

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

Location of Construction: Wall St./Forest Ave		Owner: David Adams		Phone:	
Owner Address:		Lessee/Buyer's Name: Coleman Const		Business Name:	
Contractor Name: Coleman Construction		Address: 31 Wendell St Portland, ME 04103		Phone: 838-2359	
Past Use: Portland Building Vacant Land		Proposed Use: duplex		PERMIT FEE: \$ 370.00	
PERMIT ISSUED Permit issued: AUG 27 1999 CITY OF PORTLAND		COST OF WORK: \$ 70,000.00		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Proposed Project Description: Construct Two-Family Dwelling (duplex)		Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		INSPECTION Use Group Type 59 Signature: [Signature]	
Permit Taken By: ME SP		Date Applied For: 14 Sept 98		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Zone: CBL: 340-G		Zoning Approval:		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> Minor <input type="checkbox"/>	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.

2. Building permits do not include plumbing, septic or electrical work.

3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector			
CEO DISTRICT			

COMMENTS

9-1-99 Did site walk thru w/ Dave & Arthur. Checked plot lines according to landmarks - no pins have been set. Checked measurements and clearing is good within them. Spoke with Coley Walsh & builder at office to go over limitations on clearing around adjacent subdivision lot. Joe Gray ^{Plot} told the excavation for drain pipe out to catch basin on Forest Ave. JB

9/15/99 Footings - Pins set, Setbacks & soils OK JB

9/24/99 Foundation check - perimeter drain in - ok to back fill. JB

DC called Coley Walsh to get an amendment for new Building Plans and laying of site adjacent. per letter.

2/2/00 Rough-in - Problems with plumbing cuts. Through joists and bearing top plate in fire wall. Not sufficient studs on staggered fire wall, nail plates for plumbing. Need 1 hr fire rating on Furnace wall, Truss specs, scuttle in each dwelling on 2nd Fl. and access to 1st Floor Trusses. Electrical is OK but still need Plumbing Test on drain & Copper JB

Need to get new plumber to transfer permit!

2/14/00 Meeting w/ Pat Cushman (Portland Builders) - will provide specs for Trusses and structural plan for cuts in Framing, also new building plans. Test on Plumbing good & transfer made. Blocking installed on fire wall to hang cabinets. JB

CBL: 340-G-1
Permit: 990934

	Type	Inspection Record	Date
Foundation:			
Framing:			
Plumbing:			
Final:			
Other:			

BUILDING PERMIT REPORT

DATE: 25/AUG.99 ADDRESS: Wall ST./Forest Ave. CBL: 340-G-pp8
 REASON FOR PERMIT: To Construct a Two Family dwelling (duplex)
 BUILDING OWNER: David Adams.
 PERMIT APPLICANT: _____ / Contractor Coleman Const.
 USE GROUP R-~~5~~ CONSTRUCTION TYPE 5-B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *7, *9, *11, *13, *15, *19, *26, *27, *28, *29, *30, *32, *33, *34
 Approved with the following conditions: _____

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) lot lines shall be clearly marked.
- X3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- X4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- X5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- X7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- X9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211 See attached disclosure
- X10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 36" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) See attached.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- X15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6) see attached.
16. 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)

17. 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)
18. 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)
- X 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/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.
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- X 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X 28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. 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).
- X 30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. *see attached*
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- X 35. Concrete Floor shall meet the requirements of section 1905.6.
- X 36. Fire partitions shall be continuity from top of the concrete slab floor assembly to the underside of the roof - The fire partition shall have a fire rating of one (1) hour - No penetrations are allowed in this wall.
- 38.

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

PSH 7/24/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

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

Valuation: \$70,000.00 Plan Review # 1173/99
Fee: \$360.00 Date: 25 Aug, 99

Building Location: Wall St. / Forest Ave. CBL: 340-G-001

Building Description: Two Family dwelling (duplex)

