

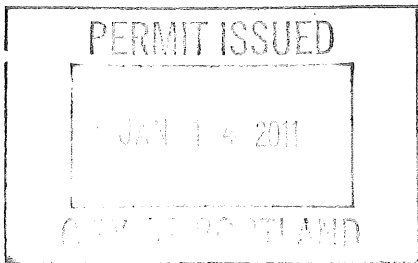
City of Portland, Maine - Building or Use Permit Application

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

Willbe 352-A-011

| | | | |
|---|--|---|--|
| Permit No: 10-1157 | | Issue Date: | CBL: <input checked="" type="checkbox"/> (352 A001001) |
| Location of Construction: (Shepard Ave) 1756 WASHINGTON AVE | Owner Name: RM INC | Owner Address: 98 BROADWAY | Phone: 207-332-5463 |
| Business Name: | Contractor Name: RM Inc | Contractor Address: 98 Broadway South Portland | Phone: 2073325463 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | Zone: R-3 |
| Past Use: Vacant Land | Proposed Use: Single Family Home - build new 2.5 bath, 3 bedroom, 2 car garage single family home | Permit Fee: \$1,295.00 | Cost of Work: \$120,000.00 |
| Proposed Project Description: build new 2.5 bath, 3 bedroom, 2 car garage single family home | | CEO District: 5 | |
| | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R-3 Type: SB IRC-2003 Signature: AMB 1/14/11 |
| | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date: | |

| | | | | |
|---|---|---|--|--|
| Permit Taken By: Idobson | Date Applied For: 09/14/2010 | Zoning Approval | | |
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2010-0032 Level I Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK w/ conditions Date: 11/10/10 ABM | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: ABM | |



CERTIFICATION

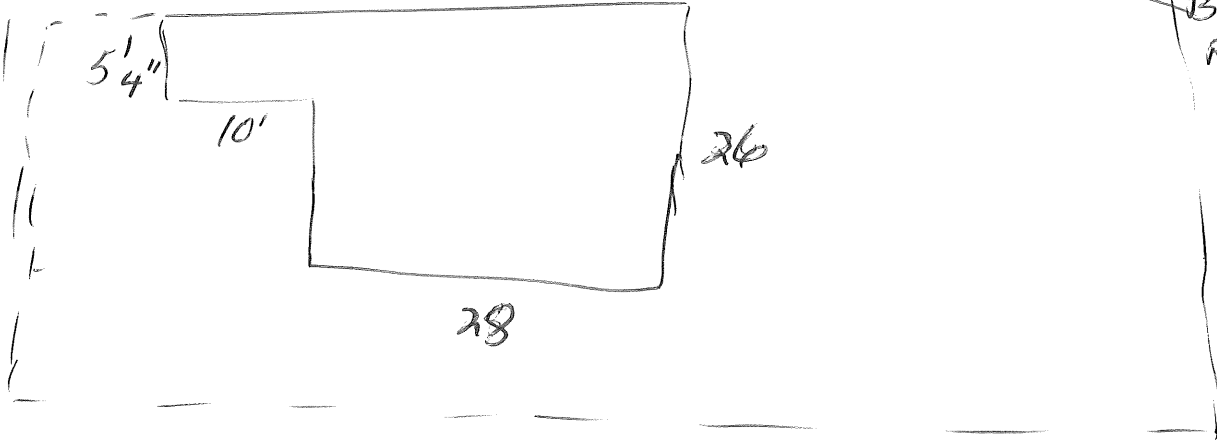
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition,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

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

1-19-11 DWM contact Rob 332-5463

Footings OK subject to
set back letter after
pour. note:

Basement access
Rotated 90°



1-25-11

OK to brack 11 N/A

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: September 28, 2011

RE: C. of O. for # 1756 Washington Avenue, RM Inc. Single Family
(Id#2010-0032) (CBL 352 A 001001)

After visiting the site, I have the following comments:

Site work complete:

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

Cc: Tammy Munson, Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: 1 Solution

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that RM INC- ROB TWOMBLY

Located At 7 SHEPHERD LN

Job ID: 2011-09-2182-HVAC

CBL: 352-A-001

has permission to install an HVAC system.

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

09/09/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

SCANNED



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

20 11

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 152 A011

Check #: _____ **Total Collected \$** 20.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: _____

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Close-In: (Electrical, Plumbing, Framing)
 2. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-09-2182-HVAC

Located At: 7 SHEPHERD LN

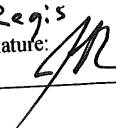
CBL: None

Conditions of Approval:

Building

1. The installation must comply with UL, the Manufacturers' Listing, and State of Maine Gas Regulations.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. Maintain proper setback(s) from property lines/buildings and proper clearances from vertical openings when direct venting
4. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.

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

| | | | |
|--|--|--|--|
| Job No: 2011-09-2182-HVAC | Date Applied: 9/7/2011 | CBL: 352-A-001 | Phone: |
| Location of Construction: 7 SHEPHERD LN | Owner Name: RM INC - Rob Twombly | Contractor Address: 55 High Street, Westbrook, ME 04092 | Phone: 239-7700 |
| Business Name: | Contractor Name: Jason Lamb | Permit Type: HVAC | Zone: R-3 |
| Lessee/Buyer's Name: | Phone: | Cost of Work: \$5,000.00 | CEO District: |
| Past Use: Single Family dwelling | Proposed Use: Same: Single Family dwelling - to install Baxi Luna Comfort heating system | Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A | Inspection: Use Group: Type: HVAC Maine Gas Regis Signature:  |
| Proposed Project Description: Baxi Luna Comfort | | Pedestrian Activities District (P.A.D.) | |

Permit Taken By: PLanning

Zoning Approval

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 informatin may invalidate a building permit and stop all work.

- Special Zone or Reviews**
- Shoreland
 - Wetlands
 - Flood Zone
 - Subdivision
 - Site Plan

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in Dist or Landmark
 - Does not Require Review
 - Requires Review
 - Approved
 - Approved w/Conditions
 - Denied

Date: 09/09/11
 Date: 09/09/11

Date: 09/09/11

CERTIFICATION

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

 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE



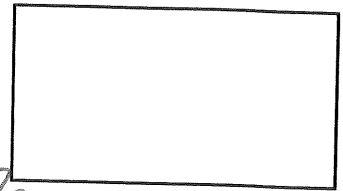
198742
Visa \$70.00

FILL IN AND SIGN WITH INK

2011-09-2182-HVAC

J.Y

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



7 Shepherd R-3 352 A011

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 / CBL 7 Shepard
Name and address of owner of appliance Rob Twombly RMD INC Use of Building Single family Date 9/7/11
Installer's name and address JASON LAMB 55 High Street Westbrook, ME 04092 Telephone 207-239-7200

Location of appliance:

- Basement
- Attic
- Floor
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Baxi Luna Comfort 3.10FE

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 # MS90013785
- Solid Fuel # _____
- Oil # _____
- Gas # PNT 7169
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____
- Metal
Factory Built U.L. Listing # _____
- Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank _____

Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

Cost of Work: \$ 5,000

Permit Fee: \$ 70.00

RECEIVED
SEP -7 2011
Dept. of Building Inspections
City of Portland Maine

Approved

Fire: _____
Ele.: _____
Bldg.: _____

Approved with Conditions

- See attached letter or requirement

Signature of Installer

[Handwritten Signature]

Inspector's Signature

Date Approved

NG

5.62
.72

BAXI

LUNA 3 COMFORT

High efficiency gas fired wall mounted combination boiler
Chaudière murale à gaz à rendement élevé

WARNING: If the information in this manual is not followed exactly, a fire or explosion may result causing property damage, personal injury or death.

- Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.
- **WHAT TO DO IF YOU SMELL GAS**
 - Do not try to light any appliance.
 - Do not touch any electrical switch; do not use any phone in your building.
 - Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.
 - If you cannot reach your gas supplier, call the fire department.
- Installation and service must be performed by a qualified installer, service agency or the gas supplier.

AVERTISSEMENT: Assurez-vous de bien suivre les instructions données dans cette notice pour réduire au minimum le risque d'incendie ou d'explosion ou pour éviter tout dommage matériel, toute blessure ou la mort.

- *Ne pas entreposer ni utiliser d'essence ou ni d'autres vapeurs ou liquides inflammables à proximité de cet appareil ou de tout autre appareil.*
- **QUE FAIRE SI VOUS SENTEZ UNE ODEUR DE GAZ**
 - *Ne pas tenter d'allumer d'appareil.*
 - *Ne touchez à aucun interrupteur; ne pas vous servir des téléphones se trouvant dans le bâtiment.*
 - *Appelez immédiatement votre fournisseur de gaz depuis un voisin.*
Suivez les instructions du fournisseur.
 - *Si vous ne pouvez rejoindre le fournisseur, appelez le service des incendies.*
- *L'installation et l'entretien doivent être assurés par un installateur ou un service d'entretien qualifié ou par le fournisseur de gaz.*

Installation and servicing instructions *Notice d'installation et d'entretien*



BAXI S.p.A., one of the leading European enterprises to produce central heating and hot water devices for domestic use (wall-mounted gaz-operated boilers, floor-standing boilers, electrical water-heaters and steel heating plates) has obtained the QSC certificate of conformity to the UNI EN ISO 9001 norms. This certificate guarantees that the Quality System applied at the **BAXI S.p.A.** factory in Bassano del Grappa, where your boiler was produced, meets the standards of the UNI EN ISO 9001 norm, which is the strictest and concerns all organization stages and operating personnel involved in the production and distribution processes.

