

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that PATRICIA B WID WWII VET RAND

Located At 1515 WASHINGTON AVE

Job ID: 2011-12-2835-ALTR

CBL: 375-A-014-001

has permission to Add 8' x 9' mud room

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

12/23/2011

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Nov 30 2011

Received from James P. ...

Location of Work 1515 Washington Ave

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (1L) Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 315 A014

Check #: 3366 Total Collected \$ 100.00

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

Taken by: [Signature]

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

2011 12 28 35

66



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>1515 Washington</u>			<i>R-3 lot corner</i>	
Total Square Footage of Proposed Structure/Area: <u>72 sq'</u>		Square Footage of Lot	Number of Stories: <u>1</u>	
Tax Assessor's Chart# <u>375</u>	Block & Lot <u>A 014 & 15</u>	Applicant: (must be owner, lessee or buyer) Name <u>James Piestrak</u> Address <u>27 Sebago Wood Tr</u> City, State & Zip <u>Windham Me 04062</u>		Telephone: <u>207-712-1741</u>
Lessee/DBA RECEIVED NOV 30 2011 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name <u>Allison Pennece</u> Address <u>1515 Washington Ave</u> City, State & Zip <u>Portland</u>	Cost of Work: <u>\$8000.00</u>	C of O Fee: \$	Historic Review: \$
Current legal use (i.e. single family) <u>SF</u>		Number of Residential Units <u>1</u>		
If vacant, what was the previous use?		Proposed Specific use:		
Is property part of a subdivision? <u>no</u>		If yes, please name		
Project description: <u>8'x9' Mud Room</u>		<i>The contractor SAID it WAS A single family only</i>		
Contractor's name: <u>Creative Floors</u>		Email:		
Address: <u>27 Sebago Wood Trail</u>		Telephone: <u>207-892-0151</u>		
City, State & Zip <u>Windham Me 04062</u>		Telephone: <u>207-712-1741</u>		
Who should we contact when the permit is ready: <u>Jim Piestrak</u>		Telephone: <u>1741</u>		
Mailing address: <u>27 Sebago Wood Tr</u>				

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

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

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

Signature: James Piestrak Date: 11/30/11

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

AF AF
JBB

1515 Wash
375-A-14

PURCHASE AND SALE AGREEMENT

September 11, 2011
Offer Date

Effective Date
Effective Date is defined in Paragraph 23 of this Agreement.

1. PARTIES: This Agreement is made between Arthur Joseph Fowler, Allison Fowler ("Buyer") and Patricia Rand ("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. 26 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 1515 Washington Avenue and described in deed(s) recorded at said County's Registry of Deeds Book(s) 4274, Page(s) 128.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, sump pump and electrical fixtures are included with the sale except for the following: ----

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: ---

4. PERSONAL PROPERTY: The following items of personal property as viewed on September 11, 2011 are included with the sale at no additional cost, in "as is" condition with no warranties: Electric Stove, Refrigerator, Dishwasher, Washer and Dryer

5. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 215,000.00. Buyer has delivered; or will deliver to the Agency within --- days of the Offer Date, a deposit of earnest money in the amount \$ 2,000.00. 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 \$ 3,000 will be delivered 10/1/2011. 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:

6. EARNEST MONEY/ACCEPTANCE: Keller Williams Realty ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until September 21, 2011 (date) 3:00 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.

7. 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 October 28, 2011 (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.

8. 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.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing.

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

27. GENERAL PROVISIONS:

- a. 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.
- b. 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.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. 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.

The Property Disclosure Form is not an addendum and not part of this Agreement.

Buyer's Mailing address is _____

Arthur Joseph Fowler BUYER DATE _____ Allison Fowler BUYER DATE _____
 Arthur Joseph Fowler Allison Fowler

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 _____

SELLER Patricia Rand DATE _____ SELLER DATE _____

COUNTER-OFFER

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

*No asbestos removal
 \$2,000 towards closing cost, Additional \$3,000 earnest money on 10/1/2011
 Final Loan approval by 10/15/2011*

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) 9/22/11 (time) 6:00 AM PM.

Patricia D. Rand SELLER DATE _____ Allison Fowler SELLER DATE _____

The Buyer hereby accepts the counter offer set forth above.

