

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that Allison Brown

Located At 25 LENNOX ST

Job ID: 2012-07-4408-ALTR

CBL: 430- A-007-001

has permission to 576 Sq Ft Addition to Existing Single Family
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

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**

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:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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
Jeff Levine

Job ID: 2012-07-4408-ALTR

Located At: 25 LENNOX ST

CBL: 430- A-007-001

PLEASE READ ALL OF THE FOLLWING CONDITIONS:

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. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

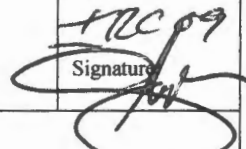
1. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
4. Frost protection must be installed at a minimum of 4'-0" below grade. Your plan shows 2'-0" which does not meet the code.
5. All headers must be a minimum of 2-2"x6"-s.
6. The attic scuttle opening must be 22" x 30".


Fire

1. A residential sprinkler system must be installed per Chapter 10 of the City of Portland Code of Ordinances. Please contact the Portland Fire Department with any questions.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4408-ALTR	Date Applied: 7/5/2012	CBL: 430- A-007-001	
Location of Construction: 25 LENNOX ST	Owner Name: MAXELLE & GLADYS L REA	Owner Address: 25 LENNOX ST PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: George Maria	Contractor Address: 36 GEORGE ST PORTLAND MAINE 04103	Phone: (207) 415-8466
Lessee/Buyer's Name: Allison & David Rush Brown - 125 Newbury St., Portland, ME 04101 <i>P.A.</i>	Phone: 650-9756 (c) & 874-0924 (h)	Permit Type: BLDG ADD	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to demolish rear addition and rear deck and to add 1 story addition 24' x 24'	Cost of Work: \$25,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>R-3</i> Type: <i>SB</i> <i>HRC 09</i> Signature: 
Proposed Project Description: 576 Sq Ft Addition to Existing Single Family		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>within - but over 75' from HWM</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <i>N/A</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan ___ Maj ___ Min ___ MM Date: <i>OK with conditions</i> <i>7/6/12</i>	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 Dist 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: 
	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

1-23-13 GF CLOSE IN FMB
PLUMBING & PASS

NO
BKL

5-10-13 GF-BKL-RP-JM
FINAL

PLUMBING - D.W. TAP WRONG ✓

WINDOW - OPENING LIMITATIONS ✓

BACK OF CLOSET - NO GWB 315 702 ✓

GFI UPSTAIRS ✓

CLOSET LT. PROTECTORS ✓

FIRE - PASS

7-8-13 GF

PASS

NEED TO

FINISH

REAR PORCH

2012-07-4408
JFR

R-3/
Shore Land



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>25 Lennox St. Portland ME</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>4000</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>430 / A / 7</u>	Applicant: (must be owner, lessee or buyer) Name <u>Allison and David</u> <u>Rush Brown</u> Address <u>125 Newbury St</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>650-9756 (cell)</u> <u>874-0924 (h)</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>Maxelle J. Rea</u> <u>Gladys L. Rea</u> Address <u>25 Lennox St</u> City, State & Zip <u>Portland, ME</u>	Cost of Work: <u>\$25,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>home</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>1 story home addition - 576 sq feet</u> <u>to remove rear addition & deck</u>		
Contractor's name: <u>George Maria</u> Email: _____ Address: <u>36 George St</u> City, State & Zip: <u>Portland, Maine</u> Telephone: <u>(207) 415-8466</u>		Who should we contact when the permit is ready: <u>Allison Brown</u> Telephone: <u>650-9756</u>
Mailing address: <u>125 Newbury St., Portland, ME 04101</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.

RECEIVED
10-05-2012
Dept of Building Inspections
City of Portland Maine

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.

and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the applicant to perform 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: [Signature] Date: July 3, 2012

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

JUL 05 2012

PURCHASE AND SALE AGREEMENT Dept. of Building Inspections City of Portland Maine

Offer Date June 7, 2012

Effective Date 6/8/12 Effective Date is defined in Paragraph 23 of this Agreement.

