

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

Permit No: 01-1407	Issue Date: NOV 16 2001	CBL: 143 A054001
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Location of Construction: 0 Dingley Ct	Owner Name: Michaud Joy E	Owner Address: 77 Tamarlane	Phone: 771-0926
Business Name:	Contractor Name: LeFevre, John	Contractor Address: 112 Evergreen Windham	Phone: 2078317427
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-5

Past Use: vacant land	Proposed Use: 30' x 36' foundation permit only	Permit Fee:	Cost of Work: \$0.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: B BOCA 1999	

Proposed Project Description: 30' x 36' foundation	Signature:	Signature: <i>T. Munson</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> <i>N/A</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: dgc	Date Applied For: 11/16/2001	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2001-0287</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/16/01</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: <i>11/16/01</i>
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CERTIFICATION

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

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

2001-0287

01-1293

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: Dingley Court - Portland

Total Square Footage of Proposed Structure 2160 sq ft Square Footage of Lot 7490.4 sq ft.

Tax Assessor's Chart, Block & Lot
Chart# 143 Block# A Lot# 54 Owner: Joy E. Michaud Telephone: 771-0926

Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: Joy E. Michaud
(603) 771-0926 77 TAMARLANE
Portland ME 04103 Cost Of Work: \$ 130,000
Fee: \$ 804.00

Current use: NONE - - vacant
If the location is currently vacant, what was prior use: Empty lot
Approximately how long has it been vacant: _____
Proposed use: Duplex - Townhouse Style 2 unit
Project description: 36 x 30 2 family - both units two stories
- identical lay outs

Minor
Site Plan
already
submitted

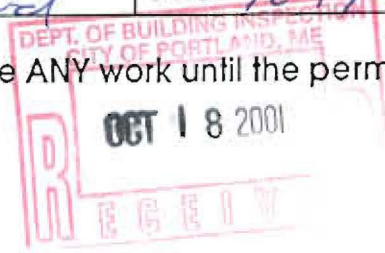
Contractor's name, address & telephone: John Lefevre 112 Evergreen Windham ME
Who should we contact when the permit is ready: Mike Michaud
Mailing address: 77 TAMARLANE
Portland ME 04103 Phone: 831-7427

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

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

Signature of applicant: Joy E. Michaud Date: 10-17-01

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



10/18/2001

Applicant: Mike Michaud

Date: 10/29/01

Address: Duglay Ct.

C-B-L: 143-A-54

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New - WAS "parking lots" application SAID empty to ~~30736~~

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct News display 30' x 36' no garage

Sewage Disposal - City

Lot Street Frontage - 50' req - 103.95' shown

Front Yard - 20' req - 21' shown

Rear Yard - 20' req - 21' to structure shown (1' over hang ok)

Side Yard - 12' req - 34' shown on both sides
2 story

Projections - front porch 5x10 - (4x10 is 40# is ok in front setback)
side bulkheads Not shown

Width of Lot - 60' req - 103.95' shown

Height - 35' MAX - \approx 25' shown - NO Daylight basement

Lot Area - 6,000[#], min 7,200[#] per Assessors

Lot Coverage/ Impervious Surface - 40% ok at 2880[#] MAX

Area per Family - 3,000[#] or 6,000[#] min

Off-street Parking - 2 car min - 4 req 2 Driveways
cant park in front yard - ok
Needs show revised plans

Loading Bays - N/A

Site Plan - minor # 2001-0287

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 zone

$30 \times 36 = 1080$

$5 \times 10 = 50$

$1130\#$

10/31/01 received revised plot plan

Duglay Court is NOT A 14-403 Street
NO Daylight Basement shown

Application ID Number: 1-1293

Delete Review Save Close

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments:

Dingley Ct

Approval Date: 10/31/2001

Given On Date: 10/22/2001

OK to Issue Permit

Name: Marge Schmuckal

Date: 10/31/2001

Date 2:

Conditions Section:

Add New Condition From Default List

Add New Condition

Delete Condition

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

No Decks are being shown on the submitted plans. Do decks are being allowed with this approval. Any decks shall require a separate permit and review.

