

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

PERMIT ISSUED
Permit Number: 041751
APR 13 2005
CITY OF PORTLAND

This is to certify that Hamilton M Elizabeth Heirs owner

has permission to New Single Family Home

AT 417 Island Ave, P.I. Call 090 0010001

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 when permission is procured before this building or part thereof is started or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

- Fire Dept. _____
- Health Dept. _____
- Appeal Board _____
- Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-175	Issue Date: APR 17 2005	PERMIT ISSUED CBL		211
		090	0010001	
Owner Address: 149 Frances St	Phone: (617) 486-7584			
Contractor Address: Portland	Phone: CITY OF PORTLAND			
Permit Type:	Zone: IR2			

Location of Construction: 417 Island Ave <i>P.I</i>	Owner Name: <i>Tom Dromgoole</i> Hamilton M Elizabeth Heirs
Business Name:	Contractor Name: Owner
Lessee/Buyer's Name	Phone:

Past Use: Vacant Land / Seasonal Cottage	Proposed Use: Split lot create lot for new Single Family Home
---	--

Permit Fee:	Cost of Work:	CEO District:
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group <i>R-3</i> Type <i>SB</i> <i>IRC 2003</i>	
Signature	Signature:	
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature	Date	

Proposed Project Description:
New Single Family Home

Permit Taken By: Idobson	Date Applied For: 11/29/2004	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 15 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2004-0240</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with conditions</i> Date: <i>3/7/05</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 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:
---	--	---	--

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

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: 417 Island Ave (Peaks)			
Total Square Footage of Proposed Structure 1800		Square Footage of Lot 22,489	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 90 0 010	Owner: Thomas Bromyade 7 WAVE AVE SAVIN HILL MA 02128		Telephone: 617 286 4473 617 686 9584
Lessee/Buyer's Name (If Applicable) Same as owner	Applicant name, address & telephone: same as above 617 686 9584 9584		cost Of Work: \$ 150,000 Fee: \$

Contractor's name, address & telephone:

Who should we contact when the permit is ready: **owner, Thomas Bromyade**

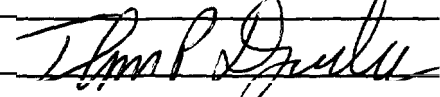
Mailing address: **DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME**

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. PHONE: **617 686 9584**

NOV 2 2 2004

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



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 4th floor of City Hall

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10, SHS
(207) 287-5672 FAX (207) 287-4172

City, Town, or Plantation PORTLAND; PEAKS ISLAND		<p>This Subsurface is only a reference AS to what is going out there it was dropped off you you w/ other plans in reference to your letter to the property owner</p>	
Street or Road +/-417 ISLAND AVENUE			
OWNER/APPLICANT INFORMATION			
Name (last, first, MI) N/F HAMILTON JACK	Owner [REDACTED]		
Mailing Address of <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant THOMAS DROMGOOLE 7 WAVE AVENUE SAVIN HILL, MA 02125			
Daytime Tel. * (617) 686-9584			
Owner or Applicant Statement			
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.			
Signature of Owner/Applicant	Date		

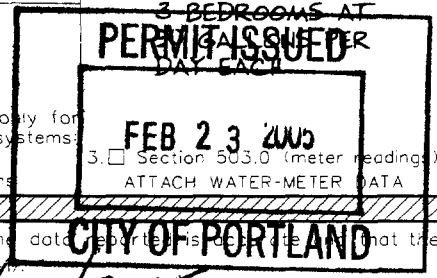
<p>1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: _____ Year installed: _____</p> <p>a. <input type="checkbox"/> Minor Expansion b. <input type="checkbox"/> Major Expansion</p> <p>4. <input checked="" type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion</p>	<p>1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval</p> <p>a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval</p> <p>4. <input type="checkbox"/> Minimum Lot Size Variance 5. <input checked="" type="checkbox"/> Seasonal Conversion Approval</p>	<p>DISPOSAL SYSTEM COMPONENTS</p> <p>1. <input checked="" type="checkbox"/> Complete Non-Engineered System 2. <input type="checkbox"/> Primitive System (graywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ Gallons 6. <input type="checkbox"/> Non-Engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000gpd) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____ 12. <input type="checkbox"/> Miscellaneous components</p>
<p>SIZE OF PROPERTY</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>DISPOSAL SYSTEM TO SERVE</p> <p>Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped</p>	<p>TYPE OF WATER SUPPLY</p> <p>1. <input type="checkbox"/> Drilled Well <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input checked="" type="checkbox"/> Public 5. <input type="checkbox"/> Other:</p>

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE)			
<p>TREATMENT TANK</p> <p>1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY <u>1000</u> gallons</p>	<p>DISPOSAL FIELD TYPE & SIZE</p> <p>1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array c. <input checked="" type="checkbox"/> Linear b. <input checked="" type="checkbox"/> Regular d. <input type="checkbox"/> H-20 loaded 4. <input type="checkbox"/> Other: SIZE <u>960</u> sq. ft. <input type="checkbox"/> lin. it. 20 ELJEN IN-DRAIN UNITS</p>	<p>GARBAGE DISPOSAL UNIT</p> <p>1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below a. <input type="checkbox"/> Multi-compartment tank b. <input type="checkbox"/> _____ tanks in series c. <input type="checkbox"/> Increase in tank capacity d. <input type="checkbox"/> Filter on tank outlet</p>	<p>DESIGN FLOW</p> <p>270 gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s)) 2. <input type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS - for other facilities -</p>
<p>PROFILE CONDITION DESIGN</p> <p><u>3</u> <u>A/C</u> <u>1</u></p> <p>AT Observation Hole • <u>TP 2</u> Depth <u>15</u> " OF MOST LIMITING SOIL FACTOR</p>	<p>PUMPING</p> <p>1. <input type="checkbox"/> Small - 2.0 sq.ft./gpd 2. <input type="checkbox"/> Medium - 2.6 sq.ft./gpd 3. <input checked="" type="checkbox"/> Medium-Large - 3.3 sq.ft./gpd 4. <input type="checkbox"/> Large - 4.1 sq.ft./gpd 5. <input type="checkbox"/> Extra-Large - 5.0 sq.ft./gpd</p> <p>DOSE: _____ Gallons</p>	<div style="border: 2px solid black; padding: 10px; text-align: center;"> <p>3 BEDROOMS AT</p> <p>PERMIT ISSUED</p> <p>DATE: _____</p> <p>FEB 23 2005</p> <p>3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA</p> </div>	

SITE EVALUATOR STATEMENT

I certify that on 8/19/04 (date) I completed a site evaluation on this property and state that the data reported is true and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 24).

Albert Frick Site Evaluator Signature 163 SE 2/15/2005 Date



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Division of Design and Engineering, State of Maine
 (207) 287-5672 FAX (207) 287-4172

Town City Plantation

Street Food Subdivision

Owner's Name

PORTLAND: PEAKS ISLAND

+/-417 ISLAND AVENUE

N/E H MILTON

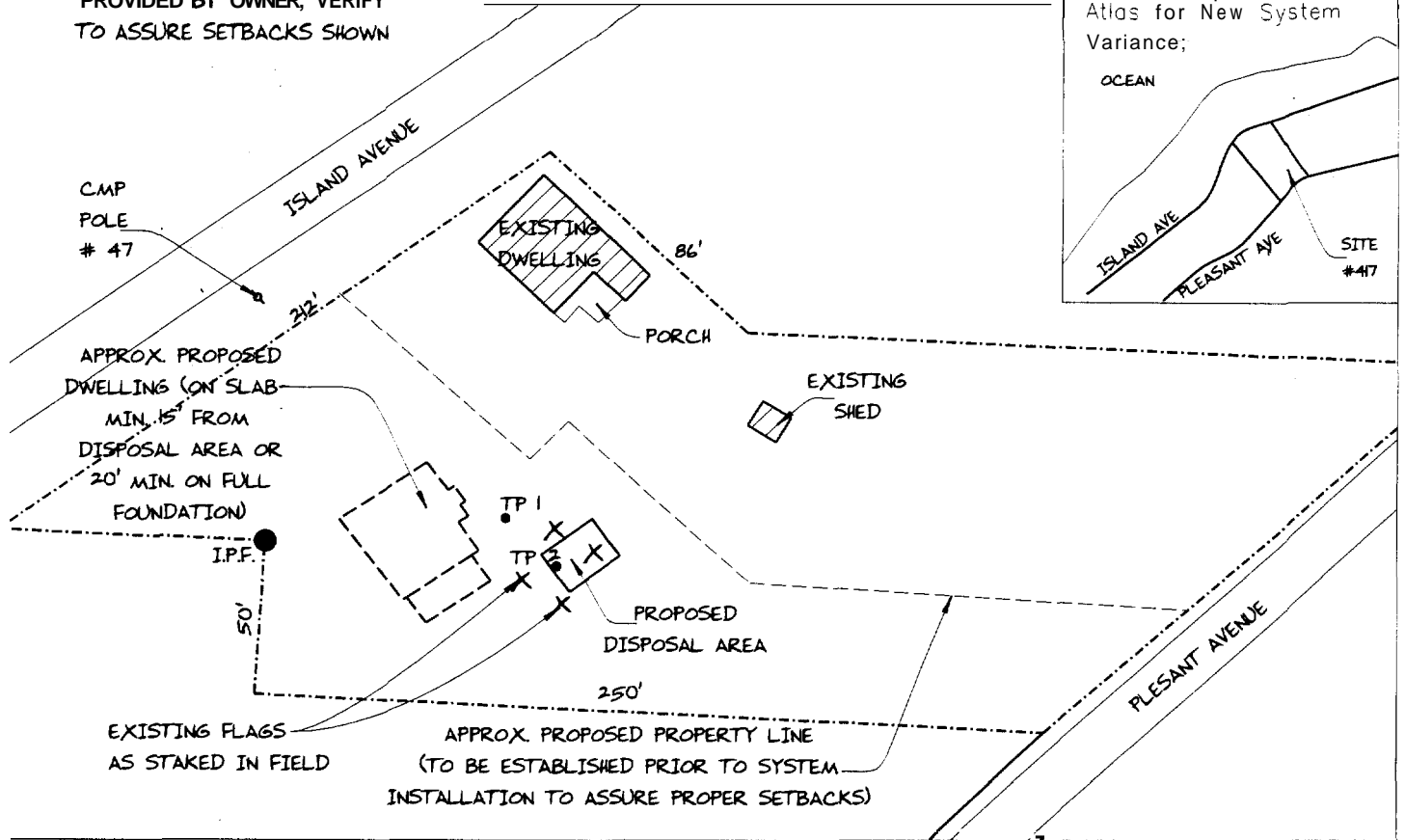
OR THOMAS DROMGOOLE

PROPERTY LINES PER PLAN
 PROVIDED BY OWNER, VERIFY
 TO ASSURE SETBACKS SHOWN

SITE PLAN

Scale 1 = 60 Ft
 or as shown

SITE LOCATION PLAN
 (Attach Map from Maine
 Atlas for New System
 Variance;



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 Test Pit Boring
 Depth of Organic Horizon Above Mineral Soil

Observation Hole TP 2 Test Pit Boring
 Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	
0-10	FINE SANDY LOAM	FRIABLE	YELLOW BROWN	
10-20			LIGHT OLIVE BROWN	FEW, FAINT
20-30	LOAMY FINE SAND	FIRM	OLIVE BROWN	COMMON, DISTINCT
30-40				
40	LIMIT OF EXCAVATION			
50				

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM		DARK BROWN	
0-10		FRIABLE	YELLOWISH BROWN	
10-20	LOAMY SAND		LIGHT OLIVE BROWN	FEW, FAINT
20-30		FIRM	OLIVE BROWN	COMMON, DISTINCT
30-40	REFUSAL (BEDROCK OR LARGE STONE)			
40				
50				

Soil Classification: **3 C**
 Profile: **3** Condition: **C**
 Slope: %
 Limiting Factor: **16**
 Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Soil Classification: **3 A/C**
 Profile: **3** Condition: **A/C**
 Slope: %
 Limiting Factor: **15**
 Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Albert Frick
 Site Evaluator Signature

163
 SE

2/15/2005
 Date

Page 2 of 3
 HHE-200 Rev. 10/02

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10 SHS
 (207) 287-5672 FAX (207) 287-4172