1. PARTIES: This Agreement is made between Allison S Brown, David R Brown ("Buyer") and Maxelle J Rea, Gladys L Rea ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (X) 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 25 Lennox Street and described in deed(s) recorded at said County's Registry of Deeds Book(s) 3779, Page(s) 241.

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: no exceptions

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: no exceptions

4. PERSONAL PROPERTY: The following items of personal property as viewed on May 30, 2012 are included with the sale at no additional cost, in "as is" condition with no warranties: range, refrigerator, washer, dryer

5. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 175,000.00 \$185,000 Buyer [] has delivered; or [X] will deliver to the Agency within 3 days of the Offer Date, a deposit of earnest money in the amount \$ 1,000.00. 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 \$ n/a will be delivered n/a. 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: Reali Realty ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until June 8, 2012 (date) 3:00 [] AM [X] 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 6/26 July 27, 2012 (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.

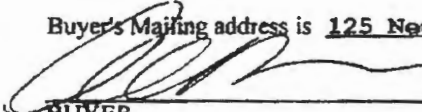

8. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

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.

27. GENERAL PROVISIONS:

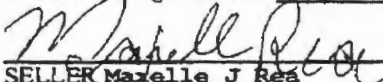
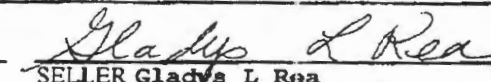
- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires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

Buyer's Mailing address is 125 Newbury Street, Portland, ME 04101

	06/07/2012		06/07/2012
BUYER	DATE	BUYER	DATE
Allison S Brown		David R Brown	

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

	6/8/12		6/8/12
SELLER Maxelle J Rea	DATE	SELLER Gladys L Rea	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 closing date of this Agreement is extended until _____ DATE

SELLER	DATE	SELLER	DATE
--------	------	--------	------

BUYER	DATE	BUYER	DATE
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0/13/12 HLC

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MORTGAGE INSPECTION OF: DEED BOOK 3779 PAGE 241 COUNTY Cumberland
PLAN BOOK 10 PAGE 83 LOT 55

ADDRESS: 25 Lennox Street, Portland, Maine

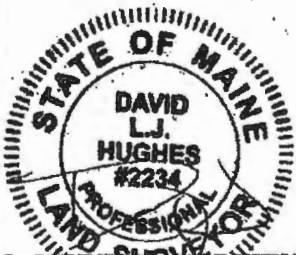
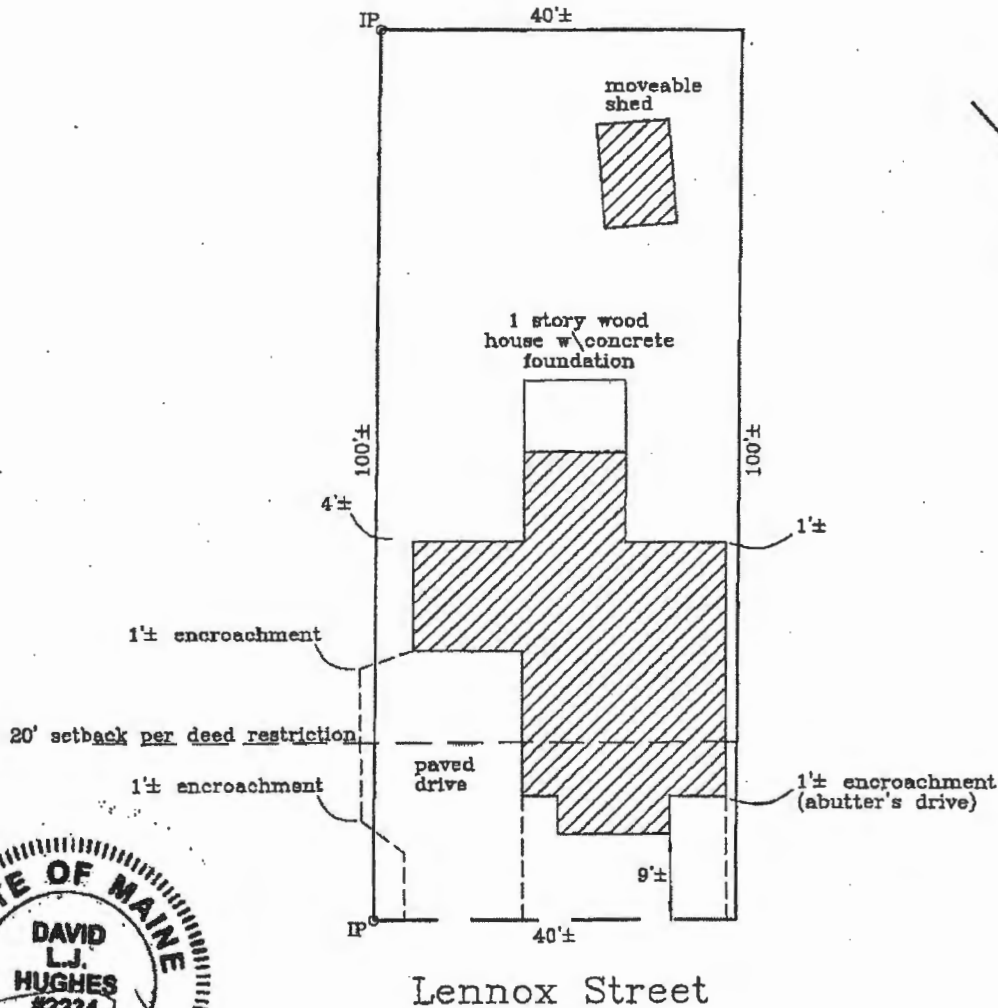
Job Number: 754-05

