

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING CONSTRUCTION

PERMIT

Permit Number: 090770

Please Read Application And Notes, If Any, Attached

This is to certify that DIVERSIFIED PROPERTIES, Inc./Len A has permission to New Single Family Home - 1 1/2 Story, Three Bedrooms, 2 1/2 Baths, Front Covered Porch, Attached Deck in Rear Attached Two Bay Garage AT 45 BEVERLY ST - 335 B007001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lath or otherwise closed-in. 2 HOOR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS
Fire Dept.
Health Dept.
Appeal Board
Other
CITY OF PORTLAND
AUG 11 2009

Signature and date 8/11/09
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

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

Permit No: 09-0770	Issue Date: AUG 11 2009	CHL: 335 B007001
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Location of Construction: 45 BEVERLY ST	Owner Name: DIVERSIFIED PROPERTIES INC	Owner Address: PO BOX 10127 CITY OF PORTLAND	Phone: 207-233-1715
Business Name:	Contractor Name: Len Anderson	Contractor Address: 543 Allen Ave Portland	Phone: 2077973522
Lessee/Buyer's Name: Madd LLC / Len Anderson	Phone: 233-1715	Permit Type: Single Family	Zone: R-2

Past Use: Vacant Land	Proposed Use: New Single Family Home - 1 1/2 Story, Three Bedroom, 2-1/2 Bath, Front Covered Porch, Attached Deck in Rear, Attached Two Bay Garage.	Permit Fee: \$1,595.00	Cost of Work: \$150,000.00	CEO District: 5
Proposed Project Description: New Single Family Home - 1 1/2 Story, Three Bedroom, 2-1/2 Bath, Front Covered Porch, Attached Deck in Rear, Attached Two Bay Garage.		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: SB IRC 2003 Signature: [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: lmd	Date Applied For: 07/23/2009	Zoning Approval
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2009-0064</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Ok w/cond.hnt</i> Date: 7/31/09 <i>ABM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date: _____
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CERTIFICATION

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

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

08/13/09 set back okay
okay to pour footer

JGR

10/09/08 Close-In

5 psi @ Stair Test

- Head room on 2nd basement exit stairwell
- advised contractor to verify manufacturers specs for roof mechanical vent.

JGR.

12/9/09 - Final for CoFo - checked
all smokes - OK - egress OK for all
other requirements - OK to issue temp
certificate until site work completed.

Jim M

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

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

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

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

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

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

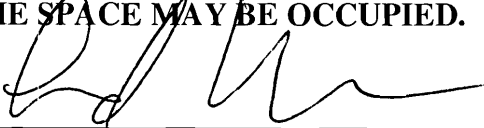
 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

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


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

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



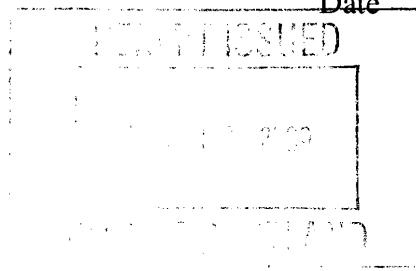
Signature of Applicant/Designee

8/11/09
Date



Signature of Inspections Official

8/11/09
Date



CBL: 335 B007001

Building Permit #: 09-0770

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0770	Date Applied For: 07/22/2009	CBL: 335 B007001
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Location of Construction: 45 BEVERLY ST	Owner Name: DIVERSIFIED PROPERTIES INC	Owner Address: PO BOX 10127	Phone: 207-233-1715
Business Name:	Contractor Name: Len Anderson	Contractor Address: 543 Allen Ave Portland	Phone: (207) 797-3522
Lessee/Buyer's Name: Madd LLC/Len Anderson	Phone: 233-1715	Permit Type: Single Family	

Proposed Use: New Single Family Home - 1 1/2 Story, Three Bedroom, 2-1/2 Bath, Front Covered Porch, Attached Deck in Rear, Attached Two Bay Garage.	Proposed Project Description: New Single Family Home - 1 1/2 Story, Three Bedroom, 2-1/2 Bath, Front Covered Porch, Attached Deck in Rear, Attached Two Bay Garage.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 07/31/2009
Note: The front of the lot is the paved & improved section of Beverly Street.			Ok to Issue: <input type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being issued with the condition that there will be a "barrier" placed along the unimproved section of Beverly Street to block access to the garage from the unimproved portion. As long as part of Beverly Street remains unimproved, the access to the property can only be accessed from the improved and accepted section of Beverly Street. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 08/11/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) A center post must be added to support the rear deck. 2) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space. 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 			

Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 08/11/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) The buffer of trees or a fence along the edge of the driveway pavement shall be installed as shown on the site plan stamped by William Haskell, Engineer, on July 31, 2009 and listed as note number 10. The buffer shall be maintained permanently, unless a relocated driveway is reviewed and approved by the Planning Authority. 2) A double row of Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily. The Development Review Coordinator reserves the right to require additional controls if needed to properly manage stormwater runoff. 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. 4) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.) 5) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site. 			

Location of Construction: 45 BEVERLY ST	Owner Name: DIVERSIFIED PROPERTIES INC	Owner Address: PO BOX 10127	Phone: 207-233-1715
Business Name:	Contractor Name: Len Anderson	Contractor Address: 543 Allen Ave Portland	Phone (207) 797-3522
Lessee/Buyer's Name Madd LLC/Len Anderson	Phone: 233-1715	Permit Type: Single Family	

- 6) 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.
- 7) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 8) 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.
- 9) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

7/23/2009-amachado: Left vcm for Len Anderson. Need site plan that shows the whole lot, not just partial. Is the road built along all of Beverly? Subdivision?

7/24/2009-amachado: Received full siteplan.

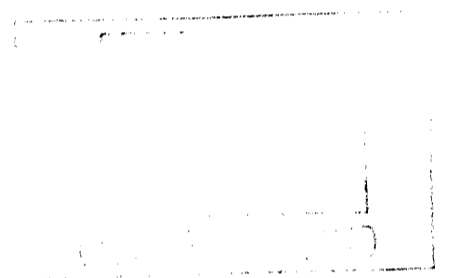
7/30/2009-amachado: Spoke to Len Anderson. Told him that the consensus at the Development Review meeting yesterday was that the garage needs to face the paved part of Beverly St. where the curb cut is. If it does not get changed, the part of the street that the house faces would have to be paved to the end of the lot. He said that he would talk to the buyers who want this house built but wants the garage doors facing the unpaved part of the street.

7/30/2009-amachado: In discussion with Dan Anderson & Alex Jaegerman, it has been agreed that the garage doors will not be relocated but that a buffer/barrier will be proposed and added to the site plan to prevent the garage from being accessed off the unimproved part of Beverly Street.

7/30/2009-amachado: The 12' x 12' deck shown on the building plan is not shown on the site plan. I talked to Len Anderson and he will get the site plan amended. Moving the permit forward in the review process. Please return to Ann when building review is done. Waiting for revised siteplan.

7/31/2009-amachado: Received revised siteplan that shows the deck and the buffer along the unpaved part of Beverly Street

8/5/2009-amachado: Received scalable revised site plan.





General Building Permit Application

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

Location/Address of Construction: <u>45 Beverly Street</u>		
Total Square Footage of Proposed Structure/Area <u>1887</u>		Square Footage of Lot <u>81,780 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>335 B 7 10</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Madd LLC / Len Anderson</u> Address <u>543 Allen Ave.</u> City, State & Zip <u>Portland, Me. 04103</u>	Telephone: <u>207-233-1715</u>
Lessee/DBA (If Applicable) <u>JUL 4 2 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>150,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>vacant land</u> If vacant, what was the previous use? <u>vacant land</u> Proposed Specific use: <u>Single Family Home</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Single family detached dwelling 1 1/2 story 3 bedrooms, 2 1/2 baths with front porch entry covered and rear open deck?</u>		
Contractor's name: <u>Len Anderson / Madd LLC manager for Madd LLC</u> Address: <u>543 Allen Ave.</u> City, State & Zip: <u>Portland, Maine 04103</u> Telephone: <u>207-233-1715</u> Who should we contact when the permit is ready: <u>Len Anderson</u> Telephone: <u>207-233-1715</u> Mailing address: <u>543 Allen Ave, Portland, Maine 04103</u> <u>712-3741 Dm</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: <u>[Signature]</u>	Date: <u>7/20/2009</u>
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This is not a permit; you may not commence ANY work until the permit is issued

Applicant: Mad LLC / Len Anderson

Date: 7/30/09

Address: 45 Beverly St

C-B-L: 335-B-007

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-2

Interior or corner lot build 30' x 40' (2 story) single family w/ attached ~~28' x 30'~~ ^{24' x 30'} garage.

Proposed Use/Work - build ✓

Savage Disposal - public.

Lot Street Frontage - 50' min. - 130' on paved part of Beverly.

Front Yard - 25' min. - 35' scaled (paved part of Beverly)

Rear Yard - 25' min. - ~~25'~~ ^{20'} scaled to deck

Side Yard - 2 story - 14' ^{9'} on right left

Projections - 2 story - 16' ^{30'} on right - (unpaved part of Beverly)
Side street - 20' - 25' on right

Width of Lot - 80' min. - 143' scaled

Height - 35' max - 27' scaled from lowest grade.

Lot Area - 10,000 sq ft min. - 81,780.

Lot Coverage Impervious Surface - 20% = 16,352.

Area per Family - 10,000 sq ft

28 x 24 = 672
40 x 30 = 1200
5 x 19.5 = 97.5
deck 11.5 x 12 = 138
2107.5 ^{ok}

Off-street Parking - 2 off street spaces required - 2 car garage.

Loading Bays - N/A

Site Plan - minor/minor - 2009-0014

* - must be corner of same lot - draw w/ line 20' from that lot to access to garage from unpaved part of Beverly - Partial dry light basement.