Town, City, Plantation

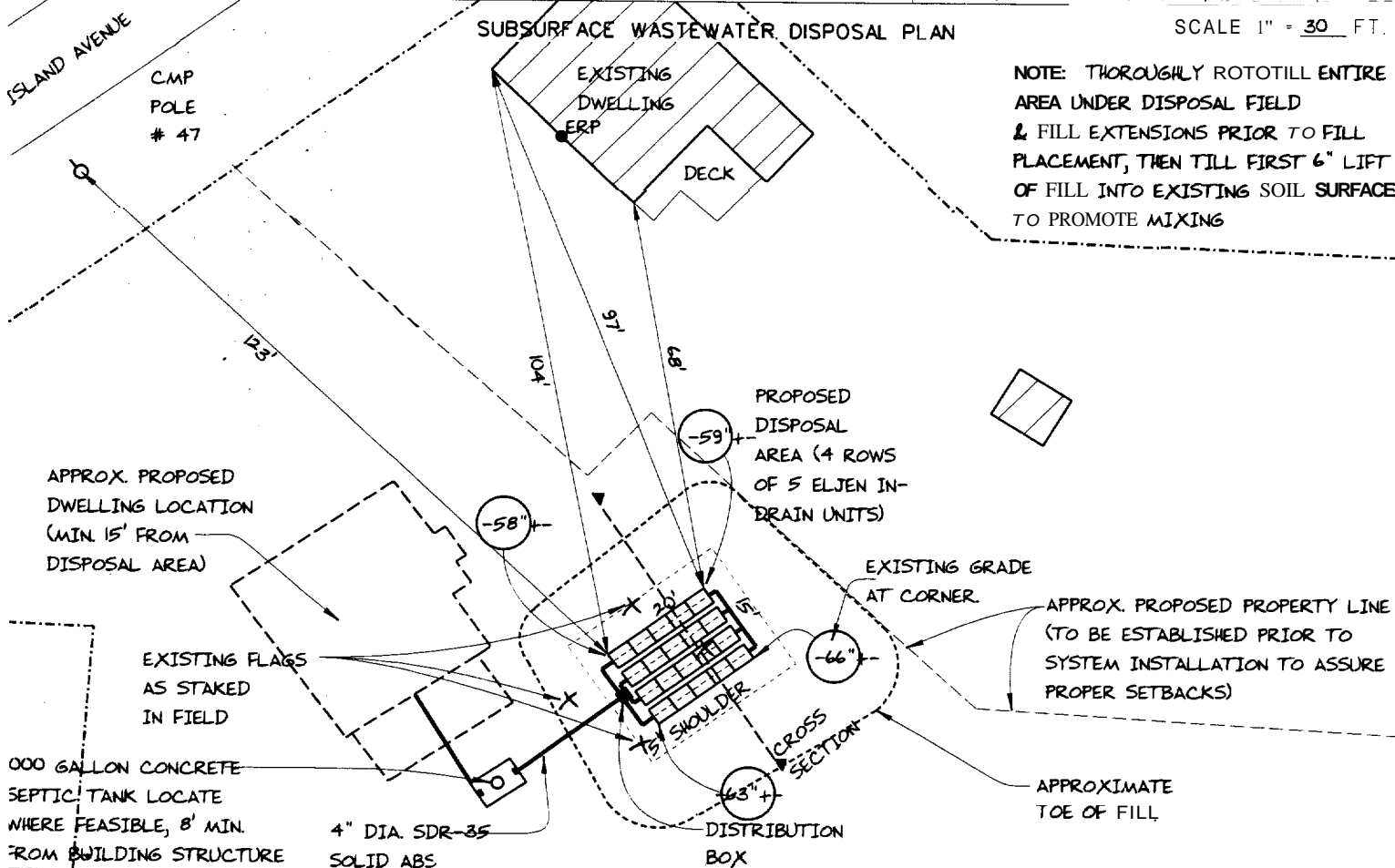
Street, Road, Subdivision

Owner's Name

PORTLAND; PEAKS ISLAND

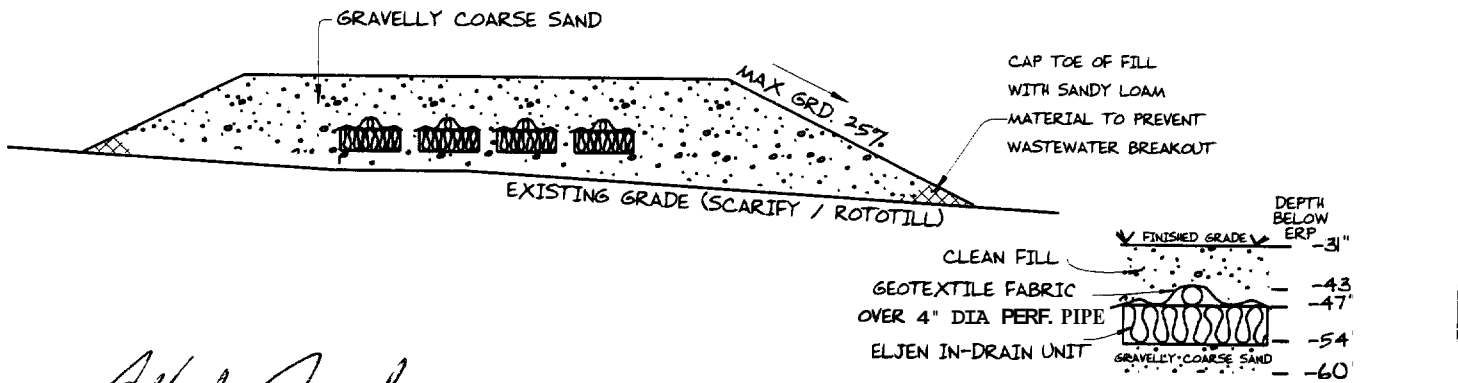
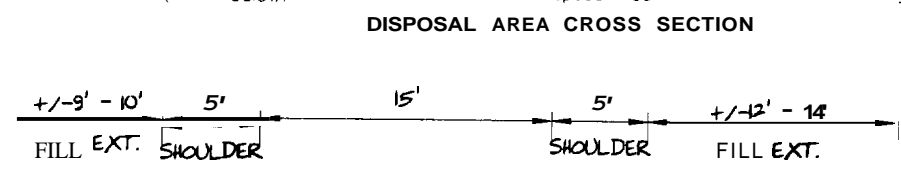
+/- 417 ISLAND AVENUE N/W HAMILTON (FOR THOMAS DROMGOOLE)

SCALE 1" = 30 FT.



NOTE: THOROUGHLY ROTOTILL ENTIRE AREA UNDER DISPOSAL FIELD & FILL EXTENSIONS PRIOR TO FILL PLACEMENT, THEN TILL FIRST 6" LIFT OF FILL INTO EXISTING SOIL SURFACE TO PROMOTE MIXING

FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		SEE DETAIL BELOW	ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	: 27" - 28" +/-	Finished Grade Elevation			Location & Description	BOTTOM OF WHITE SCREEN WINDOW 40" ABOVE BOTTOM OF
Depth of Fill (Downslope)	: 32" - 35" +/-	Top of [Redacted] Proprietary Device		Reference Elevation is:	0.0" or SIDING.	
DEPTHS AT CROSS-SECTION (shown below)		Bottom of Disposal Area		SCALE:		



Albert Frick
 Site Evaluator Signature

163
 SE *

2/15/2005
 Date

Page 3 of 3
 HHE-200 Rev. 10-02



Albert Frick Associates, Inc.

Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04038

(207) 839-5563

PORTLAND; PEAKS ISLAND +/-417 ISLAND AVENUE N/F HAMILTON (FOR THOMAS DROMGOOLE)

TOWN LOCATION APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the **State of Maine, Department of Human Services** pursuant to 22 M.R.S.A. § 42 (the "**Rules**") are incorporated herein by reference and made part of this **application** and shall be consulted by the owner/applicant, the **system installer** and/or building contractor for **further construction details and material specifications**. The system **Installer** should contact **Albert Frick Associates, Inc. 839-5563**, if there are any questions concerning **materials, procedures** or designs. The **system installer** and/or building contractor installing the **system** shall be solely responsible for **compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems**.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, **system Installer** and/or building contractor to determine compliance **with** and to obtain permits under **all applicable local, state and/or federal laws and regulations** (including, without limitation, Natural Resources Protection **Act**, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development **Act** and minimum lot **size laws**) before installing this **system** or considering the property on which the **system** is to be installed a "buildable" lot. It is **recommended that a wetland scientist** be consulted regarding **wetland regulations**. Prior to the **commencement of construction/installation**, the local plumbing **inspector** or Code Enforcement Officer shall inform the owner/applicant and **Albert Frick Associates, Inc.** of any local **ordinances which are more restrictive than the Rules in order that the design may be amended**. All designs are **subject to review** by local, **state** and/or federal authorities. **Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application**.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as utility lines, drains, septic systems, water lines, etc.) are based solely upon information provided by the owner/applicant and has been relied upon by **Albert Frick Associates, Inc.** in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information. Well locations on abutting properties but not readily visible above grade should be confirmed by the owner/applicant prior to **system installation** to assure minimum setbacks.

4) Installation of a **garbage (grinder) disposal** is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter shall be connected in series to the proposed septic tank.

5) The system user shall avoid introducing kitchen grease or **fats** into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment units) and **controlled or hazardous** substances shall not be disposed of in this system. Additives such as yeast or enzymes are discouraged, since they have not been proven to extend system life.

6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than every three years. **All septic tank, pump stations and additional treatment tanks shall be installed to prevent ground water and surface water infiltration**.

PORTLAND; PEAKS ISLAND

+/-417 ISLAND AVENUE

N/F HAMILTON (FOR THOMAS DROMGOOLE)

TOWN

LOCATION

APPLICANT'S NAME

7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu. ft.) x 7.48 cu. ft. (gallons per cu. ft.) divided by the # of days in period).

8) The general minimum setbacks between a well and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.

9) When a gravity system is proposed: BEFORE CONSTRUCTION/INSTALLATION BEGINS, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum slope requirement. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station, by sealing/grouting all seams and connections, and by placement of a riser and lid at or above grade. An alarm device warning of a pump failure shall be installed. Also, when pumping is required of a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.

10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage or differential setting). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off proprietary devices. Divert the surface water away from the disposal area by ditching or shallow landscape swales.

11) Unless noted otherwise, fill shall be gravelly coarse sand, which contains no more than 5% fines (silt and clay).

12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.

13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion. Alternatively, bark or permanent landscape mulch may be used to cover system, Woody trees or shrubs are not permitted on the disposal area or fill extensions.



Albert Prick Associates, Inc.
Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04058
(207) 839-5563

- (b) More than six (6) commercial motor vehicles in any B-2 zone;
- (c) Loading, sales, dead storage, repair, or servicing of any kind, except when customarily incidental or accessory to a conforming principal building or use when located in an 1-2, I-2b, 1-3 zone and I-3b zone;
- (d) Except in the case of a car dealer, more than one (1) unregistered motor vehicle stored outside for a period in excess of thirty (30) days in any residence zone, the R-P zone or any business zone;
- (e) Notwithstanding (1) above, any truck body, commercial trailer or similar commercial vehicles in any residence zone or the R-P zone.

(Code 1968, § 602.14.E; Ord. No. 298-88, 5-31-88)

Sec. 14-336. Location in residence zones for six or fewer vehicles.

(a) Where off-street parking for six (6) or fewer vehicles is required or provided in any residence zone, it shall not be located closer than fifty (50) feet to any street line if less than five (5) feet from any lot line ~~and shall not be closer to any street line than the required depth of the front yard for the same lot,~~ except on a corner lot where the minimum depth from the line of the side street shall be the minimum width of the side yard on the side street. Lots in the R-6 zone shall not be required to provide the five-foot setback required by this section, but parking in the R-6 zone shall meet the front yard setbacks set forth in this section.

(b) Parking shall be prohibited in the front yard of lots containing two (2) or more dwelling units, except within one (1) driveway on the lot. "Driveway," as used in this paragraph, shall not include any turnaround area.

[Code 1968, § 602.14.F; Ord. No. 231-90, § 1, 3-5-90; Ord. No. 310-98, § 2, 5-4-98)

Sec. 14-337. Location in residence zones for more than six vehicles.

Where off-street parking for more than six (6) vehicles is required or provided for nonresidential uses in residence zones, it shall not be located closer than twenty-five (25) feet to any

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-175 1	Date Applied For: 11/29/2004	CBL: 090 0010001
-------------------------------	--	----------------------------

Location of Construction: 417 Island Ave PI	Owner Name: Hamilton M Elizabeth Heirs	Owner Address: 149 Frances St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	
Proposed Use: Split lot create lot for new Single Family Home		Proposed Project Description: New Single Family Home	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/07/2005**Note:** 12/20/04 see letter - many items not being met - called owner & Ralph Ashore**Ok to Issue:**

2/23/05 New plans brought in - only one parking space for the new house shown and the pre-dev. and post dev. grades are not being shown

2/28/05 called Tom D. - he said that the pre & post development grades are the same - there will be no filling. - he will also fax me a revision to his parking to show 2 parking spaces.

3/7/05 He has shown me 2 parking spaces for the new dwelling. It is not practical in use, so I put a condition on my approval

- 1) You have shown that you will be providing two parking spaces for the new single family. However, these spaces are not very practical for parking and maneuvering. There is a condition that these two parking spaces be reconfigures for more practical maneuvering and parking.
- 2) It is understood thru conversations with the owner that the pre-development and post- development grades will be the same. There will be no fill on this site.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 04/13/2005**Note:****Ok to Issue:**

- 1) The deck is NOT approved as part of this permit.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heating.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 03/07/2005**Note:****Ok to Issue:**

- 1) Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
- 2) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext 8822. (Only excavators licensed by the City of Portland are eligible.)
- 3) Your new street address is now #407 ISLAND AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4) 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

Location of Construction: 417 Island Ave PI	Owner Name: Hamilton M Elizabeth Heirs	Owner Address: 149 Frances St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

6) NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.

Dept: Planning

Status: Not Applicable

Reviewer: Jay Reynolds

Approval Date: 03/07/2005

Note:

Ok to Issue:

Comments:

3/15/05-tmm: spoke wowner - he rec'd copy of review sheets w/corrections

4/1/05-tmm: reviewed more info submitted - spoke wowner - need more info

617-686-9584
Applicant: Om Dromgoole

Date: 12/20/04

Address: 413-415 Island Ave, P.I.C.B.L: 090-0-10E11

CHECK-LIST AGAINST ZONING ORDINANCE #04-1757

Date - splitting existing lot to create A New lot

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - splitting existing lot to create A New lot and to construct A New single family dwelling

Sewage Disposal - private

Lot Street Frontage - 70' min req - ~~142.34'~~ on new lot - 81.77' on old lot

OK
revised plans dated 2/23/05

Front Yard - 25' or Average on each side - ~~don't know~~ 60' scaled

Rear Yard - 25' min - 27' scaled

Side Yard - 20' min - stays 24 ft on both sides - 22' & 27' scaled

Projections - ~~front~~ rear Deck

Width of Lot - 80' min - 80' on new lot - ~~only 70 on old lot both lots~~

Need pre development grade to future Height

Height - 35' from predevelopment grade (note: pre & post development grades are the same perimeter)

Lot Area - 20,000 sq ft min - ~~22,400 sq ft~~ 22,031 sq ft on revised plans dated 2/23/05

Lot Coverage/Impervious Surface - 20% max of 4406.2 sq ft max 24,398 sq ft on original house lot

Area per Family - 20,000 sq ft min - ~~22,400 sq ft~~ 22,031 sq ft given on New - ~~22,400 sq ft~~ on original house lot

Off-street Parking - 2 SPACES req ~~2/23/05 - 25 hours~~ only showing one space on New - needs 2

Loading Bays - N/A

Site Plan - minor/minor 2004 - 0240

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 15 - Zone X

11' x 28' = 308
22 x 32 = 704
10 x 24 = 240
2 x 6 = 12

1264 sq ft

OK for revised plans dated 2/23/05
plans with bldg are not to scale
Bldg plans don't match site plan

THOMAS P. DROMGOOLE
7 Wave Avenue
Savin Hill, M A 02125
(617) 288-4423
(617)686-9584
dromgooleth@peoplepc.com

To: Marge Schmuckal

Fax Number: 207-874-8716

From: Thomas Dromgoole

**Subject: 415 Island Avenue
Peaks Island Maine**

Pages 2 With cover

Coments:

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

December 20, 2004

Thomas Dromgoole
7 Wave Avenue
Savin Hill, MA 02125

RE: approx. 411-415 Island Avenue, Peaks Island – existing CBL: 090-0-010 & 011 – IR-2
Zone – application #04-1751

Dear Mr. Dromgoole,

I am in receipt of your permit application to split an existing lot and to build a new dwelling on the newly created lot. Your permit has been denied because it is not meeting the zoning ordinance. Also the submitted plans are not clear and the site plan does not match the building plans.

