

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

Location of Construction: 85 Arcadia Street		Owner: Nadja Griskivich		Phone:		Permit No: <b>01-0413</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: *** Robert J. Mullen		Address: *** 53 Crestview Drive, So. Portland, 04106		Phone: 799-6388		Permit Issued: <b>PERMIT ISSUED</b> <b>APR 27 2001</b>	
Past Use: Vacant		Proposed Use: New Single Family		COST OF WORK: \$ 80,000		PERMIT FEE: \$ 504.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>43</b> Type: <b>53</b> <b>BOCA 99</b>	
Proposed Project Description:  New single family 24 x 32 <b>SALT box</b> <del>cape cod</del>				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		City of Portland	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland <i>yes, well over 75' HWM</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone - <i>panel 7 zone</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>major</i> <input type="checkbox"/> minor <input type="checkbox"/> mm <i>A</i> <b># 20010029</b>	
Permit Taken By: Gayle		Date Applied For: February 20, 2001 gg				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	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Building Fee: \$504.00  
 Site Plan Fee: \$300.00  
 Total Fee: \$804.00

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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

February 27, 2001

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

**PERMIT ISSUED WITH REQUIREMENTS**

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

**Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\*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>ARCADIA ST YORNLAND 85</u>
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Total Square Footage of Proposed Structure <u>1,544 sq ft</u>	Square Footage of Lot <u>6,100 sq ft</u>
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Tax Assessor's Chart, Block & Lot Number Chart# <u>427</u> Block# <u>C</u> Lot# <u>011</u>	Owner: <u>NADJA GRISKIVICH</u>	Telephone#:
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>\$ 80,000.</u> Fee: <u>\$ 504.00</u>
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Current use: VACANT LOT Proposed use: PUT HOME

Project description:  
24X32 CAPE CUB #2 FLOOR FINISH

Contractor's Name, Address & Telephone  
ROBERT J MILLER 53 CRESTVIEW DR SO. PORTER ME 04106

Rec'd By: 2/22  
Gayle

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

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

**YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:**

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

Minor Minor Fee  
300.00  
Building Fee 504.00  
804.00

**A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES**

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

**A complete plot plan (Site Plan) includes:**

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours


**Building Plans are required for all construction, including interior rehab (Sample Attached)**

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

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

**Certification**

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

<b>Signature of applicant:</b> 	<b>Date:</b> 2/22/2008
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERICAL PROJECTS**

BUILDING PERMIT REPORT

DATE: 27 February 2001 ADDRESS: 85 Arcadia Street CBL: 427-C-011

REASON FOR PERMIT: 24' x 32' Cape Cod style single family dwelling

BUILDING OWNER: Nadja Griskivich

PERMIT APPLICANT: CONTRACTOR Robert J. Mullen

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 80,000.00 PERMIT FEES: 544.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1 \*2 \*3 \*4 \*5 \*6 \*7 \*8 \*9 \*10 \*11 \*12 \*13 \*14 \*15 \*16 \*17 \*18 \*19 \*20 \*21 \*22 \*23 \*24 \*25 \*26 \*27 \*28 \*29 \*30 \*31 \*32 \*33 \*34 \*35 \*36 \*37 \*38 \*39 \*40 \*41 \*42 \*43 \*44 \*45 \*46 \*47 \*48 \*49 \*50 \*51 \*52 \*53 \*54 \*55 \*56 \*57 \*58 \*59 \*60 \*61 \*62 \*63 \*64 \*65 \*66 \*67 \*68 \*69 \*70 \*71 \*72 \*73 \*74 \*75 \*76 \*77 \*78 \*79 \*80 \*81 \*82 \*83 \*84 \*85 \*86 \*87 \*88 \*89 \*90 \*91 \*92 \*93 \*94 \*95 \*96 \*97 \*98 \*99 \*100

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

- 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- 27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *All requirements and conditions on the attached site development review sheets shall be met*
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. All flashing shall comply with Section 1406.3.10.
- 36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

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*[Signature]*  
 Samuel Hoffes, Building Inspector  
 Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00  
 \*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )

\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00

**CITY OF PORTLAND, ME  
BOCA 1999 Plan Review Record  
One and Two Family Dwelling**

Valuation: \$80,000.00 Plan Review # 183/2001

Fee: \$504.00 Date: 27 Feb. 2001

Building Location: 85 Arcadia St. CBL: 427-C-011

Building Description: Single Family Dwelling

Reviewed By: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5B

\*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0 118.0
2.	All lot lines shall be clearly marked before calling for a foundation inspection	111.0
3.	Foundation drains shall comply with section 1813.5.2	1813.5.2
4.	Foundation anchors shall comply with section 2305.17	2305.17
5.	Water proofing & damp proofing shall comply with section 1813.0	1813.0
6.	Concrete shall be protected as per sections 1908.9-1908.10	1908.9 1908.10
7.	Chimney & vents shall comply with section NFPA 211	NFPA 211
8.	Guardrails shall comply with section 1022.0	1022.0
9.	Handrails shall comply with section 1021.0	1021.0
10.	Stair construction shall comply with section 1014.0	1014.0
11.	Sleeping room rescue egress window shall comply with section 1010.4	1010.4

REV: PSH 4-7-00



## Foundations (Chapter 18)

### Wood Foundation (1808)

~~NA~~ Design  
~~NA~~ Installation

### Footings (1807.0)

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

- ~~X~~ Design (1812.1)
- ~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- ~~X~~ Water proofing and damp proofing Section 1813
- ~~X~~ Sill plate (2305.17)
- ~~X~~ Anchorage bolting in concrete (2305.17)
- ~~X~~ Columns (1912)
- ~~X~~ Crawl space (1210.2) Ventilation
- ~~X~~ Crawl opening size (1210.2.1)
- ~~X~~ Access to crawl and attic space ( 1211.0)
- \_\_\_\_\_

### Floors (Chapter 16-23)

- ~~X~~ Joists - Non sleeping area LL40PSF (Table - 1606)
- ~~X~~ Joists - Sleeping area LL30PSF (Table - 1606)
- ~~X~~ Grade
- ~~X~~ Spacing
- ~~X~~ Span
- ~~X~~ Girder 4" bearing 2305.6.1



### Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~SA~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
- ~~N/A~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- ~~\_\_\_\_\_~~
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- ~~\_\_\_\_\_~~
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### Wall Construction (Chapter 2300)

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

### Roof-Ceiling Construction (Chapter 23)

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

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**Roof Coverings (Chapter 15)**

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

**Chimneys and Fireplaces  
 BOCA Mechanical/1993**

- ~~SZ~~ Masonry (1206.0)
- ~~NR~~ Factory - built (1205.0)
- ~~NR~~ Masonry fireplaces (1404)
- ~~NR~~ Factory - built fireplace (1403)
- ~~SZ~~ NFPA 211

**Mechanical  
 1993 BOCA Mechanical Code**

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### Load Design Criteria

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

### Glazing (Chapter 24)

- SA Labeling (2402.1)
- NA Louvered window or jalousies (2402.5)
- SA Human impact loads (2405.0)
- SA Specific hazardous locations (2405.2)
- NA Sloped glazing and skylights (2404)

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### Private Garages (Chapter 4)

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

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**Egress (Chapter 10)**

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

**Smoke Detectors (920.3.2)**

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

**Dwelling Unit Separation  
Table 602**

~~NA~~

Electrical  
NFPA #

~~70~~

Applicant: Robert J. Mullan  
Address: 85-87 Arcadia St

Date: 3/1/01 4/20/01 received  
revised  
C-B-L: 427-C-011 *plg*

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - New single family 24' x 32' No garage - No deck  
yes a rear deck

Sevage Disposal - City.

Lot Street Frontage - 50' req - 62' shown

Front Yard - 20' req - 20' + shown

Rear Yard - 20' req - 50' + shown

~~Side Yard~~ - 12' req - ~~12' + shown~~ 14' & 11' shown per conversation  
11' & 11' shown per conversation  
which is not allowed 4/20/01

Projections - ~~None shown~~ - 10x12 rear Deck - rear bulkhead  
Side Deck & Stairs

Width of Lot - 62' shown - 60' req

Height - 35' max - 19.5' scaled

Lot Area - ~~6,000~~ min - 6,200 shown

Lot Coverage/Impervious Surface - 40% req. MAX

2480 # MAX  
24 x 32 = 768 #  
10 x 12 = 120  
888 #  
OK

Area per Family - 3,000 #

Off-street Parking - 2 req - ~~None shown~~

Loading Bays - N/A

Site Plan - minor/minor  
# 20010029

Shoreland Zoning/Stream Protection - yes within - shows just over  
75' from HWM.