BAXI S.p.A., l'une des entreprises leader en Europe dans la production d'appareils de chauffage et sanitaires à usage domestique, (chaudières murales à gaz, chaudières au sol, chauffe-eau électriques, plaques de chauffe en acier), a obtenu la certification CSQ de conformité aux normes UNI EN ISO 9001. Ce certificat assure que le Système de Qualité en usage aux usines **BAXI S.p.A.** de Bassano del Grappa, où l'on a produit cette chaudière, satisfait la plus sévère des normes - c'est-à-dire la UNI EN ISO 9001 - qui concerne tous



Vent Termination Minimum Clearances

| | |
|--------------------------------------|--|
| A = 12" | clearances above grade, veranda, porch, deck or balcony |
| B = 12" | clearances to window or door that may be opened |
| D = 18" | vertical clearance to ventilated soffit located above the terminal within a horizontal distance of 2 feet (60 cm) from the centre line of the terminal |
| E = 18" | clearance to unventilated soffit |
| F = 9" | clearance to outside corner |
| G = 6" | clearance to inside corner |
| H = 4 ft. (U.S.A.) | not to be installed above a gas meter/regulator assembly within H horizontally from the centre line of the regulator |
| I = 3 ft. (U.S.A.) 6 ft. (Canada) | clearance to service regulator vent outlet |
| J = 9" (U.S.A.) | clearance to non-mechanical air supply inlet to building or the combustion air inlet to any other appliance |
| K = 3 ft. (U.S.A.) 6 ft. (Canada) | clearance to a mechanical air supply inlet |
| * L = 7 ft. | clearance above paved side-walk or a paved driveway located on public property |
| ** M = 18" | clearance under veranda, porch, deck or balcony |

- * a vent shall not terminate directly above a side-walk or paved driveway which is located between two single family dwellings and serves both dwellings unless terminated 7ft above sidewalk.
- ** only permitted if veranda, porch, deck or balcony is fully open on a minimum of 2 sides beneath the floor.

Note: local Codes or Regulations may require different clearances.

The flue terminal must be exposed to the external air and the position must allow the free passage of air across it at all times. In certain weather conditions the terminal may emit a plume of steam. Avoid positioning the terminal where this may cause a nuisance.

3.6 BOILER LOCATION

The boiler is not suitable for external installation.

The boiler must be installed on a flat vertical wall which is capable of supporting the weight of the boiler.

The boiler may be installed in any room or internal space, although particular attention is drawn to the requirements of the current electrical provisions with respect to the installation of the boiler in a room or internal space containing a bath or shower. Where a room-sealed boiler is installed in a room containing a bath or shower, it must not be possible for a person using the bath or shower to touch any electrical switch or boiler control utilizing electricity.

The boiler may be installed in a cupboard or compartment, provided it is correctly designed and sufficiently ventilated for that purpose.

3.7 CENTRAL HEATING SYSTEM - FIG. 17

The boiler is designed for use in a sealed central heating system.

Refer to Technical Data, section 2.8, for details of the heating system volume.

The system should be designed to operate with flow temperatures of up to 185 °F / 85°C. When designing the system, the pump head, expansion tank size, mean radiator temperature, etc. must all be taken into account. Refer to the pump performance table for guidelines.

The boiler is supplied with the following components built in:

Pressure relief valve - set to operate at 30 p.s.i. / 2 bar. The discharge pipe must be routed clear of the boiler to a drain, in such a manner that it can be seen, but cannot cause injury to persons or property. It is recommended that the relief valve be manually operated at least once a year.

WARNING:

1. Avoid contact with hot water coming/out
2. Prevent water damage

Pressure gauge - to indicate the system pressure to be maintained.

Expansion tank - with a capacity of 2.2 US gal / 10 l and pre-charged to a pressure of 7.25 p.s.i. / 0.5 bar.

By-pass - The boiler incorporates an automatic by-pass. However, where all radiators are fitted with thermostatic radiator valves, an external by-pass must be fitted.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 101157

PERMIT ISSUED
JAN 14 2011

This is to certify that RM INC/RM Inc

has permission to build new 2.5 bath, 3 bedroom, 2 car garage single family home

AT 1756 WASHINGTON AVE

CBL 352 A001001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James Burke 11/14/11
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 10-1157 | Date Applied For: 09/14/2010 | CBL: 352 A001001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|--|----------------------------|---|-------------------------|
| Location of Construction: 1756 WASHINGTON AVE (7 Shep | Owner Name: RM INC | Owner Address: 98 BROADWAY | Phone: 207-332-5463 |
| Business Name: | Contractor Name: RM Inc | Contractor Address: 98 Broadway South Portland | Phone (207) 332-5463 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

| | |
|--|---|
| Proposed Use: Single Family Home - build new 2.5 bath, 3 bedroom, 2 car garage single family home | Proposed Project Description: build new 2.5 bath, 3 bedroom, 2 car garage single family home |
|--|---|

| | | | |
|---|---|------------------------------|---|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Ann Machado | Approval Date: 11/10/2010 |
| Note: The front yard of the property faces Washington Avenue. | | | Ok to Issue: <input checked="" type="checkbox"/> |
| <ol style="list-style-type: none"> As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required side yard (Shepard Lane side) and rear yard setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. | | | |

| | | | |
|---|---|---------------------------------|---|
| Dept: Building | Status: Approved with Conditions | Reviewer: Jeanine Bourke | Approval Date: 01/14/2011 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| <ol style="list-style-type: none"> Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery. | | | |

| | | | |
|--|---|------------------------------|---|
| Dept: DRC | Status: Approved with Conditions | Reviewer: Jean Fraser | Approval Date: 11/17/2010 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| <ol style="list-style-type: none"> Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site. 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. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind. | | | |

| | | | |
|---|-----------------------------------|--|--------------------------------|
| Location of Construction: 1756 WASHINGTON AVE (7 Shep | Owner Name: RM INC | Owner Address: 98 BROADWAY | Phone: 207-332-5463 |
| Business Name: | Contractor Name: RM Inc | Contractor Address: 98 Broadway South Portland | Phone (207) 332-5463 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

- 7) 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.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 9) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.

Comments:

9/14/2010-ldobson: Entered but held for deed confirmation

9/28/2010-amachado: Spoke to Rob Twombly. The permit is on hold because the applicant still needs to submit a Level I Residential Minor Site Plan Application. Moved the permit on in review process.

10/4/2010-amachado: Rob Twombly submitted Level I Minor residential Site Plan Application. Still needs to show evidence of financial & technical capacity & written summary of fire safety.

10/13/2010-amachado: Address for new house wil be 7 Shepard Lane & CBL will be 352 A011.

11/8/2010-amachado: Received new siteplan with more details. Checked for zoning. All set.

11/10/2010-amachado: Jean Fraser has received the finanacial capability letter and is following up with Rob Twombly on fire safety summary for the site plan applciation.

11/24/2010-jmb: Routed from Tammy M., who did the review.

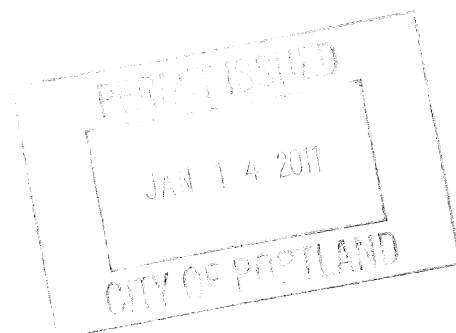
11/29/2010-jmb: Spoke to Rob T. He will submit the revisions per the review checklist.

12/30/2010-jmb: Revised plans submitted and versa lam spec for garage beam.

1/3/2011-jmb: Reviewed revisions, still missing several items. Spoke to Rob T., emailed review checklist and deck construction document.

1/13/2011-jmb: Rob T. Submitted revisions, all ok except he will have a deck detail sent via email.

1/14/2011-jmb: Rob T. Submitted deck details and verified 3-2x8 beam





General Building Permit Application

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

| | | |
|---|---|---|
| Location/Address of Construction: <u>7 Shepard Lane (split from 175 1/2 Washington)</u> | | |
| Total Square Footage of Proposed Structure/Area <u>2,032</u> | Square Footage of Lot <u>9,619</u> | |
| Tax Assessor's Chart, Block & Lot Chart# <u>352</u> Block# <u>AX</u> Lot# <u>1</u> <u>* will be 352 A 011</u> | Applicant * <u>must</u> be owner, Lessee or Buyer Name <u>RM INC</u> Address <u>98 Broad Way</u> City, State & Zip <u>So Portland ME 04106</u> | Telephone: <u>207 332-5463</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>120,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>VACANT LAND</u> If vacant, what was the previous use? <u>VACANT LAND</u> Proposed Specific use: <u>NEW SINGLE FAMILY HOUSE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>2.5 Baths, 3 bedroom 2 car garage</u> | | |
| RECEIVED 1220 300 75 \$1595 SEP 14 2010 | | |
| Contractor's name: <u>RM INC</u> Dept. of Building Inspections City of Portland Maine | | |
| Address: <u>98 Broadway</u> | | |
| City, State & Zip <u>So Portland ME 04106</u> | | Telephone: <u>207-332-5463</u> |
| Who should we contact when the permit is ready: <u>Rob TWOMBLY</u> | | Telephone: _____ |
| Mailing address: <u>↑ SAME ↑</u> | | |

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8705.

