

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

**PERMIT ISSUED**

NOV 14 2002

Permit Number: 021282

**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Noyes Michelle/self  
 has permission to Remove interior non bearing partitions, remove bulkhead door, remove ramp and build set of stairs  
 AT 10 Olympia St 433 B032001

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

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

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

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

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
Department Name

*Jamie Bonke* 11/14/02  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

NA **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

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

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

MA **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Mellee Pap  
Signature of applicant/designee

\_\_\_\_\_  
Date

Leanne Bouke  
Signature of Inspections Official

11/14/02  
Date

CBL: 433-B-32 Building Permit #: 02-1282

**PERMIT ISSUED**

**CITY OF PORTLAND**

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

Permit No: 02-1282 Issue Date: **NOV 14 2002** CBI: 433 B032001

Location of Construction: 10 Olympia St	Owner Name: Noyes Michelle	Owner Address: 10 Olympia St	Phone: 761-1109
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <b>R-5</b>
Past Use: Single Family	Proposed Use: Single Family	Permit Fee:	Cost of Work: \$2,000.00
Proposed Project Description: Remove interior non bearing partions, replace bulkhead door, remove ramp and build set of stairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R3</b> Type: <b>SB</b> <b>BOCA 1999</b>
		Signature:	Signature: <b>JMB 11/14/02</b>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

Permit Taken By: **jmb** Date Applied For: **11/14/2002** **Zoning Approval**

<ol style="list-style-type: none"> <li>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>2. Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<p style="text-align: center;"><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <b>N/A</b> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <b>11/14/02</b>	<p style="text-align: center;"><b>Zoning Appeal</b></p> <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: _____	<p style="text-align: center;"><b>Historic Preservation</b></p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <b>11/14/02</b>
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**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

11 Need graspable hand  
rail on rear stairs  
Framing between Non-bearing Partition  
OK to close in

# All Purpose 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>10 Olympia Street, Portland ME</u>		
Total Square Footage of Proposed Structure <u>773 <sup>sq</sup> N/A</u>	Square Footage of Lot <u><del>958</del> 3,805</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>433</u> Block# <u>B</u> Lot# <u>32</u>	Owner: <u>Michelle Noyes</u>	Telephone: <u>774-5939</u>
Lessee/Buyer's Name (If Applicable) _____	Applicant name, address & telephone: <u>SAA</u>	Cost Of Work: \$ <u>2,000</u> Fee: \$ <u>N/A <sup>#</sup>37.00</u>
Current use: <u>House</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>Purchased 11-1-02-</u>		
Proposed use: <u>Home</u>		
Project description: <u>Removing Partitions Interior Ceiling Bulkhead doors</u>		
Contractor's name, address & telephone: <u>N/A</u>		
Who should we contact when the permit is ready: _____		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. <b>PHONE:</b> _____		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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 of applicant: Michelle Noyes Date: 11-15-02

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

INTERIOR WORK

10 Olympia Street – Portland, Maine

My family and myself are performing all work. The only item contracted out is the electrical. The electrician has already applied for the necessary permits.

I am taking down two walls – One that divides the living room from the kitchen and one that divides the bedroom from the bathroom. These walls will not be reconstructed.

I am making the kitchen and living room one big room. I will be making an island in the kitchen.

I am moving the bathroom to the back bedroom.

All walls are plaster and I will covering them with sheet-rock.

I am adding a bulkhead door to the basement entrance, which will replace a dirt path and old rotted door.

I will do all painting.

Next year I may be adding an addition upstairs, and that will be contracted out, all the necessary permits will be obtained by the contractor I hire.

Thanks – Michelle Noyes

Backyard Ramp will be taken down and  
Stairs installed.

040

Windows



Graspable  
hand rail on  
one side min.  
34"-38"

max rise = 7 3/4"  
min. " = 4"  
min. tread = 10"  
Cut string to 10" min.  
Solid Riser

