00 of which DEPOSIT \$ 1,000.00 is included herewith as an earnest money deposit, and an additional amount of DEPOSIT \$ will be paid by . The balance due amount of BALANCE DUE \$ 37,000.00 is to be paid by certified or bank check, upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. EARNEST MONEY/ACCEPTANCE: Re/Max by the Buy shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until April 2, 2001 (date) 4:00 AM/PM; and, in the event of Seller's non-acceptance, this earnest money shall be returned promptly to Buyer.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on May 14, 2001 (closing date) or before if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

6. DEED: The property shall be conveyed by a Quitclaim deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the proposed use of the property which is

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, real estate taxes (based on municipality's fiscal year), association fees, (other). Buyer and Seller will each pay their transfer tax as required by State of Maine.

10. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue or concern.

11. INSPECTIONS: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Rev. 2000 Page 1 of 4 Buyer's Initials [Signature] Seller's Initials [Signature]  
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Agent makes no warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
2. SOILS TEST Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
3. LOCAL PERMITS Purpose: <u>To construct 2-story dwelling</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>14 days</u>	<u>buyers</u>	<u>buyers</u>
4. HAZARDOUS WASTE REPORTS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
5. SUB-DIVISION APPROVAL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
6. DEP/LURC APPROVALS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
7. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
8. OTHER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____

Further specifications regarding any of the above:

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying the Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

12. FINANCING: This Agreement is subject to Buyer obtaining an approved Construction mortgage of 95 % of the purchase price, at an interest rate not to exceed prime % and amortized over a period of n/a years.

a. Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification information, is qualified for the loan requested within five days from the Effective Date of the Agreement.

Page 2 of 4 Buyer's Initials SK Seller's Initials PH

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21 (10) 4-2-01  
SR

- b. Buyer to provide Seller with mortgage commitment letter from lender showing that Buyer has secured the loan commitment within 30 days of the Effective Date of the Agreement.
- c. If either of these conditions is not met within said time periods, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
- d. After (a) and (b) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed with the financing. Any failure by Buyer to notify Seller within 48 hours of receipt by Buyer of notice from the lender shall be a default under this Agreement.
- e. Buyer agrees to pay no more than 4 points, Seller agrees to pay \$ 40 toward points and/or Buyer's closing costs.

13. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following agency relationships:

The James Connolly of Remax by the Bay represents Seller  
 Listing Agent Agency

The Ane Cowan of Remax by the Bay represents Buyer  
 Selling Agent Agency

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

14. MEDIATION: Any dispute or claim arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

15. DEFAULT: In the event of default by the Buyer, Seller shall retain the earnest money as liquidated damages as sole remedy. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. The escrow agent may require written releases from both Buyer and Seller prior to disbursing the earnest money to either Buyer or Seller.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless obtained herein. This Agreement completely expresses the obligations of the parties.

17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

19. ADDENDA: Yes  Explain: \_\_\_\_\_ No

20. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to Buyer and Seller or to their agents. Agent is authorized to complete Effective Date on page 1 of this Agreement.

21. AGENCY CONFIDENTIALITY: Buyer and Seller understand that the terms of this Agreement are confidential but authorize the agent(s) to disclose information to the parties' attorneys, lenders, appraisers, inspectors and others necessary for the purpose of closing this transaction. Buyer and Seller authorize their agents to receive a copy of the entire closing statement.

22. OTHER CONDITIONS:

Rev. 2000 Page 3 of 4 Buyer's Initials SR Seller's Initials [Signature]  
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A copy of this Agreement is to be received by Buyer and Seller and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Bureau of Taxation.