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: [Signature] Date: 9/14/2010

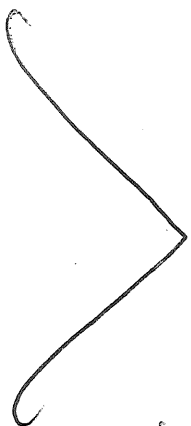
This is not a permit; you may not commence ANY work until the permit is issued

1756 Washington
10-1157

| ONE AND TWO FAMILY | PLAN REVIEW | CHECKLIST |
|--|--|---|
| Soil type/Presumptive Load Value (Table R401.4.1) | | |
| Component | Submitted Plan | Findings Revisions Date |
| STRUCTURAL | | |
| Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1) | 10" x 16" FTNG | |
| Foundation Drainage, Fabric, Damp proofing (Section R405 & R406) | OK see foundation detail | |
| Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY | N/A | |
| Anchor Bolts/Straps, spacing (Section R403.1.6) | OK see detail | OK 4/13/11 |
| ✓ Lally Column Type (Section R407) | Shows 3- 2x10's - 7' span - | |
| Girder & Header Spans (Table R 502.5(2)) | over span - need better framing detail | (Jog in beam for stairs) |
| Built-Up Wood Center Girder Dimension/Type | 11 11 | |
| Sill/Band Joist Type & Dimensions | 2x6 PT | |
| First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2x10's | |
| ✓ Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2x10's main house - | Garage - need OK 12/30/10 carrying beam sized |
| Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2)) | 2x6 collar ties | |

| | | |
|--|--|--|
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) | | 2x10 Rafter/Trusses |
| Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | | |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)) | | 1/2" / 3/4" / 1 1/8" |
| Fastener Schedule (Table R602.3(1) & (2)) | | Per IRC |
| Private Garage (Section R309) Living Space? YES (Above or beside) | | |
| Fire separation (Section R309.2) | — Not shown (only walls called out) | JK 4/13/11 |
| Opening Protection (Section R309.1) | — OK | |
| Emergency Escape and Rescue Openings (Section R310) | OK - shown | |
| Roof Covering (Chapter 9) | Asphalt | |
| Safety Glazing (Section R308) | N/A | |
| Attic Access (Section R807) | OK shown | |
| Chimney Clearances/Fire Blocking (Chap. 10) | N/A | |
| Header Schedule (Section 502.5(1) & (2)) | 3- 2x10's Typ. — | Need 3- 2x12's over garage doors JK 4/13/11 |
| Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration | R 30 Roof / R-19 walls / R-21 floors | |

U Factor

| | | |
|---|--|----------------|
| Type of Heating System | | |
| Means of Egress (Sec R311 & R312) | | |
| Basement | | |
| Number of Stairways |  <i>ok see details</i> | |
| Interior | | |
| Exterior | | |
| Treads and Risers (Section R311.5.3) | | |
| Width (Section R311.5.1) | | |
| Headroom (Section R311.5.2) - 6'-8" | <i>ok 1/13/11</i> | |
| Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) | | |
| Smoke Detectors (Section R313) | <i>ok</i> | |
| Location and type/Interconnected | | |
| Draftstopping (Section R502.12) and Fireblocking (Section (R602.8) | <i>N/A</i> | |
| Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207) | | <i>ok</i> |
| Deck Construction (Section R502.2.1) | <i>no detail on rear deck or</i> | <i>1/14/11</i> |

Elevations NOT labeled correctly - front - still wrong - I labeled it jmb

* new house lot.

Applicant: R M Inc. (Rob Trounby)

Date: 9/28/10

Address: Split from 1756 Washington Ave.
75 Shepard Lane

C-B-L: 352-A-001 (* ~~with~~ new CBL) * 352-A-011)

Permit # 10-1157

CHECK-LIST AGAINST ZONING

ORDINANCE

* used site plan received 11/8/10.

Date - New

Zone Location - R-3

Interior or corner lot

Proposed Use/Work - build new 2 story single family home (26x28) w/ 24'x24 garage attached.

Sewage Disposal - City

Lot Street Frontage - 50' min - 55' on Washington Ave.; 151' on Shepard St (OK)

Front Yard - 25' min - 69' scaled to house
- 59' scaled to deck (OK)

Rear Yard - 25' min - 26' scaled (OK)

Side Yard - ~~14' min~~ 21' to house; 16' scaled to porch (OK) section 14-425.

Projections - 12x12 deck, bulkhead 5x6 front entry 5x8.5. ~~14' min - 18' to garage - 12' bulkhead OK section 14-425~~

Width of Lot - 65' min - scales @ 65' (OK)

Height - 35' max - 24' scaled.

Lot Area - 6,500 sq ft min - 9619 sq ft ~~3366.65~~

Lot Coverage Impervious Surface - 35% = ~~2326~~ 3366.65

Area per Family - 6,500 sq ft min (OK)

Off-street Parking - 2 spaces required - 2 car garage (OK)

Loading Bays - N/A

Site Plan - Level I minor residential - 2019-0037

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - zone X

(OK)

| |
|---------------|
| 28x26 = 728 |
| 24x24 = 576 |
| 12x12 = 144 |
| 5x6 = 30 |
| 5x8.5 = 42.5 |
| <u>1520.5</u> |

Existing house lot

Date: 9/28/10

Owner
Applicant: Kathleen Roberts Esposito
Neil Esposito
Address: 1756 Washington Ave

C-B-L: 352-A-001
connected to permit #10-1157

CHECK-LIST AGAINST ZONING ORDINANCE

Date - build 1840

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage - 50' min - 71.20' on survey (ok)

Front Yard - 25' min N/A

Rear Yard - 25' min N/A

Side Yard - 2 stories - 14' min - 16' to corner of beam (ok)

Projections -

Width of Lot - 65' min - 68' scaled

Height -

Lot Area - 6500 ± - 10,177 sq ft (ok)

Lot Coverage/ Impervious Surface - 35% ± 3561.95 - ok

1957 sf of footprint

Area per Family - 6500 ± (ok)

Off-street Parking - 2 spaces required - 2 car garage (ok)

Loading Bays - N/A

Site Plan - connected to Level I minor residential 2010-0032

Shoreland Zoning/ Stream Protection - N/A

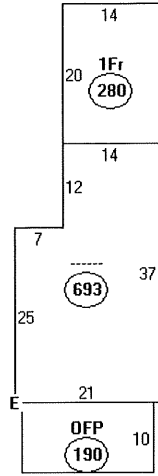
Flood Plains - ~~N/A~~ parcel 2 - zone X

Existing house

1756 Washington Ave

26x28 barn (1955)

8x12 shed (2005)



Descriptor/Area

- A:
693 sqft
- B: 1Fr
280 sqft
- ✓ C: OFF
190 sqft
- D: AB2
728 sqft
- E: RS1
96 sqft

Swamp
shed.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

September 23, 2010

Migs Eaton
Keller Williams Realty

RE: 1756 Washington Avenue – 352-A-1 – R-3 Zone

Dear Ms. Eaton,

I am in receipt of your request to determine whether the proposed division of the lot located at 1756 Washington Avenue from one lot into two lots would constitute two legal lots under City of Portland, Maine Zoning. I have made my determination based upon a signed and stamped survey prepared by Richard W. Eaton and dated May 22, 2010.

I have determined that both lots in the proposed division of land are meeting the underlying R-3 Land Use Zoning requirements. The “north lot”, which is the currently developed lot, is meeting all the R-3 Zone requirements, including, but not limited to lot size, setbacks, lot width, necessary access and parking. It is noted that the front setback is legally nonconforming for the front setback and is not made more nonconforming by the proposed division of land. The “south lot”, which is currently vacant, is also meeting the R-3 Zone requirements for a lot. It is noted that the dimensional requirements of the R-3 Zone can be met as indicated by a proposed building envelope on the plans. It is further noted that if a proposed dwelling is two stories in height, the side setback adjoining the “north lot” will need to be increased from 8’ to 14’.

This determination shall not be misconstrued as an availability to begin construction on the “south lot”. Separate applications for building and site plan review with the appropriate information shall be required prior to final approvals.

If you have any questions regarding this determination, please feel free to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

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

2010-0032
 Application I. D. Number

Marge Schmuckal

9/14/2010
 Application Date

Rm Inc
 Applicant

98 Broadway , South Portland, ME 04106
 Applicant's Mailing Address

Rob Twombly
 Consultant/Agent

Agent Ph: (207)332-5463 Agent Fax:
 Applicant or Agent Daytime Telephone, Fax

1756 - 1756 Washington Ave, Portland, Maine
 Address of Proposed Site

352 A001001
 Assessor's Reference: Chart-Block-Lot

Single Family Home
 Project Name/Description

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____
 0

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

Check Review Required:

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

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 9/14/2010

Zoning Approval Status: Reviewer _____

Approved Approved w/Conditions See Attached Denied

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

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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



Level I: Minor Residential Site Plan Application Portland, Maine

Portland's Department of Planning and Urban Development coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level I: Minor Residential site plan.

Level I: Minor Residential development includes:

- a. With respect to development of a single-family or a two-family building, excluding building additions, decks, or accessory structures, such development shall be deemed minor residential development for purposes of this article regardless of its size.
- b. The addition of any additional dwelling unit to a building initially reviewed as a two-family dwelling or multifamily structure, if the additional dwelling unit does not require subdivision review under Maine State Statutes and Portland's Subdivision Ordinance.

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp> or copies may be purchased at:

Planning and Urban Development Department
4th Floor, City Hall
389 Congress Street
Portland, Maine 04101

RECEIVED

OCT - 4 2010

Dept. of Building Inspections
City of Portland Maine

permit applied for

on 9/14/10



Level I: Minor Residential
Site Plan Application
PORTLAND, MAINE

Planning and Urban Development Department
Planning Division and Planning Board

PROJECT NAME: SHEPARD LANE

PROPOSED DEVELOPMENT ADDRESS: BOOK 21600 PAGE 191 - Split from 1756 Washington St

PROJECT DESCRIPTION: CONSTRUCTION OF NEW SINGLE FAMILY HOUSE
existing CBLB 352-A-001

CHART/BLOCK/LOT: _____ PRELIMINARY PLAN _____

FINAL PLAN _____

CONTACT INFORMATION:

APPLICANT

Name: RM INC

Address: PMB 204 50 MARKET ST
SO PORTLAND ME

Zip Code: 04106

Work #: 207-332-5463

Cell #: _____

Fax #: _____

Home: _____

E-mail: ROBTWOMBLY@ME.COM

PROPERTY OWNER

Name: RM INC

Address: PMB 204 50 MARKET ST
SO PORTLAND ME

Zip Code: 04106

Work #: 207-332-5463

Cell #: _____

Fax #: _____

Home: _____

E-mail: ROBTWOMBLY@ME.COM

BILLING ADDRESS

Name: _____

Address: _____

Zip: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: _____

Address: _____

Zip Code: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

N/A

ENGINEER

Name: GORRELL PALMER

Address: PO BOX 1237

GRAY ME

Zip Code: 04039

Work #: 207-657-6910

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

SURVEYOR

Name: ~~RWE~~ RW EATON

Address: 58 PLEASANT STREET

WESTBROOK ME

Zip Code: 04092

Work #: 207-854-2402

Cell #: 207-415-2907

Fax #: _____

Home: _____

E-mail: RWEATON@MAINE.RR.COM

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

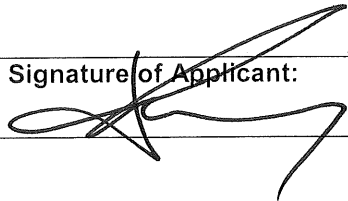
| | |
|--|---|
| <input checked="" type="checkbox"/> Level I: Minor Residential Site Plan <input checked="" type="checkbox"/> Application Fee (flat fee) | \$300 |
| Mailed notices to abutters are now required for single family, two-family and the addition of a unit being reviewed as a Level I minor residential site plan. The applicant will be billed for the notice costs. | .75 cents each |
| <input checked="" type="checkbox"/> Inspection Fee, due after approval (flat fee) | \$100 |
| <input type="checkbox"/> Performance Guarantee | Exempt except for those projects that complete construction in the winter and the site work is incomplete |

Refer to the application checklist (page 5) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement'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.