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - pond 1 - zone C

* Beverly street is built along part where dw's curb cut is located needs section 14-403. ~~Part~~


45 Beverly 09-0770

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10'x20" - 7'-9" 8" wall Below grade	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" diam drain w/ fabric & damp proofed	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	N/A
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" @ 6' oc 12" from corners.	OK
Lally Column Type (Section R407)	3-2x12's - 30' Bricking width -	OK - 5'6" max shown
Girder & Header Spans (Table R 502.5(2))	approx 6' Max span allowed -	
Built-Up Wood Center Girder Dimension/Type	3-2x12's	OK
Sill/Band Joist Type & Dimensions	2x6 PT Sill	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 - 16" oc. - max clear span - 15'5" - approx 15' clear span shown - OK @ MAX span	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 - @ Max span -	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	2x6 - 12'1" span -	OK

09-0770

R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10 - 16" oc - 15' span max span is 15'-10"	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4" floor / 7/16" wall / 1/2" Roof	OK
Fastener Schedule (Table R602.3(1) & (2))	Per IRC	OK
Private Garage yes (Section R309) Living Space? Beside (Above or beside)		
Fire separation (Section R309.2) - OK Shows 5/8" on wall		OK
Opening Protection (Section R309.1)	OK Shows 1 hour door - OK	
Emergency Escape and Rescue Openings (Section R310)	OK - noted egress in beams - OK	
Roof Covering (Chapter 9)	asphalt - OK	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	22x30 - OK	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	3-2x10's - Typ - OK	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	U-.31 R-19 walls - R-21 Floor - R-38 cing - OK	

09.0770

Factor Fenestration		
① Type of Heating System	not shown.	
Means of Egress (Sec R311 & R312) Basement Number of Stairways 3 Interior 2 Exterior 1 Treads and Risers 10" T 7 3/4" R (Section R311.5.3) Width (Section R311.5.1) 36" shown Headroom (Section R311.5.2) 6'-8" shown Guardrails and Handrails 36" w/4" spacing (Section R312 & R311.5.6 - R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected	OK	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
② Deck Construction (Section R502.2.1)	Need center carrying post.	

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

2009-0064

Application I. D. Number

7/23/2009

Application Date

New Single Family Home

Project Name/Description

Diversified Properties Inc

Applicant

Po Box 10127 , Portland , ME 04104

Applicant's Mailing Address

45 - 45 Beverly St , Portland, Maine

Address of Proposed Site

Consultant/Agent

Agent Ph:

Agent Fax:

335 B007001

Applicant or Agent Daytime Telephone, Fax

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 Apt Condo Other (specify) _____

0

Proposed Building square Feet or # of Units Acreage of Site Proposed Total Disturbed Area of the Site Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Site Location |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **7/23/2009**

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

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

Condition Compliance _____ _____ _____

signature date

Performance Guarantee Required* Not Required

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

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

From: Alex Jaegerman
To: Ann Machado
Date: 7/31/2009 4:47:33 PM
Subject: Re: Fwd: 2105.01 - 45 Beverly Street - plan revisions

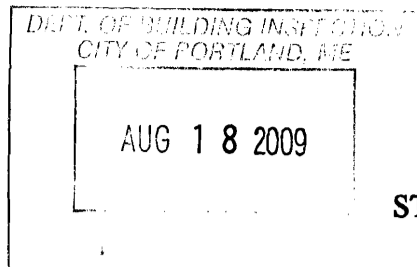
OK w/ me.

>>> Ann Machado 7/31/2009 11:26:45 AM >>>
Alex -
FYI

Here is the revised siteplan for 45 Beverly that shows a 25' buffer blocking access to the garage from the unpaved part of Beverly.

Ann

45 Beverly



Doc#: 50343 Bk:27179 Pg: 325

**STATUTORY WARRANTY DEED
(Corrective Deed)**

DIVERSIFIED PROPERTIES, INC., a Maine corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine, with a mailing address of P.O. Box 10127, Portland, Maine 04104,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

MADD, LLC, a Maine limited liability company with a principal place of business and mailing address of 543 Allen Avenue, in the City of Portland, County of Cumberland and State of Maine,

Certain lots or parcels of land situated in the City of Portland, County of Cumberland and State of Maine, and being Lots 523 through 532 inclusive as shown on Plan of Woodfords Gardens recorded at the Cumberland County Registry of Deeds in Plan Book 13, Page 75.

Also conveying certain lots or parcels of land situated in the City of Portland, County of Cumberland and State of Maine, being Lots 533, 534 and 535 inclusive as shown on said Plan of Woodfords Gardens recorded at the Cumberland County Registry of Deeds in Plan Book 13, Page 75. Excepting from Lots 534 and 535 a portion of said lots being part of Parcel B (Lot 1) described on a Plan entitled "Amended Boundary Survey made for Diversified Properties" by Titcomb Associates dated June 18, 2004 and recorded at the Cumberland County Registry of Deeds in Plan Book 208, Page 182 and described in a deed from Grantor herein to C.G.B Properties, LLC by deed dated April 15, 2008 and recorded at said Registry of Deeds in Book 25975, Page 177.

Being a portion of the premises conveyed to Grantor herein by deed of R.J. Grondin & Sons dated March 6, 1995, and recorded at said Registry in Book 11842, Page 315.

This conveyance is subject to the following instruments of record at the Cumberland County Registry of Deeds in so much as they affect the premises described above:

1. Drainage Easement Deed between and among Diversified Properties, Inc., WA ONE Inc. and the City of Portland dated October 29, 2008, and recorded at said Registry in Book 26467, Page 212.
2. State of facts as shown or depicted on plan entitled Woodfords Gardens dated November 16, 1916, and recorded in Plan Book 13, Page 75.
3. Rights and easements acquired by the City of Portland by virtue of a Certificate of Taking of Property dated April 7, 1975, and recorded in Book 3673, Page 290.
4. Rights and easements reserved by the City of Portland as set forth in Order Vacating Streets and Renaming a Portion of Street dated November 6, 1995, and recorded in Book 12302, Page 242.
5. Terms and conditions of Order Vacating Streets dated November 6, 1995, and recorded in Book 12604, Page 146.
6. Terms and conditions of a Certificate of Subdivision Variance Approval dated December 10, 1996, and recorded in Book 12859, Page 143.
7. Rights and easements granted to the City of Portland in an instrument dated April 30, 1998, and recorded in Book 13780, Page 16.
8. Rights and easements granted to New England Telephone and Telegraph Company and Central Maine Power Company in an instrument dated June 3, 1998, and recorded in Book 13956, Page 133.
9. State of facts as shown or depicted on plan entitled "Plan Showing a Portion of Woodfords Gardens, prepared for Record Owner, Diversified Properties, Inc.", dated July 14, 1995 revised through December 7, 1998, and recorded in Plan Book 198, Page 379.
10. State of facts as shown or depicted on plan entitled "Boundary Survey made for Diversified Properties", recorded in Plan Book 204, Page 740, as amended by Amended Boundary Survey revised through October 18, 2004, and recorded in Plan Book 207, Page 777, and as further Amended by Plan of Amended Boundary Survey, Beverly Street, Portland, Maine, made for Diversified Properties, Inc. recorded in Plan Book 208, Page 194.

The purpose of this deed is to include Lot 533 and that portion of Lots 534 and 535 not previously conveyed as set forth in this deed, which parcels were inadvertently omitted from a previous deed from Grantor to Grantee herein dated January 21, 2009 and recorded at said Registry of Deeds in Book 26563, Page 263.

IN WITNESS WHEREOF, the said Diversified Properties, Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President, thereunto duly authorized this 13 day of August, 2009.

DIVERSIFIED PROPERTIES, INC.

By: [Signature]
James M. Wolf, Its President

STATE OF MAINE
CUMBERLAND, SS.

Aug. 13, 2009

Then personally appeared the above-named JAMES M. WOLF, President of DIVERSIFIED PROPERTIES, INC. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

[Signature]

~~Attorney at Law~~/Notary Public

Print Name: _____

My Commission Expires: _____

LYNDA PORTER
Notary Public, Maine
My Commission Expires January 15, 2016

SEAL

Received
Recorded Register of Deeds
Aug 13 2009 01:56:46P
Cumberland County
Pamela E. Lovley

PURCHASE AND SALE AGREEMENT - LAND ONLY

July 21 2009

Effective Date is defined in Paragraph 20 of this Agreement

1. PARTIES: This Agreement is made between Madd LLC (Buyer) and Diversified Properties (Seller)

2. DESCRIPTION: subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy () all (X) part of, if "part of" see para. 22 for explanation, the property situated in municipality of Portland County of Cumberland State of Maine, located at 45 and 17 Beverly Street and described in deeds recorded at said County's Registry of Deeds Books 11842 Page(s) 315

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 1,00 Buyer X has delivered, or will deliver to the Agency within days of the date of this offer, a deposit or earnest money in the amount of \$ If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ will be delivered Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by a certified or cashier's check upon delivery of the Deed.

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

4. EARNEST MONEY ACCEPTANCE: Agency shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until AM PM, and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

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 July 27, 2009 (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 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may choose and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEFECT: The property shall be conveyed by a quitclaim w/ covenant/warranty 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 continued current use of the property.

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, association fees, cohort Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

August 2008 Page 1 of 1 P&S 110 Revised 10/05/08 Seller Initials Dan Anderson Real Estate, Inc. 94 Auburn Portland ME 04103 Phone 207-878-3226 Fax 207-878-3217 Dan W. Anderson Beverly ME Produced with ZipForm® by zipform.com 18070 E. Green Mile Road, Fraser, Michigan 48026 www.zipform.com

ADDENDUM 1 TO AGREEMENT

Addendum to contract dated July 21, 2009
between Diversified Properties (hereinafter "Seller")
and Madd LLC (hereinafter "Buyer")
property 45 and 17 Beverly Street, Portland, ME 04103

This sale is part of original purchase of land at Beverly Street Portland, ME, dated 1/21/09 from Diversified Properties to Madd LLC.

Original sale dated 1/21/2009 included lots 523-532 of Plan of Woodford Gardens and is now known as Town Map 335 Block B Lots 8-17 and is located at 17-43 Beverly Street Portland, ME

Subsequent sale is of additional land that was intended to be included in original sale and is known as 45 Beverly Street and is indicated as Portland assessor parcel Map 335 Block B Lot 7 and Plan of Woodford Gardens lot 533 & part of lot 534.

Land is to be included via a corrective deed. The added land included in this subsequent sale is also known as part of the parcel of remaining land owned by Diversified Properties and recorded in CCRD BK 11842 PG 315 & CCRD BK 11967 PG 11. Said land is to be added to current land owned by Madd LLC currently known as 17-43 Beverly street and was conveyed to Madd LLC from Diversified Properties 1/21/2009.

The added land will be via a corrective deed to land already owned by Madd LLC at 17-43 Beverly Street Portland, ME to correctly convey the entire parcel that was to be included in the original purchase dated January 21, 2009 and to be known as 17 - 45 Beverly Street.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale purchase of property

Buyer Madd LLC 7/21/09
Seller Diversified Properties 7/28/09

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issues or concern.

Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Seller's real property. This Agreement is subject to the following contingencies, with results being subsidiary 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. SEPTIC SYSTEM DESIGN Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
4. LOCAL PERMITS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
5. HAZARDOUS WASTE REPORTS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
6. UTILITIES Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
7. WATER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
8. SUBDIVISION APPROVAL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
9. DEPT. RC APPROVALS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
10. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
11. HABITAT REVIEW WATER/DWI Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
12. MDOE DRIVEWAY ENTRANCE PERMIT Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
13. DEED RESTRICTION Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
14. TAX EXEMPT STATUS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
15. 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 investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation 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 investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspections as mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

August 2008

Page 7 of 4 - P88710

Buyer's Initials

Seller's Initials

11. FINANCING: This Agreement is is not subject to financing. If subject to financing:
- This Agreement is subject to Buyer obtaining a loan of _____ % of the purchase price, at an interest rate not to exceed _____ % and amortized over a period of _____ years.
 - Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification of information, is qualified for the loan requested within _____ days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
 - Buyer to provide Seller with loan commitment letter from lender within _____ days of the Effective Date of the Agreement. If Buyer fails to provide Seller with this loan commitment letter within said time period, Seller may deliver notice to Buyer that this Agreement is terminated three days after delivery of such notice unless Buyer delivers the loan commitment letter before the end of the three-day period. If the Agreement is terminated under the provision of this subparagraph, the earnest money shall be returned to Buyer.
 - Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
 - After notices are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed under the terms of the financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of notice from the lender shall be a default under this Agreement.
 - Buyer agrees to pay no more than _____ points. Seller agrees to pay up to \$ _____ toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
 - Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Yes No.
 - Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

_____ of _____	is a _____	<input type="checkbox"/> Seller Agent	<input type="checkbox"/> Buyer Agent
_____ of _____	is a _____	<input type="checkbox"/> Disc. Dual Agent	<input type="checkbox"/> Transaction Broker
_____ of _____	is a _____	<input type="checkbox"/> Seller Agent	<input type="checkbox"/> Buyer Agent
_____ of _____	is a _____	<input type="checkbox"/> Disc. Dual Agent	<input type="checkbox"/> Transaction Broker

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.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form.

14. MEDIATION: Fairness money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims 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. 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 may employ all legal and equitable remedies, including without limitation, termination of this Agreement 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 Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained 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/NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing. This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof, except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any State/Federal holidays (including but not limited to Patriots Day, Columbus Day, Martin Luther King Holiday, etc.). Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

21. CONFIDENTIALITY Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

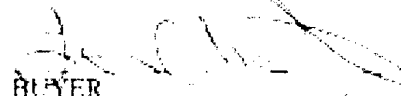
22. OTHER CONDITIONS See addendum

A copy of this Agreement 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 Revenue Services.

Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

Buyer's Mailing address is 543 Allen Ave, Portland, ME 04103


BUYER 07/21/2009 DATE BUYER _____ DATE _____
Madd LLC

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.

Seller's Mailing address is PO BOX 10127 Portland ME 04104
SELLER 7/23/09 DATE SELLER _____ DATE _____
Diversified Properties

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM

SELLER _____ DATE _____ SELLER _____ DATE _____

The Buyer hereby accepts the counter offer set forth above:

BUYER _____ DATE _____ BUYER _____ DATE _____

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

BUYER _____ DATE _____ SELLER _____ DATE _____

BUYER _____ DATE _____ SELLER _____ DATE _____

PO Box 1237
15 Shaker Road
Gray, ME 04039

(207) 657-6910
Fax: (207) 657-6912
E-mail: mailbox@gorrillpalmer.com

To: Ann Machado
City of Portland Zoning Administration
City Hall,

Via: Hand Delivery
RE: 45 Beverly Street
Date: 7-24-09
Project No: 2149

JUL 24 2009

For your use <input checked="" type="checkbox"/>		As requested <input checked="" type="checkbox"/>		For Review and comment <input type="checkbox"/>			
Shop Drawings <input type="checkbox"/>		Prints <input checked="" type="checkbox"/>	Plans <input type="checkbox"/>	Specifications <input type="checkbox"/>	Copy of letter <input type="checkbox"/>	Other <input type="checkbox"/>	
Copies	Date	Number	Description				
3			Site Plans for Building Permit				

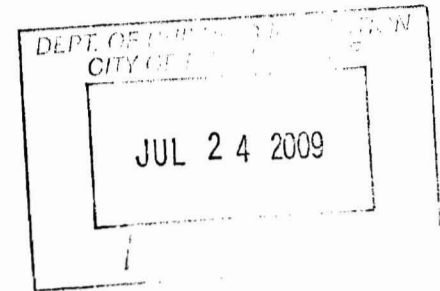
Remarks:

Copy Len Anderson
To:

Signed Alton M. Palmer, P.E.

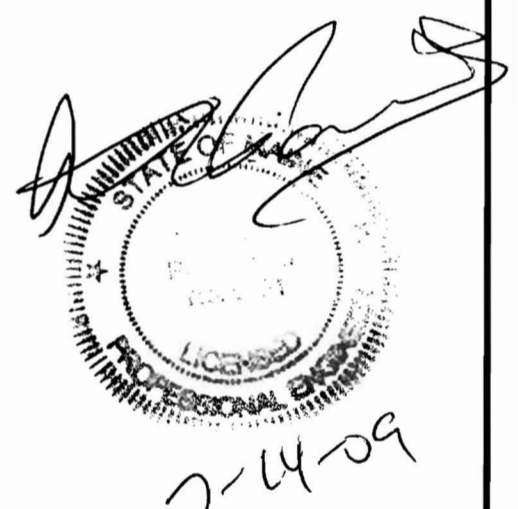
SPACE AND BULK REQUIREMENTS – R-2 ZONE

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	12 FT.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	80 FT.



* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

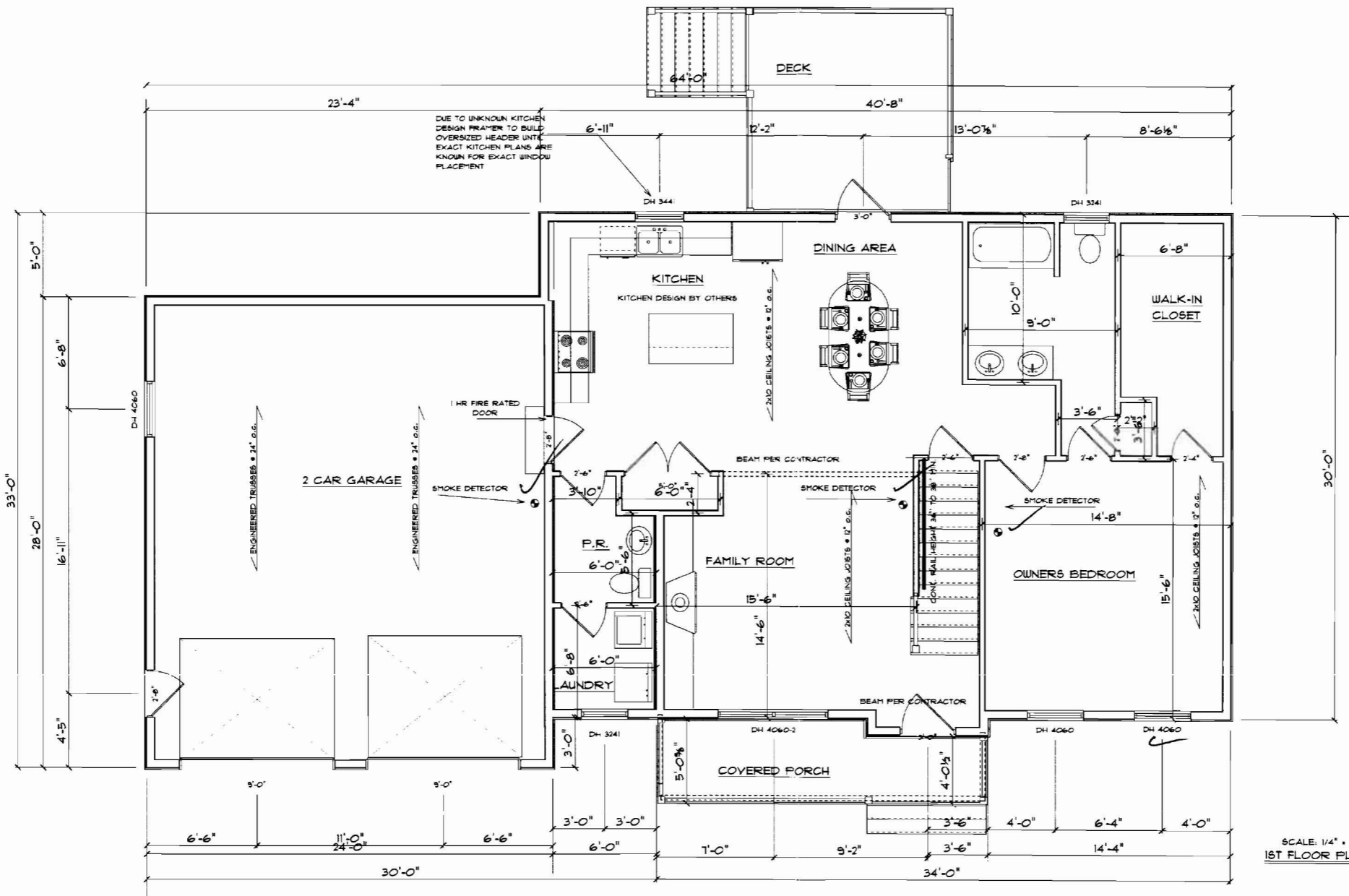


Design:	WCH	Date:	7/2009
Draft:	BVD	Job No.:	2105.01
Checked:	WCH	Scale:	NTS
File Name: 2105.01-SPACE AND BULK - LOTS			

GP Traffic and Civil Engineering Services
 PO Box 1237, 15 Shaker Road
 Gray, ME 04039
 207-657-6910

Drawing Name:	Space & Bulk Requirements
Project:	BEVERLY STREET, PORTLAND

Figure No.	1
------------	----------



SCALE 1/4" = 1'-0"
1ST FLOOR PLAN

NOTE: ALL WINDOWS
U-FACTOR = .31

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. THE CLIENT HAS BEEN ADVISED THAT SUCH ARE NOT BEING PROVIDED FOR THE PURPOSE OF OBTAINING PERMITS OR FOR THE PURPOSE OF OBTAINING FINANCING. SUCH PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE ACCURACY AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS ARE TO BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND CONTRACT SPECIFICATIONS OVERRULE THESE PLANS.