[Signature]  
BUYER

007-64-1919  
SS# OR TAXPAYER ID#

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
SS# OR TAXPAYER ID#

Buyer's Mailing address is 18 Maple Street, South Portland, ME

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement. If the earnest money is forfeited by Buyer, it shall be distributed as follows: \_\_\_\_\_

Signed this 2<sup>nd</sup> day of Nov. 2001

[Signature]  
SELLER ITS REGIONAL MANAGER

\_\_\_\_\_  
SS# OR TAXPAYER ID#

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
SS# OR TAXPAYER ID#

Seller's Mailing address is \_\_\_\_\_

Offer reviewed and refused on \_\_\_\_\_

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
SELLER

EXTENSION: The time for the performance of this Agreement is extended until \_\_\_\_\_  
DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
SELLER DATE





**NORTHEAST  
CIVIL  
SOLUTIONS, INC.**

153 U.S. Route 1  
Scarborough, Maine 04074  
(800) 882-2227/ (207) 883-1000  
FAX: (207) 883-1001

**LETTER OF TRANSMITTAL**

<b>TO: CITY OF PORTLAND</b>	<b>JOB No 21662</b>
<b>ADDRESS: CONGRESS STREET</b>	<b>DATE: 04/27/01</b>
<b>CITY: PORTLAND</b>	<b>STATE: 04101</b>
<b>ATTN: BUILDING INSPECTIONS OFFICE</b>	<b>FROM: CAMILLE ALDEN/CD</b>
<b>RE: GRADING PLANS FOR LOTS A &amp; B ON AVALON &amp; ARDMORE STREETS; PREPARED FOR STEVE RICHARDS</b>	

**PLEASE BE ADVISED THAT WE ARE FAXING THE FOLLOWING:**

Under separate cover via \_\_\_\_\_ the following items:

- Letter                                       Plan(s)                                       Prints  
 Copy of Letter                                       Other

NO.	COPIES	DESCRIPTION
	2	Check # 3287 & 3288 for application fees of the above described properties
	2	B.P. applications for the above described properties
	2	Purchase & Sales Agreements for the above described properties
	2	Plan sets of the above described properties (Lots A&B)
	2	Sets of construction drawings of the above described properties

**THESE ARE TRANSMITTED as checked below:**

- For approval                                       Approved as submitted                                       Resubmitting copies for approval  
 For your use                                       Approved as noted                                       Submitting copies for distribution  
 As requested                                       Returned for corrections                                       Returning corrected prints  
 For review and comment                                       Prints returned after loan to us  
 Other

Notes:

Copy To: \_\_\_\_\_ file

Signed Crystal Daw  
(Crystal Daw)