This application is for a Site Plan review only. A Performance Guarantee, Inspection Fee, Building Permit Application (attached) and associated fees will be required prior to construction.

| | |
|---|---------------------------|
| Signature of Applicant:  | Date: 10/2/2010 |
|---|---------------------------|

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

City of Portland Planning Division
389 Congress Street
Portland, Maine 04101
(207) 874-8719
www.portlandmaine.gov

Office Hours:
Unless noted, office hours are
Monday thru Friday
8:00 a.m. – 4:30 p.m.

General Submittal Requirements – Level 1 Minor Residential

| Applicant Checklist | Planner Checklist | Number of Copies | Submittal Requirement |
|-------------------------------------|----------------------------|------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> ✓ | 4 | Completed application form. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> ✓ | 1 | Application fees. (300 p.d.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4 | Written description of project. - on application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> ✓ | 4 | Evidence of right, title and interest. purchase/sale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4 | Copies of required state and/or federal permits. ✓/A |
| <input type="checkbox"/> | <input type="checkbox"/> | 4 | Written assessment of zoning. on site plan |
| <input type="checkbox"/> | <input type="checkbox"/> | 4 | Written Description of existing and proposed easements or other burdens. N/A |
| <input type="checkbox"/> | <input type="checkbox"/> | 4 | Written requests for waivers from individual site plan and/or technical standards. N/A |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4 | Evidence of financial and technical capacity. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4 | Evidence of utilities capacity to serve the development. - see plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4 | Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). - access & Rehydrant |

Site Plans and Boundary Survey Requirements – Level 1 Minor Residential

| Applicant Checklist | Planner Checklist | Number of Copies | Submittal Requirement |
|-------------------------------------|--------------------------|------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4 | Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4 | Site Plan Including the following: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Location and dimension of existing and proposed paved areas. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Proposed ground floor area and finish floor elevation (FFE). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Exterior building elevations (show all 4 sides). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Identification of an proposed protection measures for any significant natural features located in the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing and proposed utilities (or septic system, where applicable) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing and proposed grading and contours. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Proposed stormwater management and erosion controls. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Total area and limits of proposed land disturbance. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Proposed protections to or alterations of watercourses. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Proposed wetland protections or impacts. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing vegetation to be preserved and proposed site landscaping and street trees. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing and proposed curb and sidewalk. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing and proposed easements or public or private rights of way. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ A reduced boundary survey/site plan is required if original is larger than 11'x17' |

Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) **Transportation Standards:** 2.a.(i) and (ii);
2.c (if the site plan is a two-family or multi-family building);
4.a.(i) and (iv)
- 14-526 (b) **Environmental Quality Standards:** 1
2.a.
2.b.(iii)
3.c. and d. and e.
- 14-526 (c) **Public Infrastructure and Community Safety Standards:** 1. and 3.a through e.
- 14-526 (d) **Site Design Standards:** 5. and 9.

**Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*

PURCHASE AND SALE AGREEMENT - LAND ONLY

Offer Date August 26, 2010

9-1-2010 Effective Date
Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between RM Inc.

_____ ("Buyer") and
Kathleen Roberts Esposito, Neil Esposito ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all part of; If "part of" see para. 22 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at Shepard Lane and described in deed(s) recorded at said County's Registry of Deeds Book(s) 21600, Page(s) 191.

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 60,000.00. Buyer has delivered; or will deliver to the Agency within 5 days of the Offer Date, a deposit of earnest money in the amount \$ 4,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ _____ will be delivered _____. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

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

4. EARNEST MONEY/ACCEPTANCE: Keller Williams ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until August 29, 2010 (date) 6:00pm AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party. 0 10/1/2010

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on September 14, 2010 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

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

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

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

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

September 2009

Page 1 of 4 - P&S-I.O

Buyer(s) Initials NR

Seller(s) Initials RE

Keller Williams Realty 50 Sewall Street, 2nd Floor Portland, ME 4102

Phone: (207)879-9800

Fax:

Marlene Eaton

Produced with ZipForm® by zipLogix 16070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Rob Trombly

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

Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

| CONTINGENCY | YES | NO | DAYS FOR COMPLETION | OBTAINED BY | TO BE PAID FOR BY |
|---|-------------------------------------|-------------------------------------|---------------------|-------------|-------------------|
| 1. SURVEY Purpose: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |
| 2. SOILS TEST Purpose: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11 | Buyer | Buyer |
| 3. SEPTIC SYSTEM DESIGN Purpose: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11 | Buyer | Buyer |
| 4. LOCAL PERMITS Purpose: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11 | Buyer | Buyer |
| 5. HAZARDOUS WASTE REPORTS Purpose: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |
| 6. UTILITIES Purpose: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |
| 7. WATER Purpose: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |
| 8. SUB-DIVISION APPROVAL Purpose: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |
| 9. DEP/LURC APPROVALS Purpose: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |
| 10. ZONING VARIANCE Purpose: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |
| 11. HABITAT REVIEW/WATERFOWL Purpose: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |
| 12. MDOT DRIVEWAY/ENTRANCE PERMIT Purpose: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |
| 13. DEED RESTRICTION Purpose: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |
| 14. TAX EXEMPT STATUS Purpose: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |
| 15. OTHER Purpose: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | _____ |

Further specifications regarding any of the above:

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

11. FINANCING: This Agreement is is not subject to Financing. If subject to Financing:
- a. This Agreement is subject to Buyer obtaining a cash loan of na % of the purchase price, at an interest rate not to exceed na % and amortized over a period of na years.
 - b. Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification of information, is qualified for the loan requested within na days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
 - c. Buyer to provide Seller with loan commitment letter from lender within na days of the Effective Date of the Agreement. If Buyer fails to provide Seller with this loan commitment letter within said time period, Seller may deliver notice to Buyer that this Agreement is terminated three days after delivery of such notice unless Buyer delivers the loan commitment letter before the end of the three-day period. If the Agreement is terminated under the provision of this sub-paragraph, the earnest money shall be returned to Buyer.
 - d. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
 - e. After (b) or (c) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed under the terms of the financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of notice from the lender shall be a default under this Agreement.
 - f. Buyer agrees to pay no more than 0 points. Seller agrees to pay up to \$ _____ toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
 - g. Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Yes No.
 - h. Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.
12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Migs Eaton of Keller Williams Realty is a Seller Agent Buyer Agent
 Licensee Agency Disc Dual Agent Transaction Broker

_____ of _____ is a Seller Agent Buyer Agent
 Licensee Agency Disc Dual Agent Transaction Broker

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

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form.
14. MEDIATION: Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.
15. DEFAULT: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.
16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.
17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.
18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.
19. ADDENDA: Yes Explain: Disclosed Dual Agency No
20. EFFECTIVE DATE/NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing. This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any State/Federal holidays (including but not limited to Patriots Day, Columbus Day, Martin Luther King Holiday, etc.) Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

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


A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

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

Buyer and Seller acknowledge that Maine law says the owner of property as of April 1st is legally responsible to pay the property taxes even if the property is later sold and any tax lien filed for non-payment will be in the name of the owner as of April 1st which could have a negative effect on their credit rating.

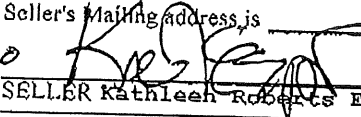
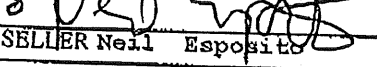
Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

Buyer's Mailing address is _____


8/26/2010
 BUYER _____ DATE _____ BUYER _____ DATE _____
 RM Inc.

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is _____


9-1-10

9-1-10
 SELLER Kathleen Roberts Esposito _____ DATE _____ SELLER Neil Esposito _____ DATE _____

COUNTER-OFFER

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

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

SELLER _____ DATE _____ SELLER _____ DATE _____

The Buyer hereby accepts the counter offer set forth above.

BUYER _____ DATE _____ BUYER _____ DATE _____

EXTENSION:

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

BUYER _____ DATE _____ SELLER _____ DATE _____

BUYER _____ DATE _____ SELLER _____ DATE _____



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Rob Trombly

DISCLOSED DUAL AGENCY CONSENT AGREEMENT

Buyer/Seller acknowledge they have been informed by Keller Williams Realty (hereinafter "Agency") that the Agency has a policy that permits Disclosed Dual Agency. This practice is authorized under Maine State law and is regulated by the Maine Real Estate Commission. In a transaction where a Buyer Client desires to purchase a Seller Client's listing, Disclosed Dual Agency may arise. In serving as a Disclosed Dual Agent, Agency:

1. represents two clients, the Buyer and the Seller, whose interests are adverse and the agency duties are limited;
2. may disclose to Buyer any information provided by Seller and may disclose to Seller any information provided by Buyer except:
 - A. the willingness or ability of Seller to accept less than the asking price;
 - B. the willingness or ability of Buyer to pay more than has been offered;
 - C. confidential negotiating strategy not disclosed in the sales offer as terms of the sale;
 - D. the motivation of Seller for selling and the motivation of Buyer for buying.

By signing this form, Buyer/Seller acknowledge that they have read and understand this Agreement. Buyer/Seller understand they may choose to consent, or not consent, to Agency serving as a Disclosed Dual Agent and hereby voluntarily consents to the Agency and Appointed Agent, if any, acting as a Disclosed Dual Agent.