Inspection Date: 08-11-12

Scale: 1" = 20'

Buyers: Allison S. & David R. Brown

Sellers: Maxelle J. & Gladys L. Rea



I HEREBY CERTIFY TO: Bay Area Title, the lender and its title insurer.

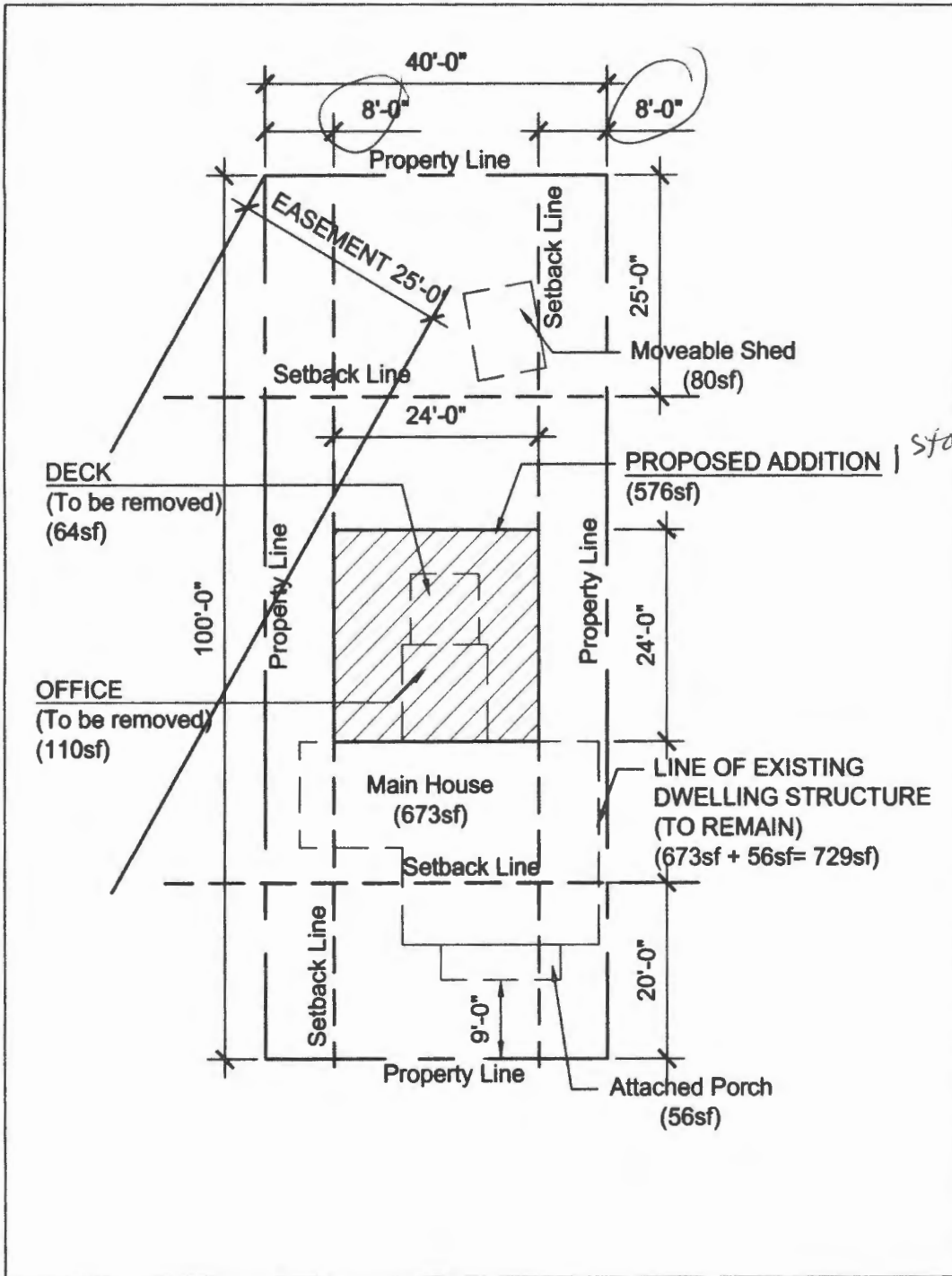
- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel 230051 0008B:
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.
- A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright ©