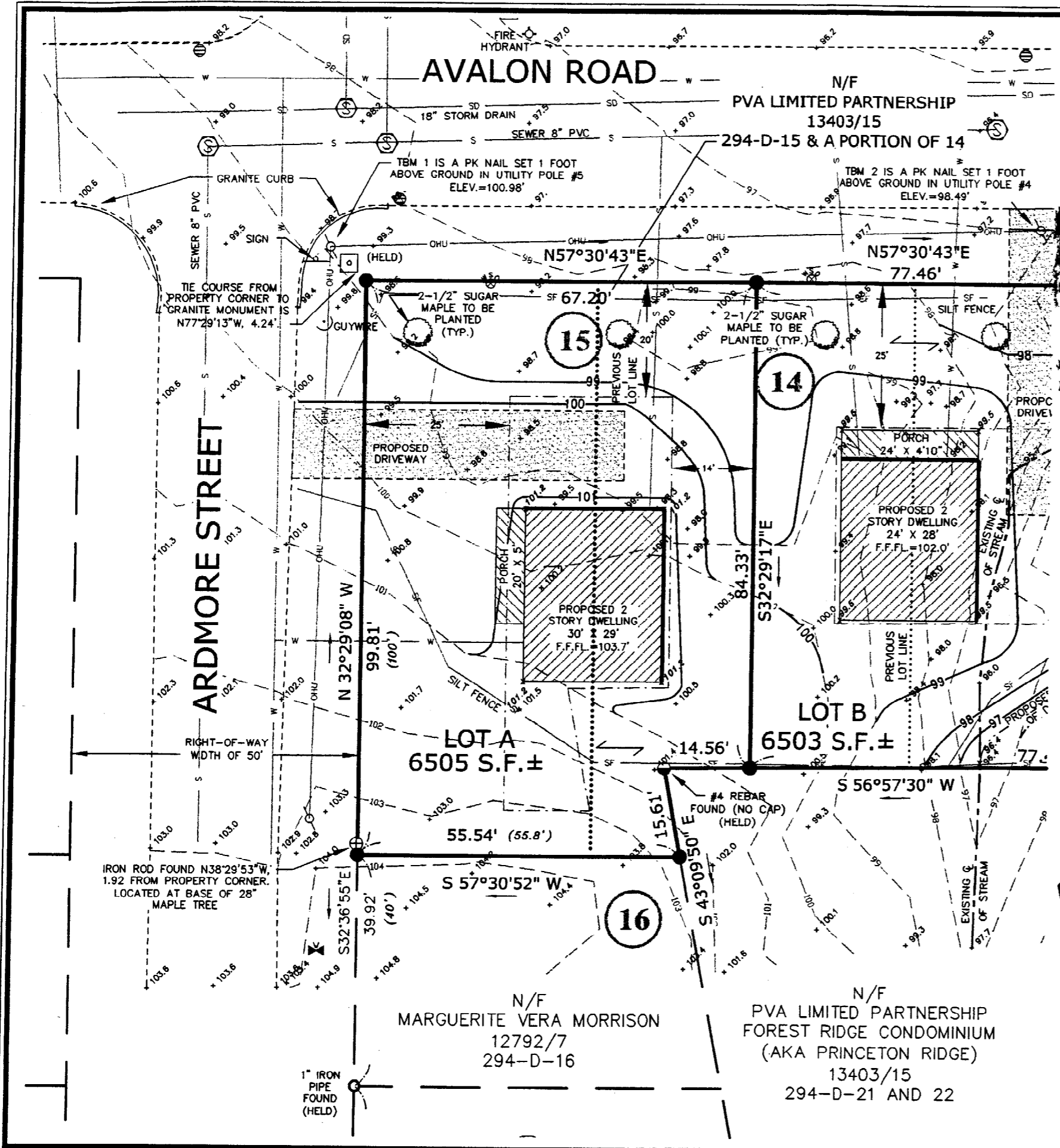
In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

Existing facing <u>long side</u> aggregate of yards		Required setbacks if facing on short side	
Front yard	25' feet	Front yard	25 feet
Rear yard	15' feet	Rear yard	25 feet
Side yard -rt	39' feet	Side yard -rt	20 feet
Side yard -lft	30' feet	Side yard -lft	14 feet

TOTALS 109' feet is greater than 84' feet

→ To reduce rear yd to the required side yd setback to 14' (15' shown)



**NOTES CONT.**

- EXISTING TREES ARE TO BE PRESERVED ON SITE WHEREVER POSSIBLE. TWO STREET TREES MAY BE PLANTED WITHIN TEN FEET OF THE RIGHT-OF-WAY IF EXISTING TREES CAN NOT BE PRESERVED.

