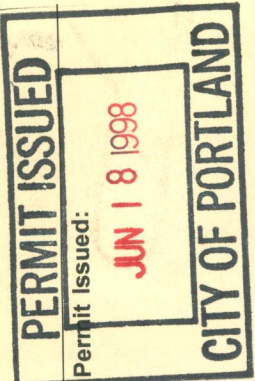


Permit No: **980633**



Location of Construction: <b>168 Lot 155 Beverly St (168)</b>	Owner: <b>Linda MacCorison</b>	Phone:
Owner Address: <b>155 Beverly St, Ptd</b>	Lessee/Buyer's Name:	Phone:
Contractor Name: <b>Coleman Conest Co, Inc.</b>	Address: <b>1 Percy Hawks Rd Windham 04062</b>	Phone: <b>892-6101</b>
Past Use: <b>axidental vacant</b>	Proposed Use: <b>1-fam</b>	<b>COST OF WORK:</b> \$ <b>65,000</b>
		<b>PERMIT FEE:</b> \$ <b>345.00</b>
		<b>INSPECTION:</b> Use Group <b>A3</b> Type <b>SB</b> <b>BOCA-96</b>
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
	<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
	Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>	
	Signature:	Date:

Permit Taken By: **Mary Gresik** Date Applied For: **May 28, 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

15 June 1998 - Permit Routed 6-1-98

see pre-app

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

Zoning Approval: **333-K-018**

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: **June 9**

**CEO DISTRICT** 7

COMMENTS

6/24/98 Ltr msg for Pre-Com

8/28 Footing Paused

Set back opening  
to meet structural  
reqs

9/10 Called for final inspection DC, AR & MN on-site with Coley Walsh & Scott Dobson requested Class D survey, M.P. Specs for Furnace chimney, Structural Engineers Report on Cantilever. Discussed Stairway Ceiling Height, Basement Washer Hookup venting, Joist Hangers, Attic Scuttle, Guardrails & Handrails

9/18 Final OK with conditions

Inspection Record

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 168 Beverly St (Lot #155) 333-K-018

Issued to Linda MacCorison

Date of Issue 22 September 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980633, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

### Limiting Conditions:

Code compliance of non-visible structural elements not established. No framing or foundation inspection recorded in this office. Cannot establish if proper foundation/dampproofing was installed.

This certificate supersedes  
certificate issued

Approved:

*[Signature]*

(Date)

Inspector

*[Signature]*

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

*[Handwritten mark]*



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Code Enforcement  
Todd Merkle, Public Works

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** September 21, 1998

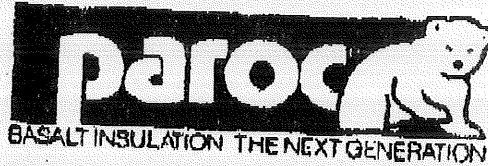
**SUBJECT:** Request for Certificate of Occupancy  
168 Beverly Street (Lot 155)

*AM/DC*

A site visit was made on 9-21-98 to review the completion of the site plan approval dated 6-12-98 and previous outstanding comments; my comments are:

It is my opinion that all of the conditions of site plan have been satisfactorily completed and a permanent Certificate of Occupancy could be issued assuming Code Enforcement has no outstanding issues.

*Dave  
8/14 8/14  
Caddell*



# INDUSTRIAL BOARD INSULATIONS

1240 1260 1280 1210 1212 (formerly Rockboard Products)

*846 5040*

Basalt insulation in rigid and semi-rigid board form available in nominal densities ranging from 4 to 12 lb./cu. ft. Includes: Board provides superior thermal performance for boilers, precipitators, ducts and mechanical equipment operating at temperatures from subambient to 1,200°F (649°C). It fabricates easily and cleanly with a knife. All Paroc Basalt insulation products are derived from basaltic rock produced by volcanic activity.



Standard dimensions are 24" wide x 48" long (610mm x 1,219mm) with thicknesses of 1" to 5" in 1/2" increments (25mm to 127mm in 13mm increments). Standard available nominal densities are 4, 6, 8, 10 and 12 lb./cu. ft.

### FEATURES

- Superior thermal conductivity
- Wide range of service temperatures
- Low in-service shrinkage: 0% @ 1,050°F (561°C)
- Lightweight
- Applicator friendly
- Good compressive strength
- Non-wicking
- Easy to fabricate
- Low dust

### BENEFITS

- Maximum prevention of heat loss
- Continuous service, subambient to 1,200°F (649°C)
- Less potential for gaps forming at joints from elevated operating temperatures
- Saves installation time and cost
- Less irritating
- Less jacket damage
- Allows temporary outdoor storage at jobsite
- Cuts easily with a knife; no sawing required
- Cleaner to handle; minimizes cleanup time and expense

### GENERAL INFORMATION

#### Standard sizes:

- lengths
- widths
- Standard thicknesses:
- Service temperatures:
- Linear shrinkage:
- Recovery after 10% compression:
- Moisture absorption:
- Asbestos:
- Corrosion:
- Comoustibility:
- Material safety data:
- Chemistry:

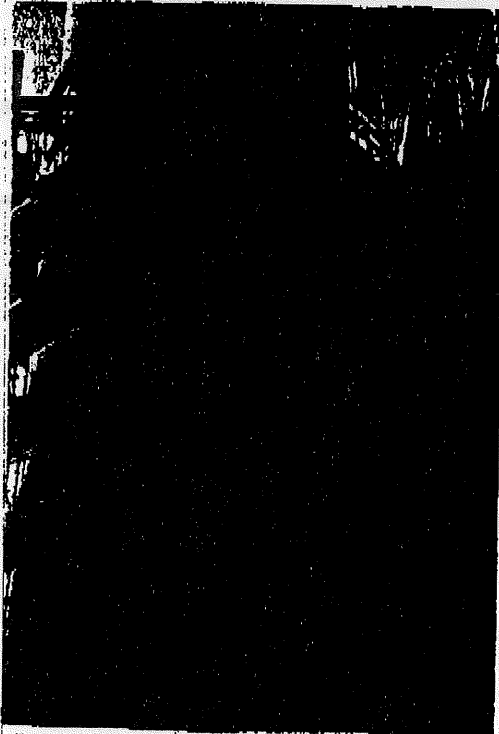
- 48" (1,219mm)
- 24" (610mm)
- 1" to 5" in 1/2" increments (25mm to 127mm in 13mm increments);
- Continuous use to 1,200°F (649°C); phased heatup not required
- 0% @ 1,050°F (561°C); < 1% @ 1,200°F (649°C)
- 100%
- < 1%; inorganic, will not mildew
- None
- Does not promote or contribute to
- Non-combustible
- Provided with each shipment
- Mean chemistry data available on request

Surface burning characteristics when tested in accordance with CAN4-S102, ASTM F 84 and ILL 723. Please refer to:



*Rogin*

### PAROC® INDUSTRIAL BOARD INSULATIONS



The light weight of Industrial Board makes it easy to install. It fabricates easily and cleanly with minimal cleanup.

#### SPECIFICATION COMPLIANCE

Manufactured, tested and certified in compliance with all the standards and specifications listed below. Data and evidence available upon request.

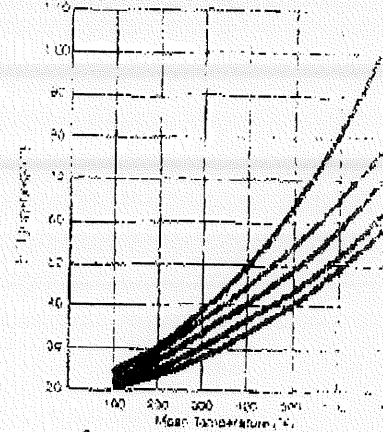
- ASTM C 612, Class 1-4
- ASTM C 795
- CAN4-S102-M83-Flame Spread
- NRC 1.36
- Conforms to Canadian General Standards Board (CGSB) 51-GP-10M

#### RECOMMENDED THICKNESS

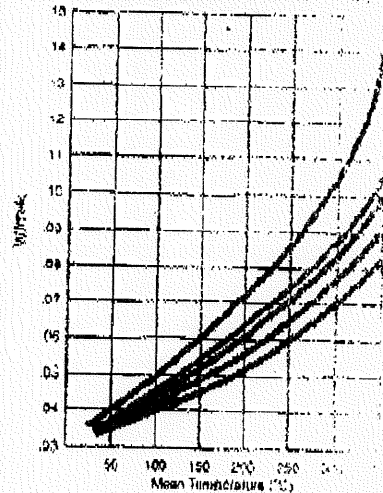
Partek can provide a confidential computer analysis of every insulation requirement which is based upon the E. T. I. (Economic Thickness for Industrial Insulation) concept developed by the United States Federal Energy Administration. This program has been endorsed by The Thermal Insulation Manufacturers Association, The National Insulation Contractors Association in the United States and The Thermal Insulation Association of Canada and is made available to industry by participating companies. Contact Sales Representative to schedule this service.

NOTE: Advance notification must be provided if government-specified lot testing is required.

THERMAL CONDUCTIVITY (K)



THERMAL CONDUCTIVITY (W/MK)



800 387 1267

401 West Park Court, Suite 202, Peachtree City, GA 30769 • 404-631-1200 Fax: 404-631-0522  
 (Plant) 908 S.E. Partek Drive, Phenix City, AL 36860 • Customer Service: 1-800-752-2738 Fax: 1-800-255-7044  
 Partek (Canada) Ltd. - 501 Front St. East, Toronto, Ont. M7T 1Y4 Canada • Customer Service: 1-800-266-7714 Fax: 416-336-2326

# SideShot™ marks the beginning of more efficient, trouble-free venting

## FAST, EASY INSTALLATION

The factory-wired SideShot™ can be attached to all classes of standard vent pipe through rear or bottom inlets. Use ordinary tools and methods to install:



1. Cut opening through exterior wall.



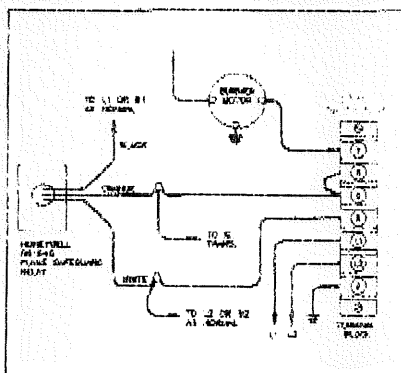
2. Install vent hood section.



3. Attach plenum section.



4. Join equipment to SideShot™ with vent pipe.



5. Wire burner circuit to SideShot™ terminal strip. (Oil burner wiring shown)

## ZERO CLEARANCE

The SideShot™ can be installed in direct contact with combustible surfaces, increasing the ability to terminate above grade. Requires only an 8"x8" opening through the wall.