PROJECT NAME:
**WILLIAMS
RESIDENCE**

REVISIONS

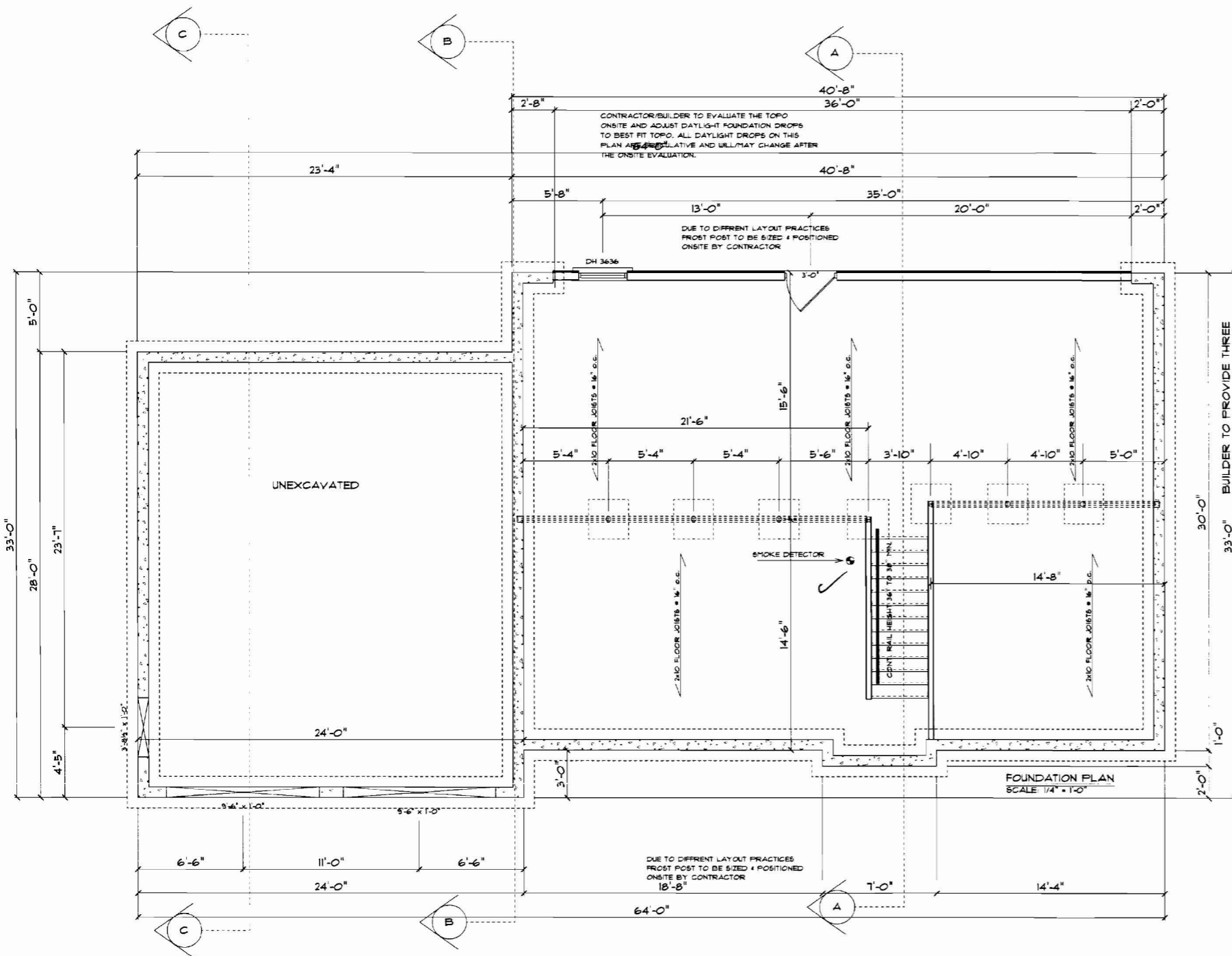
DATE JULY 2009

SCALE AS NOTED

DRAWN

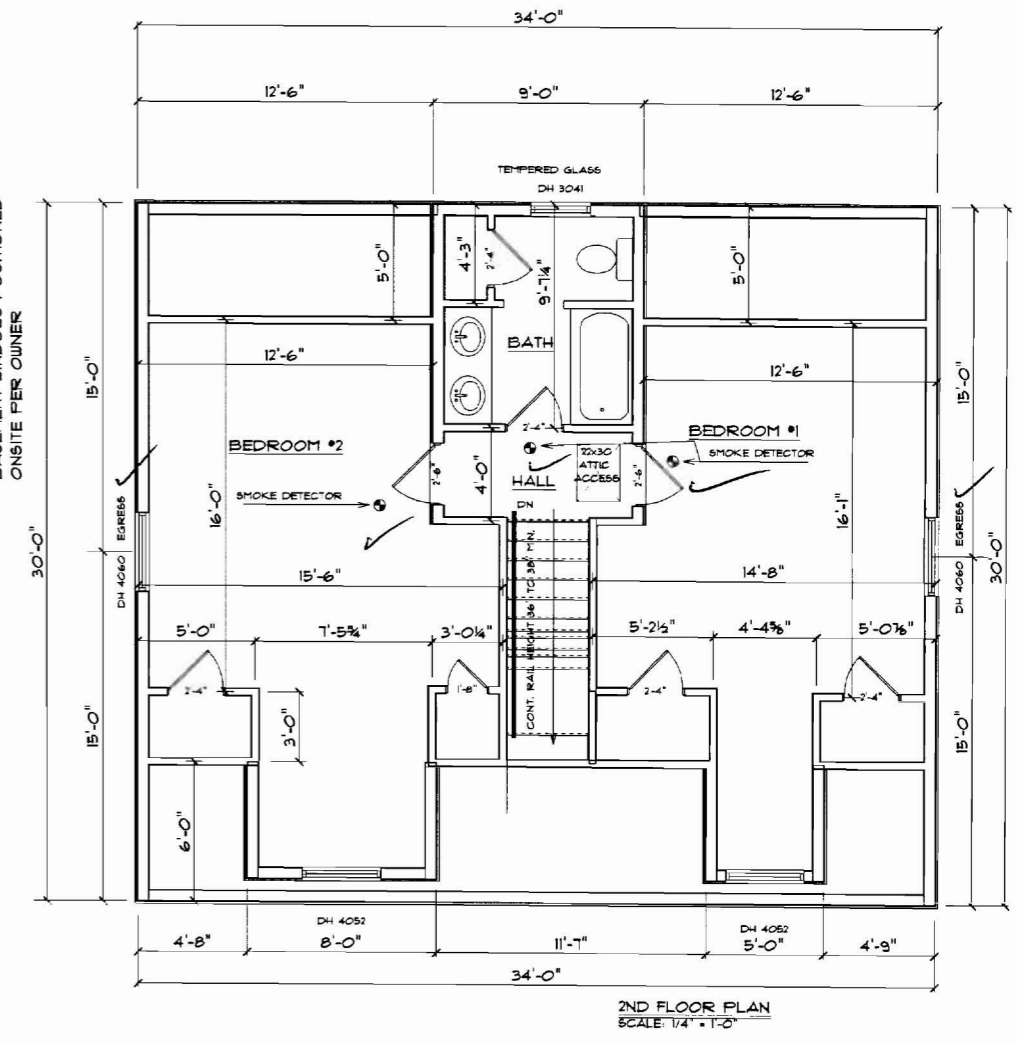
FILE

SHEET ___ OF ___



HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR

NOTE: ALL WINDOWS
U-FACTOR = .31



THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. THE CLIENT HAS BEEN ADVISED THAT THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY CONTRACT. THE CLIENT HAS BEEN ADVISED THAT THESE PLANS ARE PROVIDED AS A SERVICE AND DO NOT CONSTITUTE A GUARANTEE TO THE ACCURACY AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY THE REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ANY CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PROJECT NAME:
**WILLIAMS
RESIDENCE**

NO.	DATE	DESCRIPTION

DATE: July 8, 2009
SCALE: AS NOTED
DRAWN:
FILE:

SHEET: ___ OF ___



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF OREGON AND PALAZZA DESIGN ARCHITECTS, INC. IS NOT LICENSED IN THE STATE OF OREGON. THESE PLANS ARE PROVIDED AS A SERVICE AND DO NOT CONSTITUTE A GUARANTEE TO THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER.