No daylight basement is being shown. Do daylight basement is being allowed with this approval. Any change to your plans such as to add a daylight basement shall require a separate permit and approvals.

Create Date: 10/22/2001

By: iodinea

Update Date: 10/31/2001

By: mes

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

2001-0287
Application I. D. Number
10/16/2001
Application Date
Dingley Court
Project Name/Description

Michaud Joy E
Applicant
77 Tamarlane , Portland , ME 04103
Applicant's Mailing Address

Dingley Ct, Portland, Maine
Address of Proposed Site
143 A054001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 771-0926 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) Duplex

2160 sq ft. Proposed Building square Feet or # of Units
7490.4 sq. ft. Acreage of Site
R5 Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots _____
- Flood Hazard
- Shoreland
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 10/16/2001

Zoning Approval Status:

Reviewer Marge Schmuckal

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 10/31/2001 Approval Expiration 10/31/2002 Extension to _____
 Condition Compliance Marge Schmuckal 10/31/2001 Additional Sheets Attached
signature date

Performance Guarantee Required* Not Required

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

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

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

2001-0287

Application I. D. Number

10/16/2001

Application Date

Dingley Court

Project Name/Description

Michaud Joy E

Applicant

77 Tamarlane , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 771-0926

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Dingley Ct, Portland, Maine

Address of Proposed Site

143 A054001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Zoning

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garages
- 3 No Decks are shown on the submitted plans. No Decks are being allowed with this approval. Any decks shall require a separate permit and approvals.
- 4 No Daylight basement is being shown. No daylight basement is being allowed this this approval. Any change to your plans such as to add a daylight basement shall require a separate permit and approvals.

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

Insp Copy

2001-0287

Application I. D. Number

10/16/2001

Application Date

Dingley Court

Project Name/Description

Michaud Joy E

Applicant

77 Tamarlane, Portland, ME 04103

Applicant's Mailing Address

Dingley Ct, Portland, Maine

Address of Proposed Site

143 A054001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 771-0926

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) Duplex

2160 sq. ft.

Proposed Building square Feet or # of Units

7490.4 sq. ft.

Acreage of Site

R5

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 10/16/2001

Insp Approval Status:

Reviewer _____

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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



CITY OF PORTLAND

November 15, 2001

Joy Michaud, 2001
77 Tamarlane
Portland, ME 04103

RE: Dingley Court Duplex

CBL: 143-A-044-001

Dear: Ms. Michaud:

This letter is to confirm the revision to the approved plan of the duplex project located at Dingley Court. The approved revision includes the addition of bulkheads on either side of the duplex.. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments, with the following condition:

If you have any questions regarding the revision please contact Jay Reynolds at 874-8632.

Sincerely,

A handwritten signature in cursive script that reads "Alexander Jaegerman".

Alexander Jaegerman
Chief Planner

cc: Sarah Hopkins, Development Review Program Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lee Urban, Director of Economic Development
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File

(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 residential structure on an adjoining lot.

(Code 1968, § 602.14.G)

Sec. 14-338. When located within required open yard areas in residence zones.

(a) Where off-street parking for more than six (6) vehicles is required or provided on a lot in a residence zone and vehicles are to be or may be parked within the area otherwise required to be kept open and unoccupied for front, side and rear yards in the zone in which such parking is located, the following requirements shall be met:

- (1) A continuous curb guard, rectangular in cross-section, at

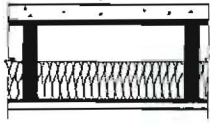
*called
10/30/01 Mike
I need
Revised
drawing
showing
PA-k
beyond the
20' req.
front yard*

revised 10/31/01

QUICK SELECTOR FOR FIRE AND SOUND RATED SYSTEMS

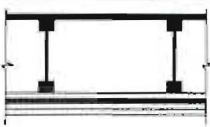
Veneer Plaster Floor/Ceiling-Wood Joists (cont'd) (CAD FILE NAME GOLDF.DWG OR GOLDF.DXF)