## UNSURPASSED SAFETY

SideShot's™ safety controls make side wall venting **SAFER THAN A CHIMNEY.**

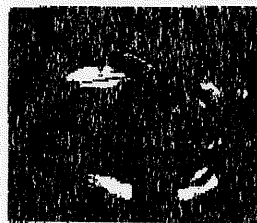
SideShot™ is ETL Listed and has built-in 2-way safety protection:

1. Pressure Switch—Monitors draft and detects outlet blockages.
2. High Limit—Interrupts burner if the SideShot™ casing exceeds safe temperatures.

### Operation:

SideShot™ automatically cycles on and off with the heating equipment. The 2-way safety system monitors flue gases for abnormal conditions. After every burner cycle, the adjustable post-purge control evacuates residual

gases from combustion chamber and vent connector.



**Low Exhaust Temperature**  
Unique, thermodynamic design blends outside air with hot flue gases.

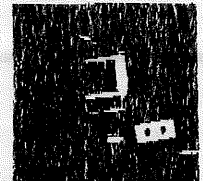


**High Velocity Exhaust**  
Gases and soot are propelled by jet action to prevent staining of building exterior. Uninterrupted venting against winds exceeding 40 mph.

**No Flue Gas Leakage**  
Unique negative pressure design prohibits flue gas leakage from the SideShot™ or any vent connections.

## INDOOR SERVICING

Plenum and vent hood sections disconnect for quick, easy access to all mechanical parts from inside the structure.



## QUIET OPERATION

SideShot™ does not touch joists or subfloor. Heavy-duty construction and a special vibration absorbing wall-mounting bracket reduce operating noise to a minimum.

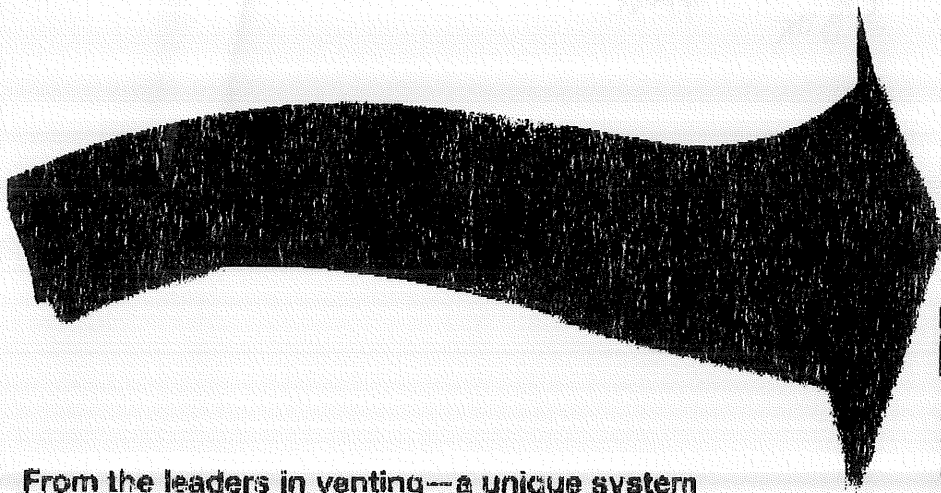


## ENERGY SAVING

SideShot™ creates a moderate, regulated on-cycle draft for optimum burner efficiency and blocks heat loss to outdoors during off-cycle periods. Eliminates interior chases and chimneys, notorious for heat loss.

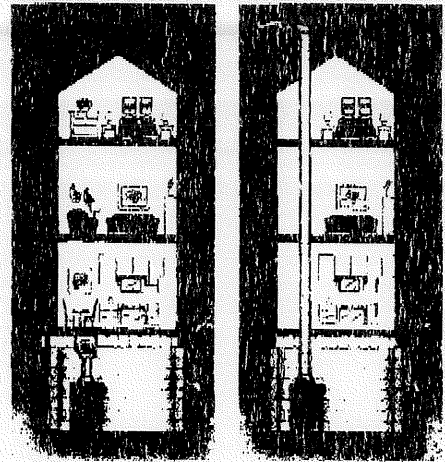
## LASTING SERVICE

SideShot's™ controls and motor are indoors, protected from weather. Features high-tech insulation and stainless steel in all critical areas. 2 year limited warranty.



## NO CHIMNEY

Sidewall venting saves costly materials and labor on two, three or more story runs. Also increases living space by cutting out interior chases.

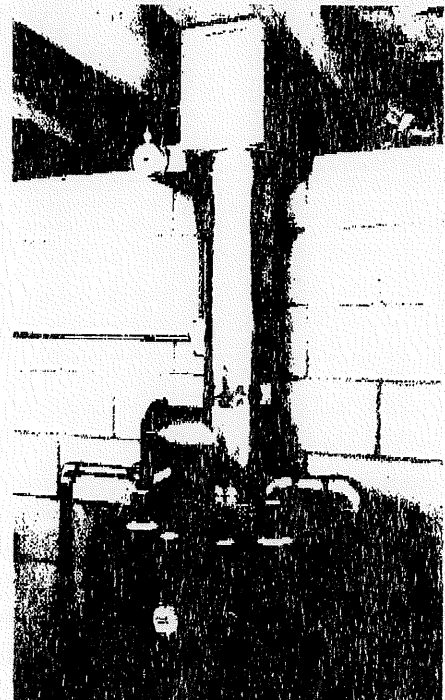
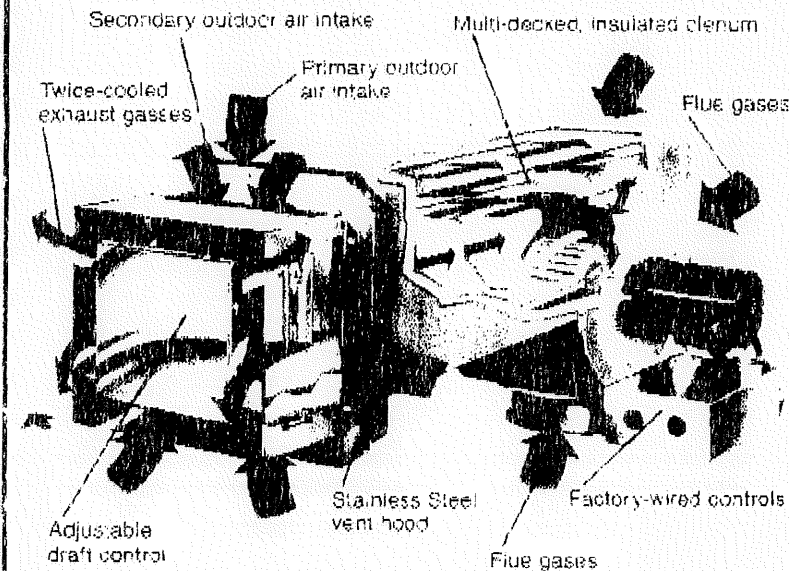