Section 14-145 requires a minimum lot width of eighty (80) feet. The existing house lot is only 70 feet in width. I am unable to accurately measure the newly created lot because the submitted plans are not to scale. This office requires scaled site plans showing the exact location of the new structure. The plans submitted show an approximate location. This office needs more exact information that is scaleable.

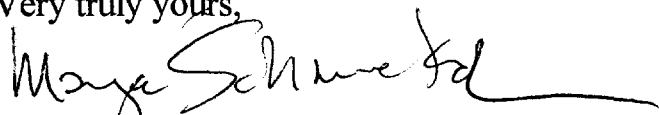
Section 14-336(a) states that all required parking shall not be located within the required front yard setback. The IR-2 zone requires a 25' minimum front setback or no less than the average depth of the buildings on either side of the lot. Your plans are not complete enough to determine that you may use the averaging provision. Currently you are showing that the two required parking spaces are located within 25 feet of the front property line. This office also will need to see that the existing house lot has at least one parking space properly located on that lot. Currently no parking space is denoted.

On the islands, height is determined by measuring from pre-development grades as defined under 14-47 Building, height of: The submitted plans show no grades whatsoever. There is a requirement of submittal to show predevelopment grades compared to post development grades. No grades are shown on your submitted plans. Required building heights cannot be affirmed.

It is also important that all plans are scaleable. All plans must match. Site plans shall reflect exactly what is shown on the building plans. Currently both sets of **plans** are different. It is also noted that the current building construction plans show a daylight basement in the rear. It is my understanding that there is to be no daylight basement. This makes you submitted building plans defective. It is important to submit plans that reflect exactly where and what you intend to building. Once a permit can be issued, our field inspectors will be checking to be sure that is being built is what was approved. If there are any changes to an approved permit, an amendment application is required to show those changes and to be approved *prior* to their implementation.

Your permit is on hold until all required information is received by this office. This letter only reflects a zoning code review. When all information can be approved for zoning it will be passed on to the code reviewers for their building code review before a permit can be issued.

Very truly yours,



Marge Schmuckal
Zoning Administrator

Cc: Jay Reynolds, Development Review Coordinator
File
Ralph A shore

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

December 20, 2004

Thomas Dromgoole
7 Wave Avenue
Savin Hill, MA 02125

RE: approx. 411-415 Island Avenue, Peaks Island – existing CBL: 090-0-010 & 011 – IR-2
Zone – application #04-1751

Dear Mr. Dromgoole,

I am in receipt of your permit application to split an existing lot and to build a new dwelling on the newly created lot. Your permit has been denied because it is not meeting the zoning ordinance. Also the submitted plans are not clear and the site plan does not match the building plans.

Section 14-145 requires a **minimum** lot width of eighty (80) feet. The existing house lot is only 70 feet in width. I am unable to accurately measure the newly created lot because the submitted plans are not to scale. This office requires scaled site plans showing the exact location of the new structure. The plans submitted show an approximate location. This office needs more exact information that is scaleable.

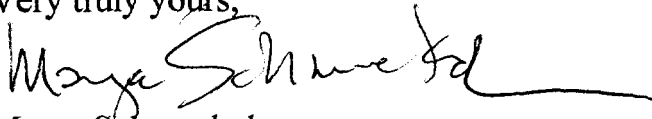
Section 14-336(a) states that all required parking shall not be located within the required front yard setback. The IR-2 zone requires a 25' **minimum** front setback or no less than the average depth of the buildings on either side of the lot. **Your** plans are not complete enough to determine that you may use the averaging provision. Currently you are showing that the two required parking spaces are located within 25 feet of the front property line. This office also will need to see that the existing house lot has at least one parking space properly located on that lot. Currently no parking space is denoted.

On the islands, height is determined by measuring from pre-development grades as defined under 14-47 *Building, height of*: The submitted plans show no grades whatsoever. There is a requirement of submittal to show predevelopment grades compared to post development grades. No grades are shown on your submitted plans. Required building heights cannot be affirmed.

It is also important that all plans are scaleable. All plans must match. Site plans shall reflect exactly what **is** shown on the building plans. Currently both sets of plans are different. It is also noted that the current building construction plans show a daylight basement in the rear. It is my understanding that there is to be no daylight basement. This makes you submitted building plans defective. It is important to submit plans that reflect exactly where and what you intend to building. Once a permit can be issued, our field inspectors will be checking to be sure that is being built is what was approved. If there are any changes to an approved permit, an amendment application is required to show those changes and to be approved **prior** to their implementation.

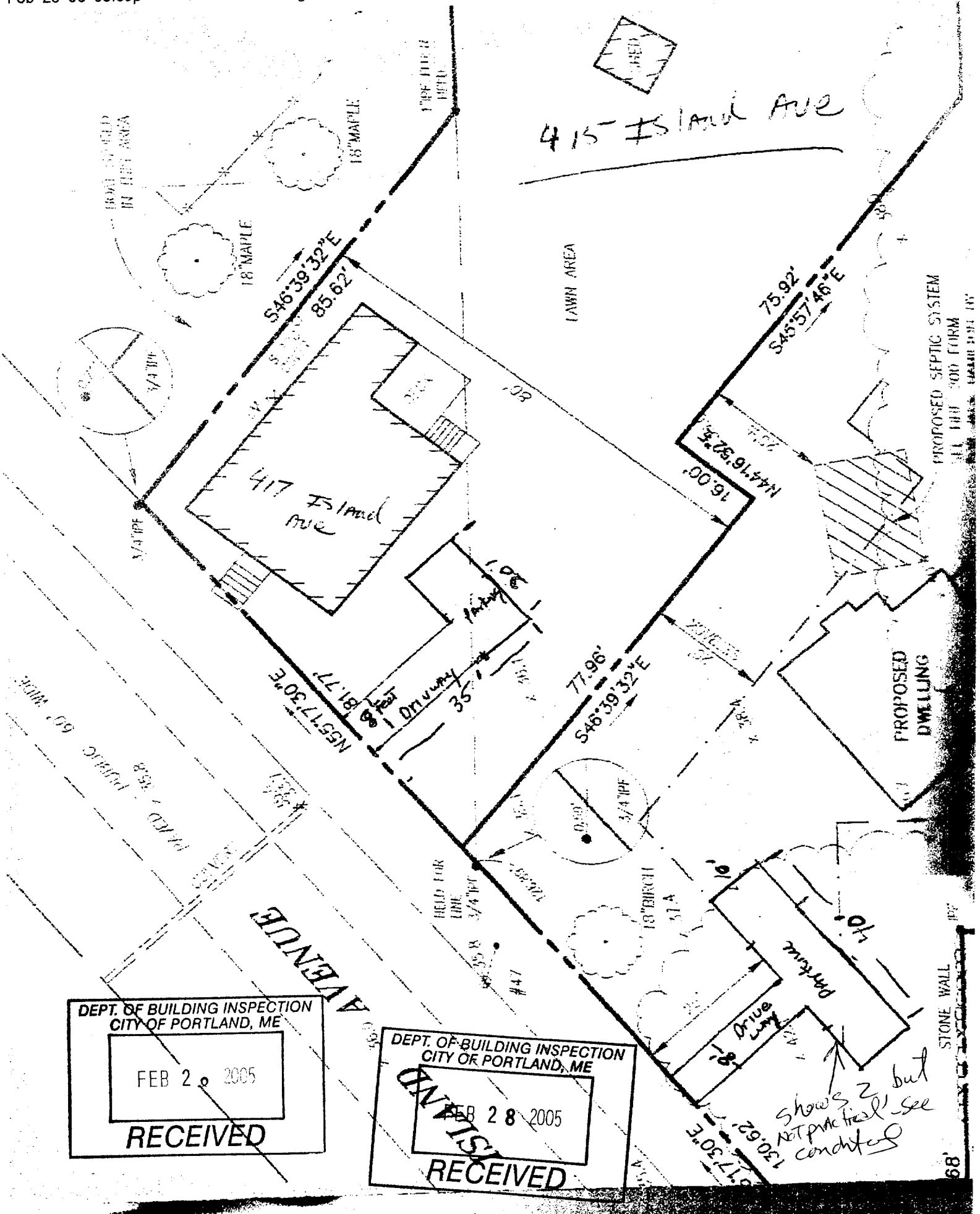
Your permit is on hold until all required information is received by this office. This letter only reflects a **zoning** code review. When all information can be approved for zoning it will be passed on to the code reviewers for their building code review before a permit can be issued.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator

Cc: Jay Reynolds, Development Review Coordinator
File
Ralph Ashore



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
FEB 2 2005
RECEIVED

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
FEB 28 2005
RECEIVED

*Shows 2 but
NOT practical see
conductor*

THOMAS P. DROMGOOLE

**7 Wave Avenue
Savin Hill, MA 02125
(617) 288-4423
(617)686-9584
dromgooleth@peoplepc.com**

To: Marge Schmuckal

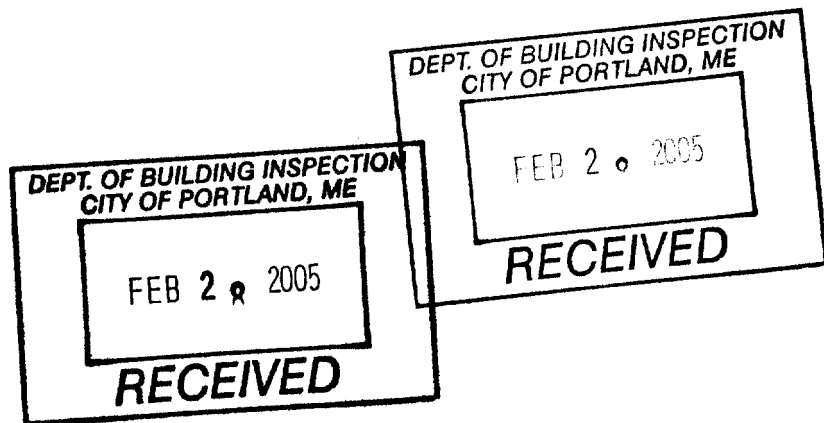
Fax Number: 207-874-8716

From: Thomas Dromgoole

**Subject: 415 Island Avenue
Peaks Island Maine**

Pages 2 With cover

Coments:



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	090 0010001
Location	417 ISLAND AVE
Land Use	SEASONAL
 Owner Address	 HAMILTON M ELIZABETH HEIRS 149 FRANCES ST PORTLAND ME 04102
 Book/Page	 90-0-10-11
Legal	PLEASANT AVE ISLAND AVE PEAKS ISLAND 45265 SF

Valuation Information

Land	Building	Total
\$56,490	\$33,710	\$90,200

Property Information

Year Built 1920	Style cottage	Story Height 1.5	Sq. Ft. 956	Total Acres 1.039	
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic None	Basement Pier/slab

Outbuildings

<i>Type</i> SHED-METAL	Quantity 1	Year Built 1970	Size 10x10	Grade D	Condition A
---------------------------	----------------------	---------------------------	----------------------	-------------------	-----------------------

Sales Information

Date	Type	Price	Book/ Page
-------------	-------------	--------------	-------------------

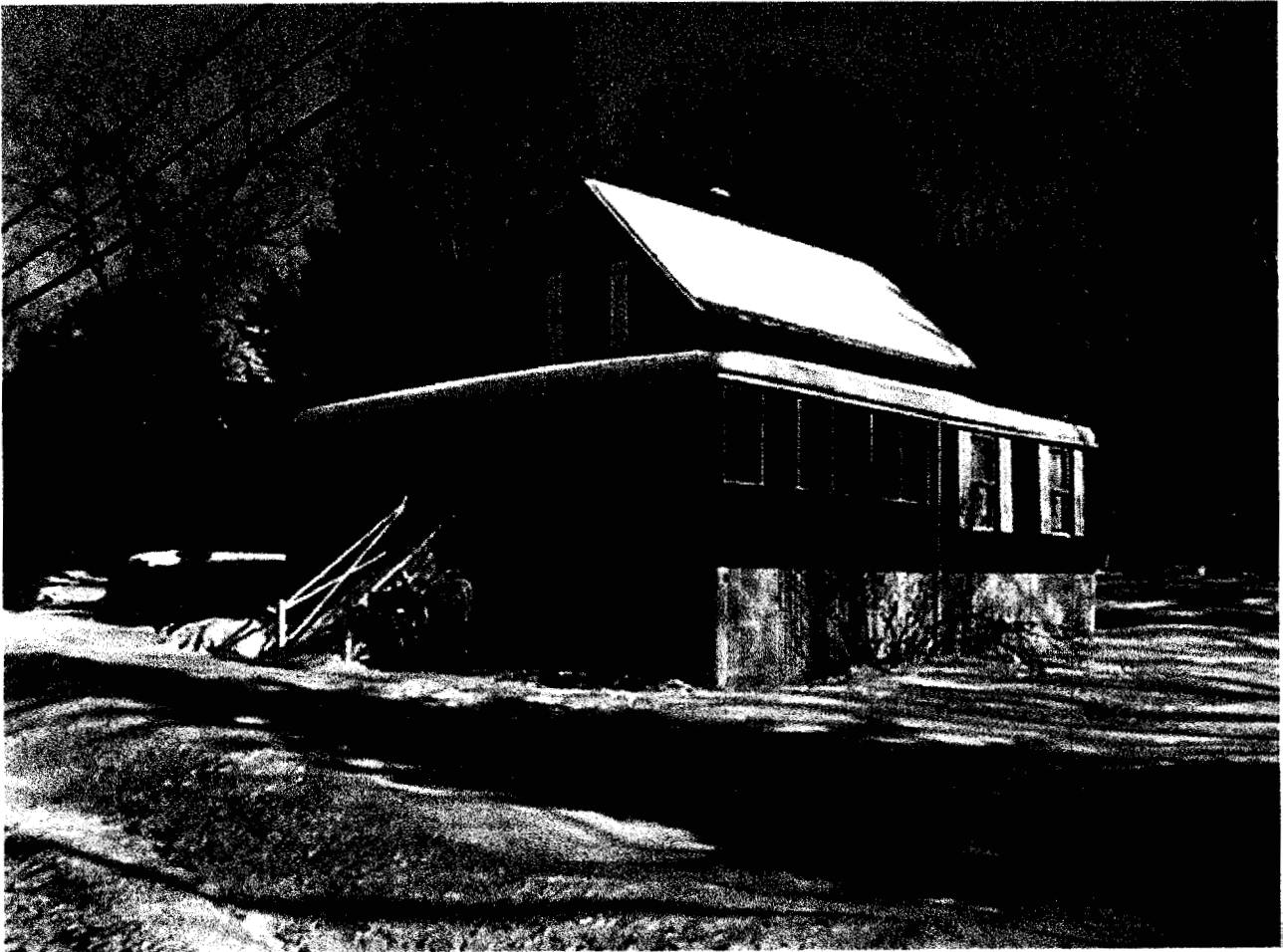
Picture and Sketch

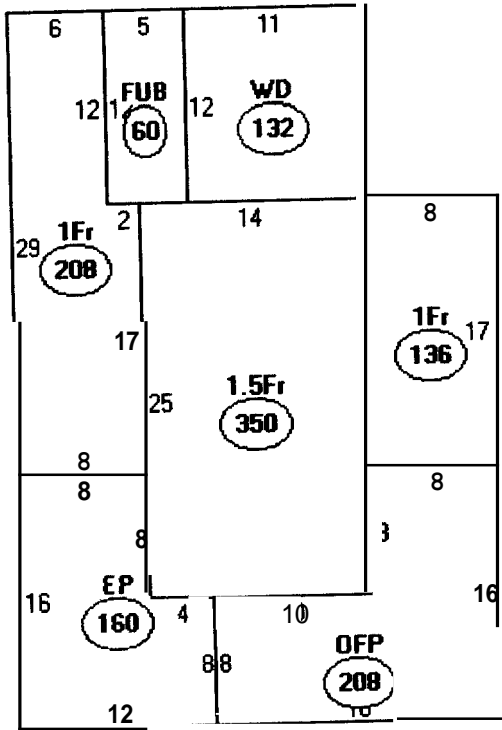
Picture	Sketch	Tax Map
----------------	---------------	----------------

Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at **874-8490** or **e-mailed**.