No.	Fire Rating	Ref.	Design No.	Description	STC	Test No.	IIC
4	1 hr.	FM	FC193-1 hr.	1/2" (12.7 mm) Fire-Shield G Kal-Kore attached to Resilient Furring Channels 24" o.c. (610 mm) with screws spaced 12" (305 mm) Elastzell concrete floor 1 1/2" (38.1 mm) thick 3 1/2" (88.9 mm) mineral wool or glass fiber insulation 2x10 (38 mm x 241 mm) wood joists 16" o.c. (406 mm).	58	OC-2MT	



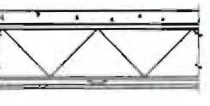
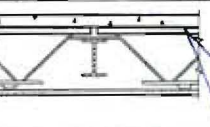
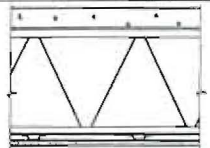
TRIPLE LAYER (floor truss)

5	2 hr.	UL	L538	5/8" (15.9 mm) Fire-Shield G Kal-Kore, base layer screw attached perpendicular to bottom chord of 9 1/2" (241.3 mm) deep "I" shaped wood joist spaced 19.2" (487.7 mm) o.c. Resilient furring channel or 7/8" (22.2 mm) deep furring channel spaced 16" o.c. screw attached through base layer into and at right angles to joist. 5/8" (15.9 mm) Fire-Shield G Kal-Kore, middle and face layers screw attached perpendicular to resilient furring channel or 7/8" (22.2 mm) deep furring channel. 5/8" (15.9 mm) T & G plywood floor sheathing.			
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Veneer Plaster Floor/Ceiling-Steel Framing (CAD FILE NAME GOLDF.DWG OR GOLDF.DXF)

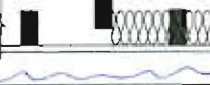
1	2 hr.	UL	G503	5/8" (15.9 mm) Fire-Shield Kal-Kore secured to furring channels spaced 12" o.c. (305 mm) with 1" (25.4 mm) screws 8" o.c. (203 mm). Concrete floor 2 1/2" (63.5 mm).	53	(Direct) Based on NGC 4075	21 Based on NGC 5121	67 Based on NGC 5122
2	2 hr.	UL	G514 (3 hr. beam)	1/2" (12.7 mm) Fire-Shield G Kal-Kore secured to furring channels spaced 24" o.c. (610 mm) overall and 12" o.c. (305 mm) at butt joints with screws 12" o.c. (305 mm). Concrete floor 2 1/2" (63.5 mm).	53	(Direct) NGC 4075	21 NGC 5121	67 NGC 5122
3	1 hr.	DSU	T-1936	5/8" (15.9 mm) Fire-Shield Kal-Kore secured to furring channels spaced 24" o.c. (610 mm) overall and 12" o.c. (305 mm) at butt joints attached to bar joists spaced 24" o.c. (610 mm). Concrete floor 2" (51 mm).	53	Based on NGC 4075	21 Based on NGC 5121	67 Based on NGC 5122



QUICK SELECTOR FOR FIRE AND SOUND RATED SYSTEMS

Gypsum Wallboard Partitions-Wood Framing (load-bearing) (CAD FILE NAME GOLDH.DWG OR GOLDH.DXF)

No.	Fire Rating	Ref.	Design No.	Description	STC	Test No.
SINGLE LAYER						
FIRE - SOUND						
1	45 min.	UL	U317	1/2" (12.7 mm) Fire-Shield G Gypsum Wallboard nailed both sides 2 x 4 (38 mm x 89 mm) studs, 16" o.c. (406 mm).	34	NGC 2161
2	1 hr.	UL GA	U305 WP 3605	5/8" (15.9 mm) Fire-Shield Gypsum Wallboard or 5/8" (15.9 mm) Fire-Shield MR Board nailed both sides 2 x 4 (38 mm x 89 mm) wood studs, 16" o.c. (406 mm).	35	NGC 2403
3	1 hr.	UL GA	U309 WP 3510	5/8" (15.9 mm) Fire-Shield Gypsum Wallboard or 5/8" (15.9 mm) Fire-Shield MR Board nailed both sides 2 x 4 (38 mm x 89 mm) studs, 24" o.c. (610 mm).	38	NGC 2404
4	1 hr.	UL	U340	5/8" (15.9 mm) Fire-Shield Wallboard nailed or screwed 7" o.c. (178 mm) to 2x4 (51 mm x 102 mm) wood studs 24" o.c. (610 mm) staggered 12" o.c. (305 mm). Single 6" (152 mm) plate. Sound rating with 3 1/2" (88.9 mm) glass fiber in cavity.	45	Based on NGC 2375