PROJECT NAME:
**WILLIAMS
 RESIDENCE**

REVISIONS

DATE: JULY 8 2009

SCALE: AS NOTED

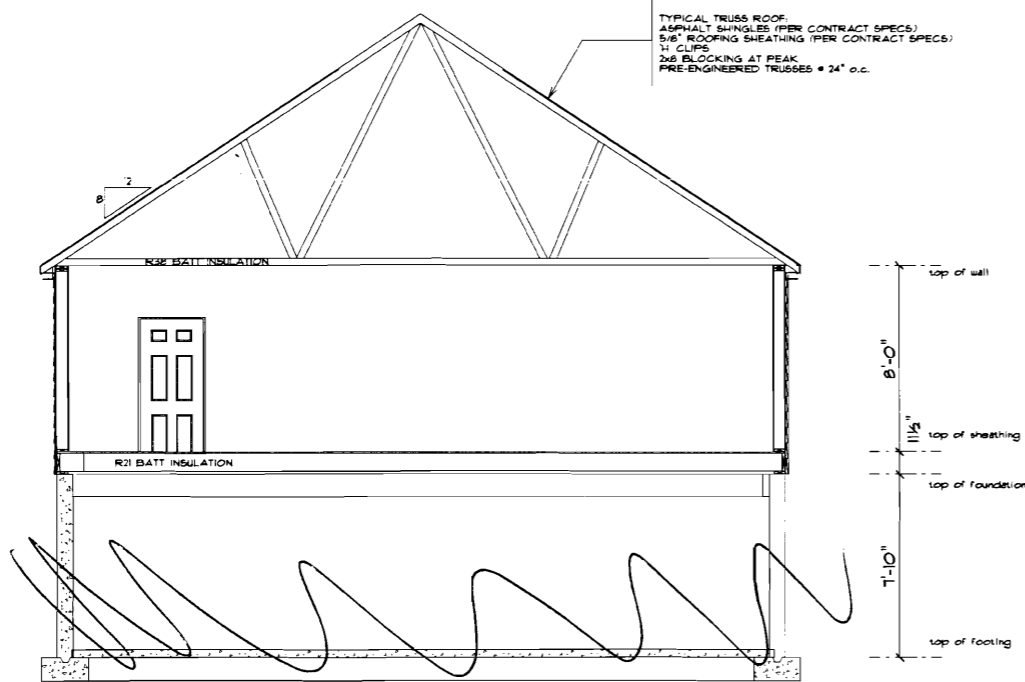
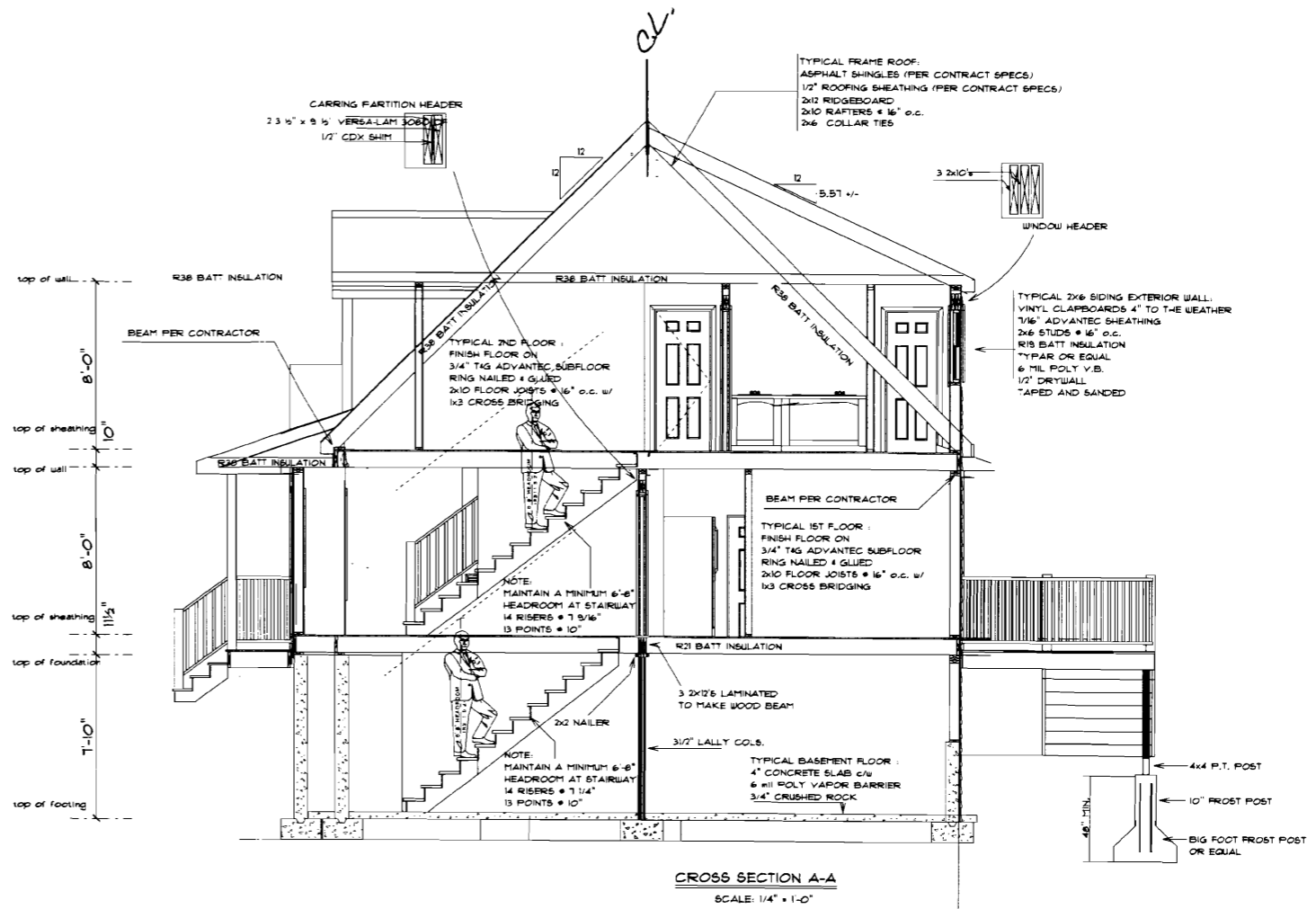
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FILE

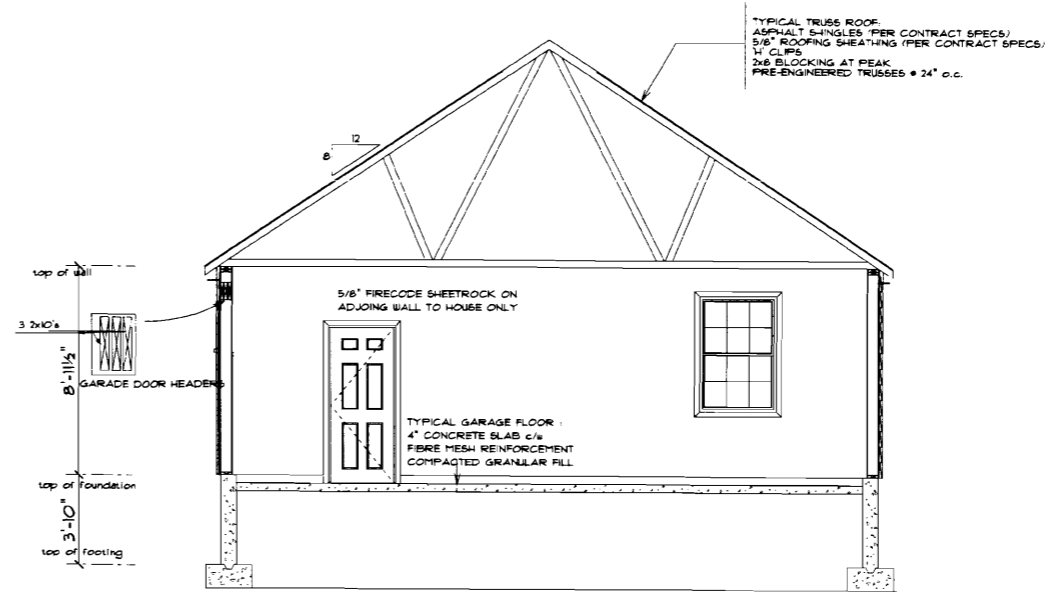
SHEET ___ OF ___



NOTE: ALL WINDOWS
U-FACTOR = .31



CROSS SECTION B-B
FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"



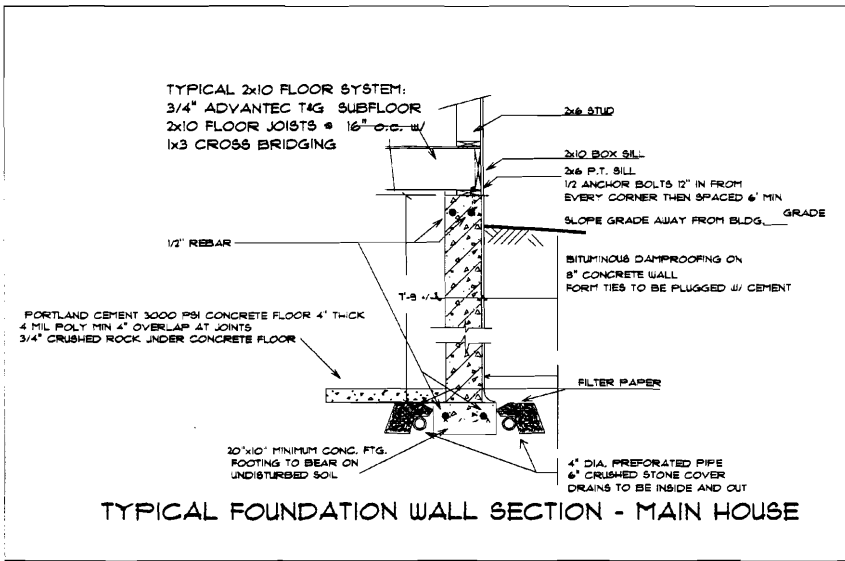
CROSS SECTION C-C
FRAMING DETAIL THE SAME AS
CROSS SECTION A-A & B-B UNLESS NOTED
SCALE: 1/4" = 1'-0"

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF PENNSYLVANIA AND PENNSYLVANIA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING IN PENNSYLVANIA. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM REGISTERED ARCHITECTS OR ENGINEERS.

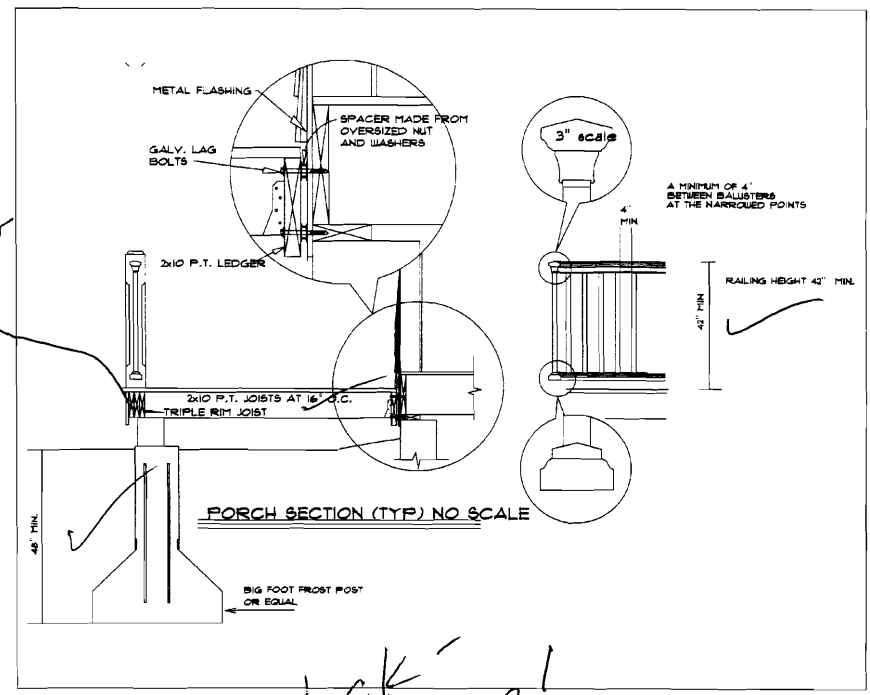
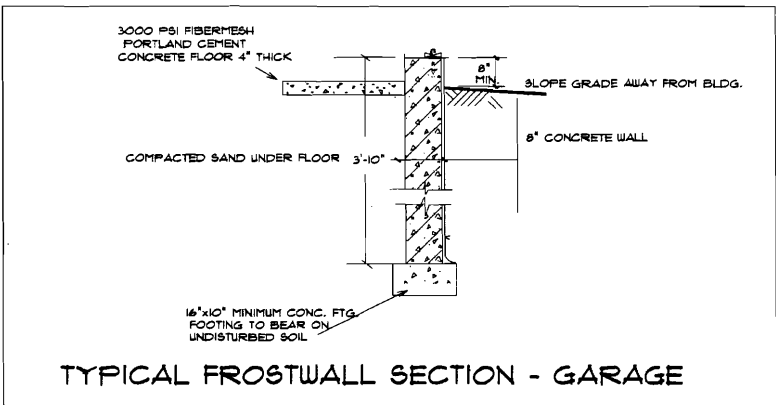
PROJECT NAME:
**WILLIAMS
RESIDENCE**

