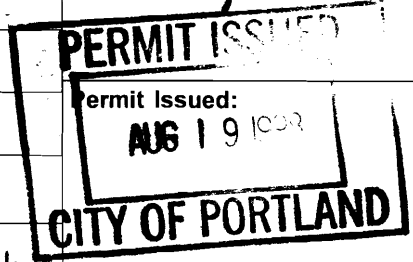


980928

Location of Construction: 23 Newton St		Owner: Gulick, Dave		Phone:		Permit No: 980928	
Owner Address:		XXXX Buyer's Name: Tim Higgins		Phone:		Business Name:	
Contractor Name: Timothy A. Higgins		Address: 106 Caron St Ptld, ME 04103		Phone: 776-2268		Permit Issued: AUG 19 1998	
Past Use: XXXX Vacant Land		Proposed Use: 1-fam w/garage		COST OF WORK: \$ 95,000.00		PERMIT FEE: \$ 495.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: <i>OK with conditions</i> Signature: <i>8/18/98</i>	
Proposed Project Description: Construct Single Family Dwelling w/Garage				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zone: <i>R-3</i> CBL: <i>H</i> 338-H-015 Zoning Approval: <i>OK with conditions 8/18/98</i> 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 <i>N/A Zone C</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: MG		Date Applied For: 06 August 1998		Signature:		Date:	



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

07 August 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

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: *[Signature]*

CEO DISTRICT *ARDC* 1

COMMENTS

9/3/98 Message left on machine machine. OK
 9/24/98 Concrete Contractor (Synonells) Placing Forms for Footings. Surveyors to check location 9/25, left card and message for G.C. to call for Re Con.

9/25/98 Footings OK. Setbacks appear to be OK Survey Comite.
 10/7/98 Foundation not ready check damp proof & foundation drainage. Need survey for rear setbacks DC
 10/9/98 Drainage, Damp proof, Foundation OK to backfill DC

11/9/98 Plumbing rough OK DC Framing need to return for chimney clearance & stairways DC OK 12/18

2/24/99 Final inspection - Called Dean Casey need handrails front, garage & rear stairs & number on house. Will be checked ~~FF~~ 2/25/99 OH DC

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	2/24
Other:	

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

**Minor/Minor Site Review, Building or Use Permit Pre-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.

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

Location/Address of Construction: XXXXXXXXXX Newton St		
Total Square Footage of Proposed Structure: 2350	Square Footage of Lot: 6815	
Tax Assessor's Chart, Block & Lot Number Chart# 338 Block# H Lot# 15	Owner: DAVE GULICK	Telephone#: 776-2268
Lessee/Buyer's Name (If Applicable) Timothy A. Higgins	Owner's/Purchaser/Lessee Address: 106 CARROW ST PORT.	Cost Of Work: \$95,000 Fee: \$495
Proposed Project Description:(Please be as specific as possible) Single Family w/garage		
Contractor's Name, Address & Telephone: 776-2268 Tim Higgins 106 Carrow St Portland 04103		Rec'd By: [Signature]

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

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



You must include the following with you application:

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

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

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.

495 -
200 -
100 -

795 -

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: [Signature]	Date: 8-6-98
--	---------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Dave Kiddell FAX: 874 8716

A Settlement Statement

U.S. Department of Housing
and Urban Development
Loan # 7210692297
OMB No. 2502-0265

B. Type of Loan:			
1. [] FHA 2. [] FmHA 3. [X] Conv. Unins	6. File Number	7. Loan Number	8. Mortgage Insurance Case Number
4. [] VA 5. [] Conv. Ins	CL-12709	7210692297	