Descriptor/Area

- A: 1.5Fr
350 sqft
- B: 1Fr
208 sqft
- C: FUB
60 sqft
- D: WD
132sqft
- E: 1Fr
136sqft
- F: OFF
208 sqft
- G: EP
160 sqft

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner information

Card Number	1 of 1
Parcel ID	090 0010001
Location	417 ISLAND AVE
Land Use	SEASONAL
Owner Address	HAMILTON M ELIZABETH HEIRS 149 FRANCES ST PORTLAND ME 04102
Book/Page	
Legal	90-0-10-11 PLEASANT AVE ISLAND AVE PEAKS ISLAND 45265 SF

Valuation Information

Land	Building	Total
\$56,490	\$33,710	\$90,200

Property Information

Year Built 1920	Style cottage	Story Height 1.5	Sq. Ft. 956	Total Acres 1.039		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic None	Basement Pier/slab	

Outbuildings

Type SHED-METAL	Quantity 1	Year Built 1970	Size 10x10	Grade D	Condition A
---------------------------	----------------------	---------------------------	----------------------	-------------------	-----------------------

Sales Information

Date	Type	Price	Book/Page
-------------	-------------	--------------	------------------

Picture and Sketch

Picture	Sketch	Tax Map
----------------	---------------	----------------

Click here to view Tax Roll Information.

Any information concerning **tax** payments should be directed to the Treasury office at 874-8490 or e-mailed.



PURCHASE AND SALE AGREEMENT

June 17, 2004

Effective Date: _____
Effective Date is defined in Paragraph 24 of this Agreement.

1. PARTIES: This Agreement is made between Thomas Dromgoole (hereinafter called "Buyer") and Retate of Elizabeth Hamilton (hereinafter called "Seller")

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all part of ; If "part of" see paragraph 26 for explanation) the property situated in municipality of Peaks Island County of Cumberland, State of Maine, located at 417 Island Ave and described in deed(s) recorded at said County's Registry of Deeds Book(s) Page(s)

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, and electrical fixtures are included with the sale except for the following: n/a

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

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: all existing appliances, furniture & furnishings. Seller represents that such items shall be operational at the time of closing, except: n/a

5. CONSIDERATION: For such Deed and conveyance Buyer is to pay the sum of	PRICE \$	386,500.00
of which	DEPOSIT \$	10,000.00
is included herewith as an earnest money deposit, and an additional amount of	DEPOSIT \$	
will be paid <u>n/a</u>	BALANCE DUE \$	376,500.00

The balance due amount 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: Ashmore Realty ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until October 28, 2004 (date) 5:00 AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing, to the other party or their agents. 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 see paragraph 26 (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 Personal Representative's 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. 2004

Page 1 of 4 - P&S

Buyer(s) Initials TPD

Seller(s) Initials [Signature]

Ashmore Realty 211 Welch Street, Peaks Island ME 04108
Phone (207) 766-2981 Fax: (207) 766-0924

Ralph W. Ashmore

TSU K330.ZFX

Printed with FlexPrint by PE Formatted LLC 10725 Wilson Mills Road, Clinton Township, Michigan 48186 (248) 385-0000 www.flexprint.com

P. 02

207-766-0924

OCT-21-04 04:41P ASHMORE REALTY

P. 02

207-766-0924

OCT-22-04 01:30P ASHMORE REALTY

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: collected rent, association fees, (other) seasonal water. The day of closing is counted as a Seller day. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. Fuel in tank (shall shall not) be paid by Buyer (cash price as of date of closing). Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's 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 Seller's 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 checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ days	g. Mold	<input checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ days
b. Environmental Scan	<input checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ days	h. Lead Paint	<input checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ days
c. Sewage Disposal	<input checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ days	i. Arsenic Treated Wood	<input checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ days
d. Water Quality (including but not limited to radon, arsenic, lead, etc.)	<input checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ days	j. Pests	<input checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ days
e. Water Quantity	<input checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ days	k. Pool	<input checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ days
f. Air Quality (including but not limited to asbestos, radon, etc.)	<input checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ days	l. Zoning	<input checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ days
						m. Code Conformance	<input checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ days
						n. Other	<input checked="" type="checkbox"/>	Within	<input checked="" type="checkbox"/>		_____ 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 \$ _____

15. FINANCING: This Agreement is is not subject to financing, if subject to financing:

- a. This Agreement is subject to Buyer obtaining a CASH SALE loan of _____ % of the purchase price, at an interest rate not to exceed _____ % and amortized over a period of _____ years.
- b. Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification of information, is qualified for the loan requested within _____ days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
- c. Buyer to provide Seller with loan commitment letter from lender showing that Buyer has secured the loan commitment within _____ days of the Effective Date of the Agreement. If Buyer fails to provide Seller with this loan commitment letter within said time period, Seller may deliver notice to Buyer that this Agreement is terminated three business days after delivery of such notice unless Buyer delivers the loan commitment letter before the end of the three day period. If the Agreement is terminated under the provision of this sub-paragraph, the earnest money shall be returned to Buyer.
- d. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller or Seller's agent.
- e. After (b) and (c) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed under the terms of the loan commitment. 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.
- f. Buyer agrees to pay no more than _____ points. Seller agrees to pay \$ _____ toward Buyer's pre-paid points and/or closing costs.
- g. Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Yes No .
- h. Buyer may choose to pay cash instead of obtaining financing. If so, buyer shall notify seller in writing and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of paragraph 15 shall be void.

TPD *J.P.H.*

Buyer and Seller acknowledge they have been advised of the following relationships:

Ralph Ashmore of Ashmore Realty is a Seller Agent Buyer Agent
 Licensee Agency Disc Dual Agent Transaction Broker

Ralph Ashmore of is working w/ Buyer as Customer is a Seller Agent Buyer Agent
 Licensee Agency Disc Dual Agent Transaction Broker

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

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 Malac Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction. Earnest money disputes are subject to release options in license law and the default clause contained herein.

at its option may terminate this agreement and retain the earnest money deposit

18. DEFAULT: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the absence of signed releases, earnest money deposit disputes will be submitted to small claims court if the dispute meets the criteria for being handled by that jurisdiction.

as liquidated damages as its sole remedy hereunder.

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 ; Other - Yes No

Explain: *see attached*

23. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property does does not contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 days prior to closing.

24. 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. Except as expressly set forth to the contrary, the use of "by (date)" or "within ___ days" shall refer to calendar days being counted from the Effective Date as noted on Page 1 of the Agreement, beginning with the first day after the Effective Date and ending at 5:00 p.m. Eastern Time on the last day counted.

25. CONFIDENTIALITY: Buyer and Seller understand that the terms of this Agreement are confidential but authorize the disclosure of the information herein to the agents, attorneys, lenders, appraisers, inspectors and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing statement to release a copy of the closing statement to the parties and their agents prior to, at and after the closing.

26. OTHER CONDITIONS: a). Buyer agrees to reimburse Seller for electricity and telephone usage during Buyer's tenancy this summer. Seller will bring utility bills to closing and Buyer will reimburse Seller at time of closing.

b). Closing of this sale shall take place within 30 consecutive calendar days from Buyer's receipt of septic system design and survey and as described in attached Addendum to Purchase and sales.

JAN-06-1900 21:51

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.

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 _____

BUYER'S Mailing address is _____

BUYER _____

SSN OR TAXPAYER ID# _____

SSN OR TAXPAYER ID# _____

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 _____

John D. Hamilton P.R. 10/27/04
SELLER Estate of Elizabeth Hamilton DATE

206310131
SSN OR TAXPAYER ID#

SELLER _____

DATE _____

SSN OR TAXPAYER ID# _____

Offer reviewed and refused on _____ day of _____

SELLER _____

SELLER _____

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

NA

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

SELLER _____

DATE _____

SELLER _____

DATE _____

The Buyer hereby accepts the counter offer set forth above.

BUYER _____

DATE _____

BUYER _____

DATE _____

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

BUYER _____

DATE _____

SELLER _____


DATE _____

BUYER _____

DATE _____

SELLER _____

DATE _____

 Maine Association of REALTORS®/ Rev. 2004
All Rights Reserved. © Copyright 2004.



P. 05

207-766-0924

OCT-21-04 04:42P ASHMORE REALTY

P. 05

207-766-0924

OCT-22-04 01:31P ASHMORE REALTY

ADDENDUM TO PURCHASE AND SALE AGREEMENT

Sellers: Estate of Elizabeth Hamilton
Purchaser: Thomas Dromgoole
Property: 417 Island Avenue, Peaks Island, ME 04108
Date: October ____, 2004

1. The Purchase and Sale Agreement (the "Agreement") is subject to and contingent upon Seller, at Seller's sole expense and prior to the closing called for in paragraph 7 of the Agreement, obtaining approvals to divide the subject property into two (2) conforming lots under the provisions of the City of Portland Land Use Ordinance and all State of Maine statutes, rules, and regulations. Seller shall, at its expense, complete (1) a boundary survey prepared by a licensed land surveyor and (2) a soils test and system design for onsite sewage disposal to serve a minimum-three-bedroom residence to be constructed on the unimproved lot created hereunder, without the need for a variance or exception. Seller shall provide to Buyer within fourteen (14) days of the effective date of this Agreement copies of said survey and onsite sewage disposal system design. At closing, Seller shall assign all rights to the survey and system design to the Buyer.

In the event that any of the conditions described in paragraph 1 of this Addendum is not met, Seller shall notify Buyer in writing on or before the applicable date referenced above, that this contingency has not been met, whereupon the earnest money deposit shall be returned to the Buyer, the Agreement shall be terminated, and all obligations of the parties to the Agreement shall cease.

2. This Agreement is subject to and contingent upon the issuance by the City of Portland to the Buyer, at his sole expense, of a building permit for a three-bedroom residence on the unimproved lot to be created hereunder. Said building permit shall be issued within thirty (30) days of receipt by Buyer of the survey and onsite sewage disposal system design referenced in paragraph 1 above. In the event that Buyer is unable to obtain said building permit, Buyer shall notify Seller in writing within said thirty (30) days, that this contingency has not been met, whereupon the earnest money deposit shall be returned to the Buyer, the Agreement shall be terminated, and all obligations of the parties to the Agreement shall cease.

IN WITNESS WHEREOF we have set our hands and seals this ____ day of
October, 2004.

Estate of Elizabeth Hamilton, Seller

John D. Hamilton

By: John D. Hamilton

Title: personal representative

Thomas Dromgoole, Purchaser

JANE L. BARRLAULT
Attorney at Law

office:

4 Whites Bridge Road
Suite 275
Windham, ME 04062

mailing:

824 Roosevelt Trail - #25 1
P.O. Box 4000
Windham, ME 04062

tel: 207.892.2999
fax: 207.892.0476
jbarriault@jlblaw.net

October 29, 2004

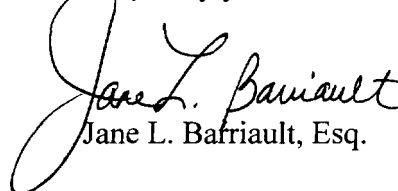
Ralph Ashmore
Ashore Realty
20 Welch Street
Peaks Island, ME 04108

**Re: Estate of Mary Elizabeth Hamilton
Island Avenue Purchase and Sale**

Dear Ralph:

It would seem that my attempts to fax you the P&S have been unsuccessful. Thus, Enclosed is a copy **of** the Agreement and accompanying documents as signed by Jack Hamilton as Personal Representative of his Mother's Estate. We look forward to working with you to finalize the sale of this property. If you have any questions, please do not hesitate to contact me.

Very truly yours,


Jane L. Barriault, Esq.

Cc: John D. Hamilton (w/o enc.)