From the leaders in venting—a unique system that can substantially reduce overall heating installation costs and surpasses all other venting alternatives in performance and safety.

SideShot™ is the ultimate venting solution for:

- New Single Family and Multi-Family Homes
- Conversions From Electric to Gas/Oil
- Replacing Deteriorated Chimneys
- Renovations
- Equipment Additions

Look inside—see how SideShot™ is changing the direction of natural draft heating equipment.





# SHELLEY ENGINEERING, INC.

STRUCTURAL CONSULTANTS

September 10, 1998

Vincent Coleman  
Coleman Construction  
1 Percy Hawkes  
Windham, Me. 04062

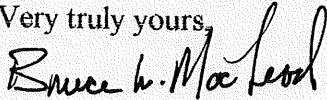
**Re:** Lot 155 Beverly St - Portland, Me.  
Residence- Structural analysis of floor joists at cantilevered joists.

Dear Mr. Walsh:

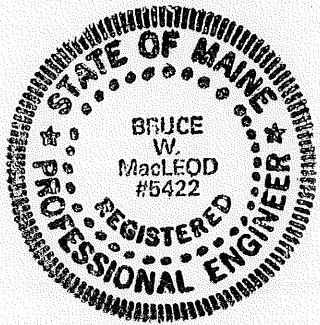
We have analyzed the floor joists for the above referenced project and have found they meet the code for required loads. These floor joists consist of 2x10s at 16" o.c. spanning 12 feet and cantilevering 2 feet over the sill. This review included all gravity live, snow and dead loads. Our review is limited to an analysis of these members only.

Thank you for the opportunity to serve you in this matter. Please contact us at your convenience with any questions or to clarify any items in this letter.

Very truly yours,



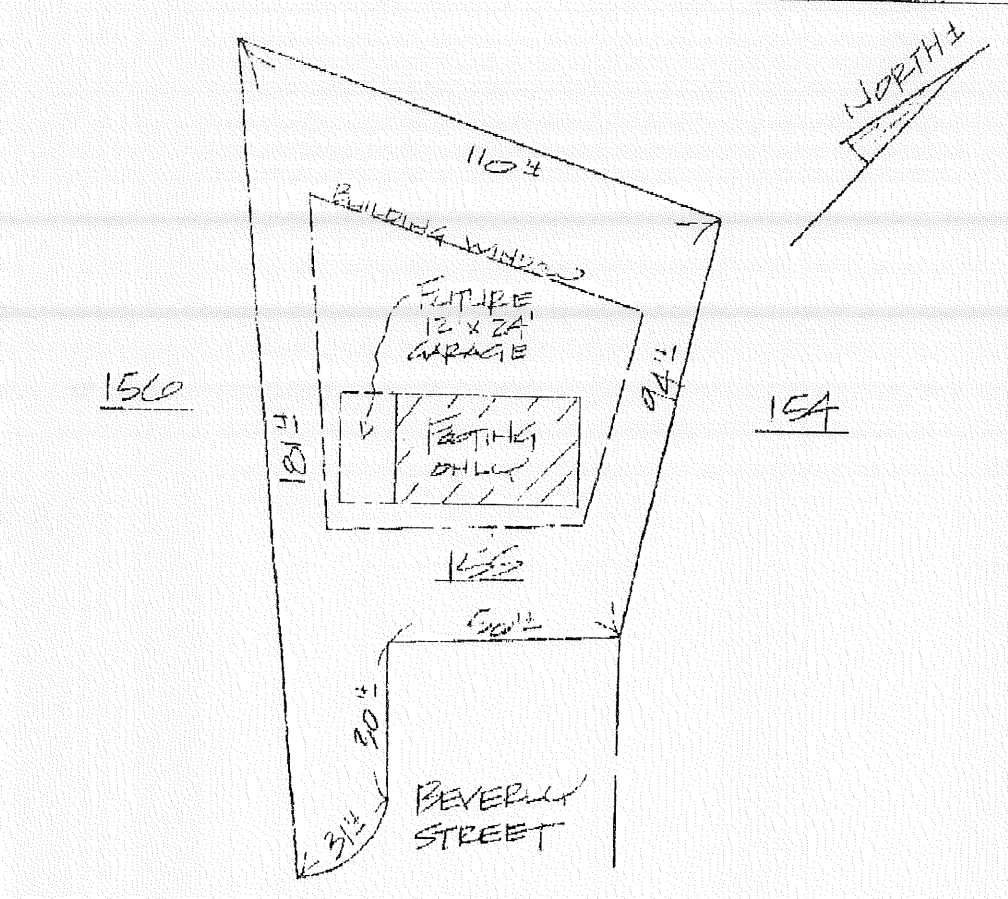
Bruce W. MacLeod, P.E.