NO.	REVISIONS

DATE: July 13 2009
SCALE: AS NOTED
DRAWN:
FILE:
SHEET ___ OF ___



- FOUNDATION NOTES:**
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
 2. BASEMENT WINDOW LOCATIONS, I AND ROUGH OPENINGS, SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERS IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
 3. ALL ANCHOR BOLTS SHALL BE 1/2\"/>

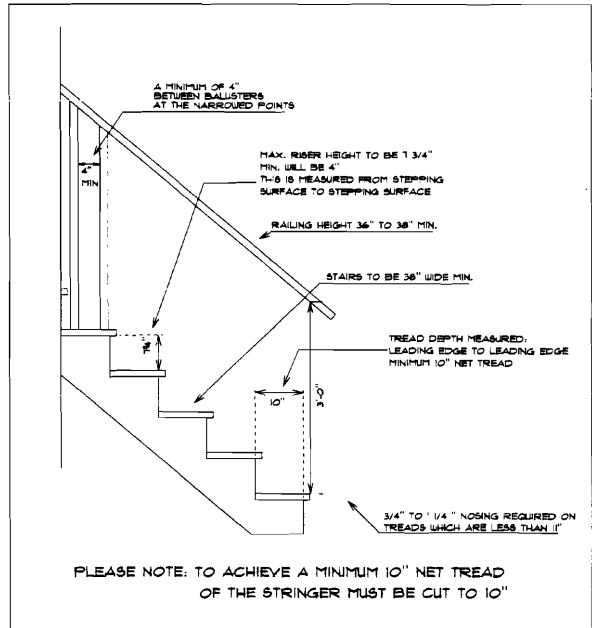


*3-2x10's
12' span*

*deck
9' x 12'*

NOTE LETTER	DESCRIPTION	FASTENING	CONNECTION
SEE NOTE: F	PANEL SIDING (TO FRAMING) 1/2\"/>		
SEE NOTE: C	SUBFLOOR UNDERLAYMENT SINGLE FLOOR (COMBINATION 3/4\"/>		
SEE NOTE: P	WOOD STRUCTURAL PANELS 1902 - 3/4\"/>		
SEE NOTE: D, M, SEE NOTE C	WOOD STRUCTURAL PANELS 1902 - 3/4\"/>		
SEE NOTE: N	LEDDER STRIP	4- 3\"/>	
SEE NOTE: J	JOIST TO BAND JOIST	5- 3\"/>	
	2-8\"/>		
	2- 3\"/>		
	JACK RAFTERS TO HIP	3- 3\"/>	
	JACK RAFTERS TO HIP	4- 3\"/>	
	COLLAR TIE TO RAFTER	4- 3\"/>	
	BUILT-UP GIRDER & BEAMS	3- 3\"/>	
	BUILT-UP GIRDER & BEAMS	3\"/>	
	BUILT-UP CORNER STUDS	3\"/>	
	EACH STUD & PLATE 1\"/>		
	RAFTER TO PLATE	3- 3\"/>	

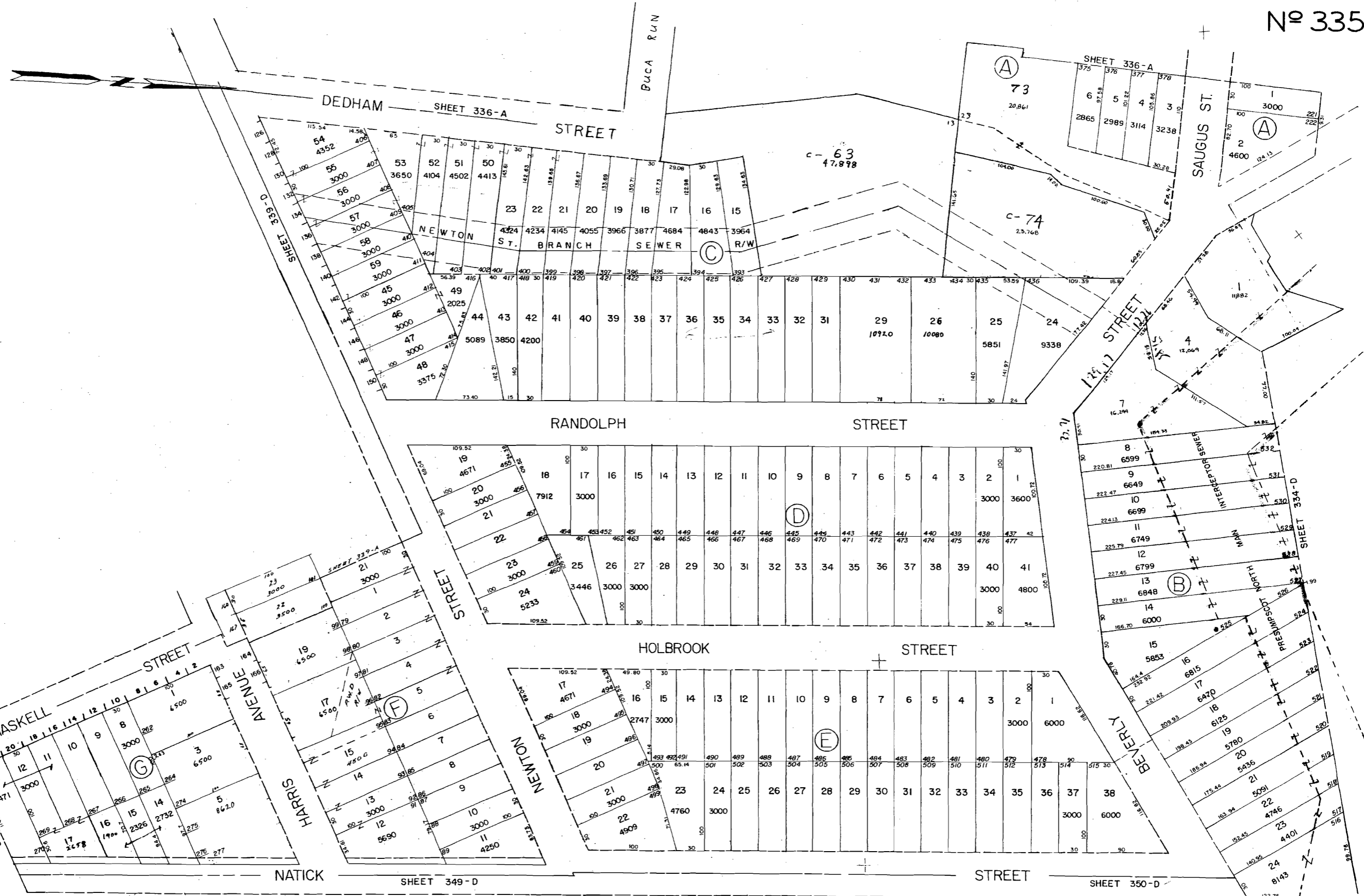
FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)



THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING IN THE STATE OF CALIFORNIA. THEY ARE NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION OR AS A BASIS FOR ANY CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES.