Reviewed by: S. Haffner

Use or Occupancy: R-4 Type of Construction: 5-B
*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building Code requirements shall be completed before a Certificate of occupancy can or shall be issued.	111.0
2.	Before calling for Foundation Inspection <i>All Lot Lines shall be clearly marked.</i>	
3.	Foundation anchors shall comply with	2305.17
4.	Foundation drainage	1813.5.2
5.	Water proofing and dampproofing	1813.0
6.	Chimneys and Vents, BOCA Mech./93 ch.	NFPA 211 #12
7.	Guardrails & Handrails	1021.0 1022.0
8.	STAIR CONSTRUCTION	1014.0
9.	Sleeping room egress	1018.5
10.	Smoke detectors	920.3.2
11.	Ventilation of Attic spaces	1210.0

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

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

Foundation Walls

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

Floors (Chapter 16-23)

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

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

☒ Roof rafters - Design (2305.15) spans
☒ Roof decking ans sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
☒ Roof trusses (2313.3.1)

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

5a) Masonry (1206.0)
Factory - built (1205.0)
Masonry fireplaces (1404)
Factory - built fireplace (1403)

53

State Plumbing Code

Public water
sewer

Load Design Criteria

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

Glazing (Chapter 24)

<u>SR</u>	Labeling (2402.1)
<u> </u>	Louvered window or jalousies (2402.5)
<u> </u>	Human impact loads (2405.0)
<u> </u>	Specific hazardous locations (2405.2)
<u> </u>	Sloped glazing and skylights (2404)
<u> </u>	
<u> </u>	
<u> </u>	
<u> </u>	

Private Garages (Chapter 4)

<u>NA</u>	General (407)
<u> </u>	Beneath rooms (407.3)
<u> </u>	Attached to rooms (407.4)
<u> </u>	Door sills (407.5)
<u> </u>	Means of egress (407.8)
<u> </u>	Floor surface (407.9)
<u> </u>	
<u> </u>	
<u> </u>	

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

Dwelling Unit Separation Table 602

See Report

~~1~~ HR OR 1HR. with SPINKLER

A-4

**City Of Portland
Inspection Services
RETURN OF SERVICE**

On the 13th day of Sept, 1999, I made service of the Follow-up letter

upon, Bill Tobias, at Wall St. Duplex. 340-G-8

 By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____

_____ By delivering a copy to an agent authorized to receive service of process, and whose name is _____.

By (describe other manner of service)_____

DATED: 9-13-99

Janie Bouke
Signature of Person Making Service

C.E.D.

Title

I have received the above referenced documents

William D. Brack
Person Receiving Service

Person Receiving Service

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

September 23, 1999

Mr. David Adams
1815 Washington Ave.
Portland, ME 04103

RE: Wall St.
CBL: 340-G-008

Dear Mr. Adams;

Thank you for bringing to our attention that you no longer own the property at Wall St. (CBL: 340-G-008). We now understand that Coleman Walsh is the current owner. We will substitute his name for yours on all permits and further correspondence.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arthur Rowe".

Arthur Rowe
Code Enforcement Officer

Nbw/

Will St

1. one two-family unit
2. Total land area of parcel equals 22,045 square feet
Total floor area equals 1,484 square feet, including utility room
3. Not applicable
4. 60 cubic yards
5. See plot plan - existing utilities shown
6. Plan to pitch surface water away from proposed dwelling by elevating soils to enhance the natural flow of the water. The proposed topographical elevation shown on the submitted plot plan depicts intent.
7. As this is a single lot, the topographical characteristics does not require detention basin, erosion control measures, pollution abatement measures, or any roads. The construction plan is as follows: lot clearing of necessary trees, shrubs, and debris, driveway cut, foundation, framing of wood structure, rough plumbing and electrical, insulation, drywall, painting; All Finishes - interior trim, plumbing, electrical, etc.; Exterior Finishes - seeding, planting, driveway, etc. Estimated time frame of project equals 120 days, more or less.
8. Not applicable
9. All private money, the end customer has bank financing forwarded by a deposit and bank commitment letter. Total cost of construction is estimated at \$180,000 which will be all private funds.
10. We have a purchase and sale agreement as of 9/10/1998.
11. No areas of this affect. Site is contiguous to existing residential and commercial lots.

A large, stylized handwritten signature in black ink, likely belonging to the project owner or a representative, is written at the bottom of the page.

Purchase & Sale Agreement

RECEIVED of Coleman Construction hereinafter called the Purchaser, the sum of five hundred (\$ 500.00) dollars as earnest money and in part payment of the purchase price of the following described real estate, situated in the County of Cumberland and State of Maine to wit:

Said land situated on a lot of land measuring approximately 55,300 square feet in size, more or less, as shown on Book 6289, Page 50, Parcel B, located on Forest Ave, Portland, Maine, and recorded in the Cumberland County of Registry of Deeds.