# FOR MORTGAGE LENDER USE ONLY

GENERAL NOTE: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED FIELD MEASUREMENTS SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION DETERMINES ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE ENCROACHMENTS & RIGHTS OF WAY STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ABILITY TO LEASE. (5) SPECIAL THANKS DEFERRING TO THE INSPECTION IS MADE BY QUALIFYING DISTANCES ON BELOW REFERENCES. (6) THIS MAP IS THIS INSPECTION IS TO BE USED ONLY BY MORTGAGE LENDER, TITLE COMPANY, OR ATTORNEY AND ITS USER INCURRED.

ADDRESS LOT 156 - BEVERLY ST INSPECTION DATE 7-1995  
PORTLAND, ME SCALE 1" = 30'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY

APPLICANT \_\_\_\_\_ REQUESTING PARTY COLEMAN CONSTRUCTION  
 OWNER \_\_\_\_\_ ATTORNEY \_\_\_\_\_  
 LENDER \_\_\_\_\_ FILE No. 8387

TITLE REFERENCES:  
 REF. BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_  
 PLAN BOOK: 1900 PAGE 142 LOT 156  
 COUNTY CUMBERLAND

YOUR FILE #: \_\_\_\_\_  
**NADEAU & LODGE, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 844 STEVENS AVENUE  
 PORTLAND, ME 04103 (207) 878-7870  
 232 CLARKS FIELDS ROAD  
 LYMAN, ME 04003 (207) 499-2556

MUNICIPAL REFERENCE:  
 MAP \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. \_\_\_\_\_ PANEL \_\_\_\_\_ ZONE \_\_\_\_\_ DAPP \_\_\_\_\_

THE DWELLING WAS  IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS ATTN KEN CARVALLO

*James D. Hadden*

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

# BUILDING PERMIT REPORT

DATE: 17 June 98 ADDRESS: 168 Beverly ST. (333-K-018)  
REASON FOR PERMIT: To Construct a single family dwelling  
BUILDING OWNER: Linda MacComison  
CONTRACTOR: Coleman Const. Co. Inc.  
PERMIT APPLICANT: AS  
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, \*6, \*8, \*9, \*10, \*12, \*16, \*24, \*25, \*26, \*29, \*30, \*31, \*32, \*33

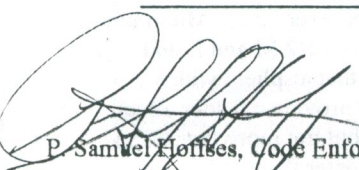
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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.
8. 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".
10. 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 closer's. (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.
- X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- X 25. All requirements must be met before a final Certificate of Occupancy is issued.
- X 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.
- X 29. Water proofing & damp proofing
- X 30. Foundation drain 1813.5.2
- X 31. Bricklaying
- X 32. Concrete Floors ~~1905~~ 1905
- X 33. Glass & Glazing as per section 2405.2

  
P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

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

**Building or Use Permit Application  
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.

**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: <u>Beverly St (lot #155)</u>		
Total Square Footage of Proposed Structure: <u>900</u>	Square Footage of Lot: <u>10867</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>333</u> Block# <u>11</u> Lot# <u>18</u>	Owner: <u>Linda MacCorison</u>	Telephone#: :
Owner's Address: <u>155 Beverly St Portland Me</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$65000</u>
Proposed Project Description:(Please be as specific as possible) <u>New House Const 1-fam mmsite plan</u>		
Contractor's Name, Address & Telephone <u>Coleman Const Co Inc. 1 Percy Hawks Rd Windham Me 04062</u>		

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

892-6101

- 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)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan)includes:

- 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

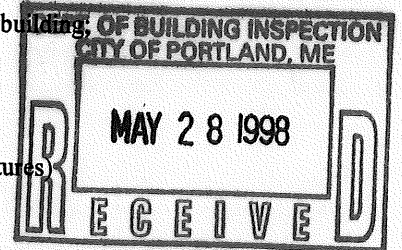
495  
345  
50  
100

M.Y.

**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: <u>[Signature]</u>	Date: <u>5-28-98</u>
--	----------------------

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

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

19980054  
I. D. Number

Coleman Construction  
Applicant  
1 Percy Hawkes Rd, Windham, ME 04062  
Applicant's Mailing Address  
Coleman Walsh  
Consultant/Agent  
892-6101  
Applicant or Agent Daytime Telephone, Fax

5/28/98  
Application Date  
Beverly St (lot #155)  
Project Name/Description  
168 Beverley St  
Address of Proposed Site  
333-K-018  
Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

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.

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.

Your new street address is now 168 Beverly Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on site. A crushed stone construction entrance shall be placed on the lot.

The drive shall be located in the "pan handle" to the lot beside the turnaround. The house will be a mirror image to the plan. A revised plan noting the mirrored house and the drive location shall be submitted within one week of the date of an issued building permit.

Applicant shall coordinate the construction of the drive with the DRC and Jim Dunn of R.J. Grondin, contractor of the subdivision.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

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

19980054

I. D. Number

Coleman Construction

Applicant

1 Percy Hawkes Rd, Windham, ME 04062

Applicant's Mailing Address

Coleman Walsh

Consultant/Agent

892-6101

Applicant or Agent Daytime Telephone, Fax

5/28/98

Application Date

Beverly St (lot #155)

Project Name/Description

168 Beverley St

Address of Proposed Site

333-K-018

Assessor's Reference: Chart-Block-Lot

1. All future site plans shall show the sill elevation and lowest building opening.
2. The lowest sill elevation for this property is 68.0'. The lowest building opening is 66.5'. If there is any change from these figures, the Planning division m
3. Separate permits shall be required for future decks, sheds, pool and/or garage.