Flood Plains - Panel 7 zone X

There is supposed to be a street here per Jim Robbins

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

2001-0029  
Application I. D. Number  
02/27/2001  
Application Date  
Acadia Street Lot #85  
Project Name/Description

Griskivich Nadja  
Applicant  
85 Arcadia St, Portland, ME 04103  
Applicant's Mailing Address  
Robert Mullen  
Consultant/Agent  
Agent Ph: (207)799-6388      Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

85 - 85 Arcadia St, Portland, Maine  
Address of Proposed Site  
427 C011001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building    Building Addition    Change Of Use    Residential    Office    Retail  
 Manufacturing    Warehouse/Distribution    Parking Lot    Other (specify) Saltbox, no garage, no deck

1,544 sf      6,200 sf      R-5  
Proposed Building square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

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

Fees Paid:    Site Plan    \$50.00    Subdivision    \_\_\_\_\_    Engineer Review    \$250.00    Date: 02/27/2001

**Insp Approval Status:**

Approved       Approved w/Conditions  
See Attached       Denied

Approval Date 04/23/2001      Approval Expiration 04/23/2002      Extension to \_\_\_\_\_       Additional Sheets  
Attached

Condition Compliance      Marge Schmuckal      04/23/2001  
signature      date

Performance Guarantee       Required\*       Not Required

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

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

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

**2001-0029**

Application I. D. Number

**02/27/2001**

Application Date

**Acadia Street Lot #85**

Project Name/Description

**Griskivich Nadja**

Applicant

**85 Acadia St, Portland, ME 04103**

Applicant's Mailing Address

**Robert Mullen**

Consultant/Agent

**Agent Ph: (207) 799-6388**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**85 - 85 Acadia St, Portland, Maine**

Address of Proposed Site

**427 C011001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Insp**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 It is understood that your right side stairs and porch will be only 4 feet wide per our telephone conversation on 4/20/01. This allows for an appropriate setback on that side of the property.
- 4 Please note that your setbacks are very tight to the property lines. The code enforcement officer will want to see the property lines strung and confirmed so that they can confirm the proper setbacks.

**Approval Conditions of DRC**

- 1 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.
- 2 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. **THE APPROVED SITE PLAN DOES NOT SHOW TREES; PLEASE BE AWARE THAT THIS REQUIREMENT MUST BE MET PRIOR TO OCCUPANCY.**
- 3 Your new street address is now 85 Acadia Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

2001-0029  
Application I. D. Number

Griskivich Nadja  
Applicant

02/27/2001  
Application Date

85 Arcadia St, Portland, ME 04103  
Applicant's Mailing Address

Acadia Street Lot #85  
Project Name/Description

Robert Mullen  
Consultant/Agent

85 - 85 Arcadia St, Portland, Maine  
Address of Proposed Site

Agent Ph: (207)799-6388 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

427 C011001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) Saltbox, no garage, no deck

1,544 sf 6,200 sf R-5  
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 02/27/2001

DRC Approval Status:

Reviewer Jay Reynolds

- Approved  **Approved w/Conditions**  
See Attached  Denied

Approval Date 04/18/2001 Approval Expiration 04/18/2002 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 04/18/2001  
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  |                 |



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

2001-0029

Application I. D. Number

02/27/2001

Application Date

Acadia Street Lot #85

Project Name/Description

**Griskivich Nadja**

Applicant

85 Acadia St, Portland, ME 04103

Applicant's Mailing Address

**Robert Mullen**

Consultant/Agent

Agent Ph: (207) 799-6388

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

85 - 85 Acadia St, Portland, Maine

Address of Proposed Site

427 C011001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Insp**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks and/or garage.

**Approval Conditions of DRC**

- 1 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.
- 2 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. THE APPROVED SITE PLAN DOES NOT SHOW TREES; PLEASE BE AWARE THAT THIS REQUIREMENT MUST BE MET PRIOR TO OCCUPANCY.
- 3 Your new street address is now 85 Acadia Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
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- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

TO Mace  
From Bob Muller Ref AIRCADIA ST

Two survey that you ask for  
could you call me at 771 4404  
AS SOON I could get started on  
the project

Thank you  
Bob Muller

4/20/01 - left Numeric PAGE and message at  
his house (wife?) - side setback problems  
Bob Muller



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

20010029

I. D. Number

Nadja Griskivich  
Applicant  
85 Arcadia Street, Portland, ME  
Applicant's Mailing Address  
Robert J. Mullen  
Consultant/Agent  
799-6388  
Applicant or Agent Daytime Telephone, Fax

2/27/01  
Application Date  
New Single Family 24 x 32 cape  
Project Name/Description

85 - 85 Arcadia St, Portland, Maine  
Address of Proposed Site  
427-C-011  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) 24 x 32 cape  
1,544 sf 6,400 sf 6,200  
Proposed Building square Feet or # of Units      Acreage of Site      Zoning R-5

**Check Review Required:**

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

Fees Paid: Site Plan \$250.00 Subdivision \_\_\_\_\_ Engineer Review \$50.00 Date: 2/27/01

**Inspections Approval Status:**

Reviewer \_\_\_\_\_

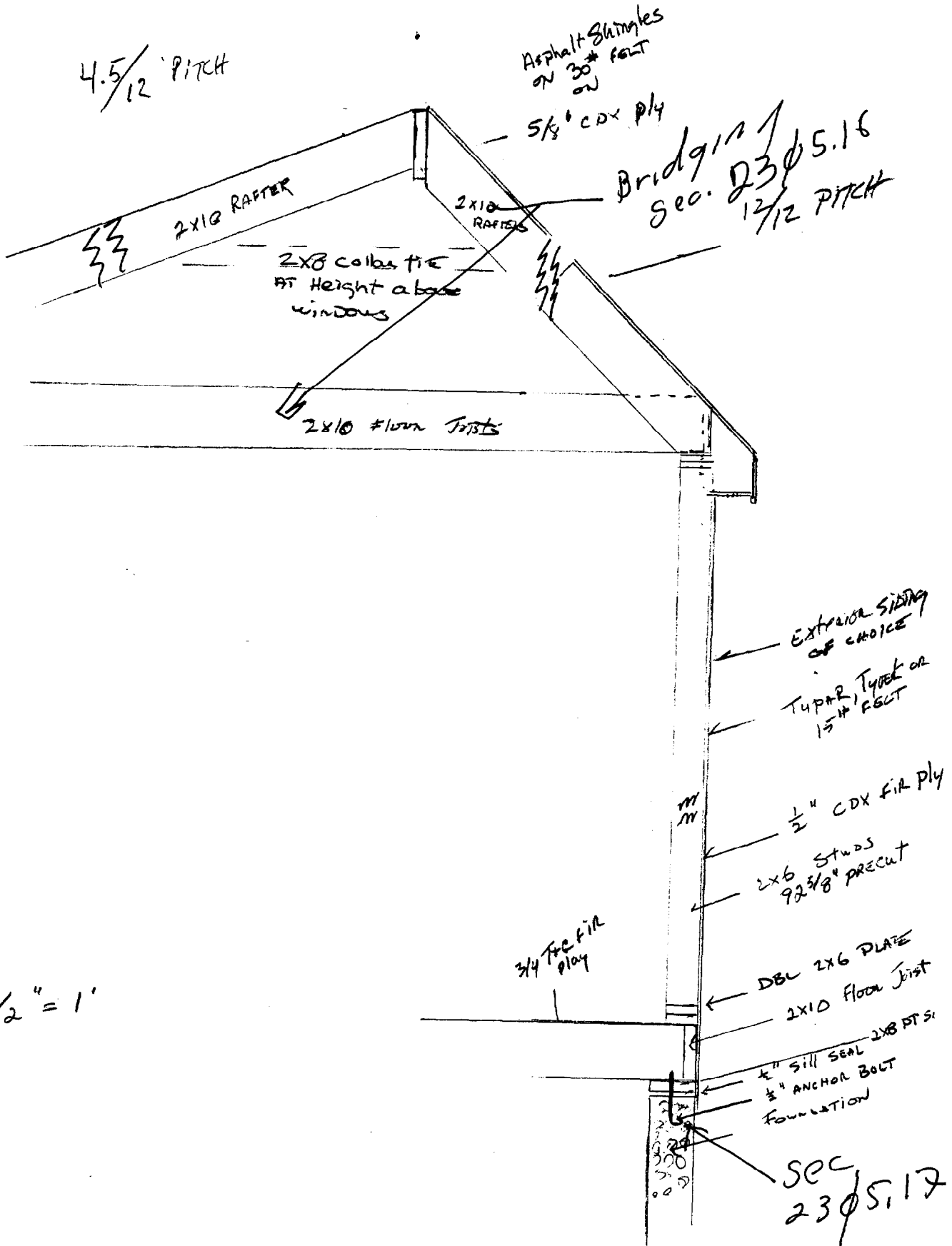
- Approved       Approved w/Conditions see attache       Denied
- Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached
- Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**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 | _____ date           | <input type="checkbox"/> Conditions (See Attached) | _____ 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                                    |                       |

SECTION



1/2" = 1'

# PURCHASE AND SALE AGREEMENT

2/6/01

\_\_\_\_\_ Effective Date  
The use of days in this agreement refers to calendar days from the effective date

1. PARTIES: This Agreement is made this 6 day of FEBRUARY, between Dan LaBrie (hereinafter called "Buyer") of Portland, Maine and Nadja Griskivich (hereinafter called "Seller") of Land On Arcadia Street Portland, Maine

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy the following described premises: Lots # 26, 25, 24, and a portion of Lot # 23

situated in municipality of Portland County of Cumberland State of Maine located at Arcadia Street Portland, Maine. Being (all  part of ) the property at the above address owned by Nadja Griskivich (hereinafter called "Seller") and described in deed recorded at said County's Registry of Deeds Book 2445, Page 178.