**NOTES**

- THE BOUNDARY LINES SHOWN HEREON WERE TAKEN FROM THE PLAN REFERENCED IN NOTE 3.a. BELOW.
- RECORD OWNERSHIP OF THE PARCEL SHOWN HEREON CAN BE FOUND IN A DEED FROM PVA LIMITED PARTNERSHIP TO PVA LIMITED PARTNERSHIP DATED OCTOBER 28, 1997 AND RECORDED IN DEED BOOK 13403, PAGE 15.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - "STANDARD BOUNDARY SURVEY AND LOT SPLIT ON AVALON ROAD AND ARDMORE STREET," BY NORTHEAST CIVIL SOLUTIONS, INC., DATED JANUARY 17, 2001. (NOT RECORDED)
  - "SURVEY PLAN OF FOREST RIDGE CONDOMINIUM FOR VILLAGE ASSOCIATES," DATED 11/26/88 AND RECORDED IN U.O. FILE #65-1.
  - "PLAN OF AVALON HIGHLANDS," BY GEO. T. EDWARDS REAL ESTATE CO., DATED JUNE 1910, RECORDED IN PLAN BOOK 12, PAGE 11.
- THE PARCEL SURVEYED IS LOCATED IN THE RESIDENTIAL 3 (R-3) ZONE. BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:  
 MINIMUM LOT SIZE: 6500 S.F.  
 MINIMUM STREET FRONTAGE: 50'  
 FRONT YARD SETBACK: 25'  
 REAR YARD SETBACK: 25'  
 SIDE YARD SETBACK: 8' (UP TO 1-1/2 STORY), 14' FOR 2 STORY, 16' FOR 2-1/2 STORY.  
 SIDE YARD ON A SIDE STREET: 20'  
 MINIMUM LOT WIDTH: 75'
- THE PARCEL SHOWN HEREON IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 294, BLOCK D, PARCEL 15 AND A PORTION OF PARCEL 14.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.