**Fire Conditions of Approval**



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."



CITY OF PORTLAND, MAINE  
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

CITY OF PORTLAND, ME  
BOCA 1996 Plan Review Record  
One and Two Family Dwelling

Valuation: \$65,000 Plan Review # \_\_\_\_\_  
 Fee: 345.00 Date: 17 June 98

Building Location: 168 (Lot 155) Beverly St. CBL: 333-K-018

Building Description: Single Family dwelling

Reviewed by: S. Hoffes

Use or Occupancy: R-3 Type of Construction: 5-B

Correction List		
NO:	Description	Code Section
1.	Compliance with site plan	<del>111.4</del> 111.3
2.	All site plan requirements must be met before a certificate of occupancy can or will be issued -	
3.	Site Plan done by James Wadeau # 2124	
4.	Water proofing & damp proofing	1813.0
5.	Bridging	2305.16
6.	Boring, cutting & notching	2305.5.1 2305.3
7.	Fastening schedule	Table 2305.2
8.	Concrete Floors	1905
9.	Guards & handrails	1021 1022
10.	Sleeping room	1010.4
11.	Smoke detectors	920.2.2
12.	Glass & Glazing	2405.2

## Foundations (Chapter 18)

### Wood Foundation (1808)

~~Working drawings~~  
~~Plans~~  
N/A Design  
N/A Installation

### Footings (1807.0)

OK Depth below (outside) grade 4' minimum;  
but below frost line except for insulated footings.

N.A. Insulated footing provided

2500 PSF Soil bearing value (table 1804.3)

8" x 24" Footing width

OK Concrete footing (1810.0) .3.1, 3.2

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Foundation Walls

OK Design (1812.1)

10" Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)

✓ Water proofing and damp proofing Section 1813 - 1813.5.2

2x6 Sill plate (2305.17)

✓ Anchorage bolting in concrete (2305.17)

3 1/2" Columns (1912)

N.A. Crawl space (1210.2) Ventilation

N.A. Crawl opening size (1210.2.1)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Floors (Chapter 16-23)

2x10" Joists - Non sleeping area LL40PSF (Table - 1606)

2x10" Joists - Sleeping area LL30PSF (Table - 1606)

Grade

160C Spacing

13' Span

6x16" Girder 4" bearing 2305

Build-up

## Floors (contd.)

- OK Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- See plan Bridging (2305.16)
- See plan Boring and notching (2305.5.1)
- See plan Cutting and notching (2305.3)
- See plan Fastening table (2305.2)
- N.A. Floor trusses (AFPANDS Chapter 35)
- ✓ Draft stopping (721.7)
- ✓ Framing of openings (2305.11) (2305.12)
- 3/4" Flooring - (2304.4) 1" solid - 1/2" particle board
- 4" Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder  
*min.*
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## Wall Construction (Chapter 2300)

- ✓ Design (1609) wind loads
- ✓ Load requirements
- ✓ Grade
- ✓ Fastening schedule (Table 2305.2)
- 2x6 Wall framing (2305.4.1)
- ✓ Double top plate (2305.4.2)
- ✓ Bottom plates: (2305.4.3)
- See Review Notching and boring: (2305.4.4) studs
- See Review Non load bearing walls (2305.5)
- See Review Notching and boring (2305.5.1)
- NA Wind bracing (2305.7)
- NA Wall bracing required (2305.8.1)
- 2x6-16 Stud walls (2305.8.3)
- 7/16" Sheathing installation (2305.8.4)
- OK Minimum thickness of wall sheathing (Table 2305.13)
- NA Metal construction
- NA Masonry construction (Chapter 21)
- Vinyl Vinyl Exterior wall covering (Chapter 14)
- OK Performance requirements (1403)
- \_\_\_\_\_ Materials (1404)
- NA Veneers (1405)
- Gypsum Interior finishes (Chapter 8)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Roof-Ceiling Construction (Chapter 23)**

*wood structures*

Roof rafters - Design (2305.15) spans

*1/2 CDK* Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))

*wood structure* Roof trusses (2313.3.1)

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Roof Coverings (Chapter 15)**

- Approved materials (1404.1)
- \_\_\_\_\_ Performance requirement (1505)
- \_\_\_\_\_ Fire classification (1506)
- \_\_\_\_\_ Material and installation requirements (1507)

*N.A.* Roof structures (1510.0)

*Asphalt* Type of covering (1507)

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- N* \_\_\_\_\_ Masonry (1206.0)
- \_\_\_\_\_ Factory - built (1205.0)
- \_\_\_\_\_ Masonry fireplaces (1404)
- \_\_\_\_\_ Factory - built fireplace (1403)

**Mechanical  
1993 BOCA Mechanical Code**

*chapter 12 Chimneys and vents*

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

State Plumbing Code  
*Chapter 13 can be used*

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Load Design Criteria**

Floor live load sleeping	<u>30 PSF</u>	<u>✓</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>✓</u>
Roof live load	<u>42 PSF</u>	<u>✓</u>
Roof snow load	<u>46 PSF</u>	<u>✓</u>
Seismic Zone	<u>2</u>	<u>S</u>
Weathering area	<u>S</u>	<u>S</u>
Frost line depth	<u>4' MIN</u>	<u>✓</u>