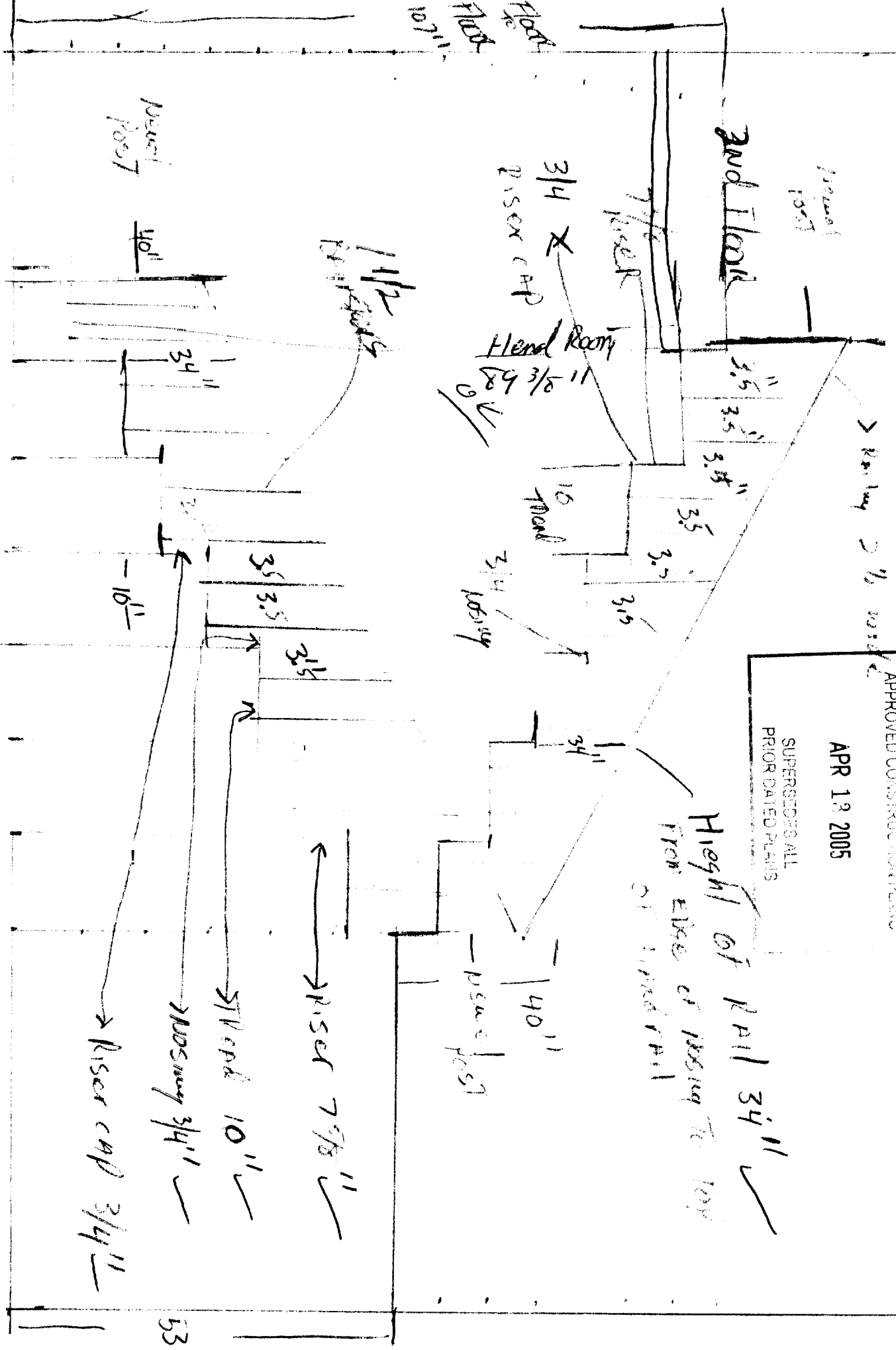
415 Island Ave

CITY OF PORTLAND DEPT. OF
APPROVED CONSTRUCTION PERMITS

APR 13 2005

SUPERSEDES ALL
PRIOR DATED PLANS

Height of RAIL 3 1/4" ✓
From Edge of Raising to Top
of Hand Rail



53'b

Second Floor

2 X 10

7 1/8"

15"

10"

10"

10"

10"

10"

10"

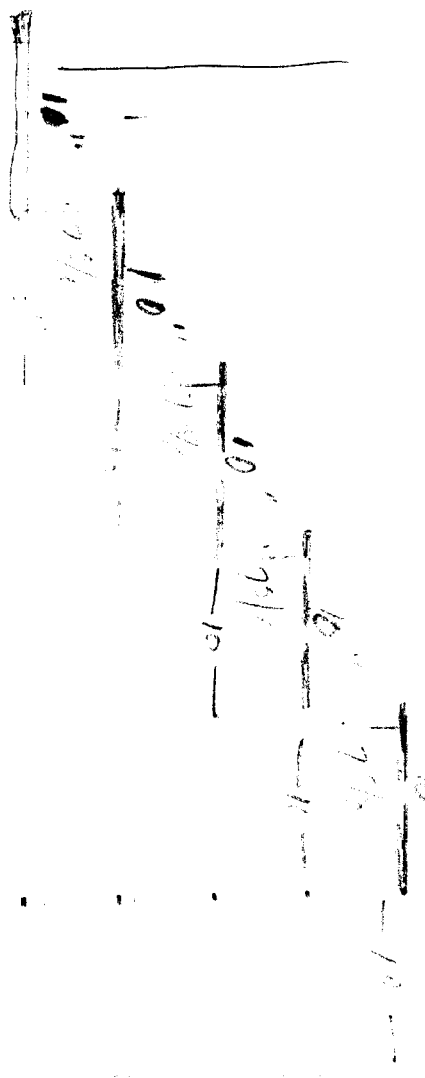
31

107"

4 Bedroom

89 3/8"

Floor To Floor



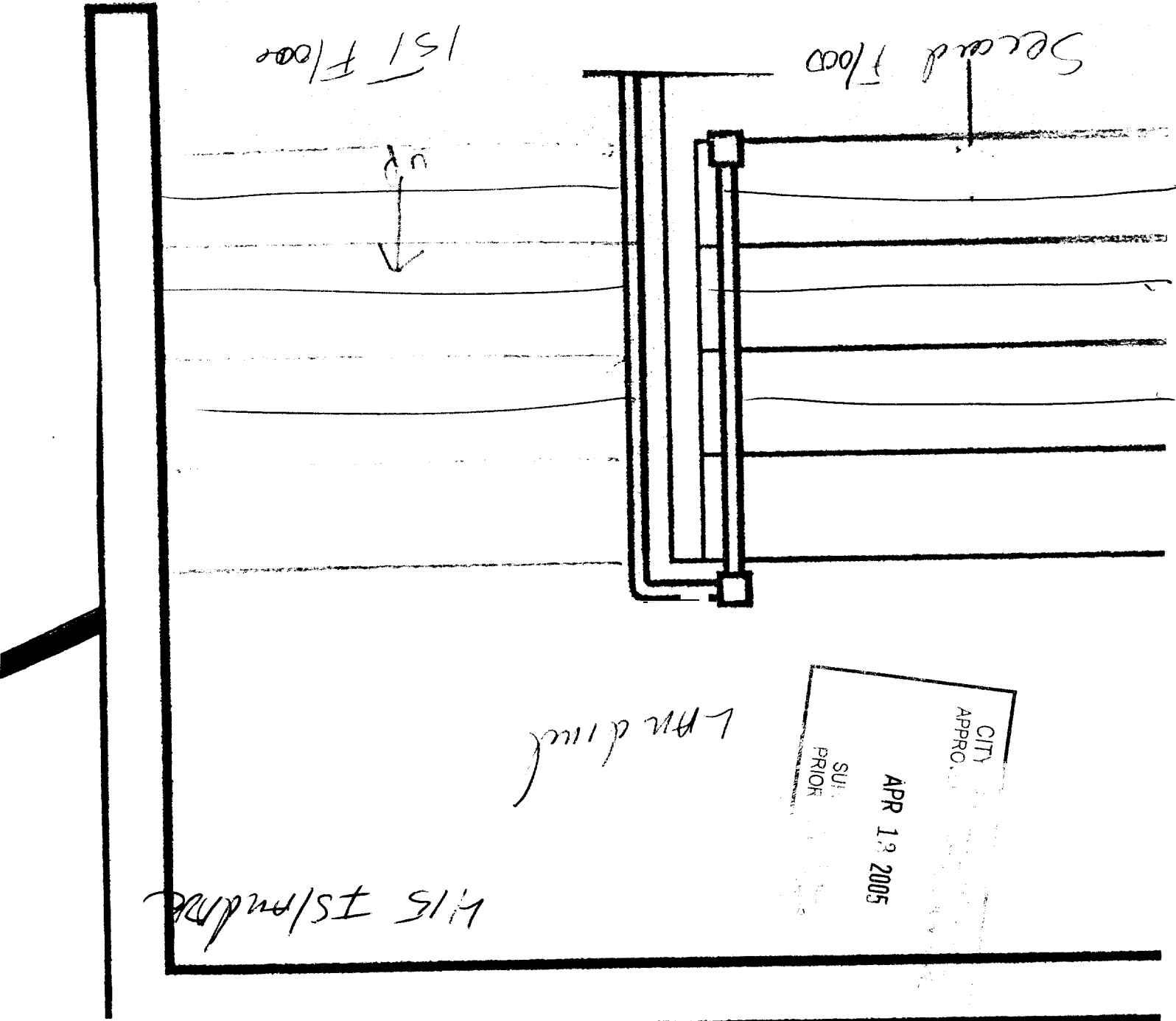
1st Floor Truss Roof Floor

CITY OF PORTLAND
APPROVED CONSTRUCTION PERMITS
APR 13 2005
SUPERSEDES ALL
PRIOR DATED PLANS

415 1st Floor

53b

View of Handrail



L. R. d. m. d.

415 Island Ave

CITY APPRO. APR 19 2005
SUI. PRIOR

417 Island Ave Peaks - Island

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Inspection/Date/Findings	Plan Reviewer
Component		
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	Not shown - minimum 4'-0" Below grade	Findings on PAGE A-1 OK
Foundation Drainage Damp proofing (Section R405 & R406)	Need filter fabric	A-1 and A-6 OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	Openly Show net method NOT shown	A-1 OK
Anchor Bolts/Straps (Section R403.1.6)	OK - 1/2" x 18" 5'0" oc	OK
Lally Column Type (Section R407)	OK	OK
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type	3-2x10's Carrying 2 Stairs - A-1 Max span - 3'-4" 2x8 PT PLATE	A-1 OK
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	OK - 2x10'S	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	OK - 2x10'S	OK

1 2 3 4

Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)) Fastener Schedule (Table R602.3(1) & (2))	Private Garage (Section R309) Living Space? (Above or beside)	Fire separation (Section R309.2) Opening Protection (Section R309.1)	Emergency Escape and Rescue Openings (Section R310)	Roof Covering (Chapter 9)	Safety Glazing (Section R308)	Attic Access (Section R807)	Chimney Clearances/Fire blocking (Chapter 10)
	2x8's shown 12'-4" span max span will be need 2x10's 7x10	Walls - Not shown Not shown	N/A	N/A	Not labeled Not labeled as egress window size Attached size?	Not labeled 3041 Asph/Flt 3/4x10's	Need in stairwell	Not shown 24x30 (closet)	Not shown
	OK A-5	A-4 My & A-3					A-2	A-3	A-3
	OK	ATTACHED OK					OK	OK	OK

2
A
9
10
11
12

OK-Stamped

Header Schedule (Section R502.5(1) & (2))	Header schedule is not adequate A-2
Type of Heating System	None AT This Time
Means of Egress (Sec R311 & R312)	Not Show None AT This Time
Basement	
Number of Stairways	3
Interior	2
Exterior	1
Treads and Risers (Section R311.5.3)	Not shown
Width (Section R311.5.1)	3'-0" - OK
Headroom (Section R311.5.2)	Not shown
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Not shown
Smoke Detectors (Section R313) Location and type/Interconnected	Not shown Based on Floor 2nd Fl Hall Handrail separate circuit
Dwelling Unit Separation (Section R317 and IBC - 2003 (Section 1207))	N/A
Deck Construction (Section R502.2.1)	Not shown

will supply LATER WITH SEPERATE PERMIT

* 11" x 17" Copies

R404.4.11 Drainage and dampproofing/waterproofing. ICF foundation basements shall be drained and damp-proofed/waterproofed in accordance with Sections R405 and R406.

**SECTION R405
FOUNDATION DRAINAGE**

R405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (153 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one

sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (153 mm) of the same material.

Exception: A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I Soils, as detailed in Table R405.1.

R405.2 Wood foundations. Wood foundations enclosing habitable or usable spaces located below grade shall be adequately drained in accordance with Sections R405.2.1 through R405.2.3.

R405.2.1 Base. A porous layer of gravel, crushed stone or coarse sand shall be placed to a minimum thickness of 4 inches (102 mm) under the basement floor. Provision shall be made for automatic draining of this layer and the gravel or crushed stone wall footings.

R405.2.2 Moisture barrier. A 6-mil-thick (0.15 mm) polyethylene moisture barrier shall be applied over the porous layer with the basement floor constructed over the polyethylene.

PROPERTIES OF SOILS CLASSIFIED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL GROUP	UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION	DRAINAGE CHARACTERISTICS ^a	FROST HEAVE POTENTIAL	VOLUME CHANGE POTENTIAL EXPANSION ^b
Group I	GW	Well-graded gravels, gravel sand mixtures, little or no fines.	Good	LOW	LOW
	GP	Poorly graded gravels or gravel sand mixtures, little or no fines.	Good	LOW	Low
	SW	Well-graded sands, gravelly sands, little or no fines.	Good	LOW	LOW
	SP	Poorly graded sands or gravelly sands, little or no fines.	Good	LOW	LOW
	GM	Silty gravels, gravel-sand-silt mixtures.	Good	Medium	LOW
	SM	Silty sand, sand-silt mixtures.	Good	Medium	Low
Group II	GC	Clayey gravels, gravel-sand-clay mixtures.	Medium	Medium	LOW
	SC	Clayey sands, sand-clay mixture.	Medium	Medium	Low
	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.	Medium	High	Low
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.	Medium	Medium	Medium to LOW
Group III	CH	Inorganic clays of high plasticity, fat clays.	Poor	Medium	High
	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.	Poor	High	High
Group IV	OL	Organic silts and organic silty clays of low plasticity.	Poor	Medium	Medium
	OH	Organic clays of medium to high plasticity, organic silts.	Unsatisfactory	Medium	High
	Pt	Peat and other highly organic soils.	Unsatisfactory	Medium	High

For SI: 1 inch = 25.4 mm.

FOUNDATIONS

R405.2.3 Drainage system. In other than Group I soils, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (0.0129 m²), shall extend at least 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system or to daylight.

SECTION R406 FOUNDATION WATERPROOFING AND DAMPPROOFING

R406.1 Concrete and masonry foundation dampproofing.

Except where required to be waterproofed by Section R406.2, foundation walls that retain earth and enclose habitable or usable spaces located below grade shall be dampproofed from the top of the footing to the finished grade. Masonry walls shall have not less than $\frac{3}{8}$ inch (9.5 mm) portland cement parging applied to the exterior of the wall. The parging shall be dampproofed with a bituminous coating, 3 pounds per square yard (1.63 kg/m²) of acrylic modified cement, $\frac{1}{8}$ -inch (3.2 mm) coat of surface-bonding mortar complying with **ASTM C 887** or any material permitted for waterproofing in Section R406.2. Concrete walls shall be dampproofed by applying any one of the above listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

R406.2 Concrete and masonry foundation waterproofing.

In areas where a high water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose habitable or usable spaces located below grade shall be waterproofed with a membrane extending from the top of the footing to the finished grade. The membrane shall consist of 2-ply hot-mopped felts, 55 pound (25 kg) roll roofing, 6-mil (0.15 mm) polyvinyl chloride, 6-mil (0.15 mm) polyethylene or 40-mil (1 mm) polymer-modified asphalt. The joints in the membrane shall be lapped and sealed with an adhesive compatible with the waterproofing membrane.