SINGLE LAYER (resilient)

5	1 hr.	UL	Based on U305	5/8" (15.9 mm) Fire-Shield Gypsum Wallboard, screw applied to Resilient Furring Channel, spaced 24" o.c. (610 mm) one side only on 2 x 4 (38 mm x 89 mm) studs spaced 16" o.c. (406 mm). Other side 5/8" (15.9 mm) Fire-Shield Gypsum Wallboard or 5/8" (15.9 mm) Fire-Shield MR Board nailed direct to studs.	43	NGC 2367
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This detail



0061104

BK 5793PG29T

WARRANTY DEED

Know All Men By These Presents That I, James J. Morrison

of P.O. Box 57, Scarborough,
County of Cumberland and State of Maine,

for consideration paid, grant to Joy E. Michaud

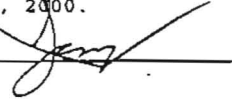
of 77 Tamarlane, Portland,
County of Cumberland and State of Maine

with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in
Portland County of Cumberland
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 17th day of
October, 2000.

Witness



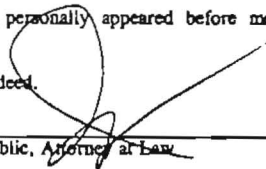

James J. Morrison

MAINE REAL ESTATE TAX PAID

State of Maine
County of Cumberland ss.

On this 17th day of October, 2000, personally appeared before me the
above named James J. Morrison

and acknowledged the foregoing to be his/her/their free act and deed.


Notary Public, Attorney at Law

Return to: Joy E. Michaud

JANET THOMPSON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 23, 2001

File No: 00030937

Exhibit A - Deed

A certain lot or parcel of land, with any buildings thereon, situated on Dingley Court in Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning at a point on Dingley Court at the southeast corner of land conveyed by Serhal Boulos to Daniel A. McNaughton by deed dated June 14, 1949 and recorded in the Cumberland County Registry of Deeds in Volume 1958, Page 478; thence westerly along the line of said McNaughton a distance of seventy-six (76) feet to a point; thence southerly and at right angles with Walton Street a distance of two hundred fifteen (215) feet to land now or formerly owned by John J. Morgan; thence easterly along the line of said Morgan land a distance of seventy-six (76) feet to Dingley Court, thence northerly at right angles with said Walton Street and along said Dingley Court a distance of two hundred fifteen (215) feet to the point of beginning.

EXCEPTING and RESERVING from parcel two the following described parcel conveyed in deed from Thomas L. Morrison and Veronica M. Morrison to Ronald E. Giroux and Donna M. Giroux dated July 8, 1968 and recorded in the Cumberland County Registry of Deeds in Volume 3048, Page 350, being more particularly described as follows:

Beginning on the westerly side of Dingley Court at the southeast corner of land conveyed by Serhal Boulos to Daniel A. McNaughton by deed dated June 14, 1949 and recorded in the Cumberland Registry of Deeds in Volume 1958, Page 478; thence westerly along the line of land of said McNaughton a distance of seventy-six (76) feet; thence southerly at right angles with Walton Street a distance of one hundred fifteen (115) feet to a stake; thence easterly, parallel with the line of said McNaughton land seventy-six (76) feet to Dingley Court; thence northerly along said Dingley Court one hundred fifteen (115) feet to the point of beginning.

ALSO EXCEPTING AN RESERVING, from parcel two the following portion of land as described in deed from Thomas L. Morrison and Veronica M. Morrison to the City of Portland, a body politic and corporate in the County of Cumberland, State of Maine, its successors and assigns, a certain lot or parcel which for more particular description reference may be had to deed dated July 12, 1989 and recorded in said Registry of Deeds in Volume 9111, Page 314.