**Glazing (Chapter 24)**

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

**Private Garages (Chapter 4)**

- N/A* General (407)
- Beneath rooms (407.3)
- Attached to rooms (407.4)
- Door sills (407.5)
- Means of egress (407.8)
- Floor surface (407.9)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- See report Location and interconnection
- \_\_\_\_\_ Power source

Dwelling Unit Separation

Table 602

N/A



17/June/95

PURCHASE AND SALE AGREEMENT

4.21 1998

4.21 1998 Effective Date
The use of days in this agreement refers to calendar days from the effective date

Beverly St #155

RECEIVED OF: Linda MacCORSON (hereinafter called "Buyer") the sum of (\$ 1000.-- ) One thousand dollar no/100 dollars as earnest money and in part payment of the purchase price of the following described real estate, situated in municipality of Portland County of Cumberland State of Maine located at 4-155 Beverly St Being (all [X] part of [ ] the property at the above address owned by Grandin Coleman Construction (hereinafter called "Seller") and described at said County's Registry of Deeds Book Page

FIXTURES: The parties agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods and electrical fixtures are included with the sale except for the following: See Disclosure

PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost: See Disclosure

The TOTAL purchase price being (\$ 111,000 ) One hundred eleven thousand dollar no/100 dollars to be paid as follows:

The purchase price balance shall be paid in cash, certified funds or bank check at closing.

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

- 1. EARNEST MONEY/ACCEPTANCE: RE MAX By The Bay shall hold said earnest money in the amount of \$ and act as escrow agent until closing; this offer shall be valid until 4.21 (date) 7:00 AM/PM; and, in the event of Seller's non-acceptance, this earnest money shall be returned promptly to Buyer.
2. TITLE & CLOSING: That a deed, conveying good and merchantable title in accordance with standards 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 12.01.98 from effective (closing date) or before if agreed in writing by both parties.
3. DEED: That the property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not adversely affect the continued current use of the property.
4. POSSESSION/OCCUPANCY: Possession/occupancy of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.
5. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Said premises shall then be broom clean and in substantially the same condition as at present, excepting reasonable use and wear. 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 contract.
6. PRORATIONS: The following items, where applicable shall be prorated as of the date of closing: fuel (cash price as of date of closing), rent, real estate taxes (based on municipality's fiscal year), association fees, (other). Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. Buyer and Seller will each pay their transfer tax as required by State of Maine.



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

Agent makes no warranties regarding the condition, permitted use or value of Sellers' real or personal property. This contract is subject to the following inspections, with results being satisfactory to Buyer:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	___	___	Within _____ days	f. Asbestos Air Quality	___	___	Within _____ days
b. Sewage Disposal	___	___	Within _____ days	g. Lead Paint	___	___	Within _____ days
c. Water Quality	___	___	Within _____ days	h. Pests	___	___	Within _____ days
d. Water Quantity	___	___	Within _____ days	i. Radon Air Quality	___	___	Within _____ days
e. Radon Water Quality	___	___	Within _____ days	j. _____	___	___	Within _____ days

All inspections will be done by inspectors chosen and paid for by Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, Buyer may declare the contract null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. 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.

8. FINANCING: This contract is subject to Buyer obtaining an approved MSH mortgage of 98 % of the purchase price, at an interest rate not to exceed 5.90 % and amortized over a period of 30 years.

- a. This contract is subject to a written statement from the lender, within Ten (10) days of the Effective Date, that Buyer has made application.
- b. This contract is subject to final loan approval within 20 days of the Effective Date.
- c. If either of these conditions is not met within said time periods, Seller may declare this contract null and void, and the earnest money shall be returned to Buyer.
- d. Buyer is under a good-faith obligation to seek and accept financing on the above-described terms. Buyer acknowledges that a breach of this good-faith obligation will be a breach of this contract.
- e. Buyer agrees to pay no more than 0 points. Seller agrees to pay \$3,330 toward points and/or Buyer's closing costs.

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

The Ken Cardillo of RE Max By The Bay Agency represents 1 Seller  
 Listing Agent

The Kelly Wentworth of RE Max Heritage Agency represents Buyer  
 Selling Agent

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

10. MEDIATION: Any dispute or claim arising out of or relating to this contract or the property addressed in this contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of the transaction.

11. DEFAULT: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this contract and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this contract and return to Buyer of the earnest money. The escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

12. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This agreement completely expresses the obligations of the parties.

13. HEIRS/ASSIGNS: This agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

14. 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.

15. ADDENDA: 6 Yes (If Yes, include number of addenda on line); \_\_\_\_\_ No

16. EFFECTIVE DATE: This contract is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to all parties or to their Agents.

17. AGENCY CONFIDENTIALITY: Buyer and Seller understand that the terms of this contract 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. Parties authorize agents to receive copy of entire closing statements.

18. OTHER CONDITIONS:

A copy of this contract is to be received by all parties 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.