Yes No

Date: 9-1-10

Seller: [Signature]

Date: 9-1-10

Seller: [Signature]

Date: 8/26/2010

Buyer: [Signature]

Date: _____

Buyer: _____



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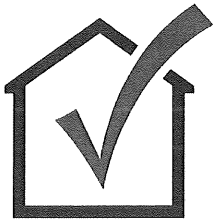
Keller Williams Realty 50 Sewall Street, 2nd Floor Portland, ME 4102
Phone: (207)879-9800

Fax: _____ Marlene Eaton

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com



Robert Trombly



Generated by REScheck Package Generator
Compliance Certificate

Project Title: Untitled

Report Date: 11/29/10

Energy Code: **2003 IECC**
Location: **Portland, Maine**
Construction Type: **Single Family**
Glazing Area Percentage: **15%**
Heating Degree Days: **7378**

Construction Site:
1756 Washington Ave/7 Shepherd Ln
Portland, Maine 04101
Permit # 10-1157
Permit Date: 11/29/2010

Owner/Agent:
RM Inc

Designer/Contractor:

Compliance: **Passes**

| Assembly | Cavity R-Value | Cont. R-Value | Glazing or Door U-Factor |
|----------|----------------|---------------|--------------------------|
| Ceiling: | 49.0 | | |
| Wall: | 21.0 | 0.0 | |
| Window: | | | 0.310 |
| Door: | | | 0.350 |
| Floor: | 21.0 | | |

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title

Signature

Date



Generated by REScheck Package Generator Inspection Checklist

Date: 11/29/10

Ceilings:

- Ceiling: R-49.0 cavity insulation

Comments: _____

Note: The ceiling R-values do not assume a raised or oversized truss construction. If the insulation achieves the full insulation thickness over the plate lines of exterior walls, R-30 insulation may be substituted for R-38 insulation and R-38 insulation may be substituted for R-49 insulation. Ceiling R-values represent the sum of cavity insulation plus insulating sheathing (if used).

Above-Grade Walls:

- Wall: R-21.0 cavity insulation

Comments: _____

Note: Wall requirements apply to wood-frame wall constructions. Metal-frame wall or mass (concrete, masonry, log) wall equivalent R-values can be found in the Help User's Guide.

Windows:

- Window: U-factor: 0.310

For windows without labeled U-factors, describe features:

#Panels _____ Frame Type _____ Thermal Break? _____ Yes _____ No

Comments: _____

Doors:

- Door: U-factor: 0.350

Comments: Front door exempt

Note: Door U-values must be tested and documented by the manufacturer in accordance with the NFRC test procedure or taken from the door U-factor table in the Help User's Guide. If a door contains glass and an aggregate U-factor rating for that door is not available, include the glass area of the door with your windows and use the opaque door U-factor to determine compliance for the door. One door may be excluded from this requirement (i.e., may have a U-factor greater than 0.35).

Floors:

- Floor: R-21.0 cavity insulation

Comments: _____

Note: The floor requirements apply to floors over unconditioned spaces (such as unconditioned crawlspaces, basements or garages). Floors over outside air must meet the ceiling requirements.

Note: Add an additional R-2 for heated slabs. The insulation must extend 1) down from the top of the slab, or 2) down from the top of the slab to the bottom of the slab and then horizontally underneath the slab, or 3) down from the top of the slab to the bottom of the slab and then horizontally away from the slab, with pavement or at least 10 inches of soil covering the horizontal insulation.

Air Leakage:

- Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage are sealed.
- Recessed lights are 1) Type IC rated, or 2) installed inside an appropriate air-tight assembly with a 0.5" clearance from combustible materials. If non-IC rated, fixtures are installed with a 3" clearance from insulation.

Skylights:

- Minimum insulation requirement for skylight shafts equal to or greater than 12 inches is R-19.

Vapor Retarder:

- Installed on the warm-in-winter side of all non-vented framed ceilings, walls, and floors.

Materials Identification:

- Materials and equipment are installed in accordance with the manufacturer's installation instructions.

- Materials and equipment are identified so that compliance can be determined.
- Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.
- Insulation R-values and glazing U-factors are clearly marked on the building plans or specifications.
- Insulation is installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.

Duct Insulation:

- Supply ducts in unconditioned attics or outside the building are insulated to at least R-8.
- Return ducts in unconditioned attics or outside the building are insulated to at least R-4.
- Supply ducts in unconditioned spaces are insulated to at least R-8.
- Return ducts in unconditioned spaces (except basements) are insulated to R-2. Insulation is not required on return ducts in basements.
- Where exterior walls are used as plenums, the wall is insulated to at least R-8.

Duct Construction:

- Duct connections to flanges of air distribution system equipment are sealed and mechanically fastened.
- All joints, seams, and connections are securely fastened with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric, or tapes. Tapes and mastics are rated UL 181A or UL 181B.

Exceptions:

- Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).
- The HVAC system provides a means for balancing air and water systems.

Temperature Controls:

- Thermostats exist for each separate HVAC system. A manual or automatic means to partially restrict or shut off the heating and/or cooling input to each zone or floor is provided.

Service Water Heating:

- Water heaters with vertical pipe risers have a heat trap on both the inlet and outlet unless the water heater has an integral heat trap or is part of a circulating system.
- Circulating hot water pipes are insulated to the levels in Table 1.

Circulating Hot Water Systems:

- Circulating hot water pipes are insulated to the levels in Table 1.

Swimming Pools:

- All heated swimming pools have an on/off heater switch and a cover unless over 20% of the heating energy is from non-depletable sources. Pool pumps have a time clock.

Heating and Cooling Piping Insulation:

- HVAC piping conveying fluids above 105 degrees F or chilled fluids below 55 degrees F are insulated to the levels in Table 2.

Table 1: Minimum Insulation Thickness for Circulating Hot Water Pipes

| Heated Water Temperature (°F) | Insulation Thickness in Inches by Pipe Sizes | | | |
|-------------------------------|--|-------------|-------------------------------|---------|
| | Non-Circulating Runouts | | Circulating Mains and Runouts | |
| | Up to 1" | Up to 1.25" | 1.5" to 2.0" | Over 2" |
| 170-180 | 0.5 | 1.0 | 1.5 | 2.0 |
| 140-169 | 0.5 | 0.5 | 1.0 | 1.5 |
| 100-139 | 0.5 | 0.5 | 0.5 | 1.0 |

Table 2: Minimum Insulation Thickness for HVAC Pipes

| Piping System Types | Fluid Temp. Range (°F) | Insulation Thickness in Inches by Pipe Sizes | | | |
|--------------------------------------|------------------------|--|-------------|---------------|------------|
| | | 2" Runouts | 1" and Less | 1.25" to 2.0" | 2.5" to 4" |
| Heating Systems | | | | | |
| Low Pressure/Temperature | 201-250 | 1.0 | 1.5 | 1.5 | 2.0 |
| Low Temperature | 106-200 | 0.5 | 1.0 | 1.0 | 1.5 |
| Steam Condensate (for feed water) | Any | 1.0 | 1.0 | 1.5 | 2.0 |
| Cooling Systems | | | | | |
| Chilled Water, Refrigerant and Brine | 40-55 | 0.5 | 0.5 | 0.75 | 1.0 |
| | Below 40 | 1.0 | 1.0 | 1.5 | 1.5 |

NOTES TO FIELD: (Building Department Use Only)



Single 7" x 18" VERSA-LAM® 2.0 3100 DF

Floor Beam\FB01

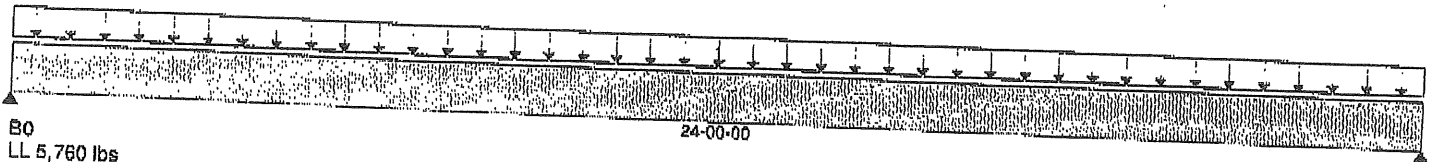
Wednesday, December 29, 2010

BC CALC® 3.0 Design Report - US
Build 440

1 span | No cantilevers | 0/12 slope

Job Name: RM Inc
Address:
City, State, Zip: Portland, ME
Customer: Hammond Lumber
Code reports: ESR-1040

File Name: BC CALC Project
Description: FB01
Specifier:
Designer: Adam Pisano
Company: Boise
Misc:



B0
LL 5,760 lbs
DL 1,829 lbs

B1
LL 5,760 lbs
DL 1,829 lbs

Total of Horizontal Design Spans = 24-00-00

| Tag Description | Load Type | Ref. | Start | End | Live | Dead | Snow | Wind | Roof Live | Trib. (In.) |
|-----------------|-----------------|------|----------|----------|------|------|------|------|-----------|-------------|
| 1 Standard Load | Unf. Area (psf) | L | 00-00-00 | 24-00-00 | 100% | 90% | 115% | 133% | 125% | 12-00-00 |

| Controls Summary | Value | % Allowable | Duration | Case | Span |
|------------------|----------------|-------------|----------|------|--------------|
| Pos. Moment | 45,531 ft-lbs | 48.8% | 100% | 1 | 1 - Internal |
| End Shear | 6,594 lbs | 27.5% | 100% | 1 | 1 - Left |
| Total Load Defl. | L/415 (0.694") | 57.8% | | 1 | 1 |
| Live Load Defl. | L/547 (0.527") | 65.8% | | 1 | 1 |
| Max Defl. | 0.694" | 69.4% | | 1 | 1 |
| Span / Depth | 16.0 | n/a | | | 1 |

Disclosure

Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with current installation Guide and applicable building codes. To obtain installation Guide or ask questions, please call (800)232-0788 before installation.

BO CALC®, BC FRAMER®, AJS™, ALLJOIST®, BC RIM BOARD™, BOI®, BOISE GLULAM™, SIMPLE FRAMING SYSTEM®, VERSA-LAM®, VERSA-RIM PLUS®, VERSA-RIM®, VERSA-STRAND®, VERSA-STUD® are trademarks of Boise Cascade, L.L.C.