Exception: Organic solvent based products such as hydrocarbons, chlorinated hydrocarbons, ketones and esters shall not be used for ICF walls with expanded polystyrene form material. Plastic roofing cements, acrylic coatings, latex coatings, mortars and pargings are permitted to be used to seal ICF walls. Cold setting asphalt or hot asphalt shall conform to type **C** of **ASTM D 449**. Hot asphalt shall be applied at a temperature of less than 200 degrees.

R406.3 Dampproofing for wood foundations. Wood foundations enclosing habitable or usable spaces located below grade shall be dampproofed in accordance with Sections R406.3.1 through R406.3.4.

R4063.1 Panel joint sealed. Plywood panel joints in the foundation walls shall be sealed full length with a caulking compound capable of producing a moisture-proof seal under the conditions of temperature and moisture content at which it will be applied and used.

R4063.2 Below grade moisture barrier. A 6-mil-thick (0.15 mm) polyethylene film shall be applied over the below-grade portion of exterior foundation walls prior to backfilling. Joints in the polyethylene film shall be lapped 6 inches (152 mm) and sealed with adhesive. The top edge of the polyethylene film shall be bonded *to* the sheathing to form a seal. Film areas at grade level shall be protected from mechanical damage and exposure by a pressure preservatively treated lumber or plywood strip attached to the wall several inches above finish grade level and extending approximately 9 inches (229 mm) below grade. The joint between the strip and the wall shall be caulked full length prior to fastening the strip to the wall. Other coverings appropriate to the architectural treatment may also be used. The polyethylene film shall extend down to the bottom of the wood footing plate but shall not overlap or extend into the gravel or crushed stone footing.

R406.33 Porous fill. The space between the excavation and the foundation wall shall be backfilled with the same material used for footings, up to a height of 1 foot (305 mm) above the footing for well-drained sites, or one-half the total backfill height for poorly drained sites. The porous fill shall be covered with strips of 30-pound (13.6 kg) asphalt paper or 6-mil (0.15 mm) polyethylene to permit water seepage while avoiding infiltration of fine soils.

R406.3.4 Backfill. The remainder of the excavated area shall be backfilled with the same type of soil as was removed during the excavation.

SECTION R407 COLUMNS

R407.1 Wood column protection. Wood columns shall be protected against decay as set forth in Section R319.

R407.2 Steel column protection. All surfaces (inside and outside) of steel columns shall be given a shop coat of rust-inhibitive paint, except for corrosion-resistant steel and steel treated with coatings to provide corrosion resistance.

R407.3 Structural requirements. The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall not be less in nominal size than 4 inches by 4 inches (102 mm by 102 mm) and steel columns shall not be less than 3-inch-diameter (76 mm) standard pipe or approved equivalent.

Exception: In Seismic Design Categories **A**, **B** and **C** columns no more than 48 inches (1219 mm) in height on a pier or footing are exempt from the bottom end lateral displacement requirement within underfloor areas enclosed by a continuous foundation.

SECTION R408 UNDER-FLOOR SPACE

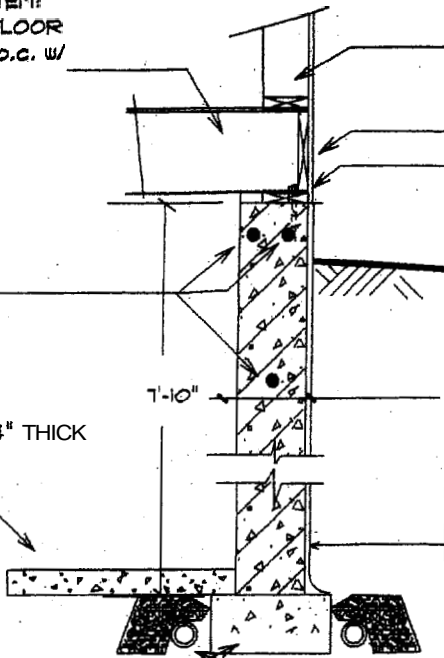
R408.1 Ventilation. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement or cellar) shall be provided with

TYPICAL 2x10 FLOOR SYSTEM:
 3/4" ADVANTEC T&G SUBFLOOR
 2x10 FLOOR JOISTS @ 16" o.c. w/
 1x3 CROSS BRIDGING

1/2" REBAR

PORTLAND CEMENT 3000 PSI CONCRETE FLOOR 4" THICK
 4 MIL POLY MIN 4" OVERLAP AT JOINTS
 3/4" CRUSHED ROCK UNDER CONCRETE FLOOR

20"x10" MINIMUM CONC. FTG.
 FOOTING TO BEAR ON
 UNDISTURBED SOIL



2x6 STUD

2x6 BOX SILL

2x6 P.T. SILL

1/2" ANCHOR BOLTS 12" IN FROM
 EVERY CORNER THEN SPACED 6' MIN

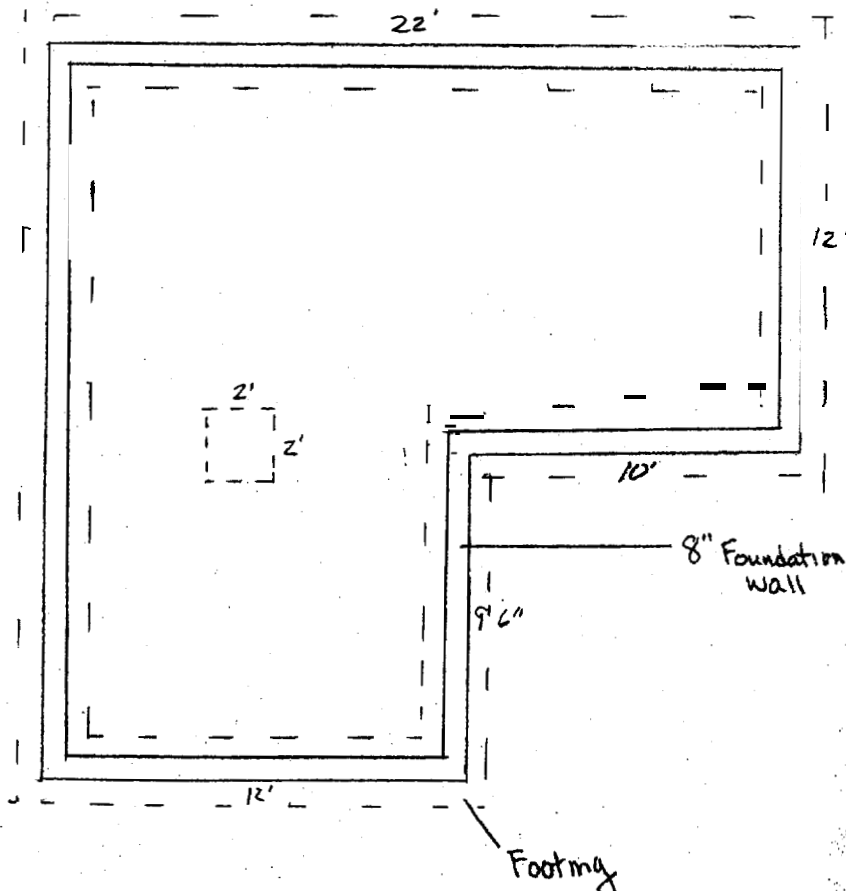
6" PE GRADE AWAY FROM BLDG. GRAPE

BITUMINOUS DAMPROOFING ON
 8" CONCRETE WALL
 FORM TIES TO BE PLUGGED W/ CEMENT

4" DIAMETER PREFABRICATED PIPE
 6" CRUSHED STONE COVER AND FILTER FABRIC
 DRAINS TO BE INSIDE AND OUT

TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE

Foundation Plan



**TABLE 2304.9.1 — continued
FASTENING SCHEDULE**

CONNECTION	FASTENING ^{a, m}	LOCATION														
24. Built-up girder and beams	20d common 32" o.c. 3" x 0.131" nail 24" o.c. 3" 14 gage staple 24" o.c. 2-20d common 3 - 3" x 0.131" nail 3 - 3" 14 gage staple	face nail at top and bottom staggered on opposite sides face nail at ends and at each splice														
25. 2" planks	16d common	at each bearing														
26. Collar tie to rafter	3-10d common 4 - 3" x 0.131" nail 4 - 3" 14 gage staple face nail	face nail														
27. Jack rafter to hip	3-10d common 4 - 3" x 0.131" nail 4 - 3" 14 gage staple 2-16d common 3 - 3" x 0.131" nail 3 - 3" 14 gage staple	toenail face nail														
28. Roof rafter to 2-by ridge beam	2-16d common 3 - 3" x 0.131" nail 3 - 3" 14 gage staple 2-16d common 3 - 3" x 0.131" nail 3 - 3" 14 gage staple	toenail face nail														
29. Joist to band joist	3-16d common 5 - 3" x 0.131" nail 5 - 3" 14 gage staple	face nail														
30. Ledger strip	3-16d common 4 - 3" x 0.131" nail 4 - 3" 14 gage staple	face nail														
31. Wood structural panels and particleboard ^b Subfloor, roof and wall sheathing (to framing): Single Floor (combination subfloor- underlayment to framing):	<table border="0"> <tr> <td>1/2" and less</td> <td>6d^{c, 1} 2 3/8" x 0.113" nail" 1 3/4" 16 gage^o</td> </tr> <tr> <td>19/32" to 3/4"</td> <td>8d^d or 6d^e 2 3/8" x 0.113" nail^p 2" 16 gage^p</td> </tr> <tr> <td>7/8" to 1"</td> <td>8d^c</td> </tr> <tr> <td>1 1/8" to 1 1/4"</td> <td>10d^d or 8d^e</td> </tr> <tr> <td>3/4" and less</td> <td>6d^e</td> </tr> <tr> <td>7/8" to 1"</td> <td>8d^e</td> </tr> <tr> <td>1 1/8" to 1 1/4"</td> <td>10d^d or 8d^e</td> </tr> </table>	1/2" and less	6d ^{c, 1} 2 3/8" x 0.113" nail" 1 3/4" 16 gage ^o	19/32" to 3/4"	8d ^d or 6d ^e 2 3/8" x 0.113" nail ^p 2" 16 gage ^p	7/8" to 1"	8d ^c	1 1/8" to 1 1/4"	10d ^d or 8d ^e	3/4" and less	6d ^e	7/8" to 1"	8d ^e	1 1/8" to 1 1/4"	10d ^d or 8d ^e	
1/2" and less	6d ^{c, 1} 2 3/8" x 0.113" nail" 1 3/4" 16 gage ^o															
19/32" to 3/4"	8d ^d or 6d ^e 2 3/8" x 0.113" nail ^p 2" 16 gage ^p															
7/8" to 1"	8d ^c															
1 1/8" to 1 1/4"	10d ^d or 8d ^e															
3/4" and less	6d ^e															
7/8" to 1"	8d ^e															
1 1/8" to 1 1/4"	10d ^d or 8d ^e															
32. Panel siding (to framing)	<table border="0"> <tr> <td>1/2" or less</td> <td>6d^f</td> </tr> <tr> <td>5/8"</td> <td>8d^f</td> </tr> </table>	1/2" or less	6d ^f	5/8"	8d ^f											
1/2" or less	6d ^f															
5/8"	8d ^f															
33. Fiberboard sheathing: ⁸	<table border="0"> <tr> <td>1/2"</td> <td>No. 11 gage roofing nail^h 6d common nail No. 16 gage stapleⁱ</td> </tr> <tr> <td>25/32"</td> <td>No. 11 gage roofing nail^h 8d common nail No. 16 gage stapleⁱ</td> </tr> </table>	1/2"	No. 11 gage roofing nail ^h 6d common nail No. 16 gage staple ⁱ	25/32"	No. 11 gage roofing nail ^h 8d common nail No. 16 gage staple ⁱ											
1/2"	No. 11 gage roofing nail ^h 6d common nail No. 16 gage staple ⁱ															
25/32"	No. 11 gage roofing nail ^h 8d common nail No. 16 gage staple ⁱ															
34. Interior paneling	<table border="0"> <tr> <td>1/4"</td> <td>4d^j</td> </tr> <tr> <td>3/8"</td> <td>6d^k</td> </tr> </table>	1/4"	4d ^j	3/8"	6d ^k											
1/4"	4d ^j															
3/8"	6d ^k															

(continued)

TABLE 2304.9.1—continued
FASTENING SCHEDULE

CONNECTION	FASTENING ^{a, m}	LOCATION
9. Double studs	16d at 24" o.c. 3" x 0.131" nail at 8" o.c. 3" 14 gage staple at 8" o.c.	face nail
10. Double top plates	16d at 16" o.c. 3" x 0.131" nail at 12" o.c. 3" 14 gage staple at 12" o.c.	typical face nail
Double top plates	8-16d common 12- 3" x 0.131" nail 12- 3" 14 gage staple typical face nail	lap splice
11. Blocking between joists or rafters to top plate	3-8d common 3- 3" x 0.131" nail 3- 3" 14 gage staple	toenail
12. Rim joist to top plate	8d at 6" (152 mm) o.c. 3" x 0.131" nail at 6" o.c. 3" 14 gage staple at 6" o.c.	toenail
13. Top plates, laps and intersections	2- 16d common 3- 3" x 0.131" nail 3- 3" 14 gage staple	face nail
14. Continuous header, two pieces	16d common	16" o.c. along edge
15. Ceiling joists to plate	3-8d common 5- 3" x 0.131" nail 5- 3" 14 gage staple	toenail
16. Continuous header to stud	4-8d common	toenail
17. Ceiling joists, laps over partitions [See Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common minimum, Table 2308.10.4.1 4- 3" x 0.131" nail 4- 3" 14 gage staple	face nail
18. Ceiling joists to parallel rafters [See Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common minimum, Table 2308.10.4.1 4- 3" x 0.131" nail 4- 3" 14 gage staple	face nail
19. Rafter to plate [See Section 2308.10.1, Table 2308.10.1)	3-8d common 3- 3" x 0.131" nail 3- 3" 14 gage staple	toenail
20. 1" diagonal brace to each stud and plate	2-8d common 2- 3" x 0.131" nail 2- 3" 14 gage staple face nail	face nail
21. 1" x 8" sheathing to each bearing wall	2-8d common	face nail
22. Wider than 1" x 8" sheathing to each bearing	3-8d common	face nail
23. Build-up comer studs	16d common 3" x 0.131" nail 3" 14 gage staple	24" o.c. 16" o.c. 16" o.c.