A. Fowler BUYER DATE 9/23/11 Allison Fowler BUYER DATE 9/23/11

EXTENSION

The closing date of this Agreement is extended until _____

DATE

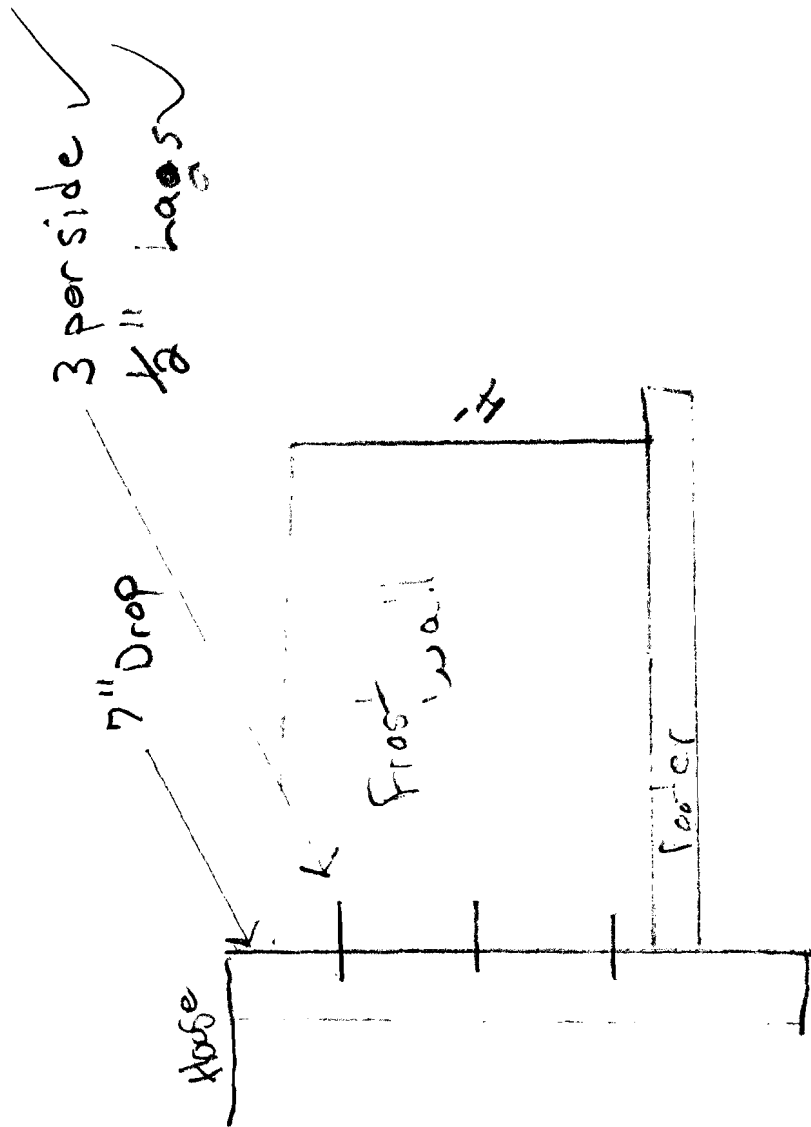
SELLER DATE _____ SELLER DATE _____

BUYER DATE _____ BUYER DATE _____



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Sanborn St

← 30' →

House Lot Line

2 Car Garage

New Location

Door

9'

8'