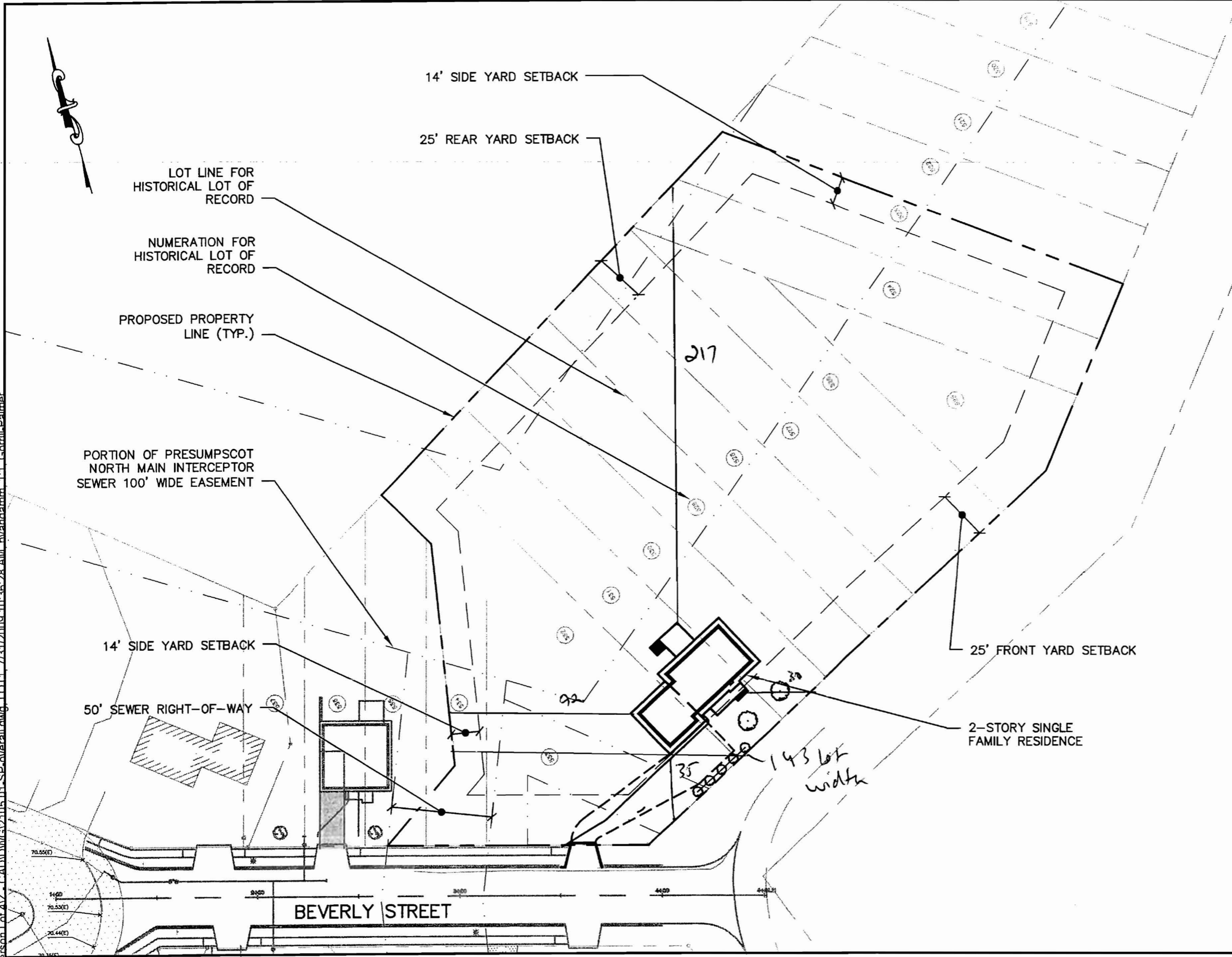
PROJECT NAME: WILLIAMS RESIDENCE

DATE	July 1 2009
SCALE	AS NOTED
DRAWN	
FILE	
SHEET	___ OF ___

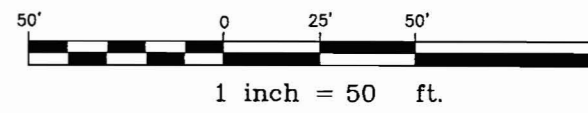
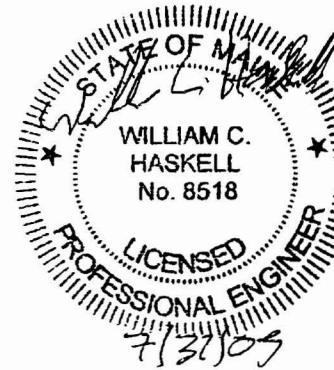


REVISION 6/14/05

1:2105.01 Anderson Lot 417 - CAD/DWG/2105.01-SP-overall.dwg, LOT1, 7/31/2009, 10:36:28 AM, huzandamm, 1:1, Gorrill, Palmer



used for zoning
AUG - 5 2009



Rev.	Date	Revision
1	1/5/07	REMOVE TURNAROUND

Design: WCH	Date: 7/09
Draft: BVD	Job No.: 2105.01
Checked: WCH	Scale: 1"=20'
File Name: 2105.01-SP-overall	

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

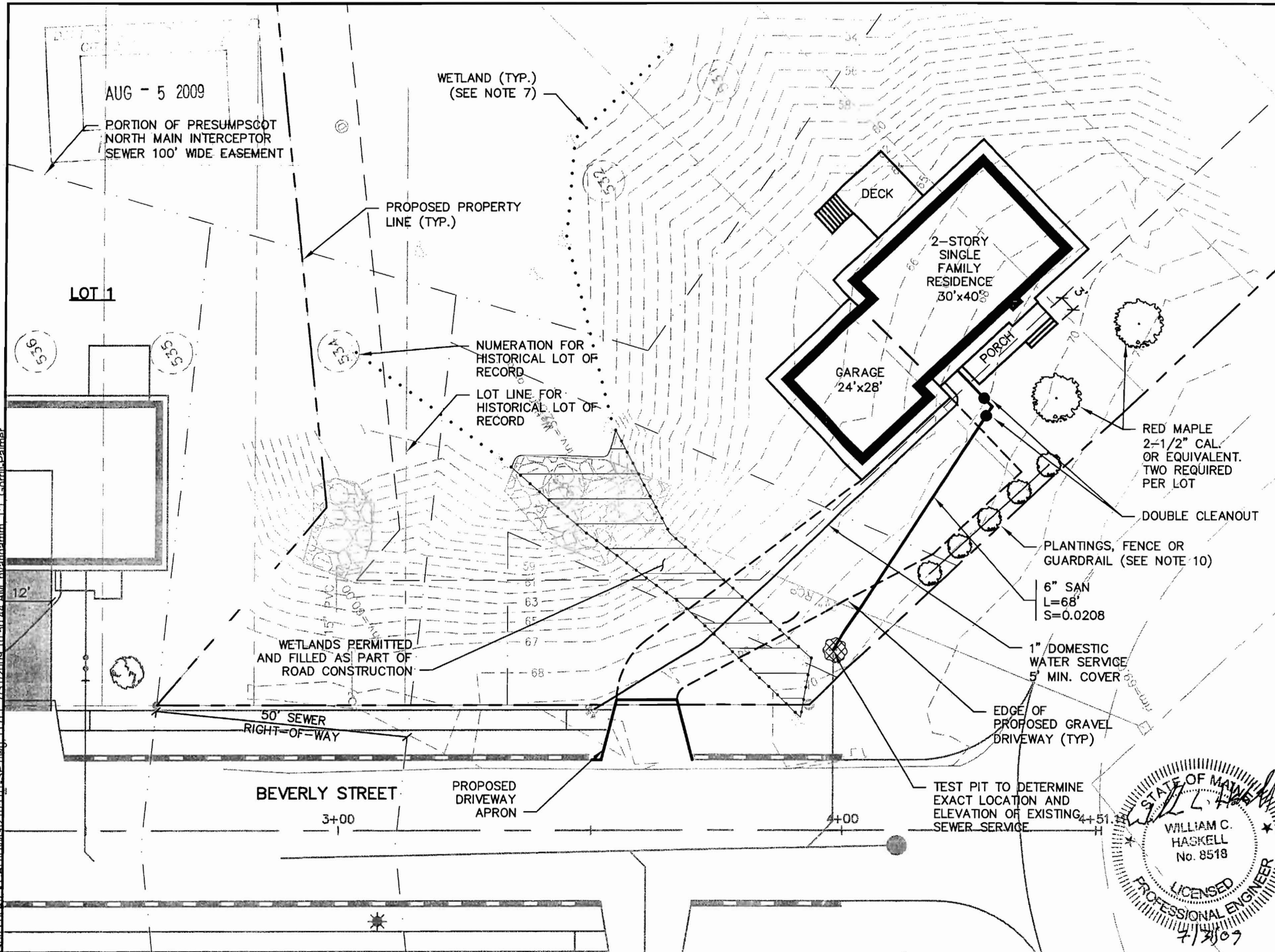
PO Box 1237
 15 Shaker Road
 Gray, ME 04039

207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **45 BEVERLY ST. - OVERALL LAYOUT PLAN**

Project: **BEVERLY STREET**

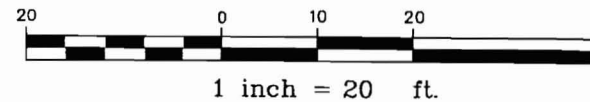
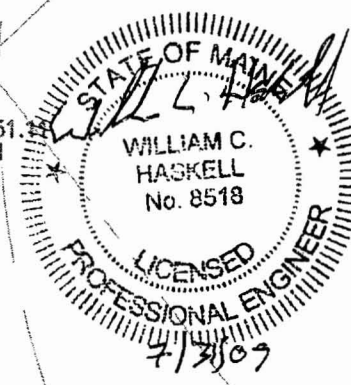
Figure No. **4**



GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN JUNE 2009.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DISCOVER AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
4. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.
7. WETLANDS IN VICINITY OF WORK SHALL BE REMARKED AND DELINEATED WITH A DOUBLE ROW OF SILT FENCE PRIOR TO CLEARING OR ANY LAND DISTURBANCE.
8. EACH LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE UNIT.
9. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
10. PROVIDE BARRIER TO CONSIST OF ANY OF THE FOLLOWING:

- 5 - 4' TALL EVERGREEN TREES AT 8' SPACING
- 25' LONG SPLIT RAIL OR SIMILAR FENCE
- 25' LONG WOOD GUARDRAIL CONSISTING OF 4"X4" PT POSTS AND 2"X10" RAILS



L:\2105.01 Anderson Lot 41Z - CAD\DWG\2105.01-SP.dwg, LOT 1, 7/31/2009, 10:50:44 AM, bvanderm, 1:1, Gorrill-Palmer

Rev.	Date	Revision
1	1/5/07	REMOVE TURNAROUND

Design:	WCH	Date:	7/09
Draft:	BVD	Job No.:	2105.01
Checked:	WCH	Scale:	1"=20'
File Name: 2105.01-SP			

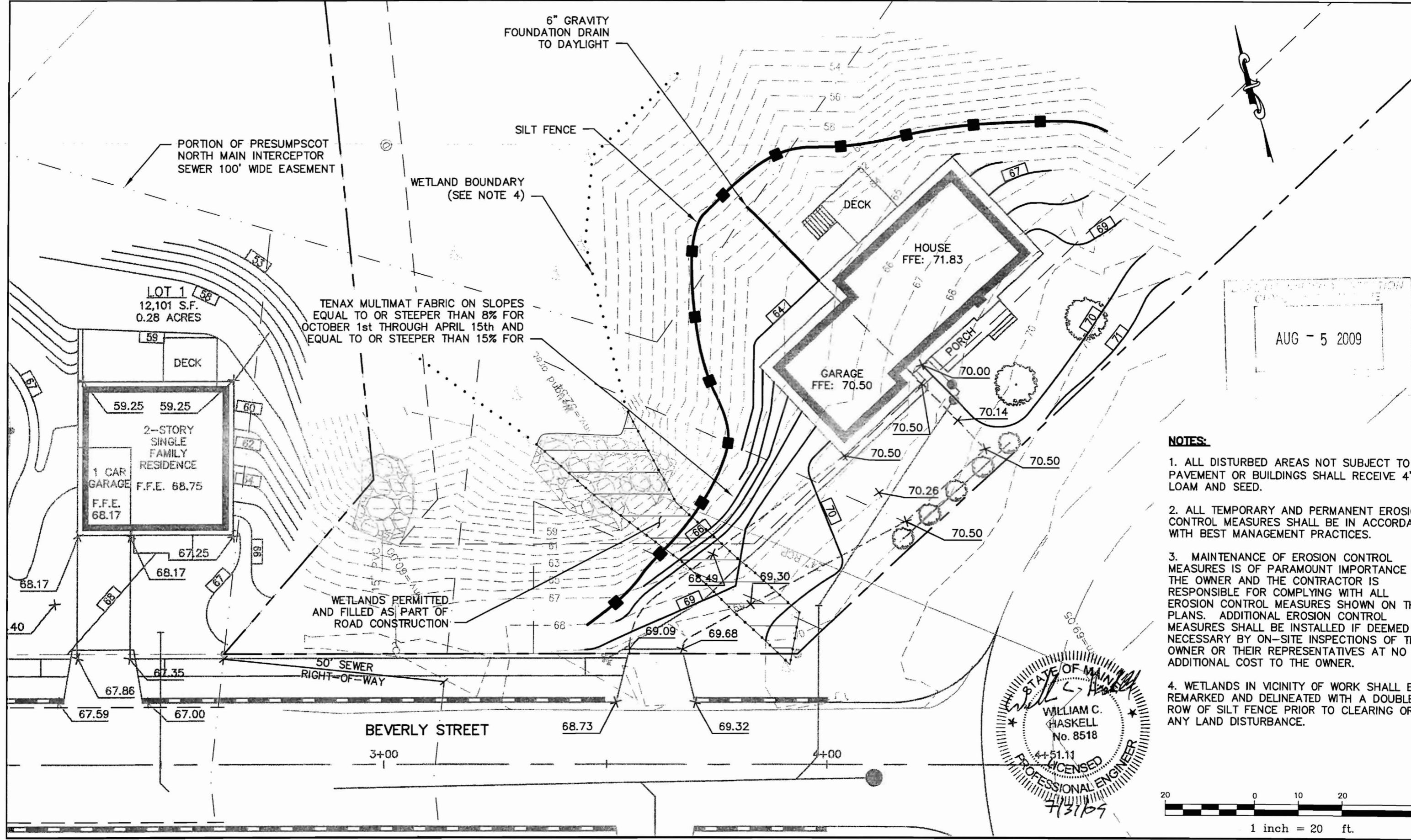
Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
 15 Shaker Road
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	45 BEVERLY ST. - LAYOUT & UTILITY PLAN
Project:	BEVERLY STREET