(continued)

QUOTE: 00000001

QTY: 1 MARK UNIT -

INTEGRITY DOUBLE HUNG 271.32

CALL NUMBER 3464

ROUGH OPENING 34 1/2" X 64 1/4"

**SASH 1

GLASS SIZE 28 3/4" X 28 3/4"

INSULATED GLASS - 1 LITE

LOW E II WITH ARGON 0.00

GRILLE - RECTANGULAR - 3/4" - STANDARD CUT 3-WIDE 2-HIGH 10.64

BARE PINE FINISH 0.00

**SASH 2

GLASS SIZE 28 3/4" X 28 3/4"

INSULATED GLASS - 1 LITE

LOW E II WITH ARGON 0.00

ALMOND FROST SASH LOCK 0.00

SCREEN 11.40

STONE WHITE SURROUND 0.00

CHARCOAL FIBERGLASS MESH 0.00

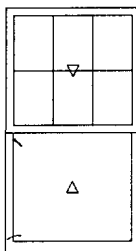
4 9/16" JAMBS 0.00

BARE PINE INTERIOR 0.00

STONE WHITE EXTERIOR 0.00

TOTAL PRICE 293.36

SASH opened
2' 9 1/2"



AS VIEWED FROM THE EXTERIOR

SUB TOTAL:	293.36
5.000% SALES TAX:	14.67
=====	
PROJECT TOTAL PRICE:	308.03
=====	

5' 4 3/4"

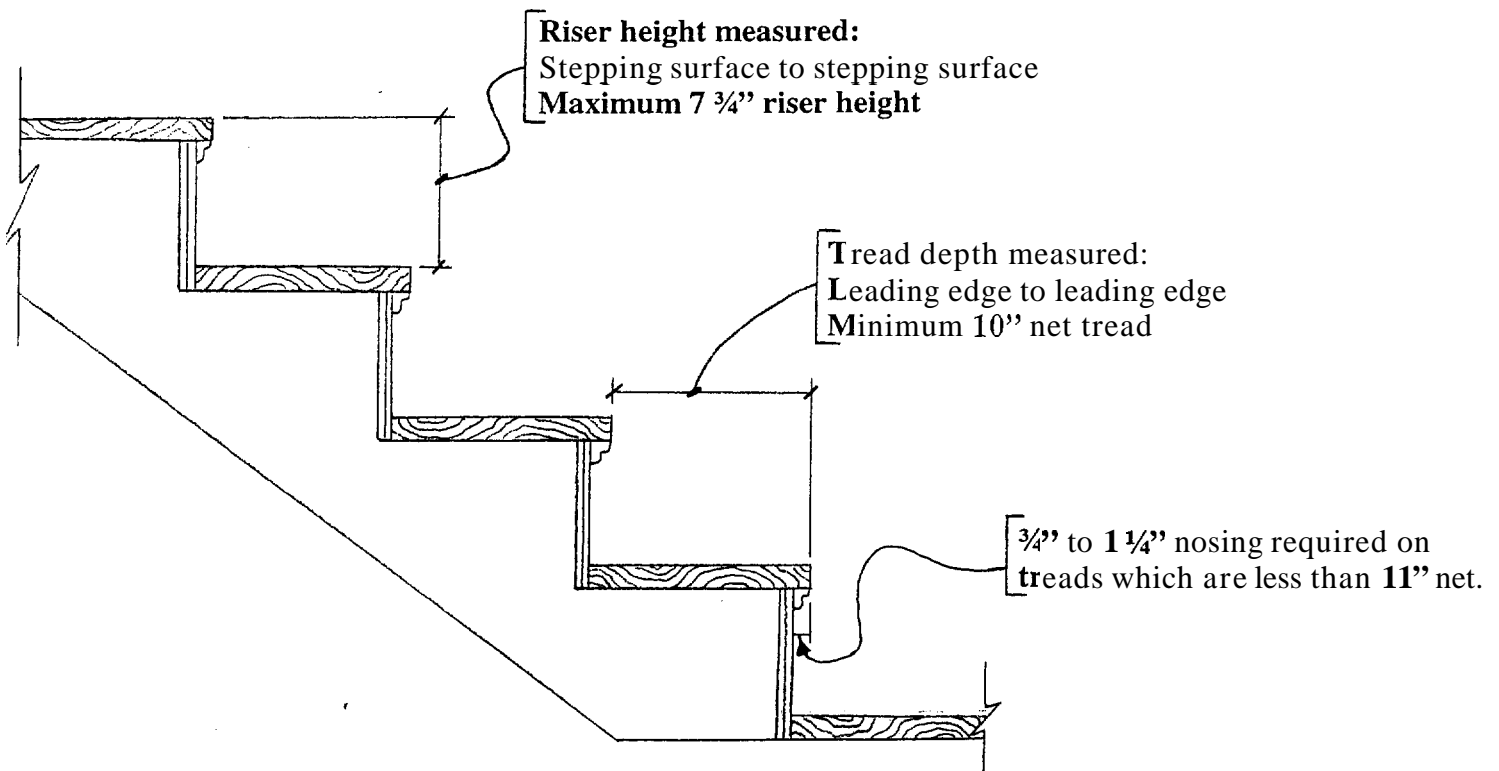


TREAD & RISER DIMENSIONS ONE & TWO FAMILY 2003 INTERNATIONAL RESIDENTIAL CODE SECTION R311.5.3 TREADS & RISERS

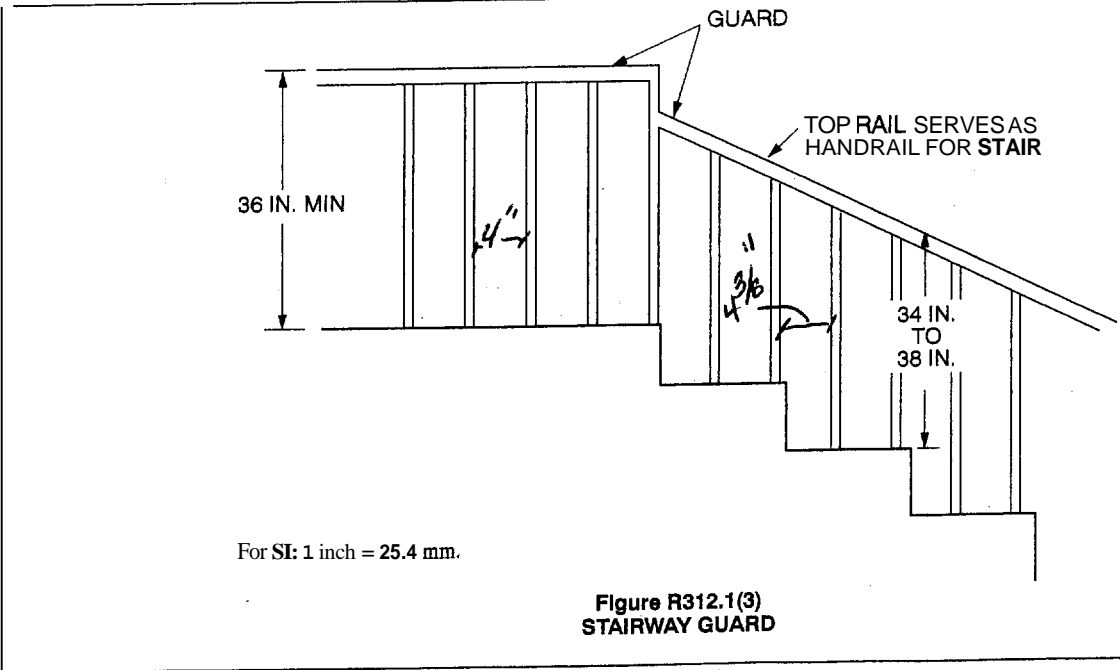
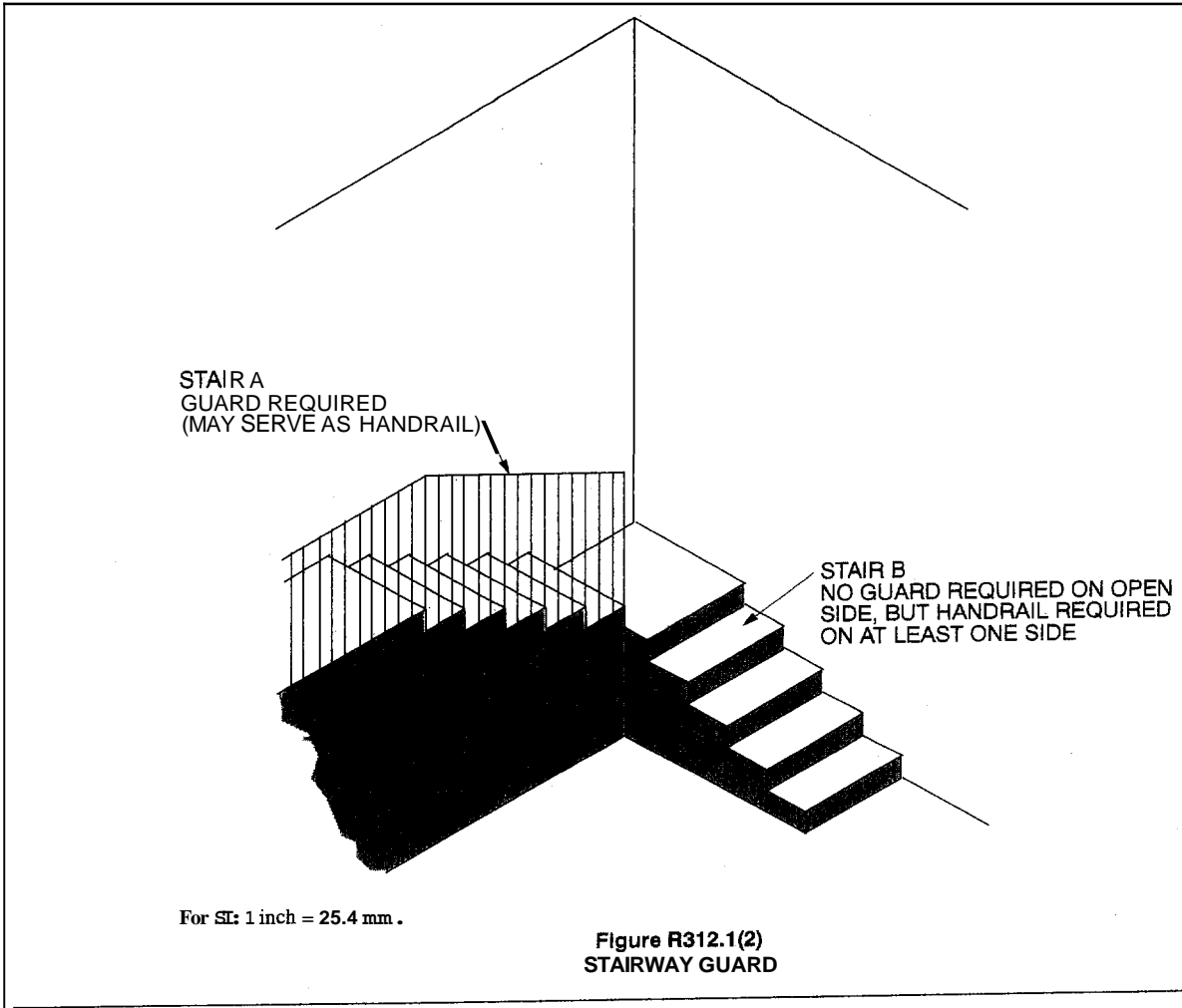
In occupancies in 1 and 2 family dwellings (Use Group R-3) and in accessory occupancies (shed, garages, etc.) to 1 and 2 family dwellings the following are the tread and riser requirements:

The MAXIMUM riser height shall be $7\frac{3}{4}$ " and the minimum riser height shall be 4". The MINIMUM tread depth shall be 10" (measured from leading edge of tread to leading edge of tread). A nosing not less than $\frac{3}{4}$ " but not more than $1\frac{1}{4}$ " SHALL be required on treads where the depth is less than 11". Openings in risers shall not exceed 4".

Correct method of measuring treads and risers:



Please note: To achieve a minimum 10" net tread the stringer must be cut to 10".



APA WOOD ROOF SYSTEMS

Built-in-Place Roofs

APA panel roof sheathing is equally effective under built-up roofing; special roof coatings; asphalt or fiberglass shingles; tile roofing; or wood shingles or shakes. It covers fast to speed construction.

And its dimensional stability during temperature fluctuations particularly suits it for built-up roofs.

The recommendations in Table 3 apply to APA RATED SHEATHING and APA RATED STURD-I-FLOOR. Uniform load deflection limits are 1/180 of span under live load plus dead load, and

1/240 under live load only. Panels are assumed installed with the long dimension or strength axis across three or more supports.

Special conditions, such as heavy concentrated loads, may require constructions in excess of these minimums, or allowable live loads may have to be decreased for tile roofs with dead loads greater than 10 psf.

Good performance of built-up, single-ply, or modified bitumen roofing applied on low slope roofs requires a stiffer deck than does prepared roofing applied on pitched roofs. Although APA Span Rated panels used as roof sheathing at maximum span are adequate structurally, an upgraded system is

recommended for low slope roofs.

Table 4 provides recommended maximum spans for low slope roof decks. Recommended live loads can be determined from Table 3, and minimum fastener requirements are given in Table 5.

It is recommended that panels be spaced 1/8 inch at end and edge joints. Nail size, type and spacing recommendations are given in Table 5.

Preframed or Panelized Roofs

Preframed roof panels can save time and labor in commercial structures, and also deliver diaphragm strength to resist lateral loads from high winds or earthquakes. Preframed panels are fabricated by using production line techniques to

TABLE 3

RECOMMENDED UNIFORM ROOF LIVE LOADS FOR APA RATED SHEATHING^(a) AND APA RATED STURD-I-FLOOR WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS^(b)

Panel Span Rating	Minimum Panel Thickness (in.)	Maximum Span (in.)		Allowable Live loads (psf) ^(c)							
		With Edge Support ^(d)	Without Edge support	Spacing of Supports Center-to-Center (in.)							
				12	16	20	24	32	40	48	60
APA RATED SHEATHING ^(a)											
12/0	5/16	12	12	30							
16/0	5/16	16	16	70	30						
20/0	5/16	20	20	120	50	30					
24/0	3/8	24	20 ^(e)	190	100	60	30				
24/16	7/16	24	24	190	100	65	40				
32/16	15/32, 1/2	32	28	325	180	120	70	30			
40/20	19/32, 5/8	40	32	—	305	205	130	60	30		
48/24	23/32, 3/4	48	36	—	—	280	175	95	45	35	
60/32 ^(f)	7/8	60	48	—	—	—	305	165	100	70	35
APA RATED STURD-I-FLOOR ^(g)											
16 oc	19/32, 5/8	24	24	185	100	65	40				
20 oc	19/32, 5/8	32	32	270	150	100	60	30			
240c	23/32, 3/4	48	36	—	240	160	100	50	30	25	
32 oc	7/8	48	40	—	—	—	185	100	60	40	
48 oc	1-3/32, 1-1/8	60	48	—	—	—	290	160	100	65	40

(a) Includes APA RATED SHEATHING/CEILING DECK.