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 and electrical fixtures are included with the sale except for the following: N/A

4. PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost and in "as is" condition with no warranties: N/A

5. CONSIDERATION: For such Deed and conveyance Buyer is to pay the sum of ..... PRICE \$ 43,200  
of which ..... DEPOSIT \$ 1,000  
is included herewith as an earnest money deposit, and an additional amount of ..... DEPOSIT \$ \_\_\_\_\_  
will be paid by \_\_\_\_\_. The balance due amount of ..... BALANCE DUE \$ 42,200  
is to be paid by certified or bank check, upon delivery of the Deed.

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

6. EARNEST MONEY/ACCEPTANCE: Direct Real Estate shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until 2/7/01 (date) n/a AM/PM; and, in the event of Seller's non-acceptance, this earnest money shall be returned promptly to Buyer.

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 2/20/01 3-15-01 (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 days, from the time Seller is notified of the defect, unless otherwise agreed to by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

8. DEED: The property shall be conveyed by a Two Warranty Deeds 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 AND OCCUPANCY: Possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing unless otherwise agreed in writing. 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 for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

Page 1 of 4 Buyer's Initials DL Seller's Initials N. G.

Rev. 2000

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10. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE: Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises as is together with an assignment of the insurance proceeds relating thereto.

11. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: fuel (cash price as of date of closing), rent, real estate taxes (based on municipality's fiscal year), association fees, n/a (other). Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue or concern.

13. INSPECTIONS: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Agent makes no warranties regarding the condition, permitted use or value of Sellers' real or personal property. This Agreement is subject to the following inspections, with results being satisfactory to Buyer:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	h. Radon Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
b. General Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	i. Absestos Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
c. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	j. Other Air Tests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
d. Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	k. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
e. Water Quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	l. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
f. Radon Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	m. Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
g. Other Water Tests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	n. _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days

All inspections will be done by inspectors chosen and paid for by Buyer. If the result of any inspection 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 inspection 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 inspection 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.

14. HOME SERVICE CONTRACTS: At closing, the property  will  will not be covered by a Home Warranty Insurance Program to be paid by  Seller  Buyer at a price of \$ n/a.

15. FINANCING: This Agreement is subject to Buyer obtaining an approved cash mortgage of n/a % of the purchase price, at an interest rate not to exceed n/a % and amortized over a period of n/a years.

- a. 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 n/a days from the Effective Date of the Agreement.
- b. Buyer to provide Seller with mortgage commitment letter from lender showing that Buyer has secured the loan commitment within n/a days of the Effective Date of the Agreement.
- c. If either of these conditions is not met within said time periods, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
- d. After (a) and (b) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed with the financing. Any failure by Buyer to notify Seller within 48 hours of receipt by Buyer of notice from the lender shall be a default under this Agreement.
- e. Buyer agrees to pay no more than n/a points. Seller agrees to pay \$ n/a toward points and/or Buyer's closing costs.

Page 2 of 4 Buyer's Initials DF Seller's Initials N. G.

16. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following agency relationships:

The Gordon T. Holmes Jr. of Direct REal Estate represents seller.  
Listing Agent Agency

The Gordon T. Holmes Jr. of Direct Real Estate represents Purchaser.  
Selling Agent Agency

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, Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

17. MEDIATION: Any dispute or claim 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 of the American Arbitration Association. 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.

18. DEFAULT: In the event of default by the Buyer, Seller shall retain the earnest money as liquidated damages as sole remedy. 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. The escrow agent may require written releases from both Buyer and Seller prior to disbursing the earnest money to either Buyer or Seller.

19. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

20. 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.

21. 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.

22. ADDENDA: Lead Paint - Yes  No ; Shoreland Zoning Yes  No ; Other Yes  No  Explain: \_\_\_\_\_

23. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to Buyer and Seller or to their agents. Agent is authorized to complete Effective Date on page 1 of this Agreement.

24. AGENCY CONFIDENTIALITY: Buyer and Seller understand that the terms of this Agreement are confidential but authorize the agent(s) to disclose information to the parties' attorneys, lenders, appraisers, inspectors and others necessary for the purpose of closing this transaction. Buyer and Seller authorize their agents to receive a copy of the entire closing statement.

25. OTHER CONDITIONS:  
*This contract is subject to an agreement for the reservation of <sup>DGC</sup> parking easement for sellers property. Purchaser will pave the easement and seller will be responsible for it's permanent maintainance as further described in an agreement to be recorded at transfer of title.*

26. Subject to the purchaser being able to obtain two building permits from the city of Portland for the construction of two single family homes.

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 Bureau of Taxation.

Wan Lab  
BUYER

005-58-4014  
SS# OR TAXPAYER ID#

Allen Labrie  
BUYER

004-50-2930  
SS# OR TAXPAYER ID#

Buyer's Mailing address is \_\_\_\_\_

Page 3 of 4 Buyer's Initials \_\_\_\_\_ Seller's Initials M. G.

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. If the earnest money is forfeited by Buyer, it shall be distributed as follows: \_\_\_\_\_

Signed this 7<sup>TH</sup> day of FEBRUARY, 2001

Nadja Griskivich  
SELLER

004-05-9254  
SS# OR TAXPAYER ID#

SELLER

SS# OR TAXPAYER ID#

Seller's Mailing address is C/O STAN GRISKIVICH 239 COUSINS ST.  
YARMOUTH, ME. 04096-5311