← 26' →

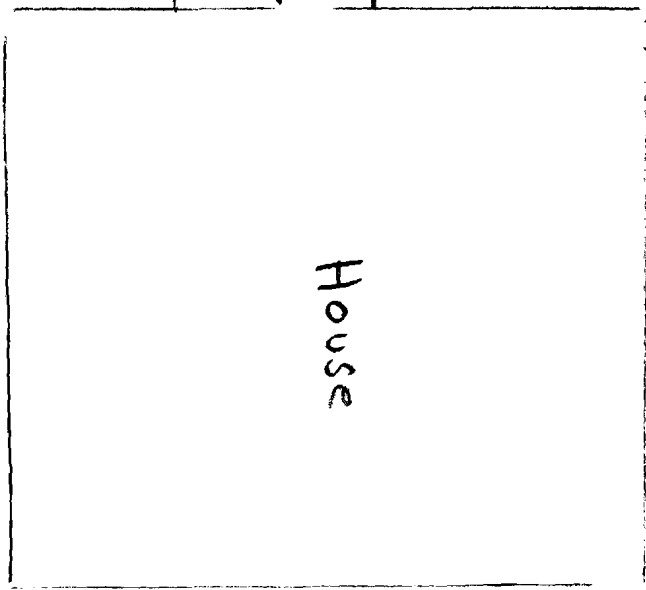
R-3 Zone

REAR: 25' min - 46' Show

Side 20' min 20' + Show

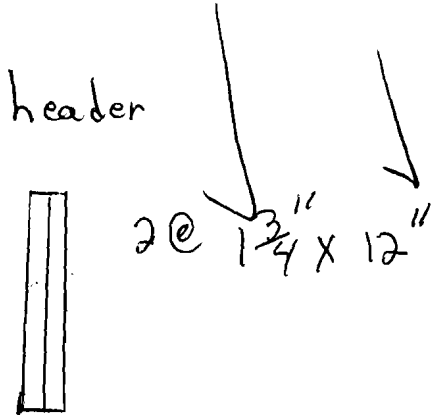
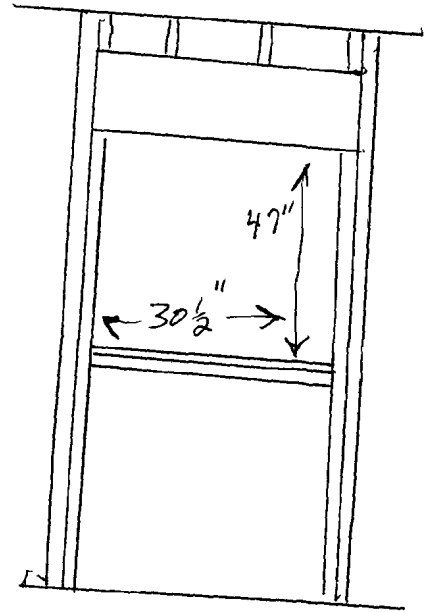
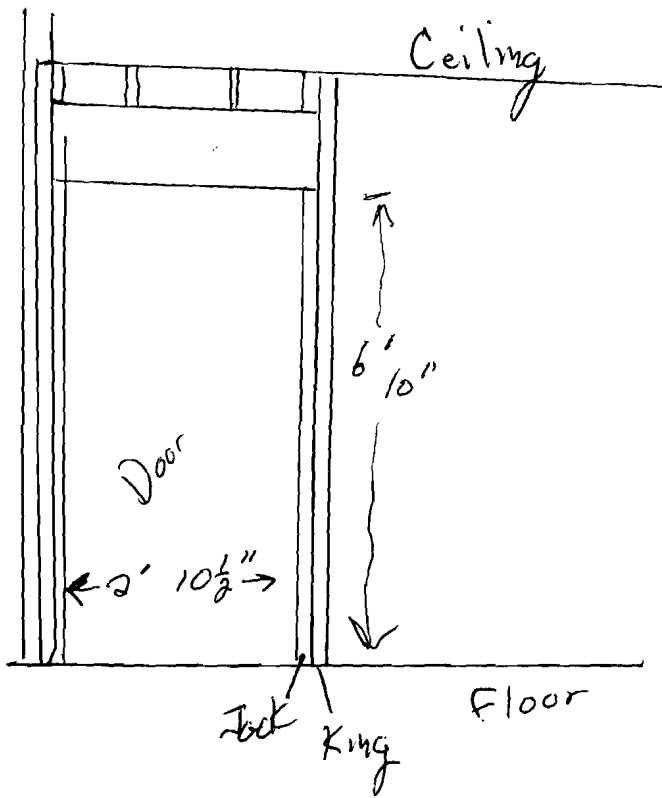
Front N/A