(b) Applies to panels 24 inches or wider applied over two or more spans.

(c) 10 psf dead load assumed.

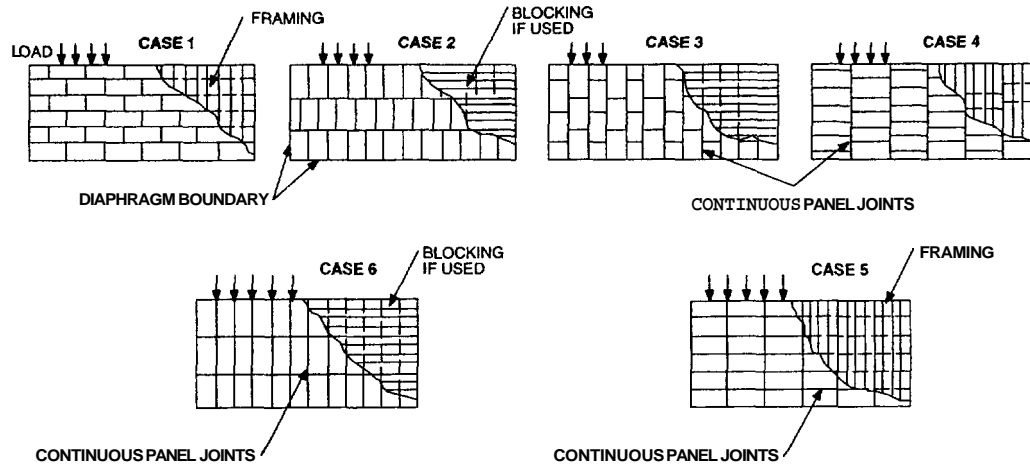
(d) Tongue-and-groove edges, panel edge clips (one midway between each support, except two equally spaced between supports 48 inches on center or greater), lumber blocking, or other. For low slope roofs, see Table 4.

(e) 24 inches for 15/32-inch and 1/2-inch panels.

(f) Check with supplier for availability.

(g) Also applies to C-C Plugged grade plywood.

TABLE 2306.3.1—continued
 RECOMMENDED SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL
 PANEL DIAPHRAGMS WITH FRAMING OF DOUGLAS-FIR-LARCH,
 OR SOUTHERN PINE' FOR WIND OR SEISMIC LOADING



For SI: 1 inch = 25.4 mm, 1 pound per foot = 14.5939 N/m.

- For framing of other species—(1) Find specific gravity for species of lumber in AFPA National Design Specification. (2) For staples find shear value from table above for Structural I panels (regardless of actual grade) and multiply value by 0.82 for species with specific gravity of 0.42 or greater, or 0.65 for all other species. (3) For nails find shear value from table above for nail size for actual grade and multiply value by the following adjustment factor: Specific Gravity Adjustment Factor = $[1 - (0.5 - SG)]$, where SG = Specific Gravity of the framing lumber. This adjustment factor shall not be greater than 1.
- Space fasteners maximum 12 inches o.c. along intermediate framing members (6 inches o.c. where supports are spaced 48 inches o.c.).
- Framing at adjoining panel edges shall be 3 inches nominal or wider, and nails shall be staggered where nails are spaced 2 inches o.c. or 2 1/2 inches o.c.
- Framing at adjoining panel edges shall be 3 inches nominal or wider, and nails shall be staggered where both of the following conditions are met: (1) 10d nails having penetration into framing of more than 1 1/2 inches and (2) nails are spaced 3 inches o.c. or less.
- 8d is recommended minimum for roofs due to negative pressures of high winds.
- Staples shall have a minimum crown width of 7/16 inch.

the same face of the supporting members. Each chord shall be considered as a beam with uniform load per foot equal to 50 percent of the unit shear due to diaphragm action. The load shall be assumed as acting normal to the chord in the plan of the diaphragm in either direction. The span of the chord or portion thereof shall be the distance between framing members of the diaphragm, such as the joists, studs and blocking that serve to transfer the assumed load to the sheathing. The shear capacity of double diagonally sheathed diaphragms of Southern pine or Douglas fir-larch shall not exceed 600 plf (8756 kN/m) of width. The shear capacity shall be adjusted by reduction factors of 0.82 for framing members of species with a specific gravity equal to or greater than 0.42 but less than 0.49 and 0.65 for species with a specific gravity of less than 0.42, as contained in the NDS. Nailing of diagonally sheathed lumber diaphragms shall be in accordance with Table 2306.3.3.

2306.3.6 Gypsum board diaphragm ceilings. Gypsum board diaphragm ceilings shall be in accordance with Section 2508.5.

2306.4 Shear walls. Panel sheathing joints in shear walls shall occur over studs or blocking. Adjacent panel sheathing joints shall occur over and be nailed to common framing members (see Section 2305.3.1 for limitations on shear wall bracing materials).

2306.4.1 Wood structural panel shear walls. The allowable shear capacities for wood structural panel shear walls shall be in accordance with Table 2306.4.1. These capacities are permitted to be increased 40 percent for wind design. Shear walls are permitted to be calculated by principles of mechanics without limitations by using values for nail strength given in the NDS and wood structural panel design properties given in the APA/PDS.

2306.4.2 Lumber sheathed shear walls. Single and double diagonally sheathed lumber diaphragms are permitted using the construction and allowable load provisions of Sections 2306.3.4 and 2306.3.5.

2306.4.3 Particleboard shear walls. The design shear capacity of particleboard shear walls shall be in accordance with Table 2306.4.3. Shear panels shall be constructed with particleboard sheets not less than 4 feet by 8 feet (1219 mm by 2438 mm), except at boundaries and changes in framing.

TABLE 2306.3.1
RECOMMENDED SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL PANEL DIAPHRAGMS WITH FRAMING OF DOUGLAS-FIR-LARCH, OR SOUTHERN PINE^a FOR WIND OR SEISMIC LOADING

PANEL GRADE	COMMON NAIL SIZE OR STAPLE LENGTH AND GAGE	MINIMUM FASTENER PENETRATION IN FRAMING (Inches)	MINIMUM NOMINAL PANEL THICKNESS (Inch)	MINIMUM NOMINAL WIDTH OF FRAMING MEMBER (Inches)	BLOCKED DIAPHRAGMS					UNBLOCKED DIAPHRAGMS	
					Fastener spacing (Inches) at diaphragm boundaries (all cases) at continuous panel edges parallel to load (Cases 3, 4), and at all panel edges (Cases 5 and 6) ^b					Fasteners spaced 6" max. At supported edges ^b	
					6	4	2 1/2 ^c	2 ^c	Fastener spacing (Inches) at other panel edges (Cases 1, 2, 3 and 4) ^b		Case 1 (No unblocked edges or continuous joints parallel to load)
6	6	4	3	6	4						
Structural I Grades	6d ^e	1 1/4	5/16	2	185	250	375	420	165	125	
	1 1/2 16 Gage	1		3	210	280	420	475	185	140	
	8d	1 3/8		2	155	205	310	350	135	105	
	1 1/2 16 Gage	1	3/8	3	175	230	345	390	155	115	
	8d	1 3/8		2	270	360	530	600	240	180	
	1 1/2 16 Gage	1		3	300	400	600	675	265	200	
	10d ^d	1 1/2	15/32	2	175	235	350	400	155	115	
	1 1/2 16 Gage	1		3	200	265	395	450	175	130	
	6d ^e	1 1/4		2	320	425	640	730	285	215	
	Sheathing, single floor and other grades covered in DOC PS 1 and PS 2	1 1/2 16 Gage	1	5/16	3	360	480	720	820	320	240
		6d ^e	1 1/4		2	175	235	350	400	155	120
		1 1/2 16 Gage	1		3	200	265	395	450	175	130
8d		1 3/8	3/8	2	70	225	335	380	150	110	
1 1/2 16 Gage		1		3	190	250	380	430	170	125	
6d ^e		1 1/4		2	140	185	275	315	125	90	
8d	1 3/8	3	155	205	310	350	140	105			
				2	185	250	375	420	165	125	
				3	210	280	420	475	185	140	
				2	240	320	480	545	215	160	
				3	270	360	540	610	240	180	

(continued)

417 Island Ave Parks - Island

ONE AND TWO FAMILY PLAN REVIEW CHECKLIST

Soil type/Presumptive Load Value (Table R401.4.1) _____

Component _____ Plan Reviewer _____ Inspection/Date/Findings _____

STRUCTURAL

1 Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))
 Not shown - minimum 4'-0" Below grade

2 Foundation Drainage Damp proofing (Section R405 & R406)
 Need filter fabric

3 Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY
 Not shown

Anchor Bolts/Straps (Section R403.1.6)
 OK - 1/2" x 8" 5'-0" oc

Lally Column Type (Section R407)
 OK

Girder & Header Spans (Table R 502.5(2))
 OK

4 Built-Up Wood Center Girder Dimension/Type
 3-2x10's carrying 2 stories - Max span - 8'-4"

Sill/Band Joist Type & Dimensions
 2x8 PT Plstc

First Floor Joist Species Dimensions and Spacing (Table R502.3.1(2))
 OK - 2x10's

Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))
 OK - 2x10's

Handwritten signature: GRL

Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8's - OK Max Span	16'-0"
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8))	2x8's shown 12'-4" max span	
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Need 2x10's	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Walls - Not shown	
Fastener Schedule (Table R602.3(1) & (2))	Not shown	
Private Garage (Section R309) Living Space? (Above or beside)	N/A	S/L M
Opening Protection (Section R309.1)	N/A	N/A
Emergency Escape and Rescue Openings (Section R310)	Not shown Not labeled <input checked="" type="checkbox"/> egress	N
Roof Covering (Chapter 9)	Not labeled	
Safety Glazing (Section R308)	Need in stairwell	
Attic Access (Section R807)	Not shown	
Chimney Clearances/Fire blocking (Chapter 10)	Not shown	

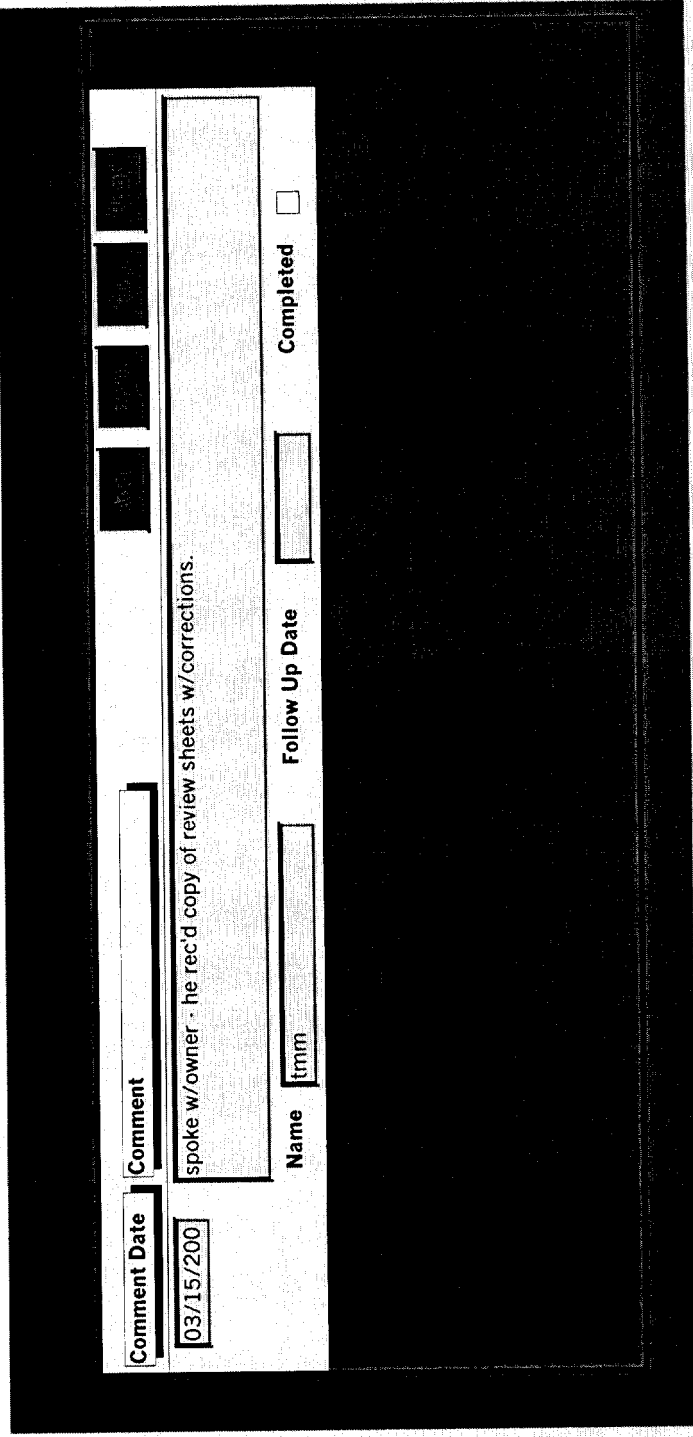
<p>Header Schedule (Section R502.5(1) & (2))</p>	<p>Header schedule is not adequate</p>	
<p>Type of Heating System</p>	<p>Not shown</p>	
<p>Means of Egress (Sec R311 & R312)</p>		
<p>Basement</p>		
<p>Number of Stairways 3</p>		
<p>Interior 2</p>		
<p>Exterior 1</p>		
<p>Treads and Risers (Section R311.5.3) Not shown</p>		
<p>Width (Section R311.5.1) 3'-0" - ok</p>		
<p>Headroom (Section R311.5.2) Not shown</p>		
<p>Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) Not shown</p>		
<p>Smoke Detectors (Section R313) Location and type/Interconnected</p>	<p>Not shown</p>	
<p>Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)</p>	<p>N/A</p>	
<p>Deck Construction (Section R502.2.1)</p>	<p>Not shown</p>	

See Chimney Summary Checklist

SPR
GOL



Prmt	14570	Text93	41751	Num1	41751
Permit Nbr	04-1751	Location of Construction	417	Island Ave Pl	Appl. Date
Status	Hold	Permit Type	Single Family	Estimated Cost	\$150,000.00
CBL	090-0010001	District Nbr	2	Date Closed	
		Constr Type	New		



Comment Date	03/15/200	Comment	spoke w/owner - he rec'd copy of review sheets w/corrections.	Name	trnm	Follow Up Date		Completed	<input type="checkbox"/>
--------------	-----------	---------	---	------	------	----------------	--	-----------	--------------------------

CreatedBy	ldobson	CreateDate	11/29/2004	ModBy	mes	ModDate	02/28/2005
-----------	---------	------------	------------	-------	-----	---------	------------