Offer reviewed and refused on \_\_\_\_\_

SELLER

SELLER

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

BUYER DATE

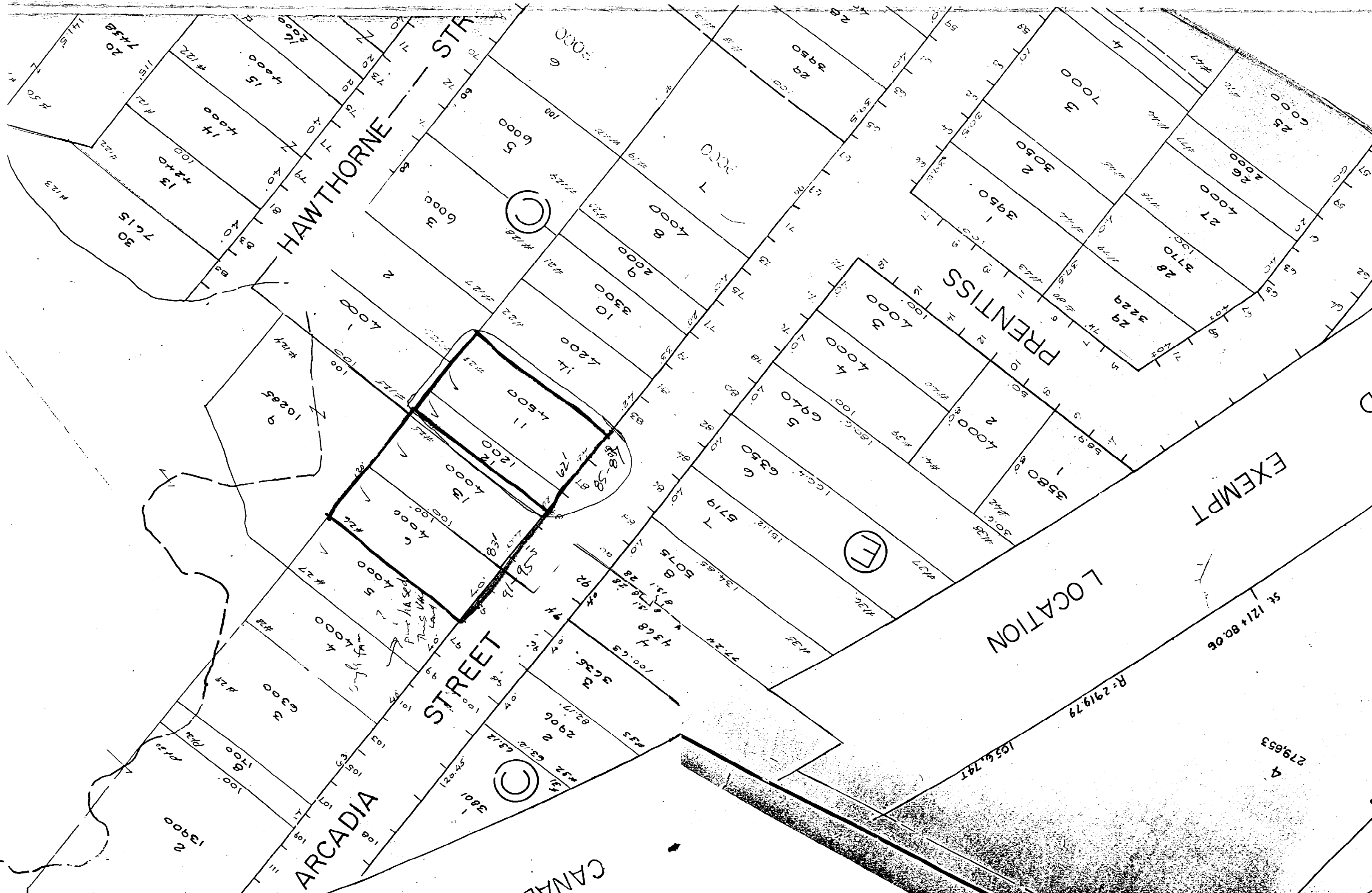
SELLER DATE

BUYER DATE

SELLER DATE







HAWTHORNE STR

PRENTISS

ARCADIA STREET

EXEMPT

LOCATION

CANALE

St. 121 + 80.06

R-2919.79

105 & 741

279,653

4



*Pine Hased*

*This was*

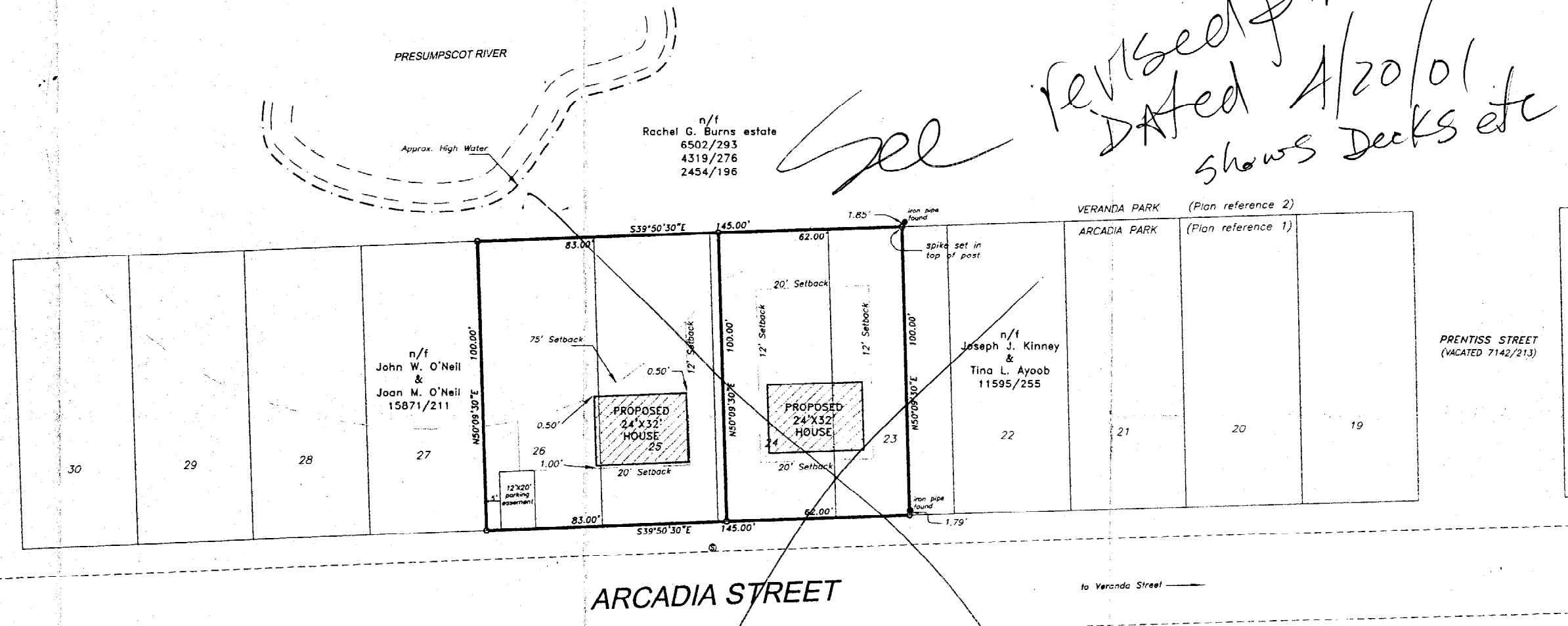
*Sally's*

**LEGEND**

- stone marker - found
- iron marker - found
- iron marker - set
- boundary line
- - - edge of pavement



*revised plan  
DATED 1/20/01  
shows Decks etc*



n/f  
Rachel G. Burns estate  
6502/293  
4319/276  
2454/196

*WPL*

**NOTES**

- (1) Bearings are observed magnetic November 2000.
- (2) Deed references are to the Cumberland County Registry of Deeds.
- (3) The street lines delineated hereon are based on information supplied by the City of Portland, Public Works Engineering Department.

**REFERENCES**

- (1) Plan of Arcadia Park, recorded in Plan Book 10 Page 101.
- (2) Plan of Veranda Park, recorded in Plan Book 10 Page 55.

**CERTIFICATION**

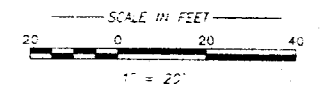
This survey substantially conforms to the current standards of the Maine State Board of Licensure for Land Surveyors for Category 1, Condition 3, except as noted.

- Exceptions:
- (1) Monuments not described.
  - (2) No pins set as of plan date.
  - (3) No report written.
  - (4) No descriptions written.

Paul H. Baboage Maine P.L.S. #1237



OWNER OF RECORD  
NICIA CRIVELLO  
2445/178 & 2525/418 (parcel 2)  
14,500 Sq. Ft.

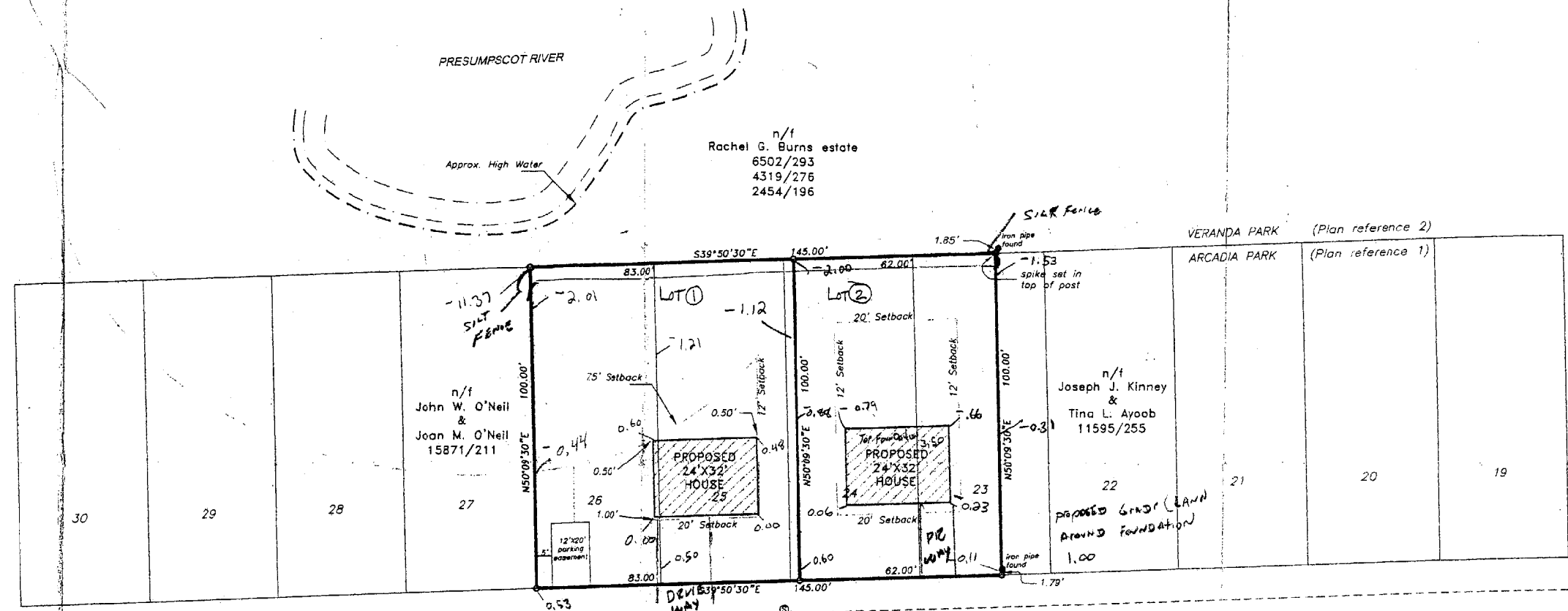
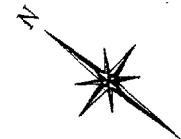


STANDARD BOUNDARY SURVEY  
#55-56 ARCADIA STREET PORTLAND, MAINE  
MADE FOR  
**STAN GRISKIVICH**  
COUNS ISLAND TARMOUTH, MAINE  
JOB# 200092 DATE 12/27/00 SCALE: 1"=20'  
BOOK# 404  
DISC#  
FILE#  
**Titcomb Associates**  
133 Gray Road  
Falmouth, Maine 04105

*John Robbins 874  
Local Electrician*

**LEGEND**

- stone marker - found
- iron marker - found
- iron marker - set
- boundary line
- - - edge of pavement



**ARCADIA STREET**

**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
**SUBJECT TO DEPARTMENTAL**  
**CONDITIONS**  
**DATE OF APPROVAL 4-18-01**

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
**APR 11 2001**  
 OWNER OF RECORD  
 NADJA GRISKIVICH  
 2449/178 & 2526/418 (parcel 2)  
 14,500 Sq. Ft.  
 SCALE IN FEET  
 0 20 40  
 1" = 20'

**NOTES**

- (1) Bearings are observed magnetic November 2000.
- (2) Dead references are to the Cumberland County Registry of Deeds.
- (3) The street lines delineated hereon are based on information supplied by the City of Portland, Public Works Engineering Department.