Linda B. MacCrison  
BUYER

007 70 5930

SS# OR TAXPAYER ID#

BUYER

SS# OR TAXPAYER ID#

Buyer's Mailing address is \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

[Signature]  
SELLER

01-0489784

SS# OR TAXPAYER ID#

SELLER

SS# OR TAXPAYER ID#

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

Offer reviewed and refused on \_\_\_\_\_, 19 \_\_\_\_\_

SELLER

SELLER

**EXTENSION**

The time for the performance of this contract is extended until \_\_\_\_\_

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

[Signature]  
DATE \_\_\_\_\_  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_

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

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

Maine Association of REALTORS®/1997  
All Rights Reserved



Applicant: Clie Walsh

Date: 6/16/98

Address: 168 Beverly St

C-B-L: 333-K-18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot - end of st

Proposed Use/Work - 20' x 40' ranch house - NO GARAGE

Sewage Disposal - City NOLA w/ Deck

- Lot Street Frontage - 50' req - 50'+ shown

Front Yard - 25' req - 25' shown - can allow 5' extension into front yard, but not more than 50'

Rear Yard - 25' req - 25'+ shown

Side Yard - 12' req - 12'+ shown on both sides

Projections - front porch - rear steps - rear bulkhead

Width of Lot - 80' req - 80' shown

Height - 1 story ranch -

Lot Area - ~~10,000~~ 10,867

Lot Coverage/ Impervious Surface - 20% or 2173.4 20' x 40' = 800

Area per Family - 10,000

Off-street Parking - 2 spaces req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Not in Floodplain Panel 1

Sill el. lowest Bldg opening Zone C  
68.0' / 66.51 → per phone call, lowest opening will be 67'

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

19980054  
I. D. Number

Coleman Construction

Applicant

1 Percy Hawkes Rd, Windham, ME 04062

Applicant's Mailing Address

Coleman Walsh

Consultant/Agent

892-6101

Applicant or Agent Daytime Telephone, Fax

5/28/98

Application Date

Beverly St (lot #155)

Project Name/Description

168 Beverley St

Address of Proposed Site

333-K-018

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) **no garage**

960 Sq Ft    10,867 Sq Ft    R-2

Proposed Building square Feet or # of Units    Acreage of Site    Zoning

Check Review Required:

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

Fees Paid: Site Plan \$50.00    Subdivision \_\_\_\_\_    Engineer Review \$100.00    Date: 5/28/98

Inspections Approval Status:

Approved     Approved w/Conditions see attached     Denied    Reviewer Marge Schmuckal

Approval Date 6/16/98    Approval Expiration \_\_\_\_\_    Extension to \_\_\_\_\_     Additional Sheets Attached

Condition Compliance    signature \_\_\_\_\_    date \_\_\_\_\_

Performance Guarantee     Required\*     Not Required

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

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

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

**19980054**  
I. D. Number

**Coleman Construction**  
Applicant  
**1 Percy Hawkes Rd, Windham, ME 04062**  
Applicant's Mailing Address  
**Coleman Walsh**  
Consultant/Agent  
**892-6101**  
Applicant or Agent Daytime Telephone, Fax

**5/28/98**  
Application Date  
**Beverly St (lot #155)**  
Project Name/Description

**Beverley St**  
Address of Proposed Site  
**333-K-018**  
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) \_\_\_\_\_  
**960 Sq Ft** **10,867 Sq Ft**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_  
Fees Paid: Site Plan **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$100.00** Date: **5/28/98**

**DRC Approval Status:**

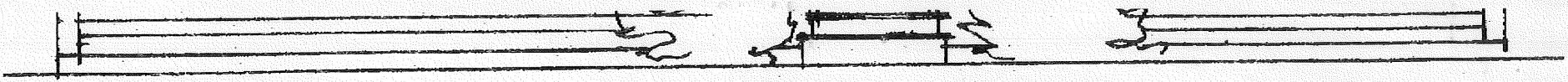
Reviewer **Jim Wendel**

Approved  Approved w/Conditions see attached  Denied  
Approval Date **6/12/98** Approval Expiration **6/12/99** Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance **Jim Wendel** **6/12/98**  
signature date

**Performance Guarantee**  Required\*  Not Required

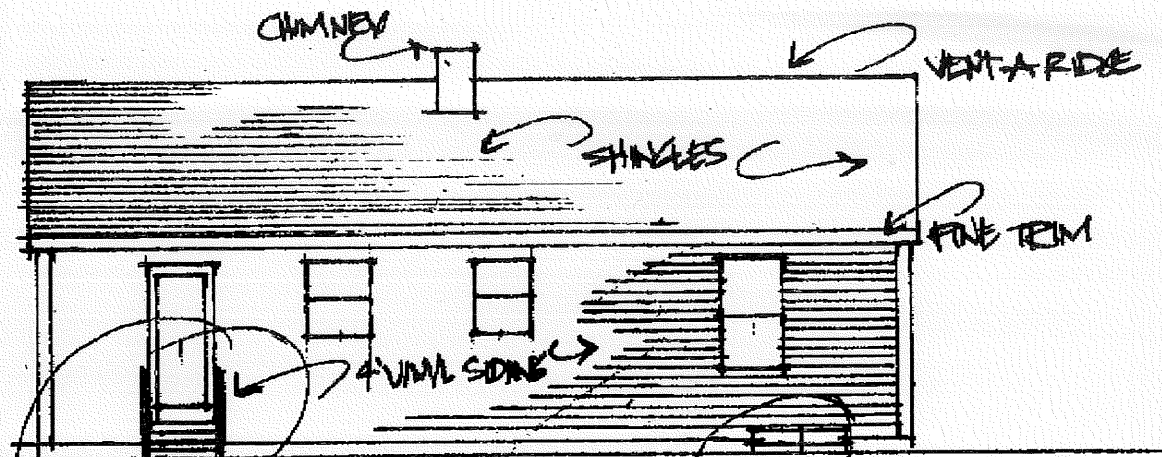
\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	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		
<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	



FRONT ELEVATION

Revised Showings  
Stairs off the  
rear entry &  
bulkhead



REAR ELEVATION

Rear  
steps

Bulkhead.  
Sill is level  
to main House.

Received 6/16/98