**CITY OF PORTLAND  
 APPROVED SITE PLAN  
 SUBJECT TO DEPARTMENTAL  
 CONDITIONS**


DATE OF APPROVAL: *5/15/01*

**LOT A GRADING PLAN  
 IN  
 PORTLAND  
 MAINE**

SCALE: 1"=20'      APRIL 26, 2001  
 REVISED MAY 15, 2001

PREPARED FOR: STEVE RICHARDS  
 18 MAPLE STREET  
 SOUTH PORTLAND, MAINE 04106

JOB NUMBER: 21662      ACAD FILE: 21662



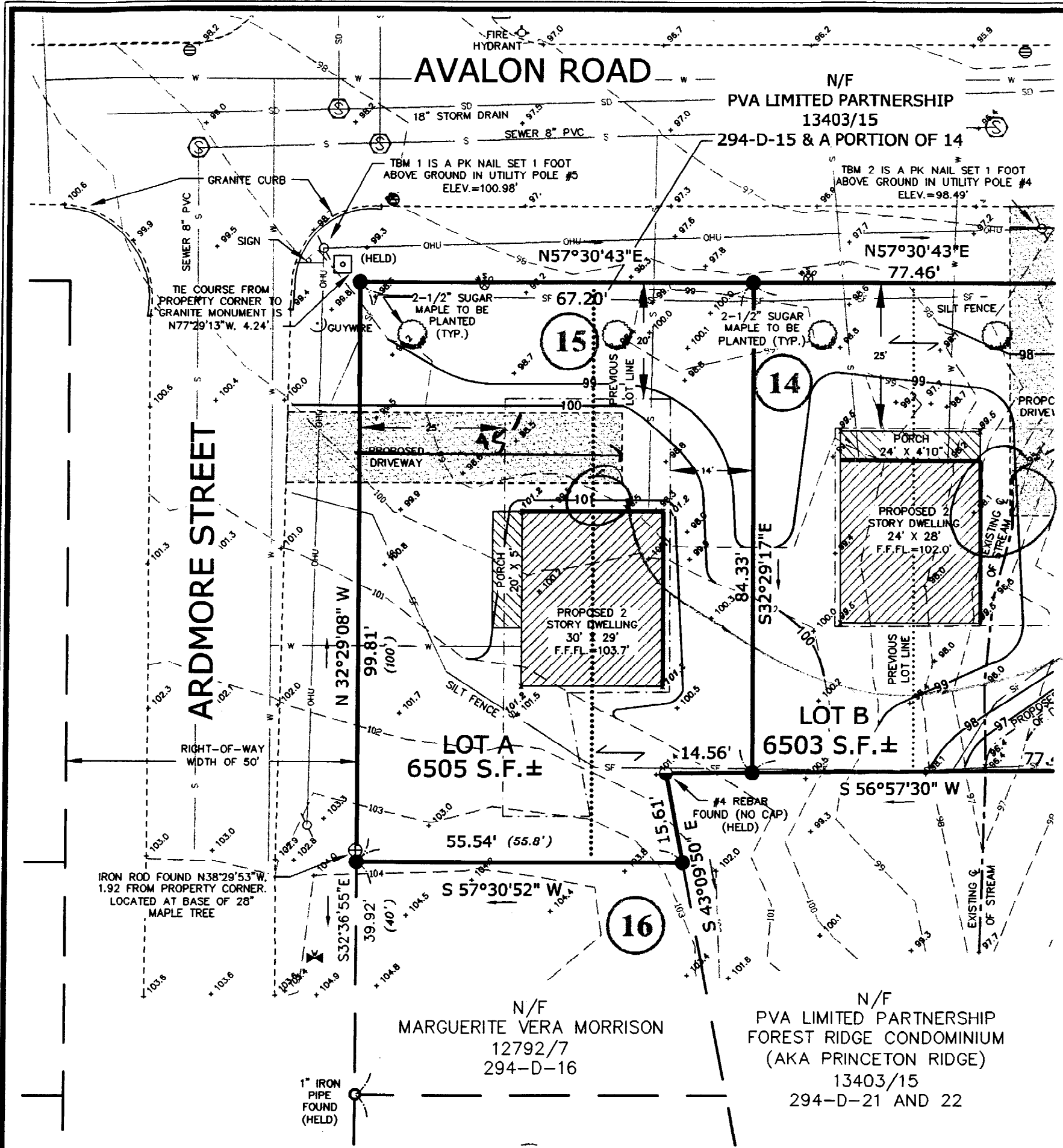
SURVEYING ENGINEERING LAND PLANNING

*Northeast Civil Solutions*

INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000      fax 207.883.1001      e-mail ncs@ctel.net  
 800.882.2227



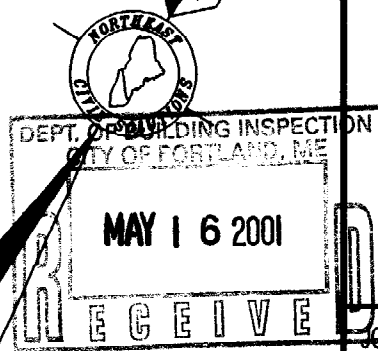
**NOTES CONT.**

7. EXISTING TREES ARE TO BE PRESERVED ON SITE WHEREVER POSSIBLE. TWO STREET TREES MAY BE PLANTED WITHIN TEN FEET OF THE RIGHT-OF-WAY IF EXISTING TREES CAN NOT BE PRESERVED.

**NOTES**

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 SIDE YARD ON A SIDE STREET: 20'  
 MINIMUM LOT WIDTH: 75'
5. THE PARCEL SHOWN HEREON IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 294, BLOCK D, PARCEL 15 AND A PORTION OF PARCEL 14.