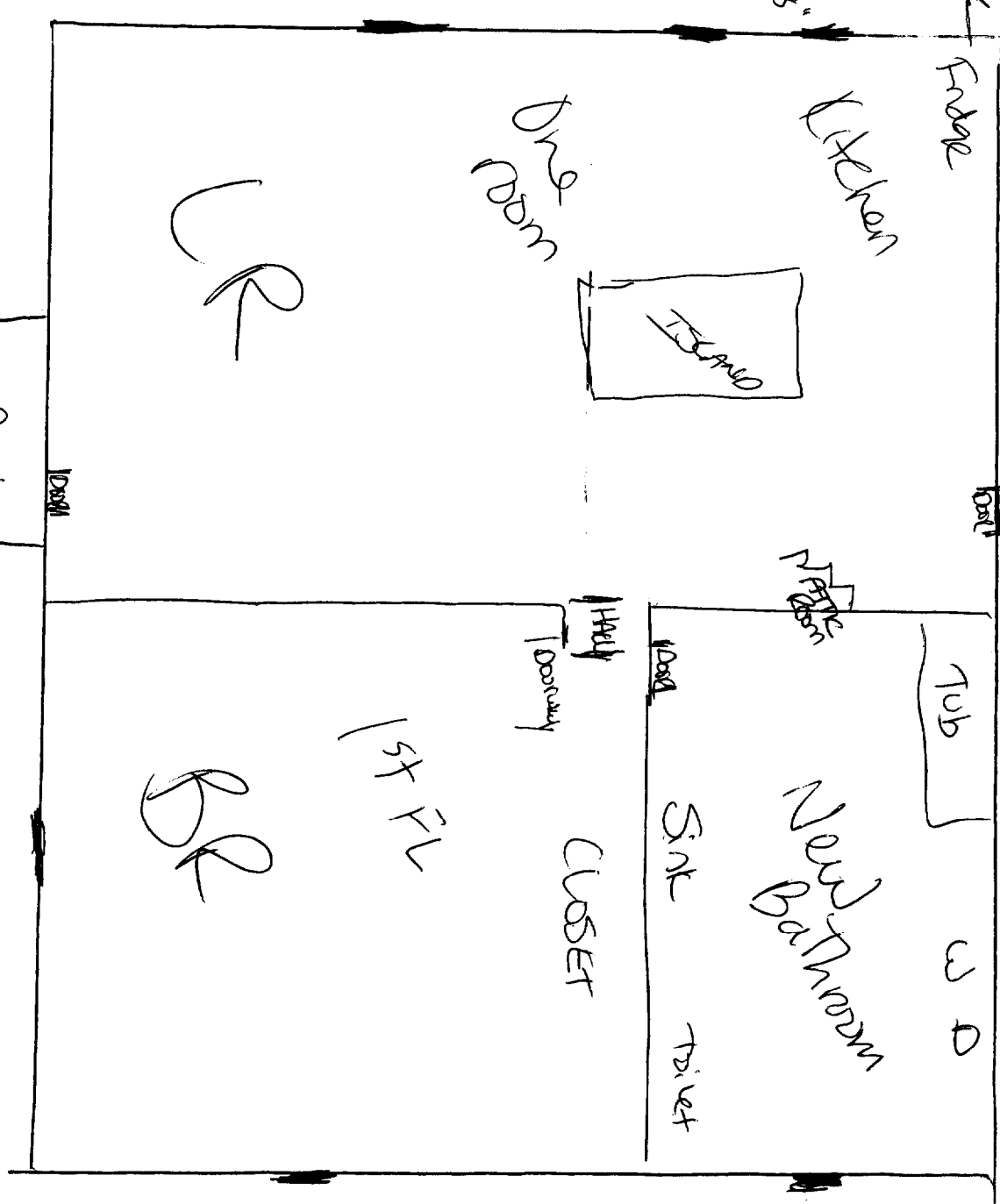
Driveway

Windows

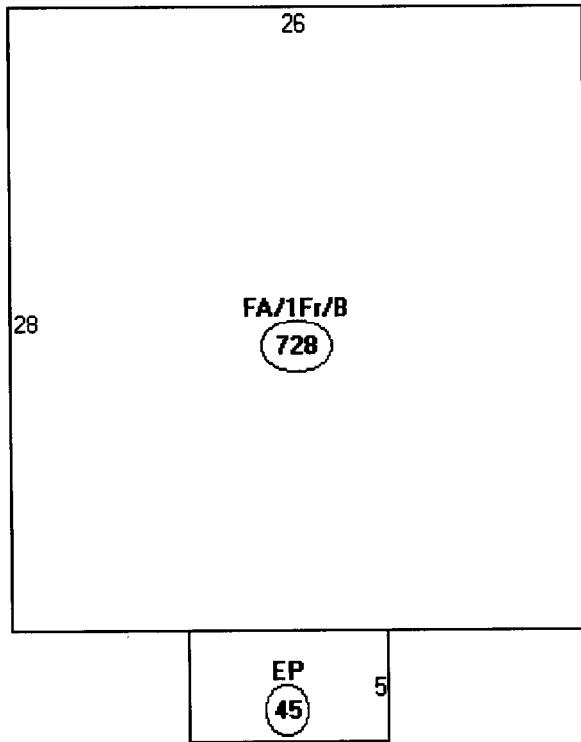
4" space

min. 36" Guardrail

make corners  
return on  
handrail







Descriptor/Area

A: FA/1Fr/B  
728 sqft

B: EP  
45 sqft

PURCHASE AND SALE AGREEMENT

9.14 . 02

9.14 . 02 Effective Date
Effective Date is defined in Paragraph 24 of this Agreement.