**REFERENCES**

- (1) Plan of Arcadia Park, recorded in Plan Book 10 Page 101.
- (2) Plan of Veranda Park, recorded in Plan Book 10 Page 55.

*Grubbs/EC*

**CERTIFICATION**  
 This survey substantially conforms to the current standards of the Maine State Board of Licensure for Land Surveyors for Category 1, Condition 3, except as noted:  
 Exceptions:  
 (1) Monuments not described.  
 (2) No pins set up at plan date.  
 (3) No report written.  
 (4) No descriptions written.  
 Paul H. Babidge Maine PLS #1237

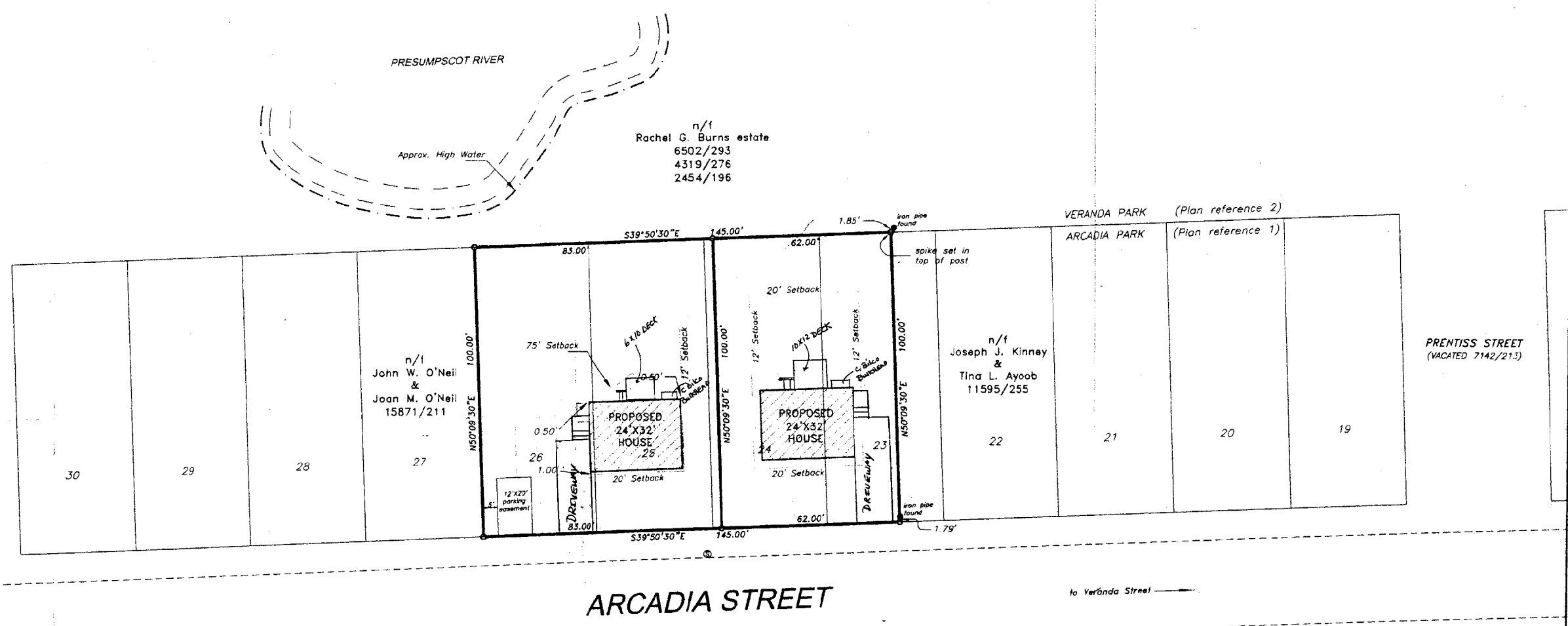
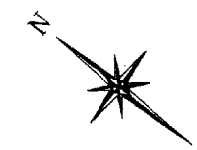


Parking Equipment Referred: /18/01		
STANDARD BOUNDARY SURVEY		
885-89 ARCADIA STREET		PORTLAND, MAINE
MADE FOR		
STAN GRISKIVICH		
COUSINS ISLAND		YARMOUTH, MAINE
JOB# 200092	DATE: 12/27/00	SCALE: 1"=20'
BOOK# 404	Titcomb Associates 133 Grey Road Falmouth, Maine 04105	
DISC#		
FILE#		

*Jim Robbins 874.  
 Carol Merritt-874-1*

**LEGEND**

- stone marker - found
- iron marker - found
- iron marker - set
- boundary line
- - - - edge of pavement



**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 SUBJECT TO DEPARTMENTAL  
 CONDITIONS  
 DATE OF APPROVAL 4-18-01

OWNER OF RECORD  
 NADJA GRISKIVICH  
 2445/178 & 2526/418 (parcel 2)  
 14,500 Sq. Ft.

SCALE IN FEET  
 20 0 20 40  
 1" = 20'

- NOTES**
- (1) Bearings are observed magnetic November 2000.
  - (2) Deed references are to the Cumberland County Registry of Deeds.
  - (3) The street lines delineated hereon are based on information supplied by the City of Portland, Public Works Engineering Department.

- REFERENCES**
- (1) Plan of Arcadia Park, recorded in Plan Book 10 Page 101.
  - (2) Plan of Veranda Park, recorded in Plan Book 10 Page 55.

*Big D.W.*

**CERTIFICATION**

This survey substantially conforms to the current standards of the Maine State Board of Licensure for Land Surveyors for Category 1, Condition 3, except as noted:

Exceptions:  
 (1) Monuments not described.  
 (2) No pins set as of plan date.  
 (3) No report written.  
 (4) No descriptions written.

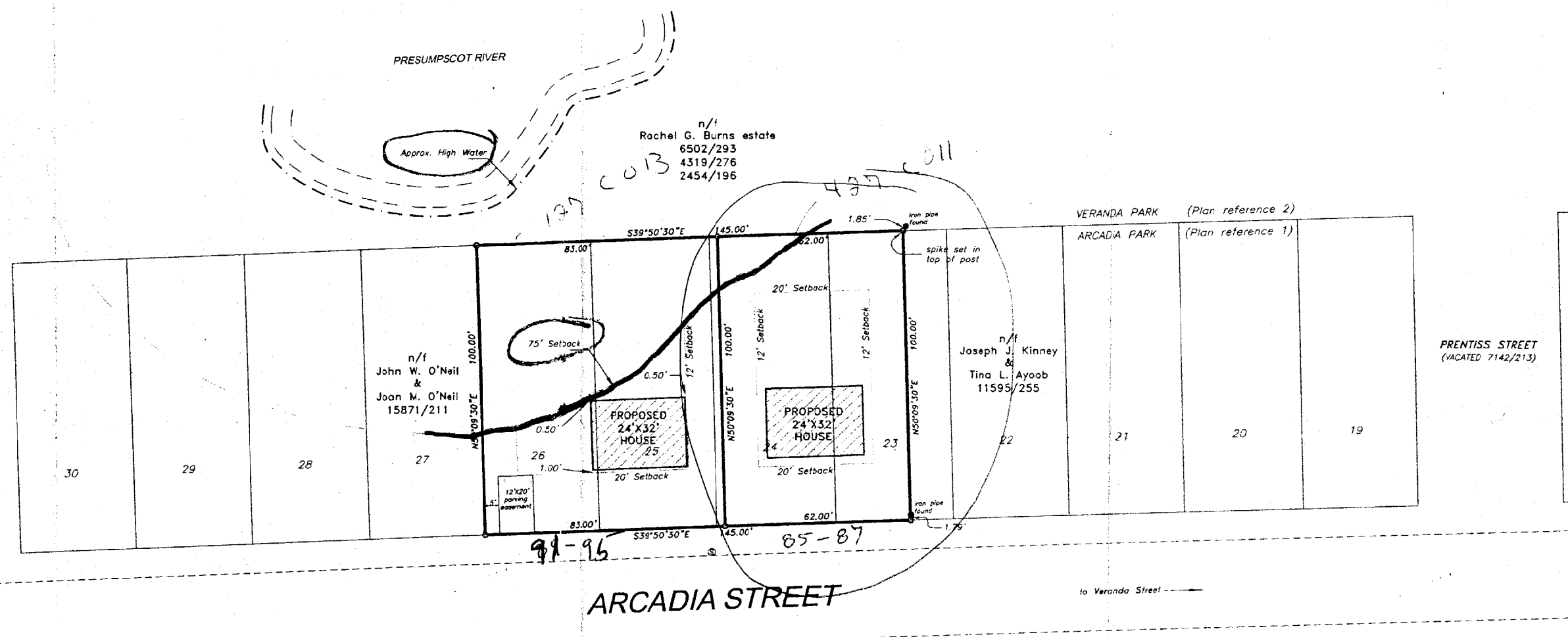
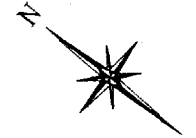
Paul H. Babbidge Maine P.L.S. #1237



STANDARD BOUNDARY SURVEY			
#85-89 ARCADIA STREET		PORTLAND, MAINE	
MADE FOR			
STAN GRISKIVICH			
COUSINS ISLAND		YARMOUTH, MAINE	
JOB# 200092	DATE: 12/27/00	SCALE: 1"=20'	
BOOK# 404	Tutcomb Associates 133 Gray Road Falmouth, Maine 04105		
DISC#			
FILE#			

**LEGEND**

- stone marker - found
- iron marker - found
- iron marker - set
- boundary line
- - - edge of pavement



- NOTES**
- (1) Bearings are observed magnetic November 2000.
  - (2) Deed references are to the Cumberland County Registry of Deeds.
  - (3) The street lines delineated hereon are based on information supplied by the City of Portland, Public Works Engineering Department.