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.

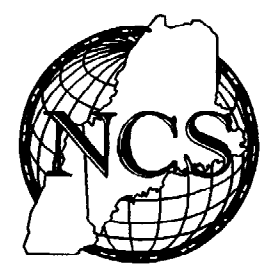
*(porch-stairs)*  
 NO Decks  
 shown  
 None Approved  
 see attached note



**LOT A GRADING PLAN  
 IN  
 PORTLAND  
 MAINE**

SCALE: 1"=20' APRIL 26, 2001  
 REVISED MAY 15, 2001  
 PREPARED FOR: STEVE RICHARDS  
 18 MAPLE STREET  
 SOUTH PORTLAND, MAINE 04106

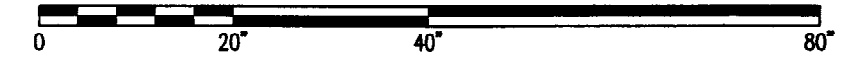
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SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
 INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail ncs@ctel.net  
 800.882.2227



# NOTES

1. THE BOUNDARY LINES SHOWN HEREON WERE TAKEN FROM THE PLAN REFERENCED IN NOTE 3.a. BELOW.
2. RECORD OWNERSHIP OF THE PARCEL SHOWN HEREON CAN BE FOUND IN A DEED FROM PVA LIMITED PARTNERSHIP TO PVA LIMITED PARTNERSHIP DATED OCTOBER 28, 1997 AND RECORDED IN DEED BOOK 13403, PAGE 15.
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6. THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION.