The following items of personal property to be included in this sale: n/a

The TOTAL purchase price being Seventy thousand (\$ 70,000) dollars.

Payment to be made as follows: \$500.00 upon signing of the Purchase & Sale Agreement; balance to be paid by Cash or Certified Check at the time of transfer of title.

Said deposit is received and held by the Broker, subject to following conditions:

1. That Distinctive Properties shall hold said earnest money or deposit and act as escrow agent until transfer of title; that 3 days shall be given for obtaining the owner's acceptance; and in the event of the owner's non-acceptance, this deposit shall be returned to the Purchaser.

2. That a good and sufficient deed, showing good and merchantable title (in accordance with the standards adopted by the Maine Bar Association), shall be delivered to the Purchaser, and it is agreed that this transaction shall be closed and the Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of his purchase within 45 days from the date hereof. However, should the title prove defective, then the Seller shall have a reasonable time after due notice of such defect or defects to remedy the title.

That the property shall be conveyed by QUITCLAIM DEED WITH COVENANT and shall be free and clear of all encumbrances except zoning restrictions of record.

That the full possession will be given at Transfer of Title, and that the following items shall be prorated as of transfer of title; utilities no, fuel no, rents no, real estate taxes for fiscal year 1998

4. The risk of loss or damage to said premises by fire or otherwise, until transfer of title hereunder is assumed by the Seller.

5. That in the case of the failure of the Purchaser to make either of the payments, or any part thereof, or to perform any of the covenants on his part made or entered into, this contract shall, at the option of the Seller, be terminated and the Purchaser shall forfeit said earnest money or deposit; and the same shall be retained by the Seller as liquidated damages.

6. That time is an essential part of this agreement, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

7. A This contract is subject to an approved Conventional mortgage of 80 % of the purchase price, within 30 days From the date hereof, at an interest rate not to exceed 10 % and amortized over a period of not less than 30 years.

B. SUBJECT TO APPROVAL OF BUILDING 32 FAMILIES
8. If the water supply to the premises is private, Seller certifies that there has been a new water supply test conforming to the minimum requirements of the Bureau of Health for testing of new water supplies within 90 days of the date hereof. Seller shall provide a copy of the written results of such test if such test has been taken. If no test has been taken, Seller shall provide such a test to Purchaser at Seller's expense.

9. The Purchaser acknowledges that he has been informed by the Broker that the Broker is acting as the Seller's agent in this transaction and that the Broker makes no warranties of any kind regarding the condition or value of the Seller's real or personal property.

10. Should the title to the property prove defective, and if Seller is unable to remedy the title within a reasonable time, or if the property cannot be conveyed as described in Paragraph 1, or if the Purchaser cannot obtain the mortgage described in Paragraph 7, or if Seller receives the Purchaser's written notice pursuant to Paragraph 11 of the existence of hazardous materials that are not in compliance with the applicable law and if Seller fails to deal with such hazardous material in accordance with applicable law within a reasonable time, then the Purchaser may, at his option withdraw said deposit and be relieved of all obligations hereunder (and the escrow agent is hereby authorized by Seller to return said deposit to Seller).

11. The Seller represents that the Seller knows of no current or previously existing known hazardous materials on or in the property, including but not limited to, underground storage tanks, asbestos, lead-based paint, radon, formaldehyde or hazardous waste, except as set forth in a schedule which, if Seller knows of any such materials (including the existence of underground storage tanks), is attached hereto and initialed by the Purchaser and the Seller. The Seller shall initial this sentence if no information regarding hazardous materials is available. The Purchaser acknowledges that the Brokers involved in this transaction have not inspected the property for hazardous materials and do not have any expertise at identifying such materials and that the Seller's disclosure set forth above fully sets forth such Brokers' knowledge of any such materials, except as otherwise disclosed to the Purchaser in writing; the Purchaser is encouraged to seek information from professionals regarding any specific issue or concern, including the identification of hazardous materials.

forth such Broker's knowledge of any such materials, except as otherwise disclosed to the Purchaser in writing, the Purchaser is encouraged to seek information from professionals regarding any specific issue or concern, including the identification of hazardous materials.