- REFERENCES**
- (1) Plan of Arcadia Park, recorded in Plan Book 10 Page 101.
  - (2) Plan of Veranda Park, recorded in Plan Book 10 Page 55.

**CERTIFICATION**

This survey substantially conforms to the current standards of the Maine State Board of Licensure for Land Surveyors for Category 1, Condition J, except as noted:

Exceptions:

- (1) Monuments not described.
- (2) No pins set as of plan date.
- (3) No report written.
- (4) No descriptions written.

Paul H. Bebbidge Maine P.L.S. #1217



OWNER OF RECORD  
 NADJA GRISKIVICH  
 2445/178 & 2526/418 (parcel 2)  
 14,500 Sq. Ft.

SCALE IN FEET  
 0 20 40  
 1" = 20'

Parking Easement Revised 1/18/01

STANDARD BOUNDARY SURVEY		
885-85 ARCADIA STREET		PORTLAND, MAINE
MADE FOR		
STAN GRISKIVICH		
COUSINS ISLAND	YARMOUTH, MAINE	
JOB# 200092	DATE: 12/27/00	SCALE: 1"=20'
BOOK# 404		
DISC#		
FILE#		

**Titcomb Associates**  
 133 Gray Road  
 Falmouth, Maine 04105

Jim Robbins 874-88  
 Carol Merritt 874-582



Flashing  
sec. 1406.3.10

Handrail  
sec. 1021.0

Guardrails sec. 1022.0

STAIR CASE  
sec. 1014.0

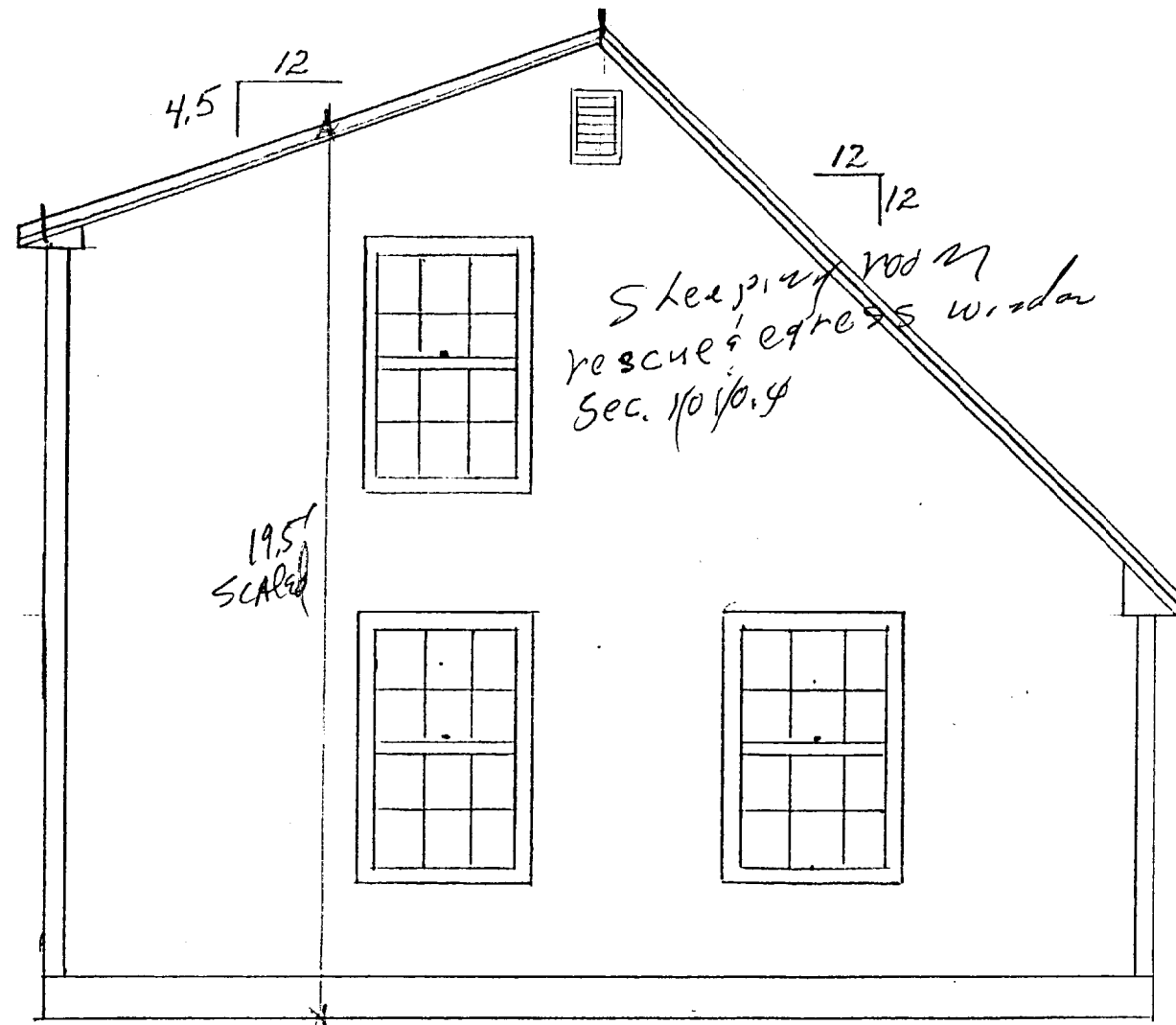
FRONT ELEVATION

SCALE: 1/4" = 1'-0"  
DATE: 7-5-98

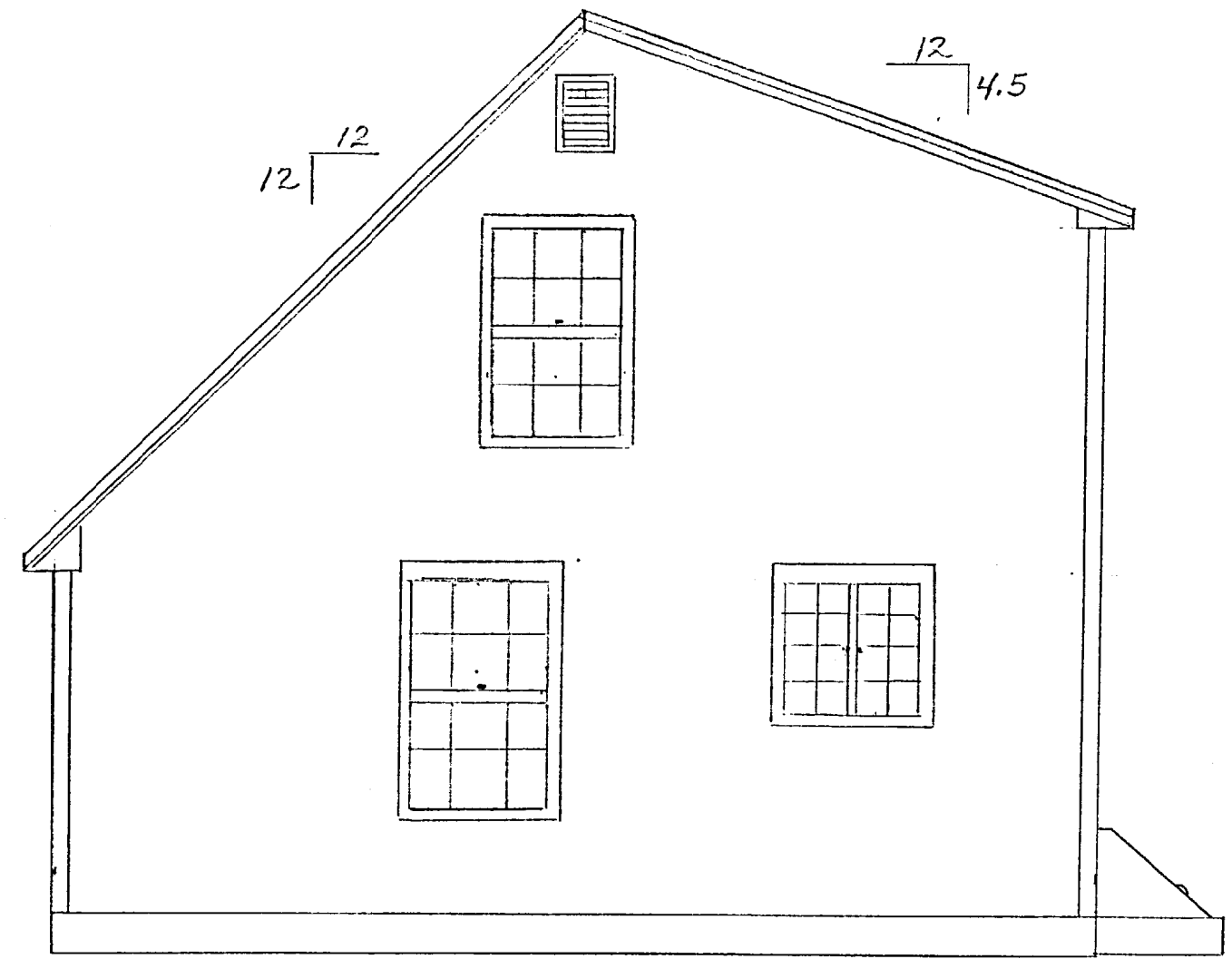
APPROVED BY:

DRAWN BY DGL  
REVISED

DRAWING NUMBER



LEFT ELEVATION



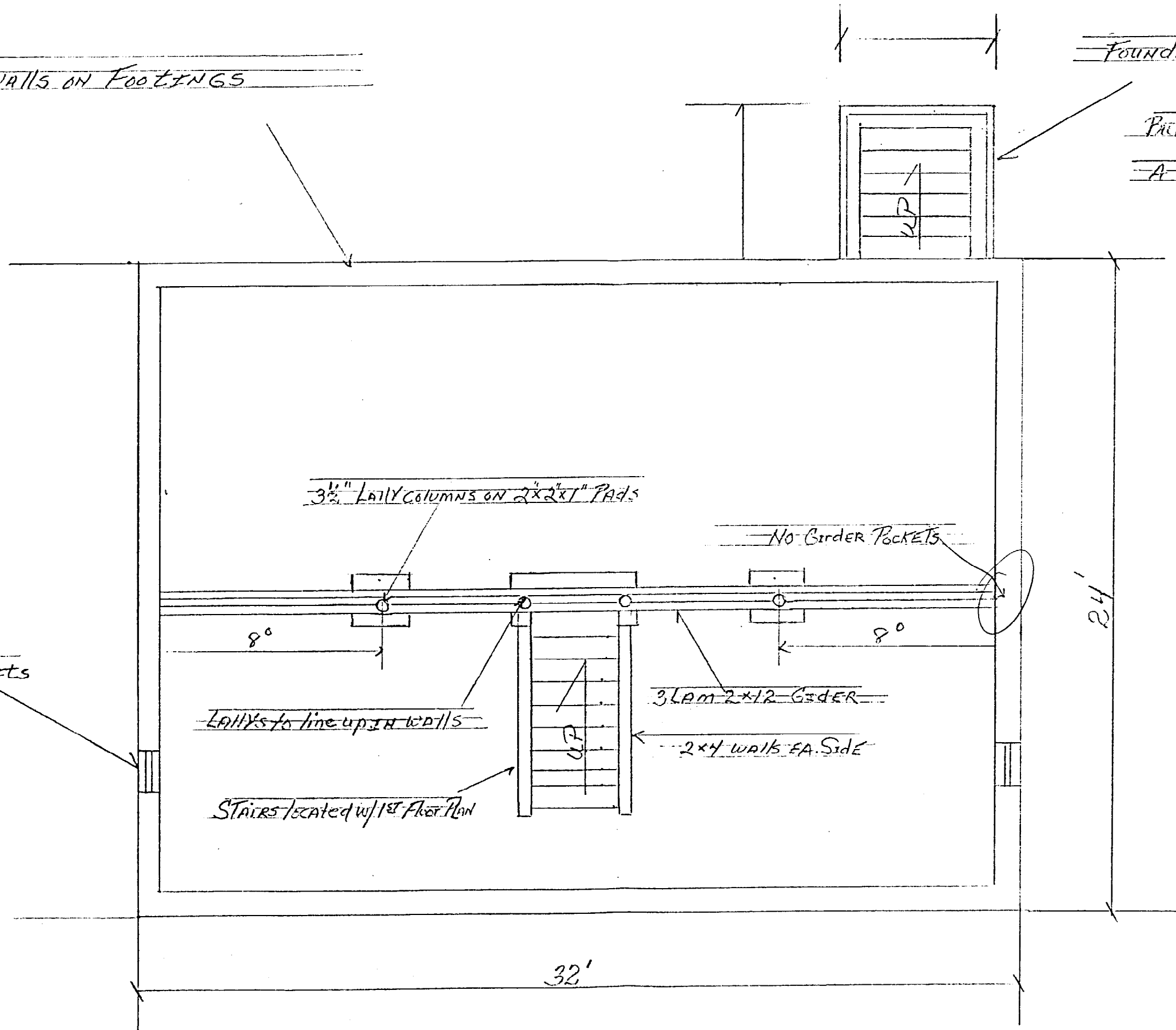
RIGHT ELEVATION

8" WALLS ON FOOTINGS

FOUNDATION FOR A "C" BILCO

BACKHEAD FOUNDATION MUST HAVE

A CURBING DIVIDER



BASEMENT UNITS  
TO BE FIELD LOCATED

3/4" LALLY COLUMNS ON 2'x2'x1" PADS

NO BORDER POCKETS

LALLYs to line up in walls

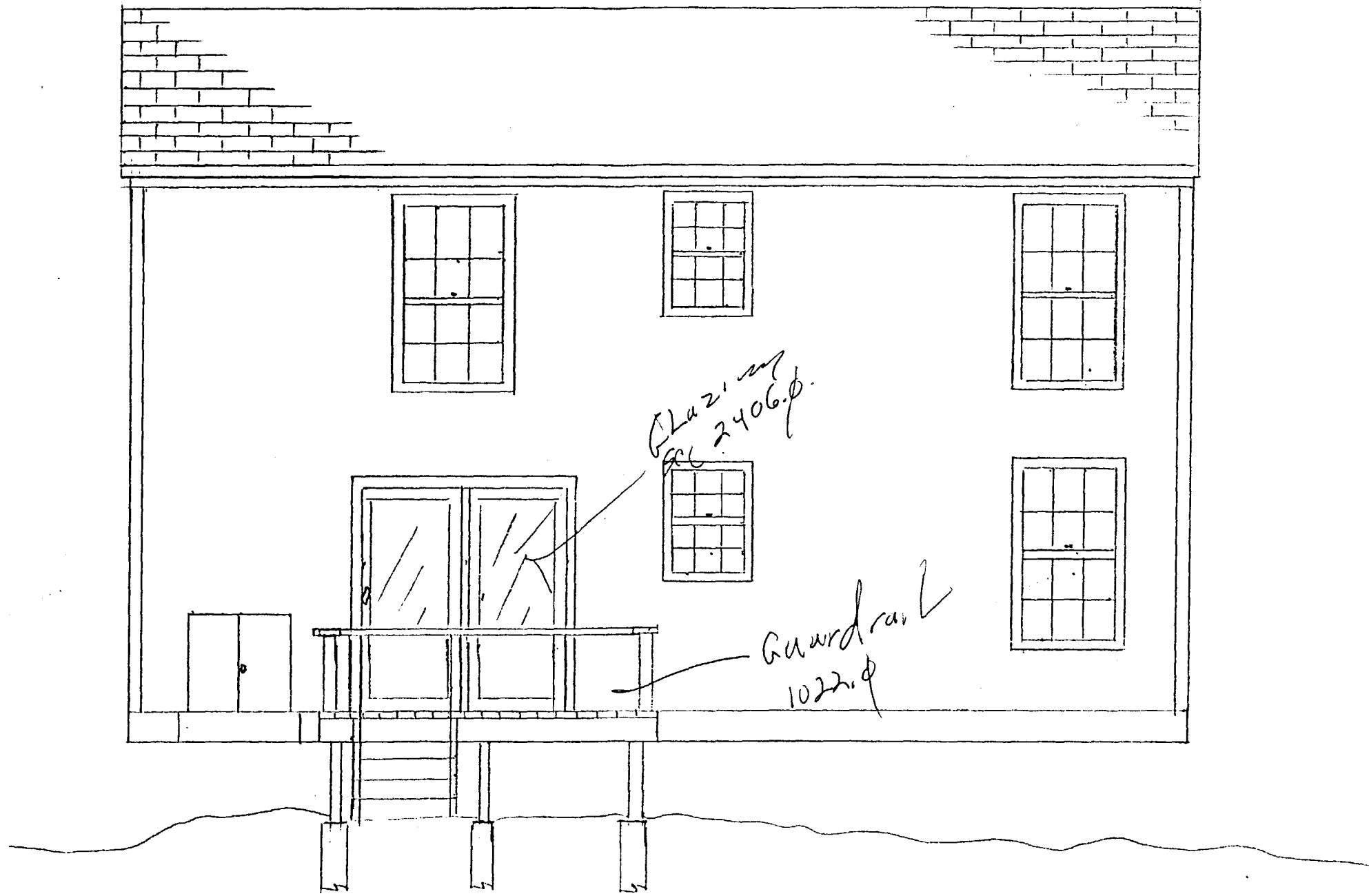
3 LAM 2x12 GIDER

2x4 WALK EA. SIDE

STAIRS LOCATED w/ 1ST FLOOR PLAN

32x24 CAPE COD FOUNDATION PLAN





REAR ELEVATION

SCALE: 1/4" = 1'