lot cov. o/k
lot is 12,513 sq ft

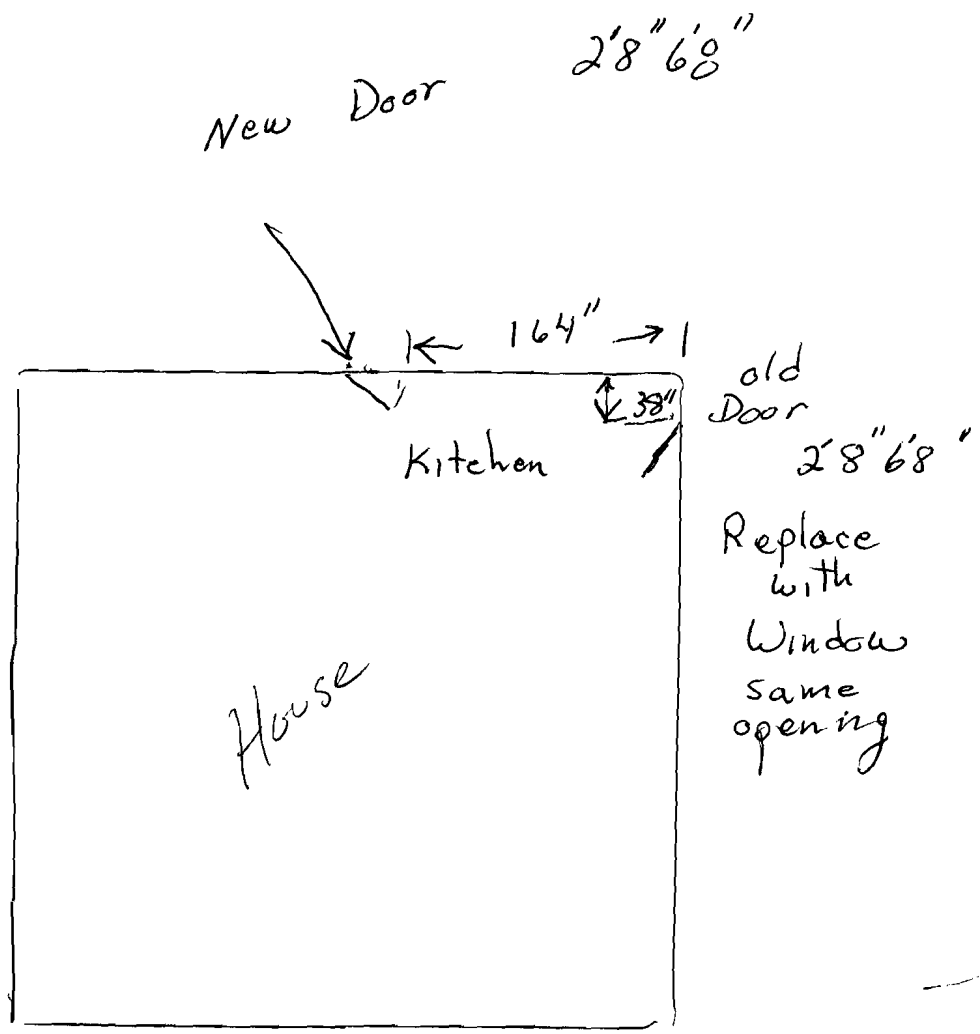


1515

Washington Ave



Sanborn St



1515
Washington Ave

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.**

Required Inspections:

1. Footings/Setbacks prior to pouring concrete
2. Close In Elec/Plmb/Frame prior to insulate or gyp
3. 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: 2011-12-2835-ALTR

Located At: 1515 WASHINGTON CBL: 375- A-014-001
AVE

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. Fastener schedule per the IRC 2009.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-12-2835-ALTR	Date Applied: 11/30/2011	CBL: 375- A-014-001	
Location of Construction: 1515 WASHINGTON AVE	Owner Name: ALLISON PENNEC	Owner Address: 1515 WASHINGTON AVE PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: Creative Floors – Jim Piestrak	Contractor Address: 27 Sebago Wood Trail, Windham, ME 04062	Phone: 712-1741
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling – to add 8' x 9' mud room on rear	Cost of Work: \$8,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved / <i>certifications</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>R-3</i> Type: <i>SB</i> <i>11/6/2011</i> Signature: <i>[Signature]</i>
Proposed Project Description: Add 8' x 9' mud room		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date:	Date:	Date:

CERTIFICATION

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

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