## LOT A GRADING PLAN IN PORTLAND MAINE

SCALE: 1"=20' APRIL 26, 2001  
 PREPARED FOR: STEVE RICHARDS  
 18 MAPLE STREET  
 SOUTH PORTLAND, MAINE 04106

JOB NUMBER: 21662 ACAD FILE: 21662



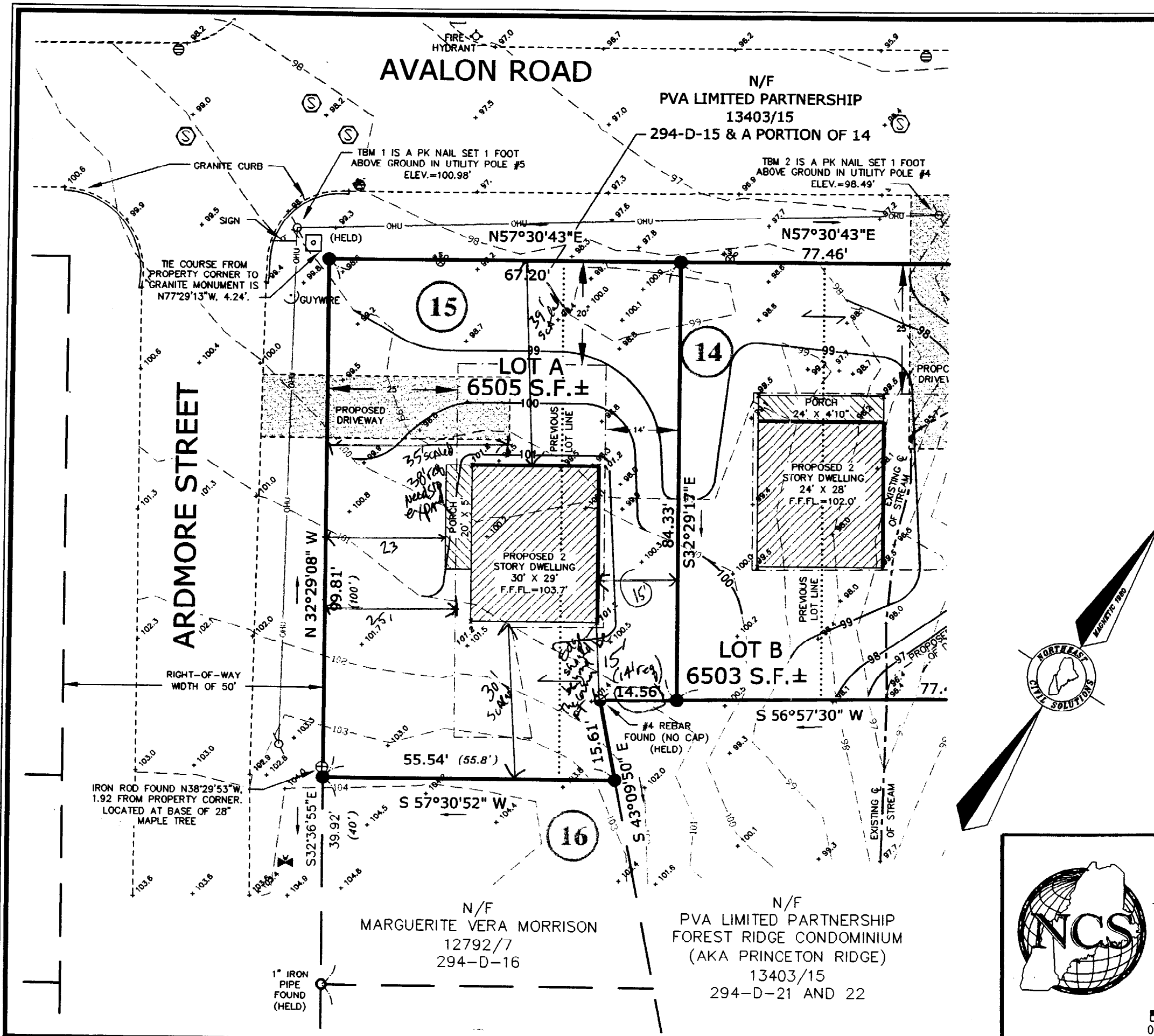
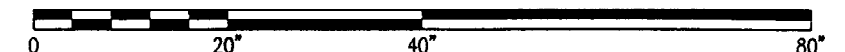
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 ncs@cstel.net