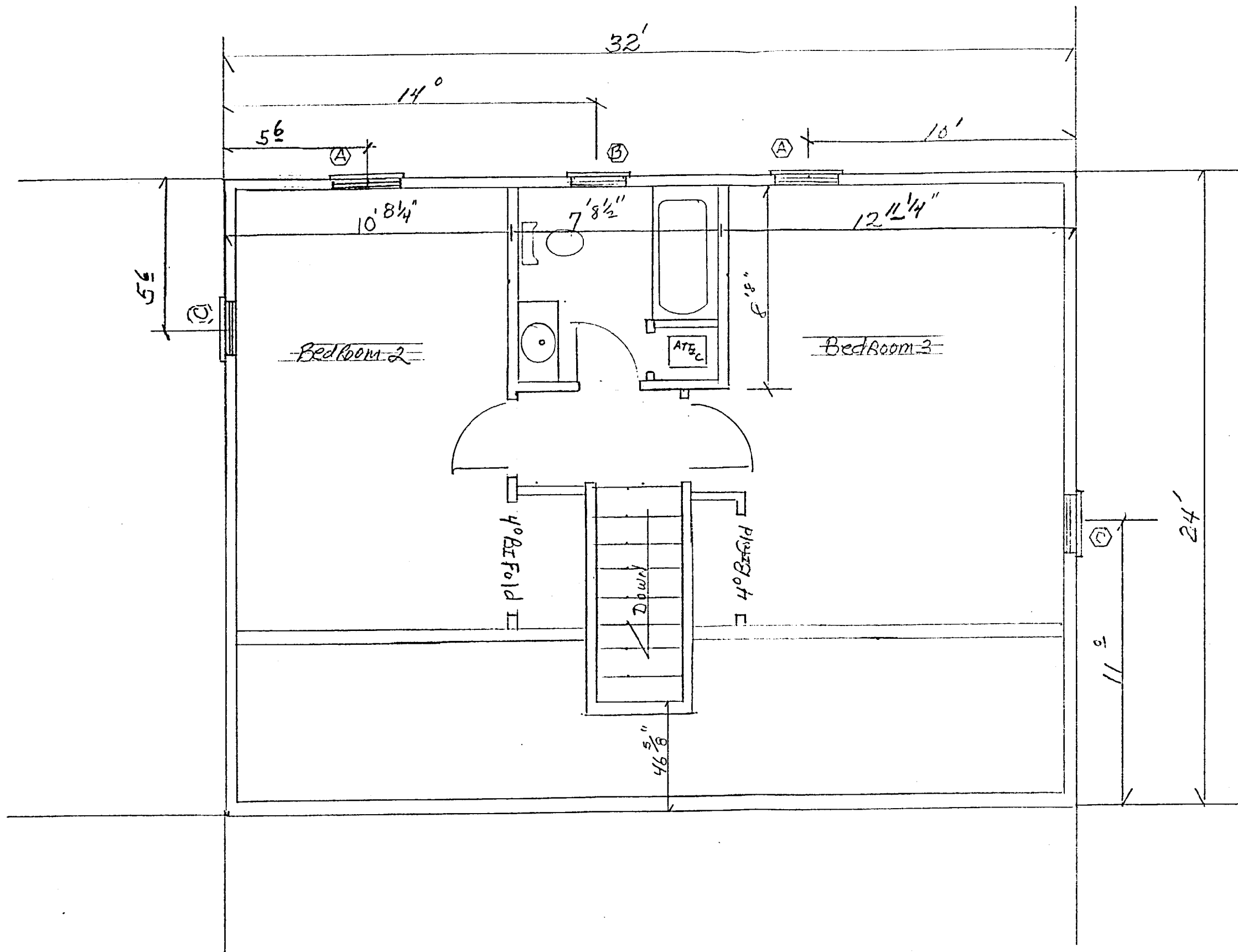
DATE: 7-5-98

APPROVED BY:

DRAWN BY DGL

REVISED

DRAWING NUMBER



2<sup>nd</sup> FLOOR PLAN

Ⓐ 3863-DH RO 38 1/2" x 63 1/2"

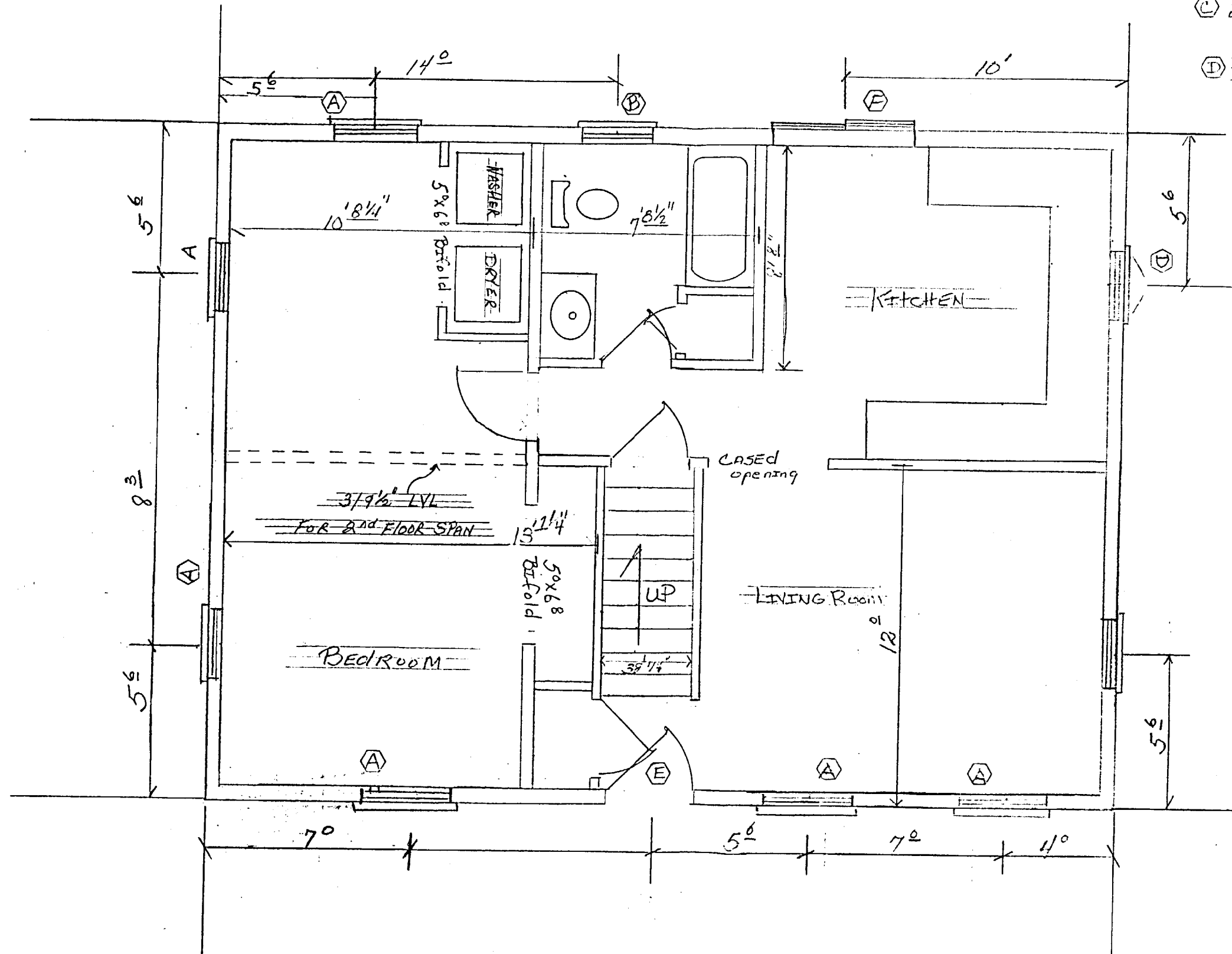
Ⓑ 2836-DH RO 28 1/2" x 36 1/2"

Ⓒ 2104904 RO 31 1/2" x 57 1/2"

Ⓓ C3136-CASEMENT RO 36 1/2" x 36 1/2"

Ⓔ 30x68-Two light steel LH/IS Door

Ⓕ 50x68-SLIDING DOOR



SCALE: 1/4" = 1'0"  
DATE: 7-5-98

APPROVED BY:

DRAWN BY DGL  
REVISED