Notes

- Design meets Code minimum (L/240) Total load deflection criteria.
- Design meets Code minimum (L/360) Live load deflection criteria.
- Design meets arbitrary (1") Maximum load deflection criteria.
- Minimum bearing length for B0 is 1-1/2".
- Minimum bearing length for B1 is 1-1/2".
- Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

\$944.47 + Tax

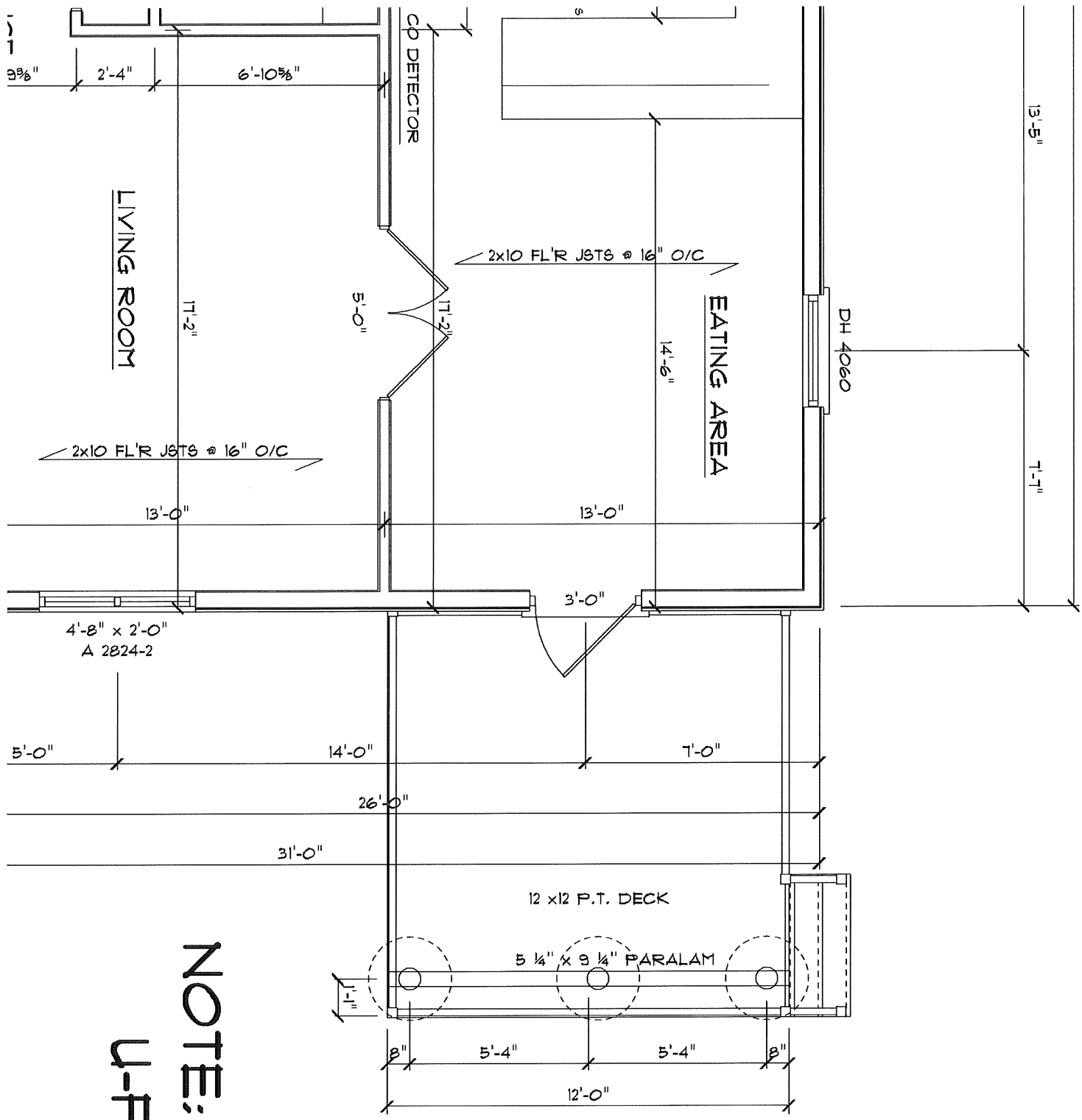
RECEIVED

DEC 30 2010

Dept. of Building Inspections
City of Portland Maine

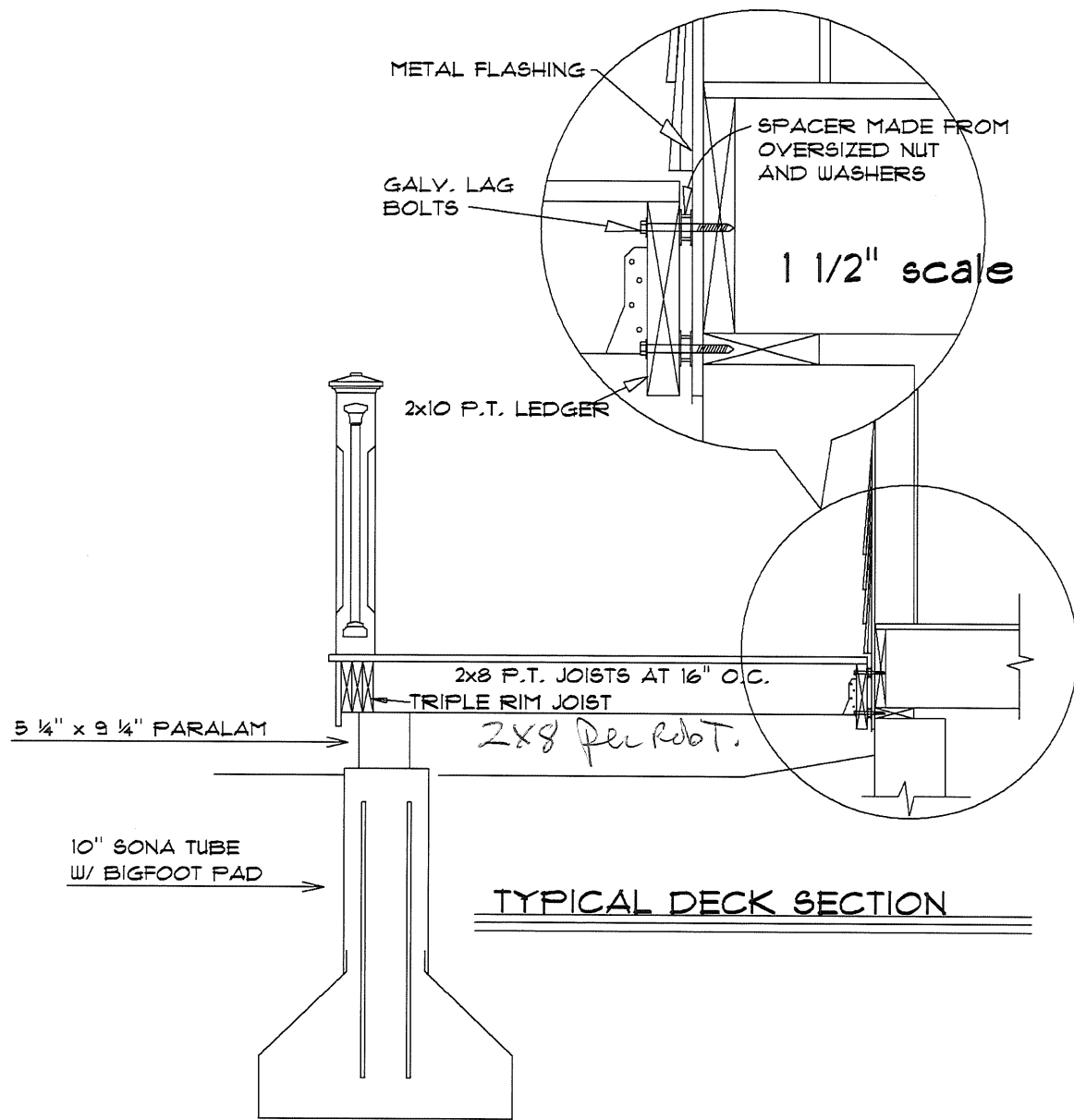
PPF
e-mail

Robtwombly@me.com



**NOTE: ALL WINDOW
U-FACTOR = .31**

RECEIVED
 JAN 14 2011
 Dept. of Building Inspections
 City of Portland Maine



RECEIVED

JAN 14 2011

Dept. of Building Inspections
City of Portland Maine

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

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

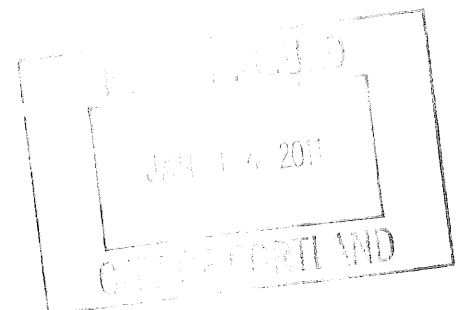
 X Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.

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

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.





Certificate of Occupancy



CITY OF PORTLAND, MAINE
Department of Planning and Urban Development
Building Inspections Division

Issued to R.M. Inc.
Date Issued September 28, 2011

Location 7 Shepherd Lane
CBL 352-A-011-001

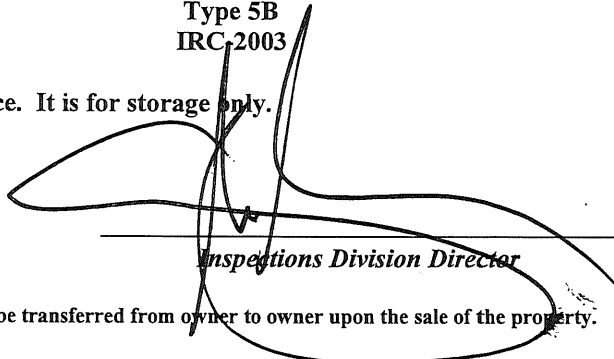
This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit NO. 10-1157, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
Entire

APPROVED OCCUPANCY
Single Family Home
Use Group R-3
Type 5B
IRC 2003

Limiting Conditions: The basement is not included as occupiable space. It is for storage only.