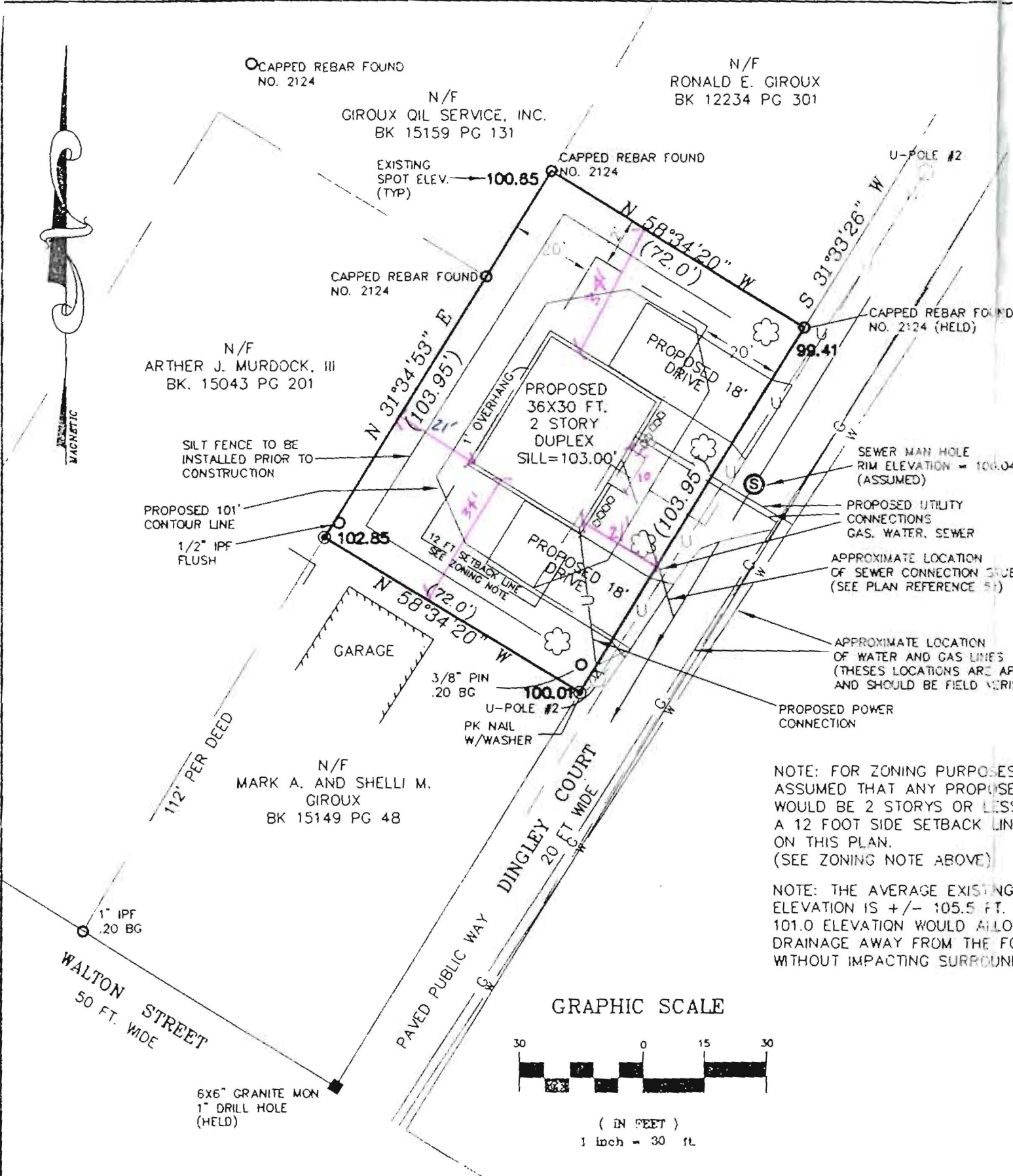
Meaning and intending to convey and hereby conveying a portion of the premises described in a deed from Thomas L. Morrison and Veronica M. Morrison dated January 27, 1992 to James J. Morrison and recorded in the Cumberland County Registry of Deeds in Book 9878, Page 78. Reference is hereby made to a Release Deed dated October 5, 2000 from Veronica M. Morrison to James J. Morrison to release life estate, recorded in the Cumberland County Registry of Deeds in Book 15768, Page 56. It is further noted that Thomas L. Morrison died July 24, 1995.