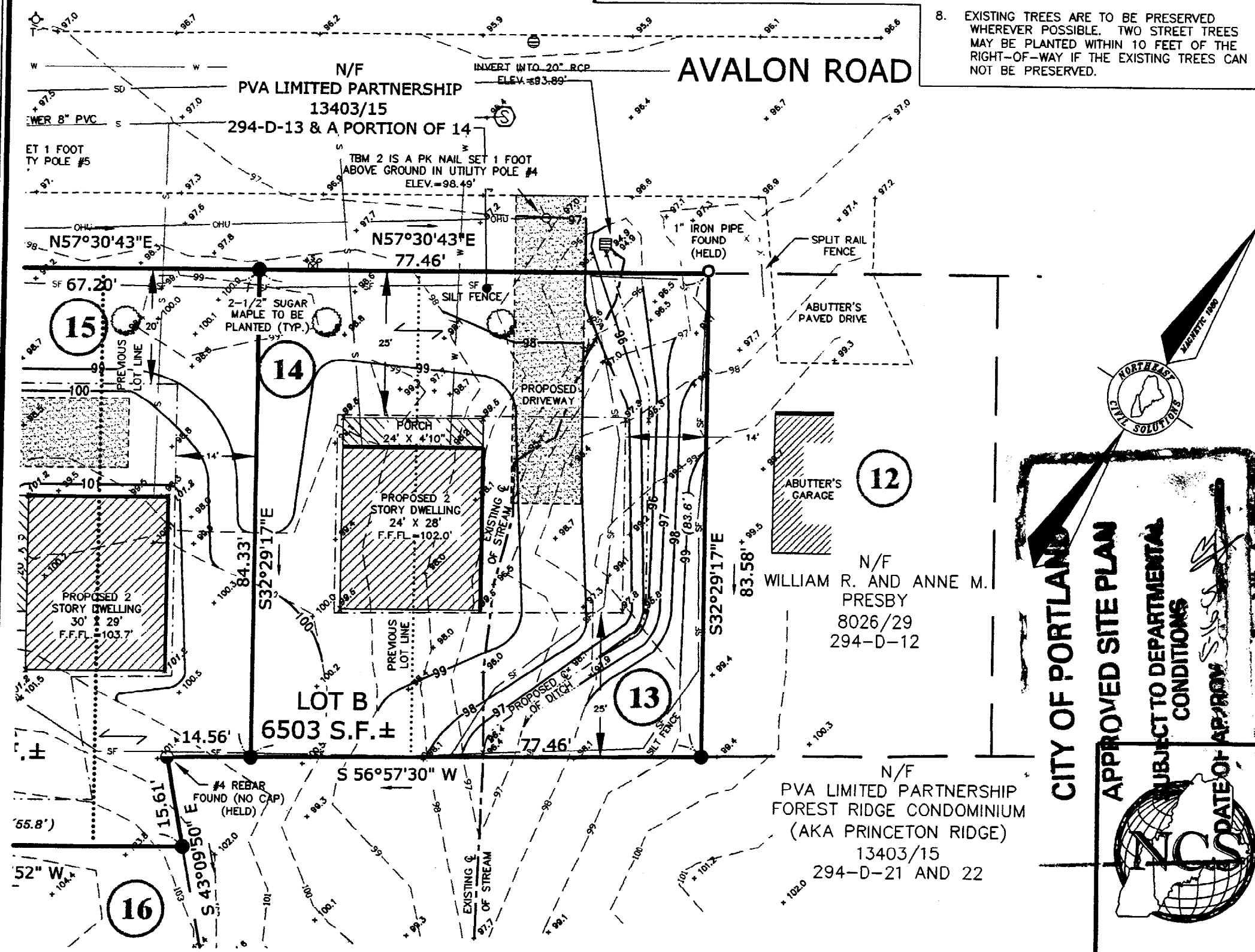
NOTES CONTINUED

7. THE LOCUS DEED (13403/15) DESCRIBES A 33' EASEMENT OVER THE NORTHEASTERLY PORTION OF LOT 13. OUR RESEARCH INDICATES THAT THIS EASEMENT IS EXTINGUISHED FOR THE FOLLOWING REASON. THE EASEMENT WAS CREATED IN DEED BOOK 3108, PAGE 353 AS ACCESS TO PARCEL 294-D-21. SINCE PVA LIMITED PARTNERSHIP NOW OWNS BOTH PARCEL 294-D-21 AND LOT 13, THE EASEMENT APPEARS TO BE EXTINGUISHED DUE TO MERGER OF TITLE. HOWEVER, WE RECOMMEND A RELEASE DEED TO RESOLVE ANY POTENTIAL QUESTIONS SURROUNDING THIS ISSUE.

8. EXISTING TREES ARE TO BE PRESERVED WHEREVER POSSIBLE. TWO STREET TREES MAY BE PLANTED WITHIN 10 FEET OF THE RIGHT-OF-WAY IF THE EXISTING TREES CAN NOT BE PRESERVED.

NOTES

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3. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a. "STANDARD BOUNDARY SURVEY AND LOT SPLIT ON AVALON ROAD AND ARDMORE STREET," BY NORTHEAST CIVIL SOLUTIONS, INC., DATED JANUARY 17, 2001. (NOT RECORDED)
  - b. "SURVEY PLAN OF FOREST RIDGE CONDOMINIUM FOR VILLAGE ASSOCIATES," DATED 11/26/88 AND RECORDED IN U.O. FILE #65-1.
  - c. "PLAN OF AVALON HIGHLANDS," BY GEO. T. EDWARDS REAL ESTATE CO., DATED JUNE 1910, RECORDED IN PLAN BOOK 12, PAGE 11.
4. THE PARCEL SURVEYED IS LOCATED IN THE RESIDENTIAL 3 (R-3) ZONE. BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:  
 MINIMUM LOT SIZE: 6500 S.F.  
 MINIMUM STREET FRONTAGE: 50'  
 FRONT YARD SETBACK: 25'  
 REAR YARD SETBACK: 25'  
 SIDE YARD SETBACK: 8' (UP TO 1-1/2 STORY), 14' FOR 2 STORY, 16' FOR 2-1/2 STORY.  
 SIDE YARD ON A SIDE STREET: 20'  
 MINIMUM LOT WIDTH: 75'
5. THE PARCEL SHOWN HEREON IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 294, BLOCK D, PARCEL 13 AND A PORTION OF 14.
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.



CITY OF PORTLAND  
 APPROVED SITE PLAN  
 SUBJECT TO DEPARTMENTAL CONDITIONS  
 STATE OF MAINE

LOT B GRADING PLAN  
 IN  
 PORTLAND  
 MAINE

SCALE: 1"=20' APRIL 26, 2001  
 REVISED MAY 15, 2001  
 PREPARED FOR: STEVE RICHARDS  
 18 MAPLE STREET  
 SOUTH PORTLAND, MAINE 04106

JOB NUMBER: 21662 ACAD FILE: 21662

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