Approved:
9-28-11 
Inspector


Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

_____ 9.14 2010 _____

Received from _____
Location of Work _____

Cost of Construction \$ _____ Building Fee: 1220 _____
Permit Fee \$ _____ Site Fee: 300 _____
Certificate of Occupancy Fee: 75 _____
Total: 4,395 _____

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____
Other SFH _____
CBL: 302-A-1 _____
Check #: CC _____ Total Collected \$ 4,395 _____

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: _____

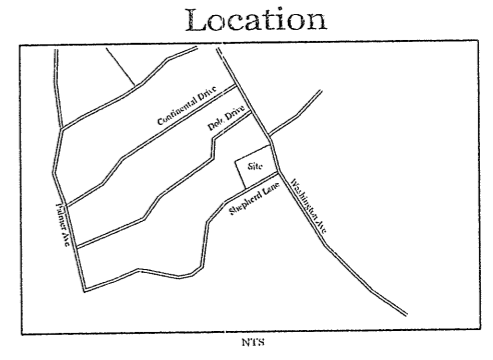
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

CERTIFICATION

RICHARD W. EATON P.L.S. # 2075

PLAN REFERENCE

- 1) Orchard Green Subdivision, Off Shepherd Lane, Portland Me. for Kasprzik Land Bank Sheet 1 of 8 Dated 6/8/93 By Land Use Consultants and Recorded in Plan Book 193 Page 223
- 2) Plan of Lots on Dole Drive, Portland, Maine Owned by George Curtis. Dated October 1961 By Carl Emery and Recorded in Plan Book 58 Page 1
- 3) Plan of Greenwood Acres made for Robert Chase of Portland, Maine Dated 12/12/67 By J.J. Beaulieu and W.S. Boothby and Recorded in Plan Book 78 Page 13

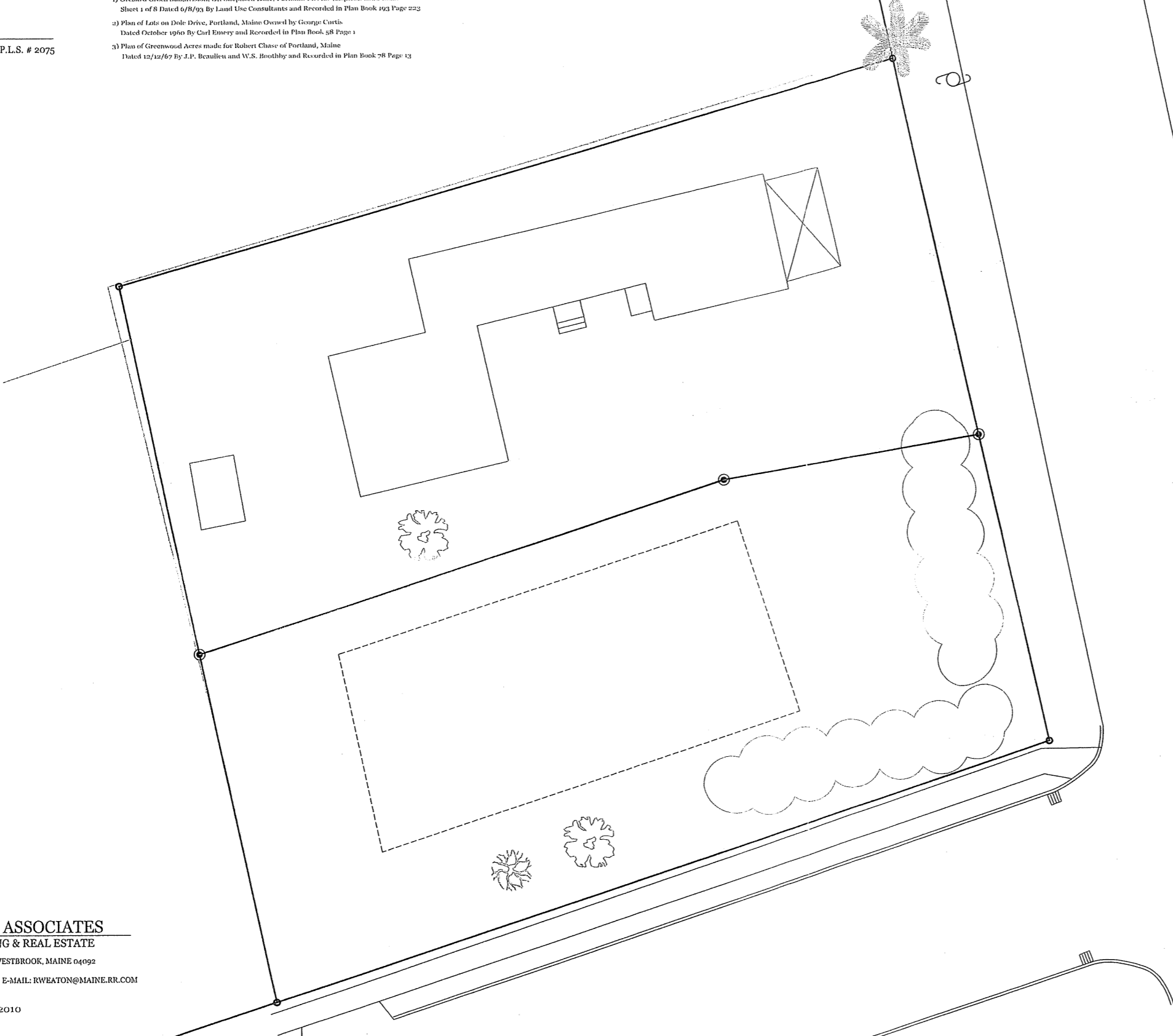


LEGEND

- ⊙ 5/8" Rebar Set With Cap
- Rebar/Iron Pipe Found
- ⊕ Utility Pole
- N.F. Now or Formerly
- 1324/98 Book & Page
- Wire Fence

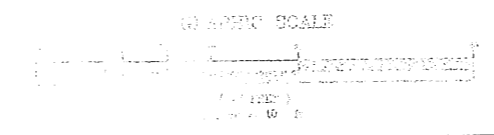
Tax Map 352 Lot 1
Space & Bulk Requirements R-3 Zone

| | |
|-------------------|------------|
| Minimum Lot Size | 6,500 S.F. |
| Minimum Frontage | 50 FT. |
| Minimum Setbacks | |
| Front Yard | 25 FT. |
| Rear Yard | 25 FT. |
| Side Yard | |
| 1 Story | 8 FT. |
| 1 1/2 Story | 8 FT. |
| 2 Story | 14 FT. |
| 2 1/2 Story | 16 FT. |
| Minimum Lot Width | 65 FT. |



R. W. EATON ASSOCIATES
LAND SURVEYING & REAL ESTATE
58 PLEASANT STREET, WESTBROOK, MAINE 04092
PHONE: 207-854-2402 FAX: 856-7167 E-MAIL: RWEATON@MAINE.RR.COM