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "P.D.C." were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower:	Dean Cressley and Cynthia R. Hart 11 Rowdian Drive, Falmouth, Maine 04105	Post Office Fax Note R:973 To: Dave Kiddell Fax: From: L. J. Humphrey Phone:
E. Name and Address of Seller:	Timothy A. Higgins 33 Canon Street, Portland, Maine 04103	
F. Name and Address of Lender:	Peoples Heritage Savings Bank One Portland Square, Portland, Maine 04101	
G. Property Location:	25 Newton Street, Portland, Maine 04103	
H. Settlement Agent:	Chamberland Title Company	I. Settlement Date: 02/25/99
Agent's Address:	One Canal Plaza, P.O. Box 4843, Portland, Maine 04112-4843	
Piece of Settlement:	One Canal Plaza, P.O. Box 4843, Portland, Maine 04112-4843	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price	\$125,000.00	401. Contract sales price	\$125,806.06
102. Personal property		402. Sale of property	
103. Settlement charges to Borrower (line 1400)	\$2,875.72	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
105. City/town taxes		405. City/town taxes	
107. County tax		407. County tax	
106. Assn'ts		408. Assn'ts	
108.		409.	
110.		410.	
111.		41. Lender Credit For Const. Sec. Escrow	\$5,945.34
112.		412.	
100. Gross Amount Due From Borrower	\$127,875.72	400. Gross Amount Due to Seller	\$131,751.34
200. Amounts Paid By Or In Benefit of Borrower		500. Reductions in Amount Due to Seller	
201. Cash/Check/Deposit Money	\$15,000.00	501. Expense Not on Base Invoice Code	\$15,000.00
202. Principal Amount of New Loan	\$100,000.00	502. Settlement charges to seller (line 1400)	\$2,380.00
203. Existing Loans Taken Subject To		503. Existing Loans Taken Subject To	
204. Excess Deposit with Lender		504. Peoples Heritage Savings Bank	\$107,840.72
205. Locking Point Credit		505.	
206. Closing Cost Credit	\$100.00	505. Dep. Retained by R.E. Agent	
207.		507.	
208. Extra Earned Money	\$11,500.00	508. Extra Earned Money	\$11,500.00
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County Tax		511. County Tax	
212. Assn'ts		512. Assn'ts	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
200. Total Payments For Borrower	\$126,600.00	520. Total Reduction Amount Due to Seller	\$117,320.72
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount Due From Borrower (line 120)	\$127,875.72	601. Gross Amount Due to Seller (line 400)	\$131,751.34
302. Loan amounts paid by/for Borrower (line 220)	\$126,600.00	602. Loan reductions in amount due seller (line 520)	\$137,120.72
303. Cash Left Borrower	\$1,275.72	603. Cash From Seller	\$5,371.38

We, the undersigned, identified in section D hereof and Seller in section E hereof, hereby acknowledge receipt of this completed Settlement Statement on February 25, 1999.

Borrower: Dean Cressley Cynthia R. Hart

Sellers: Timothy A. Higgins

By: John W. Swan

Settlement Charges.

700 Total Settlement Charges (Commission) as follows:		Paid From	Paid From
Division of Commission (line 700) as follows:		Borrower's	Sellers
		Funds at	Funds at
		Settlement	Settlement
700	\$0.00		
701	\$2.00		
702	\$0.00		
703	\$0.00		
704	\$0.00		
800	\$0.00		
801	\$0.00		
802	\$0.00		
803	\$0.00		
804	\$0.00		
805	\$0.00		
806	\$0.00		
807	\$0.00		
808	\$0.00		
809	\$0.00		
810	\$0.00		
811	\$0.00		
900	\$0.00		
901	\$0.00		
902	\$0.00		
903	\$0.00		
904	\$0.00		
905	\$0.00		
1000	\$0.00		
1001	\$0.00		
1002	\$0.00		
1003	\$0.00		
1004	\$0.00		
1005	\$0.00		
1006	\$0.00		
1007	\$0.00		
1008	\$0.00		
1100	\$0.00		
1101	\$0.00		
1102	\$0.00		
1103	\$0.00		
1104	\$0.00		
1105	\$0.00		
1106	\$0.00		
1107	\$0.00		
1108	\$0.00		
1109	\$0.00		
1110	\$0.00		
1111	\$0.00		
1112	\$0.00		
1113	\$0.00		
1200	\$0.00		
1201	\$0.00		
1202	\$0.00		
1203	\$0.00		
1204	\$0.00		
1205	\$0.00		
1206	\$0.00		
1300	\$0.00		
1301	\$0.00		
1302	\$0.00		
1303	\$0.00		
1304	\$0.00		
1305	\$0.00		
1306	\$0.00		
1307	\$0.00		
1308	\$0.00		
1400	\$2,980.00	\$2,980.00	\$0.00

We, the undersigned, identified in section D hereof and Seller in section E hereof, hereby acknowledge receipt of this completed Settlement Statement (page 1 and 2) on

Borrower: Debra Cassidy Cynthia M. Hart

Sellers: Timothy A. Higgins

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

Settlement Agent: _____ Date February 25, 1999

closing costs 1047.81

Handwritten signature: *A. L. Mary Thomas*

or Permit

Survey shows as butt foundation
setbacks (Doghouse may be 2' into
rear setback

- Stairs Treads, Risers & Handrails
- Garage Sheetrock & Door
- Floor Joists
- Egress Windows
- Engineering for Steel Beam, & Trusses