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04046
 207-967-9761 phone 207-967-4831 fax
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



R-3

REAR - 25' min
25' + show

Side: 8' min
(15' show) 8' show

Front N/A

1 story

RECEIVED

JUL 05 2012

Dept. of Building Inspections
City of Portland Maine

1

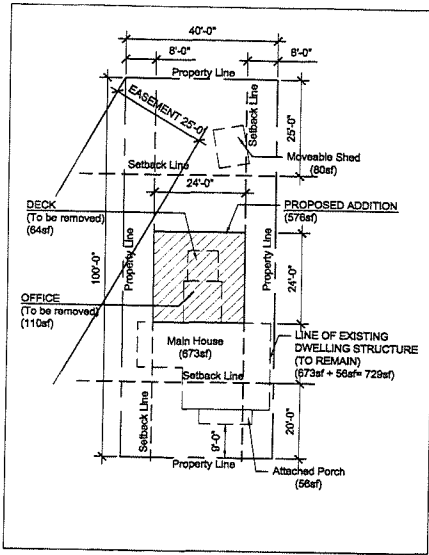
PLOT PLAN

Scale: 1/16" = 1'-0"

LOT AREA:	4,000 Sq. Ft.
PERMISSIBLE COVERED AREA:	1,400 Sq. Ft. (35%)
EXISTING AREA TO REMAIN:	729 Sq. Ft.
PROPOSED ADDITION:	576 Sq. Ft.
PROPOSED TOTAL COVERED AREA:	1,305 Sq. Ft. (33%)

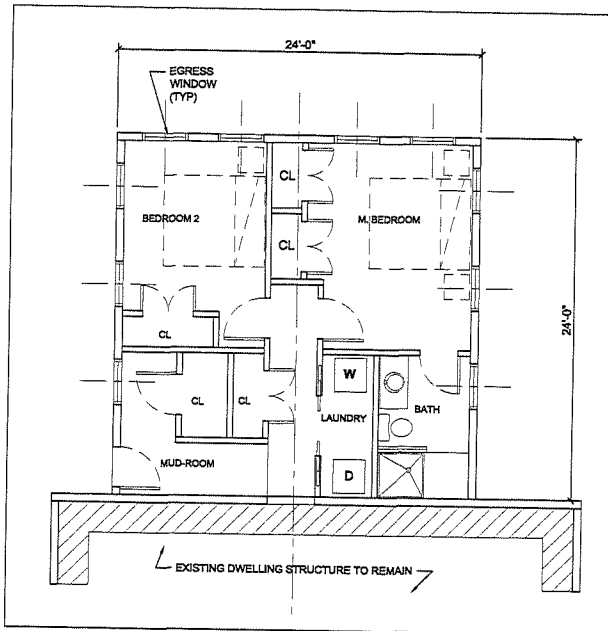
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OK
1305
80
1385#