May 22nd 2010



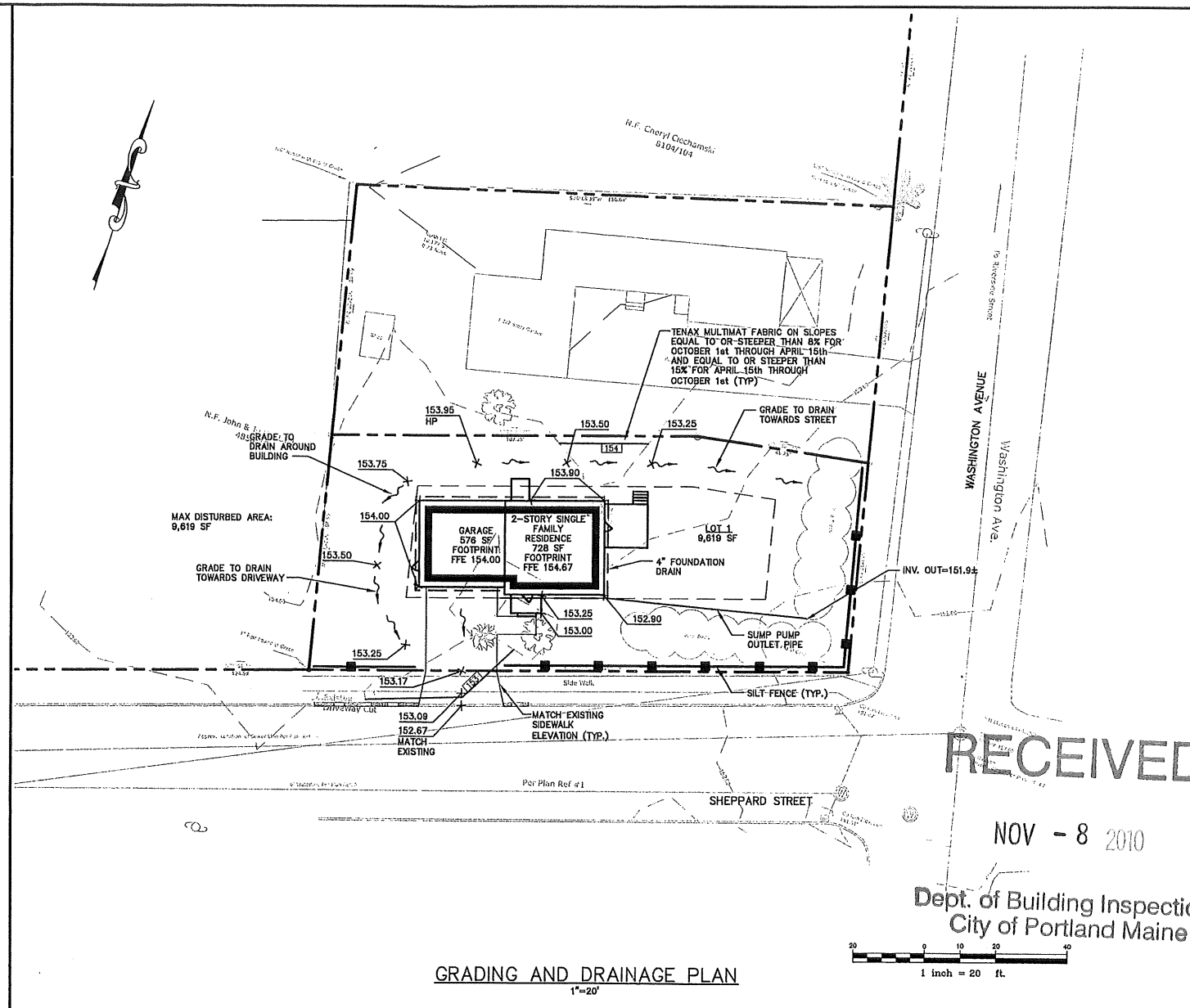
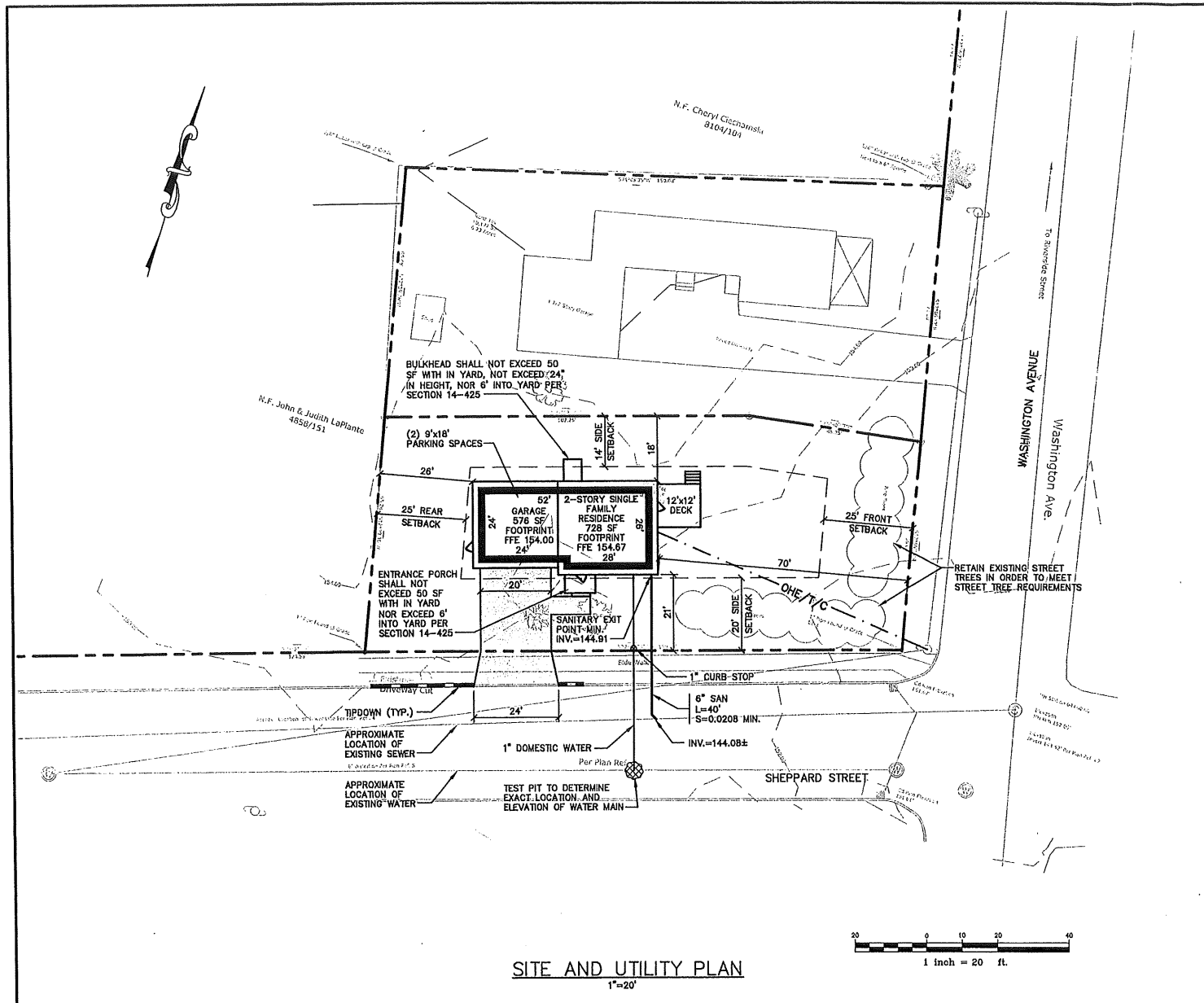
Boundary Survey and Split

Land Located at: 1756 Washington Ave.
Portland, Maine

Land Owned By: Neil & Kathleen Esposito
Address: 1756 Washington Ave.
Portland, Maine

Deed Reference: Book 21600 Page 191
Book 27939 Page 154

| |
|----------------------|
| SCALE: 1:10 |
| DRAWN BY: R.W.E. |
| CHECKED BY: R.W.E. |
| CAD FILE: 373.DWG |
| PROJ #: 373 |
| ORIG DATE: 05-22-10 |
| 0 REV DATE: 00-00-00 |
| 1 REV DATE: 00-00-00 |
| 2 REV DATE: 00-00-00 |
| 3 REV DATE: 00-00-00 |



U:\2288.07_Tumbleweed_Sheppard Street\Z - CAD\DWG\2288-07_PBASE.dwg 11/4/2010 3:28 PM

SPACE AND BULK REQUIREMENTS - R-3 ZONE

- MINIMUM LOT SIZE: 6,500 S.F.
- MINIMUM FRONTAGE: 50 FT.
- MINIMUM SETBACKS:
 - FRONT YARD 25 FT.
 - REAR YARD 25 FT.
 - SIDE YARD (NOTE A)
 - 1 STORY 8 FT.
 - 1 1/2 STORY 8 FT.
 - 2 STORY 14 FT.
 - 2 1/2 STORY 16 FT.
 - SIDE YARD ON SIDE STREET 20 FT.
- MINIMUM LOT WIDTH: 65 FT.
- OTHER USES:

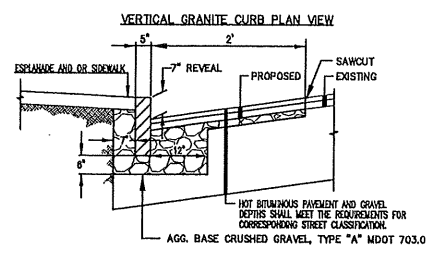
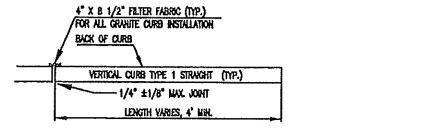
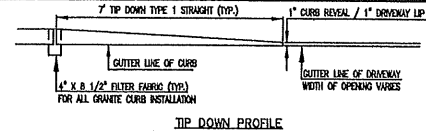
NOTE A: THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

GRADING AND DRAINAGE NOTES:

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 703.1B.
3. FOUNDATION DRAIN SHALL BE DIRECTED TO SUMP LOCATED WITHIN BUILDING.
4. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS DEPICTED ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.

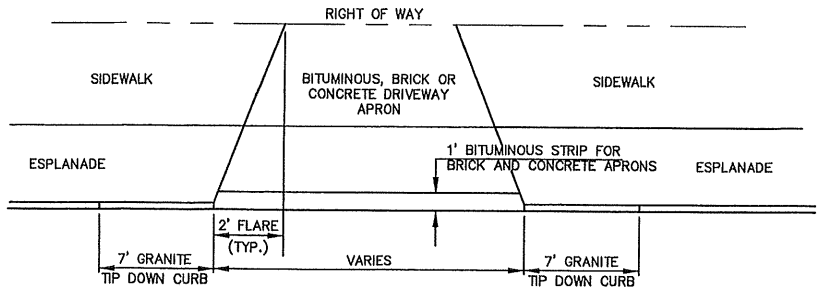
GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A PLAN BY R.W. EATON IN MAY 2010.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE, COORDINATE WITH CMP.
8. THE LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE LOT.
9. SEWER AND WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER 5' INTO THE PROPERTY. CONNECTION TO THE HOUSE WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
10. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
11. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
12. ANY CURBING REMOVED WITHIN THE RIGHT-OF-WAY IS THE PROPERTY OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE PUBLIC WORKS FACILITY ON OUTER CONGRESS STREET.

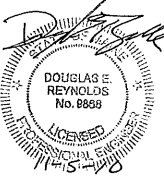


VERTICAL GRANITE CURB - FULL DEPTH STREET CONSTRUCTION
NOT TO SCALE

MATCH EXISTING GRADE OF DRIVEWAY AT THE PROPERTY LINE. ADDITIONAL REPAIR OF THE DRIVEWAY, BEYOND THE PROPERTY LINE MAY BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



| | | |
|------|---------|--|
| Rev. | Date | Revision |
| 1 | 11/5/10 | ADDED EXISTING TOPOGRAPHY; REDUCED DRIVE WIDTH |
| | | |
| | | |

| | | |
|------------------|---------|-----|
| MUNICIPAL REVIEW | 9/14/10 | AMP |
| Issued For | Date | By |

Design: JWA Draft: CG Date: 9/10
 Checked: AMP Scale: AS NOTED Job No.: 2288.07
 File Name: 2288-07_PBASE.dwg
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

GP Gorrill-Palmer Consulting Engineers, Inc.
 Engineering Excellence Since 1998
 PO Box 1237 15 Shaker Road Gray, ME 04039
 207-657-6910 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

| | |
|---------------|---|
| Drawing Name: | Site, Utility, Grading and Drainage Plans |
| Project: | Single Family Residence Sheppard Street, Portland, Maine |
| Client: | RM Inc. PMB 204, 50 Market Street, South Portland, Maine 04106 |

Drawing No: 1



FRONT ELEVATION



LEFT ELEVATION

NOTE: ALL WINDOWS
U-FACTOR = .31



REAR ELEVATION



RIGHT ELEVATION