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

19980099

I. D. Number

Higgins, Timothy

Applicant

106 Caron St, Portland, ME 04103

Applicant's Mailing Address

SAA

Consultant/Agent

776-2268

Applicant or Agent Daytime Telephone, Fax

8/7/98

Application Date

Newton St

Project Name/Description

23 Newton St

Address of Proposed Site

338-H-015

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) garage - no deck

2350

6815

R-3

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 _____ Subdivision _____ Engineer Review _____ Date: _____

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions see attached Denied

Approval Date 8/18/98 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 _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: February 25, 1999

SUBJECT: Certificate of Occupancy
23 Newton Street

On February 25, 1999 the site was reviewed for compliance with the conditions of approval. My comments are:

1. The landscape work could not be completed due to the time of year. This work must be completed by June 15, 1999. Instead of installation of a yard catch basin connected to the combined system in the street, the applicant will install a dry well in the lower corner of the rear/side yard and grade the side and rear lawn area to drain to this structure. The site soil type is Windsor and is highly permeable. The structure shall be a minimum of 4' diameter, 4' deep with a catch basin style frame and grate. The structure shall be backfilled with a minimum thickness of 12" crushed stone from the base to finish grade. A geotextile fabric shall be placed on top of the crushed stone to prevent migration of the loam into the crushed stone. The applicant must notify the DRC two days in advance of the installation to allow observation of the installation.
2. The street number needs to be placed on the house.

It is my opinion that **when item 2 above is completed a temporary Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

Mark Stimson Realtors CONTRACT FOR SALE OF REAL ESTATE

June 24 19 98

RECEIVED OF Timothy A. Higgins, whose mailing address is 33 - Carol Street, Portland, Maine hereinafter called "Purchaser," the sum of (\$ 500.00) Five hundred Dollars as earnest money and in part payment on account of the purchase price of the real estate at 23 Newton Street in the town/city of Portland, in the County of Cumberland, State of Maine, currently owned by David B. Gulick, hereinafter called "Seller," described as follows:

6,815 square foot lot of land. DBL 6/25/98

(Title Reference: Book 13803, Page 108, Cumberland County Registry of Deeds)

1. FIXTURES: All fixtures are to be included in this sale, including all existing storm windows and screens, shades and/or blinds, shutters, curtain rods, and electrical fixtures, but excluding: not applicable
2. PERSONAL PROPERTY: No items of personal property are included except not applicable

The parties agree that no portion of the purchase price is attributable to the personal property.

3. PURCHASE PRICE: The total purchase price is (\$ 21,000) Twenty-one thousand dollars, with payment to be made as follows: Five hundred paid as earnest money upon acceptance of this offer and the balance in cash or certified or bank funds at closing.
4. EARNEST MONEY: Earnest money is received and held by Mark Stimson Realtors, who shall act as escrow agent until transfer of title. In the event of Seller's non-acceptance, this earnest money shall be promptly returned to Purchaser.
5. ACCEPTANCE: Seller's acceptance shall be given on or before 3 PM June 24 1998
6. CLOSING DATE: A good and sufficient deed conveying marketable title shall be delivered to Purchaser, and this transaction shall be closed and Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of the purchase within 45 days of Effective Date of this Contract.
7. POSSESSION/OCCUPANCY: Full possession will be given *immediately* upon transfer of title, unless otherwise agreed to in writing by Purchaser and Seller. At transfer, the property will be in substantially the same condition as at present excepting only reasonable wear and tear. The risk of loss or damage to the property by fire or otherwise until transfer of title is assumed by Seller. Purchaser may do a walk through inspection within 48 hours prior to closing to determine that the property meets these conditions.

If this property is a multi-family, it will be transferred subject to leases in effect at transfer of title. The Seller agrees that the following units will be vacated at the time of transfer, but makes no representation as to occupancy status of other units at transfer:

8. FINANCING: This Contract is subject to Purchaser obtaining a DBL 7.5% Conventional loan of 80 % of the purchase price, at a fixed or an adjustable initial interest rate of not more than 7.5 % and amortized over a period of 10 years, Purchaser to pay not more than 0 points. If Purchaser is unable to obtain said loan, Purchaser may declare this Contract null and void and the earnest money shall be promptly returned to Purchaser.

Purchaser is under a good-faith obligation to actively seek and accept financing on the above described terms and shall make application for said mortgage within 7 days of Effective Date of this Contract. Purchaser acknowledges that a breach of this good-faith obligation will be a breach of this Contract.