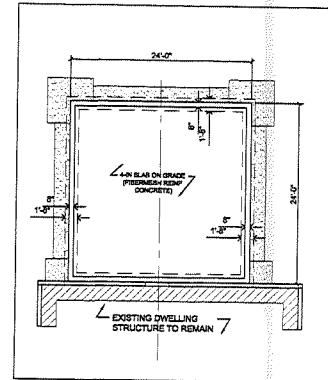


1 PLOT PLAN
Scale: 1/16" = 1'-0"

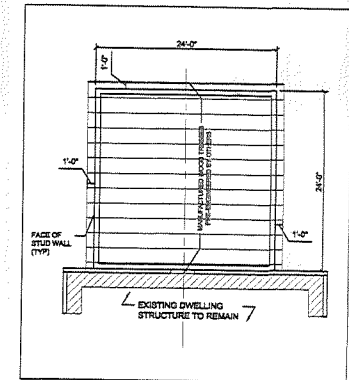
LOT AREA: 4,000 Sq. Ft.
 PERMISSIBLE COVERED AREA: 1,400 Sq. Ft. (35%)
 EXISTING AREA TO REMAIN: 729 Sq. Ft.
 PROPOSED ADDITION: 576 Sq. Ft.
 PROPOSED TOTAL COVERED AREA: 1,305 Sq. Ft. (33%)



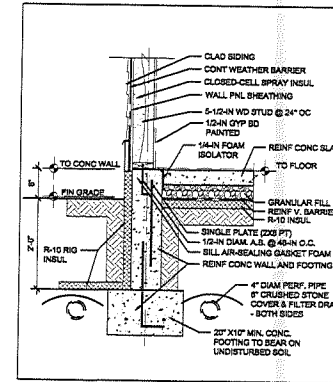
2 FLOOR PLAN
Scale: 1/4" = 1'-0"



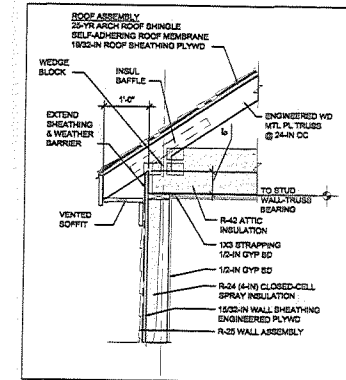
3 FOUNDATION PLAN
Scale: 1/8" = 1'-0"



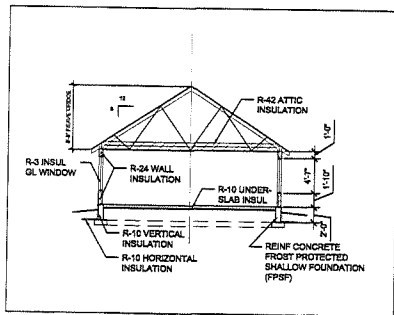
4 ROOF FRAMING PLAN
Scale: 1/8" = 1'-0"



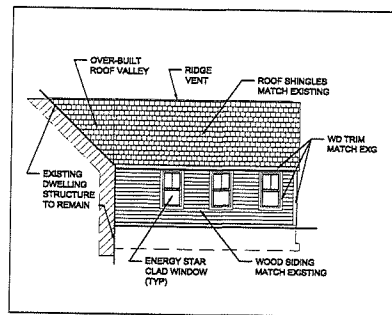
7 FOUNDATION DETAIL
Scale: 3/4" = 1'-0"



8 WALL SECTION DET
Scale: 3/4" = 1'-0"



5 BUILDING SECTION
Scale: 1/8" = 1'-0"



6 NORTHWEST ELEVATION
Scale: 1/8" = 1'-0"



FOR PERMITTING | FOR PRE-CONSTRUCTION - JULY 03, 2012