Figure No. **2**

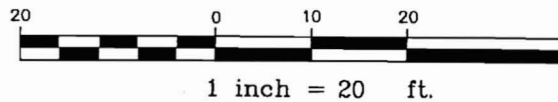
U:\2105.01 Anderson Lot 4Z - CAD\DWG\2105.01-GRAD.dwg, LOT4, 7/31/2009 10:50:15 AM, bvandamm, 1:1, Gorrill-Palmer



AUG - 5 2009

- NOTES:**
1. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDINGS SHALL RECEIVE 4" LOAM AND SEED.
 2. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
 3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE. THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THESE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
 4. WETLANDS IN VICINITY OF WORK SHALL BE REMARKED AND DELINEATED WITH A DOUBLE ROW OF SILT FENCE PRIOR TO CLEARING OR ANY LAND DISTURBANCE.

STATE OF MAINE
 WILLIAM C. HASKELL
 No. 8518
 4+51.11
 PROFESSIONAL ENGINEER
 7/31/09



Rev.	Date	Revision

Design: WCH	Date: 6/2009
Draft: BVD	Job No.: 2105.01
Checked: WCH	Scale: 1"=20'
File Name: 2105.01-GRAD.dwg	

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

PO Box 1237
 15 Shaker Road
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	45 BEVERLY ST. - Grading and Drainage Plan
Project:	BEVERLY STREET

Figure

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 10/5/09
 Permit # _____
 CBL# 335 B007

LOCATION: 45 BEVERLY METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER MADDO LLC DAN ANDERSON
 TENANT _____ PHONE # _____

							TOTAL EACH FEE	
OUTLETS	<u>52</u>	Receptacles	<u>37</u>	Switches	<u>7</u>	Smoke Detector	.20	<u>19.80</u>
FIXTURES	<u>35</u>	Incandescent		Fluorescent	<u>4</u>	Strips	.20	<u>7.80</u>
SERVICES	<input checked="" type="checkbox"/>	Overhead		Underground		TTL AMPS <800	15.00	<u>15</u>
		Overhead		Underground		>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
							25.00	
METERS	<u>1</u>	(number of)					1.00	<u>1 -</u>
MOTORS		(number of)					2.00	
RESID/COM		Electric units					1.00	
HEATING	<input checked="" type="checkbox"/>	oil/gas units		Interior		Exterior	5.00	<u>5 -</u>
APPLIANCES	<u>1</u>	Ranges		Cook Tops		Wall Ovens	2.00	<u>2 -</u>
		Insta-Hot		Water heaters	<u>4</u>	Fans	2.00	<u>8 -</u>
		Dryers	<u>1</u>	Disposals	<u>1</u>	Dishwasher	2.00	<u>6 -</u>
		Compactors		Spa	<u>1</u>	Washing Machine	2.00	<u>2 -</u>
		Others (denote)					2.00	
MISC. (number of)		Air Cond/win					3.00	
		Air Cond/cent				Pools	10.00	
		HVAC		EMS		Thermostat	5.00	
		Signs					10.00	
		Alarms/res					5.00	
		Alarms/com					15.00	
		Heavy Duty(CRKT)					2.00	
		Circus/Carnv					25.00	
		Alterations					5.00	
		Fire Repairs					15.00	
		E Lights					1.00	
		E Generators					20.00	
		PANELS		Service	<u>1</u>	Remote	<u>1</u>	Main
TRANSFORMER		0-25 Kva					5.00	
		25-200 Kva					8.00	
		Over 200 Kva					10.00	
TOTAL AMOUNT DUE								
MINIMUM FEE/COMMERCIAL 55.00							MINIMUM FEE 45.00	<u>74.00</u>

RECEIVED
OCT 5 2009
 Dept. of Building Inspections
 City of Portland Maine

CONTRACTORS NAME LAMB ELECTRIC INC MASTER LIC. # MS 60013205
 ADDRESS P.O Box 1811 Biddeford LIMITED LIC. # _____
 TELEPHONE 207 229 8102

SIGNATURE OF CONTRACTOR James R Lamb

This data is provided by the Assessor's Office and is current as of **Oct. 29, 2009** Fees **\$0.00**

CBL	335 B007001	Acct No	0	Property Address	51 BEVERLY ST
Owner Name 1	MADD LLC	Property Type	RESIDENTIAL	Dist#:	5
Name 2		Description	335-B-7 TO 17 BEVERLY ST 17-55		
Mailing Address	543 ALLEN AVE	Census Tract	21.02	81780 SF LOT D	
City, State, Zip	PORTLAND ME 04103				

Prop Info	Inspections	Site Plans	Permits	Complaints	Food/Water/Odor	Documents	Letters	Property Mgmt
-----------	-------------	------------	---------	------------	-----------------	-----------	---------	---------------

App Type	Permit No	App Date	Iss Date	Status	PastUse
Building Permit	091179	10/26/2009	10/27/2009	Open	Single Family Home <i>propane tanks</i>
Electrical Permit Residential	20094590	10/06/2009	10/06/2009	Open	
Building Permit	091103	10/05/2009	10/15/2009	Open	Single Family <i>Heaters - furnace</i>
Building Permit	091094	10/02/2009	10/05/2009	Open	Single Family <i>Heating in Plan</i>
Plumbing	20098158	08/17/2009	08/17/2009	Open	
Building Permit	090770	07/22/2009	08/11/2009	Open	Vacant Land <i>original permit</i>

New	Scheduling
-----	------------

New Complaint	Close
---------------	-------

New Inspection	Print Inv.
----------------	------------

New Site Plan	View Permit
---------------	-------------

Fees	Taxes	Notes
------	-------	-------

--	--	--

--	--	--

TO: Inspections Department
FROM: Philip DiPierro, Development Review Coordinator
DATE: December 9, 2009
RE: C. of O. for #45 Beverly Street,
(Id#2009-0064) (CBL 335 B 007001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Lawn installation,
2. Miscellaneous minor site work,

I anticipate this work can be completed by **June 1, 2010**.

At this time, I recommend issuing a temporary **Certificate of Occupancy**.

Cc: Barbara Barhydt, Development Review Services Manager
Director of Inspection Services
File: Urban Insight

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: December 9, 2009

RE: C. of O. for #45 Beverly Street,
(Id#2009-0064) (CBL 335 B 007001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Lawn installation to include touch-up loaming, finish grading, seeding, and hay mulching,
2. Miscellaneous minor site work to include general site clean up, and confirmation that slope stabilization is adequate. The installation of erosion control blanket, stone check dams, or riprap may be required if slope can't be stabilized with lawn.

I anticipate this work can be completed by **June 1, 2010**.

At this time, I recommend issuing a temporary **Certificate of Occupancy**.

Cc: Barbara Barhydt, Development Review Services Manager
Director of Inspection Services
File: Urban Insight

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: September 23, 2010

RE: C. of O. for #45 Beverly Street,
(Id#2009-0064) (CBL 335 B 007001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: September 23, 2010

RE: C. of O. for #45 Beverly Street,
(Id#2009-0064) (CBL 335 B 007001)

After visiting the site, I have the following comments:

Site work complete:

At this time, I recommend issuing a Permanent Certificate of Occupancy.

Cc: Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

45 BEVERLY ST

CBL 335 B007001

Issued to

Diversified Properties Inc /Len Anderson

Date of Issue

09/23/2010

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. 09-0770, 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

Entire

APPROVED OCCUPANCY

Single Family
Use Group R-3
Type 5b, IRC 2003

Limiting Conditions: None

This certificate supersedes
certificate issued

Approved:

10-4-10

(Date)

Inspector

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 45 BEVERLY ST CBL 335 B007001

Issued to Madd Llc/Len Anderson

Date of Issue 12/09/2009

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. 09-0770 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, Use Group R-3, Type 5b, IRC 2003

Limiting Conditions:

Temporary Certificate of Occupancy until June 01, 2010 in which time all Site work is to be completed.

**This certificate supersedes
certificate issued**

Approved:

12/9/09
(Date)

Inspector

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.

Penny, 12/9/09
I closed out all permits
except Main Building
permit (because of Temp CO).
Could not find plumbing
& Electrical permits but
copied sheet to show you
they are issued and all
required permits were issued.
12/9/09 Thanks
TDM

Phone
774-2636
cell 233-3606
Clifford
Wants to P/u



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 45 BEVERLY ST CBL 335 B007001
Issued to Madd Llc/Len Anderson Date of Issue 12/09/2009

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. 09-0770 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, Use Group R-3, Type 5b, IRC 2003

Limiting Conditions:

Temporary Certificate of Occupancy until June 01, 2010 in which time all Site work is to be completed.

**This certificate supersedes
certificate issued**

Approved:

12/9/09 *Sherrill M. ...*
(Date) Inspector

.....
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.