12. This contract is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards* at the Purchaser's expense until 9:00 P.M. on the tenth calendar day after ratification (insert date 10 days after contract ratification or a date mutually agreed upon). N/A

This contingency will terminate at the above predetermined deadline unless the Purchaser (or Purchaser's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option, within n/a days after Delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Purchaser shall have days to respond to the counter-offer or remove this contingency and take the property in "as-is" condition or this contract shall become null and void. The Purchaser may remove this contingency at any time without cause.

* Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet *Protect Your Family From Lead in Your Home* for more information.

13. See attached Exhibits A & B.

The Seller hereby grants to the Purchaser the right, at the Purchaser's sole cost, to enter upon the property, with advisers, for the purpose of testing for hazardous materials; the Purchaser shall be liable for, and shall indemnify Seller from and against, any claim, loss, expense or cause of action, arising out of or related to any such inspection.

A COPY OF THIS AGREEMENT IS TO BE RECEIVED BY ALL PARTIES AND BY SIGNATURE: RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED.

[Signature] 5/6/98
Witness Date

[Signature] President
Purchaser

Witness Date

Purchaser

Sellers hereby accept the offer and agree to deliver the above described property at the price and upon the terms and conditions above stated.

Sellers further agree to pay the Broker above named as commission for his services. 10 % of the sale price per Listing Agreement. In the event said earnest money or deposit is forfeited by said Purchaser, one-half thereof shall go to said Broker and the remainder to Sellers, provided, however, that the Broker's portion shall not exceed the full amount of the commission specified.

Witness Date

[Signature]
Seller

Witness Date

[Signature]
Seller

Broker

Co-Broker

EXTENSION

The time for the performance of the within instrument is hereby extended until _____ day of _____ 199

Witness our hands this

[Signature]
Purchaser
Shannon Construction Co. Inc.
Purchaser

[Signature]
Seller
Seller

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

19980118
I. D. Number

Coleman Construction

Applicant
1 Percy Hawks Rd, Windham, ME 04062
Applicant's Mailing Address
Nadeau & Lodge - Jim
Consultant/Agent
8787870
Applicant or Agent Daytime Telephone, Fax

9/14/98

Application Date
Wall St Duplex
Project Name/Description

Wall St

Address of Proposed Site

340-G-001

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) **Duplex**

1681

22045

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 **\$400.00** Subdivision Engineer Review Date: **9/14/98**

Fire Approval Status:

Reviewer **Lt. Mc dougall**

☐ Approved ☒ Approved w/Conditions see attached ☐ Denied

Approval Date **9/17/98** Approval Expiration Extension to ☒ Additional Sheets Attached

☒ Condition Compliance **Lt. Mc dougall** **9/17/98**
signature date

Performance Guarantee

☐ Required*

☐ Not Required

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

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

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

19980118

I. D. Number

Coleman Construction

Applicant

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8787870

Applicant or Agent Daytime Telephone, Fax

9/14/98

Application Date

Wall St Duplex

Project Name/Description

Wall St

Address of Proposed Site

340-G-001

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) **Duplex**

1681

22045

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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 \$400.00 Subdivision Engineer Review Date: 9/14/98

Inspections 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 Issued	date		
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	date	<input type="checkbox"/> Conditions (See Attached)	
<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	

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

19980118

I. D. Number

Coleman Construction

Applicant

1 Percy Hawks Rd, Windham, ME 04062

Applicant's Mailing Address

Nadeau & Lodge - Jim

Consultant/Agent

8787870

Applicant or Agent Daytime Telephone, Fax

9/14/98

Application Date

Wall St Duplex

Project Name/Description

Wall St

Address of Proposed Site

340-G-001

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

- that the applicant submit a sewer capacity letter from the Portland Sewer Division.

Inspections Conditions of Approval

Fire Conditions of Approval

Applicant must show hydrant within 800' path of travel.