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 OCT 19 AM 10: 57

CUMBERLAND COUNTY

John B. O'Brien



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JOY E. MICHAUD AS DESCRIBED IN BK 15793 PG 291, SAID REFERENCE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. AREA OF PARCEL: 7490.4 SQUARE FT. OR 17 ACRES.
3. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN IN THE FIELD AT THE TIME OF THIS SURVEY.
4. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY BACK BAY BOUNDARY, INC. UTILIZING THE FOLLOWING EQUIPMENT:
 - a) SOKKISHA SET 4 ELECTRONIC DISTANCE METER, LEITZ SDR 24 FIELD BOOK
5. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a) PLAN OF PROPERTY MADE FOR JOHN DISANTO BY ROBERT P. TITCOMB, INC. DATED 3-21-80 (UNRECORDED).
 - b) PARKS AND PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION DINGLEY COURT EASEMENT PLAN PROJECT NO. 88600 30-60-42 DATED JANUARY 1990.
 - c) PARKS AND PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION DINGLEY COURT PLAN AND PROFILE STA. 0+00 TO 4+20 PROJECT NO. 88600 30-60-42 DATED JUNE 1988.
 - d) CITY OF PORTLAND ASSESSORS PLAN NO. 143 BLOCK A LOT 54.
6. ZONING: SURVEYED PARCEL IS LOCATED WITHIN THE R-5 RESIDENTIAL ZONE.

FRONT BUILDING SETBACK = 20 FT.
 REAR BUILDING SETBACK = 20 FT.
 SIDE BUILDING SETBACK = 1 STORY, 1-1/2 STORY = 8 FT.
 2 STORY = 12 FT.
 2-1/2 STORY = 14 FT.

LEGEND

- ⊙ Capped 5/8" Rebar To Be Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- Utility Pole
- Edge of traveled way
- 99.95 Spot Shot Elevation
- ⊞ Proposed Bush
- ⊕ Proposed Tree

NOTE: FOR ZONING PURPOSES IT IS ASSUMED THAT ANY PROPOSED BUILDING WOULD BE 2 STORIES OR LESS THEREFORE A 12 FOOT SIDE SETBACK LINE IS SHOWN ON THIS PLAN. (SEE ZONING NOTE ABOVE)

NOTE: THE AVERAGE EXISTING GROUND ELEVATION IS +/- 105.5 FT. A PROPOSED 101.0 ELEVATION WOULD ALLOW FOR APPROPRIATE DRAINAGE AWAY FROM THE FOUNDATION WITHOUT IMPACTING SURROUNDING LANDS.

SURVEYORS STATEMENT:

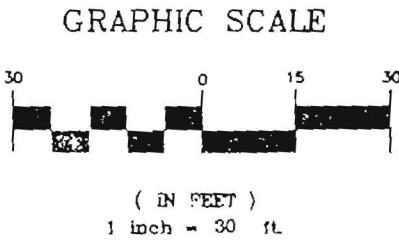
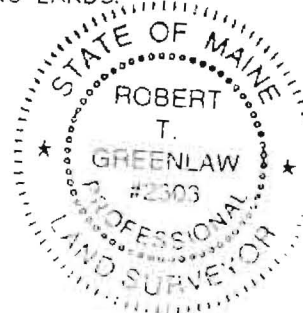
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw

DATE: 10-15-2001

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC



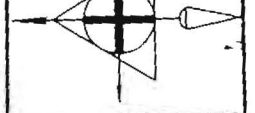
Revised: 10-13-01 Changes to proposed lot improvements