This Contract is subject to (1) a written statement from the lender within 15 days of Effective Date of this Contract indicating that Purchaser has made application and that, based upon the information given and subject to verification, is qualified for the loan requested, and (2) final loan approval within 20 days of Effective Date of this Contract.

If either of such loan approvals is not obtained within said time periods, Seller may declare this Contract null and void, and earnest money shall be promptly returned to Purchaser.

9. POINTS: Seller agrees to pay \$ 0 towards Purchaser's points and/or closing costs.
10. INSPECTIONS: Agent strongly recommends that Purchaser engage professional inspectors to investigate the property. This Contract is subject to the following inspections with results being satisfactory to Purchaser:

TYPE OF INSPECTION	YES	NO	
a) General Building	_____	<u>X</u>	within _____ days from Effective Date
b) Sewage disposal	_____	<u>X</u>	within _____ days from Effective Date
c) Radon Air Quality	_____	<u>X</u>	within _____ days from Effective Date
d) Radon Water Quality	_____	<u>X</u>	within _____ days from Effective Date
e) Asbestos	_____	<u>X</u>	within _____ days from Effective Date
f) Lead Paint	_____	<u>X</u>	within _____ days from Effective Date



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, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19980099

I. D. Number

Higgins, Timothy

Applicant

106 Caron St, Portland, ME 04103

Applicant's Mailing Address

SAA

Consultant/Agent

776-2268

Applicant or Agent Daytime Telephone, Fax

8/7/98

Application Date

Newton St

Project Name/Description

23 Newton St

Address of Proposed Site

338-H-015

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) 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 23 Newton 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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 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 is required.

A 4' high MDOT-TYPE "F" catch basin is required to be installed within the downgradient (left) side yard. It shall be connected to the combined sewer system per Public Works standards. As a minimum, all runoff from the roof and pavement surface shall be directed to the catch basin by grading of the site. Discharge pipe from the basin shall be 6" and a casco trap shall be provided. An executed Drainage Maintenance Agreement for the catch basin is required in the form as presented in the City's Technical and Design Standards and guidelines prior to issuance of a Certificate of Occupancy.

Planning Conditions of Approval

Inspections Conditions of Approval

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

19980099

I. D. Number

Higgins, Timothy

Applicant

106 Caron St, Portland, ME 04103

Applicant's Mailing Address

SAA

Consultant/Agent

776-2268

Applicant or Agent Daytime Telephone, Fax

8/7/98

Application Date

Newton St

Project Name/Description

23 Newton St

Address of Proposed Site

338-H-015

Assessor's Reference: Chart-Block-Lot

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1. Separate permits shall be required for future decks, sheds, pool, and/or garage.
 2. The rear bulkhead may not extend more than 2' into the required rear 25' setback.
 3. The sliding door shown on the right side of the dining room shall be removed due to the re-siting of the structure.
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Fire Conditions of Approval

BUILDING PERMIT REPORT

DATE: 8/10/98 ADDRESS: 23(?) Newton St 33-11-15+

REASON FOR PERMIT: to construct single family with attached garage - no deck

BUILDING OWNER: Dave Caulick

CONTRACTOR: Tim Higgins

PERMIT APPLICANT: Contractor

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, #2.5, #2.6, #4, #5, #6, #8, #9, #10, #11, #12, #16, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32

- 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.
2.5. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
2.6. Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of
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.
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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.

per conversation 8/10/98

over

not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

- 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. Section 1010.1
- 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.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1

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) Section 920.3.2

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. Section 921.0

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

25. All requirements must be met before a final Certificate of Occupancy is issued.

26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)


28. Please read and implement the attached Land Use-Zoning report requirements. *Attached with Develop, Review Co-ordinator's Comments*