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

19980118

I. D. Number

Coleman Construction

Applicant

1 Percy Hawks Rd, Windham, ME 04062

Applicant's Mailing Address

Nadeau & Lodge - Jim

Consultant/Agent

8787870

Applicant or Agent Daytime Telephone, Fax

9/14/98

Application Date

Wall St Duplex

Project Name/Description

Wall St

Address of Proposed Site

340-G-004

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) **Duplex**

1681

22045

R-5/ R-3 blg in R-5

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 **\$400.00** Subdivision Engineer Review **\$378.00** Date: **9/14/98**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

☐ Approved ☒ **Approved w/Conditions** see attached ☐ Denied

Approval Date **8/26/99** 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 checked="" type="checkbox"/> Performance Guarantee Accepted	8/10/99 date	\$55,000.00 amount	8/4/00 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	7/9/99 date	\$879.24 amount	
<input type="checkbox"/> Building Permit Issued	date		
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	date	<input type="checkbox"/> Conditions (See Attached)	
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<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			

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

19980118
I. D. Number

Coleman Construction

Applicant

1 Percy Hawks Rd, Windham, ME 04062

Applicant's Mailing Address

Nadeau & Lodge - Jim

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8787870

Applicant or Agent Daytime Telephone, Fax

9/14/98

Application Date

Wall St Duplex

Project Name/Description

Wall St

Address of Proposed Site

340-G-001

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

- that the applicant submit a sewer capacity letter from the Portland Sewer Division.

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. With the issuing of this permit, I am officially approving the use along with all other zoning items. By this action, there is a 30 day appeal period in which my determination can be appealed.
3. Separate permits shall be required for future decks, sheds, pool, and/or garage.

Fire Conditions of Approval

Applicant must show hydrant within 800' path of travel.

↑
PLEASE
NOTE

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

September 10, 1999

Coleman Construction
31 Wendell St
Portland, ME 04103

Re: Wall St/Forest Ave (340-G-008)

Dear Mr. Walsh:

An evaluation of the property at Wall St/Forest Ave on September 8, 1999 revealed that the site work fails to comply with Section 111.0 of the 1996 BOCA Code of the city of Portland.

Specifically sited was performing work beyond the parameters of the permit, and the approved site plan, i.e. Clearing land adjacent to the duplex project.

As per our meeting in the Planning Department on September 9, 1999 it was agreed that remediation of that land shall include removal or spreading of the piles of topsoil, hay mulching the entire area, delaying work on the drainage line until October 1, 1999, and using only the designated construction entrance for activity.

The adjacent land can not be used as a staging area until further notice; however, a construction trailer can be placed bordering the road of the approved project.

An inspection of the remediation will be made prior to hay mulching. It is the contractor's responsibility to notify the inspections department no later than September 16, 1999.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.S.R.A. ss 4452.

Please feel free to contact me at 874-8715, if you wish to discuss the matter or have any questions.

Sincerely,

Jeanie Bourke
Code Enforcement Officer
cc/Central File
Joseph Gray
Ben Walters
David Besseda

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): <i>Wall St / Forest Ave</i>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>340</i> Block# <i>G</i> Lot# <i>001</i>	Owner: <i>David W Adams</i>	Telephone#:	
Owner's Address: <i>Percy Hawkes Rd Wincham</i>	Lessee/Buyer's Name (If Applicable) <i>Coleman Const</i>	Cost Of Work: <i>\$ 70,000</i>	Fee <i>\$ 370</i>
Proposed Project Description: (Please be as specific as possible) <i>2-family dwelling</i>			
Contractor's Name, Address & Telephone <i>Coleman Const. 892 440 31 Wendell St. Portland, ME 04103</i>		Rec'd By <i>JP</i>	
Current Use: <i>Vacant</i>		Proposed Use: <i>Duplex</i>	

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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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

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

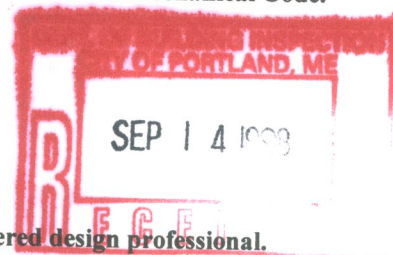
Certification

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

Signature of applicant: <i>[Signature]</i>	Date: <i>9-14-98</i>
--	----------------------

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

Additional Site review and related fees are attached on a separate addendum



Will St.