1. PARTIES: This Agreement is made between Michelle T. Noyes (hereinafter called "Buyer") of 6 Timberhill Road, Windham ME 04062 and Rachel Pequignot, Timothy A. Higgins (hereinafter called "Seller") of

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all part of [ ] ) the premises situated in municipality of Portland, County of Cumberland, State of Maine, located at 10 Olympia Street and described in deed(s) recorded at said County's Registry of Deeds Book(s) 2868, Page(s) 83. If "part of" see Other Conditions (paragraph 26) for explanation.

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 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 are included with the sale at no additional cost, in "as is" condition with no warranties: Seller represents that such items shall be operational at the time of closing, except:

5. CONSIDERATION: For such Deed and conveyance Buyer is to pay the sum of PRICE \$ 115,000.00 of which DEPOSIT \$ is included herewith as an earnest money deposit, and an additional amount of DEPOSIT \$ 1,000.00 will be paid by (date) . The balance due amount of ... BALANCE DUE \$ 114,000.00 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: Timothy A. Higgins ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until (date) [ ] AM [ ] PM ; and, in the event of Seller's 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 11-14-02 3:45 PM (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.

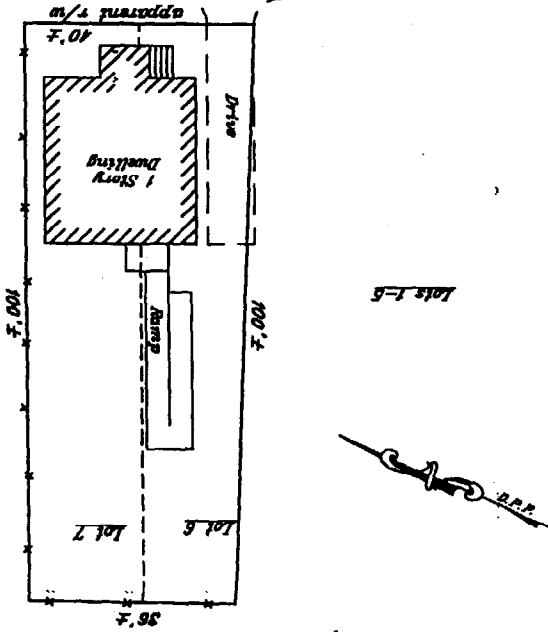
8. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

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 for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

Rev.2002 Page 1 of 4 - P&S Buyer(s) Initials Seller(s) Initials

**For Mortgage Lender Use Only**

Inspection Date: July 26, 2008  
 Address: 10 Olympia Street  
 Portland, Maine  
 Scale: 1" = 20'



Applicant: Richard Legend  
 Requesting Party: New England Title  
 Owner: Estate of Cornelia Laughlin  
 Attorney:  
 Lender: Pile No. 20122298 Field Book 261-48  
 N.E.T. File No. 108-751

Title References:  
 Deed Book: 285A Page: 83  
 Plan Book: 8 Page: 141 Lot: 6 & 7  
 County: Cumberland  
 Map: 435 Book: B Lot: 38

Comments: Driveway location is approximate.  
 The dwelling was built in compliance with  
 municipal zoning setback requirements at  
 the time of construction.  
 The dwelling does not fall within a Special Flood  
 Hazard Zone Per FEMA Community Map No. 220051  
 Panel: 00022 Zone: C Date: 7-17-05

**This Is Not A Boundary Survey**

**Not For Recording**  
 Professional Land Surveyors  
 Nadeau & Lodge, Inc.  
 221 Franklin Avenue  
 Portland, Maine 04103  
 P. (207) 773-1710 Fax (207) 773-1711

*Handwritten signature and date:*  
 Nadeau  
 7.26.08



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

Nov. 14 2002

Received from Michelle Noyes

Location of Work 16 Olympia St.

Cost of Construction \$ 2,000.

Permit Fee \$ 37.00

Building (I1)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 433-B-32

Check #: 3256 Total Collected \$ 37.00

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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