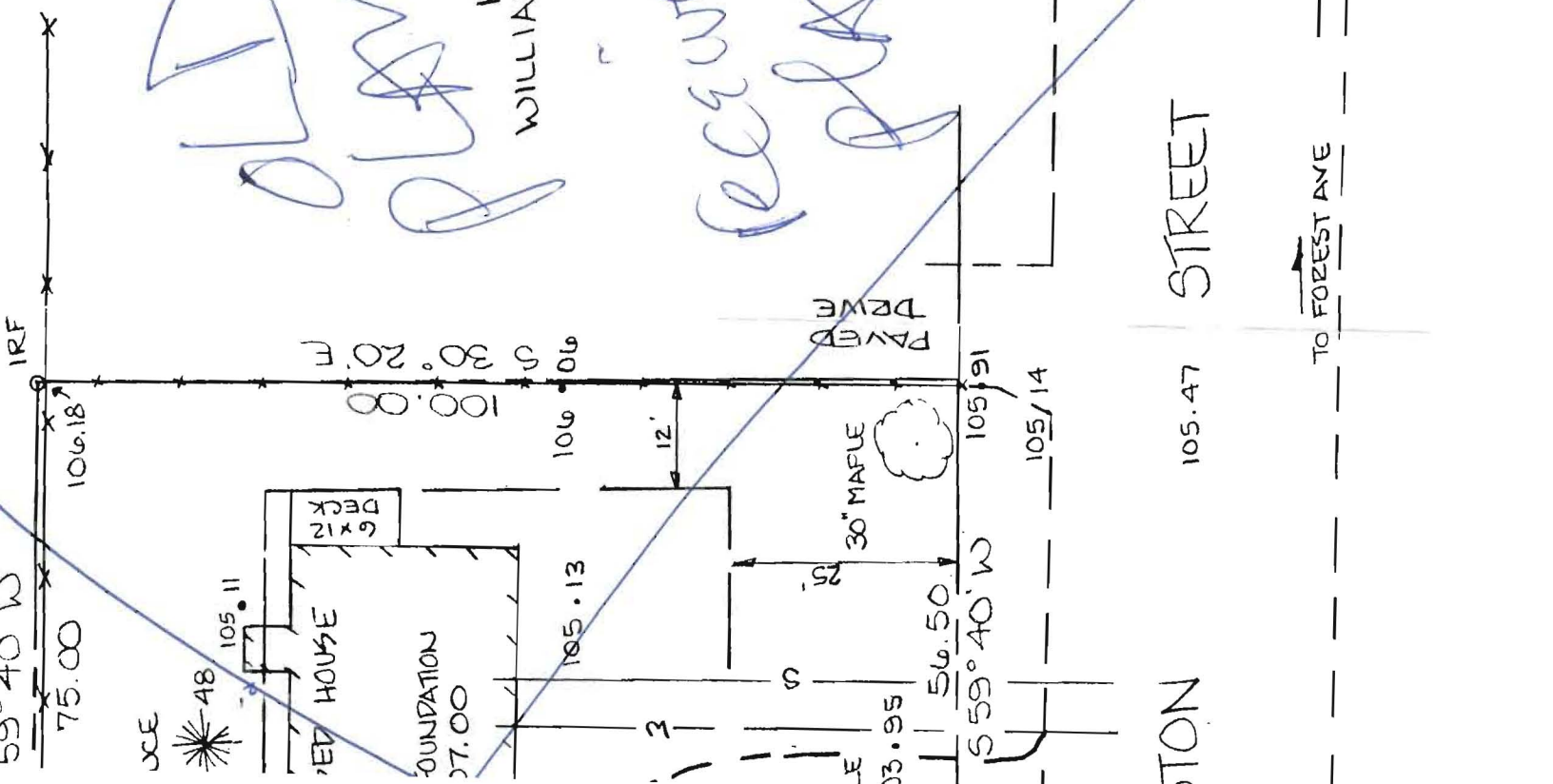
29. *Waterproofing & Dampproofing per requirements of 1913.0*

30. *Cutting Notching and boring shall meet the requirements of Sec. 2305.5.1, 2305.3 & 2305.4.4*

31. *GLASS and GLAZING shall be installed AS per Chapter 24 of The Bldg Code*

32. *A design standard must be submitted to this office for the floor GIRDS and roof trusses before work is started*

P. Samuel Hoffses, Building Inspector 
cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator



PLAN REFERENCE :

"PLAN OF PROPERTY IN PORTLAND, MAINE FOR DAVID B. GULICK" (STANDARD BOUNDARY SURVEY) DATED 11/6/96 RECORDED IN PLAN BOOK 196 PAGE 397 CUMBERLAND COUNTY REGISTRY OF DEEDS.

NOTES :

- 1) BENCHMARK IS TOP OF HYDRANT AT NORTHEAST CORNER NEWTON AHD BRAINTREE STREET ELEV = 89.22 CITY DATUM.
- 2) PROPOSED WATER AND SEWER TO BE TIED INTO EXISTING UTILITIES IN NEWTON STREET.

SITE PLAN

AT
 23 NEWTON ST., PORTLAND, MAINE
 FOR
 HIGGINS CONSTRUCTION
 CARON ST., PORTLAND, ME

Owen Haskell, Inc.
 Civil Engineers
 Land Surveyors
 South Portland, Maine