1. one two-family unit
2. Total land area of parcel equals 22,045 square feet
Total floor area equals 1,484 square feet, including utility room
3. Not applicable
4. 60 cubic yards
5. See plot plan - existing utilities shown
6. Plan to pitch surface water away from proposed dwelling by elevating soils to enhance the natural flow of the water. The proposed topographical elevation shown on the submitted plot plan depicts intent.
7. As this is a single lot, the topographical characteristics does not require detention basin, erosion control measures, pollution abatement measures, or any roads. The construction plan is as follows: lot clearing of necessary trees, shrubs, and debris, driveway cut, foundation, framing of wood structure, rough plumbing and electrical, insulation, drywall, painting; All Finishes - interior trim, plumbing, electrical, etc.; Exterior Finishes - seeding, planting, driveway, etc. Estimated time frame of project equals 120 days, more or less.
8. Not applicable
9. All private money, the end customer has bank financing forwarded by a deposit and bank commitment letter. Total cost of construction is estimated at \$180,000 which will be all private funds.
10. We have a purchase and sale agreement as of 9/10/1998.
11. No areas of this affect. Site is contiguous to existing residential and commercial lots.

A handwritten signature in cursive script, appearing to read "C. P. M.", is written in dark ink at the bottom of the page.

Applicant: Cdey WALSH
Address: Wall Street

Date: 8/26/99
C-B-L: 340-G-8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New
Zone Location - R-5/R-3 - Development in The R-5 Zone
Interior or corner lot -
Proposed Use/Work - construct A Duplex
Sewage Disposal - City
Lot Street Frontage - 50' req - 50' shown
Front Yard - 20' req - 70' shown
Rear Yard - 20' req - 50' + shown
Side Yard - 12' req - 17' & 19' shown
Projections - front entry S - rear boiler room
Width of Lot - 60' req - 92' + shown
Height - 2 story - 35' max - 25' shown to very top
Lot Area - 6,000^{sq} min - 22,045^{sq} shown
Lot Coverage/ Impervious Surface - 40%
Area per Family - 3000^{sq}/unit
Off-street Parking - 4 req - 4 shown
Loading Bays - N/A
Site Plan - minor 19980118
Shoreland Zoning/ Stream Protection - N/A
Flood Plains - panel 7c, zone X

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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.**

<u>Coleman Wells</u>		<u>9-5-98</u>
Applicant <u>Coleman Construction Co Inc</u>		Application Date
Applicant's Mailing Address <u>1 Perry Hook Rd. Waltham Ma 01402</u>		Project Name/Description <u>Community Housing of the - Case</u>
Consultant/Agent <u>Nadeau & Lodge - Surveyors (878-7870) ^{Jim}</u>		Address Of Proposed Site <u>1409-1423 Forest Ave</u> <u>Lot 1 Wells St Portland Me 04103</u>
Applicant/Agent Daytime telephone and FAX <u>892 6101 Fax 892 0325</u>		Assessor's Reference, Chart#, Block, Lot# <u>340 G 00</u>
Proposed Development (Check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail		
<input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other(Specify) <u>Duplex (2 units)</u>		
<u>1681 sq/ft.</u>	<u>840 1/2 per unit</u>	<u>22045 sq/ft.</u>
Proposed Building Square Footage and /or # of Units	Acreage of Site	Zoning <u>R-5</u>

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: 	Date: <u>9-5-98</u>
---	---------------------

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

Wells St duplex 2.

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

19980118

I. D. Number

Coleman Construction

Applicant

1 Percy Hawks Rd, Windham, ME 04062

Applicant's Mailing Address

Nadeau & Lodge - Jim

Consultant/Agent

8787870

Applicant or Agent Daytime Telephone, Fax

9/14/98

Application Date

Wall St Duplex

Project Name/Description

Wall St

Address of Proposed Site

340-G-001

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) **Duplex**

1681

22045

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other | |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review **\$378.00** Date: **9/14/98**

DRC Approval Status:

Reviewer **Jim Wendel**

- ☒ Approved ☐ Approved w/Conditions
see attache ☐ Denied

Approval Date **2/17/99** Approval Expiration **2/17/00** Extension to _____
☒ Condition Compliance **Jim Wendel** **8/17/99** ☐ Additional Sheets
signature date Attached

Performance Guarantee

☒ Required*

☐ Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	8/10/99 date	\$55,000.00 amount	8/4/00 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	7/9/99 date	\$879.24 amount	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980118

I. D. Number

Coleman Construction

Applicant

1 Percy Hawks Rd, Windham, ME 04062

Applicant's Mailing Address

Nadeau & Lodge - Jim

Consultant/Agent

8787870

Applicant or Agent Daytime Telephone, Fax

9/14/98

Application Date

Wall St Duplex

Project Name/Description

Wall St

Address of Proposed Site

340-G-001

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) **Duplex**

1681

22045

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 **\$400.00** Subdivisio _____ Engineer Review **\$378.00** Date **9/14/98**

Planning Approval Status:

Reviewer **Kandice Talbot**

☐ Approved ☒ Approved w/Conditions See Attached ☐ Denied

Approval Date **2/17/99** Approval Expiration **2/17/00** Extension to _____ ☐ Additional Sheets Attached
☒ OK to Issue Building Permi **Kandi Talbot** **8/17/99**
signature date

Performance Guarantee ☒ Required* ☐ Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	8/10/99 date	\$55,000.00 amount	8/4/00 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	7/9/99 date	\$879.24 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
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<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	

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

TO: Jay M. Hibbard, Portland City Councilor
FROM: Marge Schmuckal, Zoning Administrator
RE: Wall Street, Duplex 340-G-8 - R-5/R-3 zone
DATE August 26, 1999

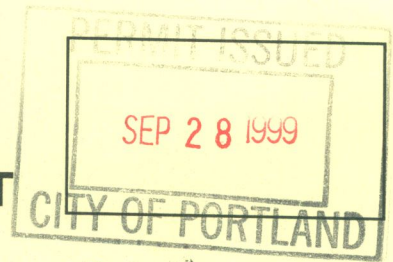
Please note that on this date, I have rendered an official decision on the proposed Wall Street duplex (which is a separate project and review from the multiplex fronting on Forest Ave.) . I have found the proposed submittal to meet all the requirements of the R-5 zone in which the structure is located. This final determination on this date allows a 30 day a period in which to appeal my determination. I am attaching another packet of information which outlines what steps to take to appeal my decision. Feel free to call me if you have any questions.

CC: Robert B. Ganley, City Manager
Joseph Gray, Jr., Dir. of Planning & Urban Dev.
Mark Adelson, Neighborhood and Housing Services
Alex Jagerman, Chief Planner
Kandi Talbot, Planner
Penny Littell, Corporation Counsel
File



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

340-6-008

991078

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Wall St Use of Building _____ Date 9/28/99

Name and address of owner of appliance Community Housing of Maine

Installer's name and address B+B Gas Services, Inc. P.O. Box 106
Westbrook, ME 04098 Telephone 854-1600

Location of appliance:

- ☐ Basement
☐ Attic

- ☒ Floor
☐ Roof

Type of Fuel:

- ☒ Gas ☐ Oil ☐ Solid

Appliance Name: HB Smith

U.L. Approved ☒ Yes ☐ No

Will appliance be installed in accordance with the manufacture's installation instructions? ☒ Yes ☐ No

IF NO Explain: _____

The Type of License of Installer:

- ☐ Master Plumber # _____
☐ Solid Fuel # _____
☐ Oil # _____
☒ Gas # PNT 204
☐ Other _____

Type of Chimney:

- ☐ Masonry Lined
Factory built _____

- ☐ Metal
Factory Built U.L. Listing # _____

- ☒ Direct Vent
Type stainless steel UL# _____

Type of Fuel Tank

- ☐ Oil
☐ Gas

Size of Tank _____

Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

Fee 54.00
Cost of work \$4500.00

Approved

Fire: HHK

Ele.: _____

Bldg.: 7

Approved with Conditions

- ☐ See attached letter or requirement

Signature of Installer Dwight A. Brann by Candace G. Bean

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy

**City Of Portland
Inspection Services
RETURN OF SERVICE**

On the 13th day of Sept, 1999, I made service of the Follow-up letter

upon, Coley Walsh, at Wall st. Duplex . 340-6-8

✓

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of process, and whose name is _____.

By (describe other manner of service) _____.

DATED: 9-13-99

Jeannie Bouke
Signature of Person Making Service

C.E.O
Title

I have received the above referenced documents

[Signature]
Person Receiving Service