BOUNDARY SURVEY/SITE PLAN
AT DINGLEY COURT PORTLAND, MAINE

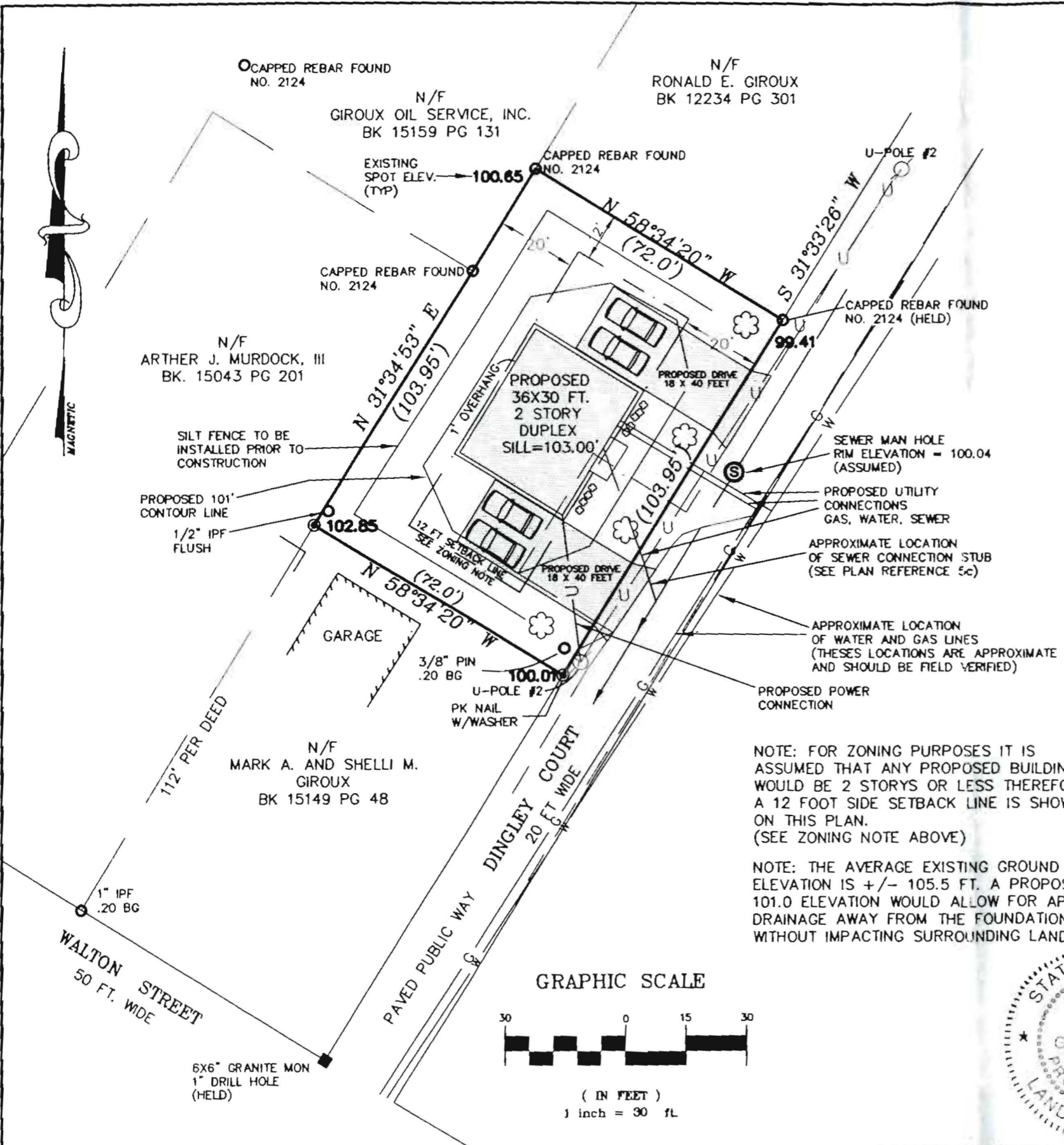
FOR: **MICHAEL MICHAUD**

DRAWN BY: SBB	CHECKED BY: RTG
SCALE: 1" = 30'	DATE: 10-5-2001
JOB NUMBER: 200167	SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010



DRAWER 2001 NO: 67



GENERAL NOTES:

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LEGEND

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- (50.00') Distance from reference plan or deed.
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- Overhead Utility
- Utility Pole
- Edge of traveled way
- Spot Shot Elevation
- Proposed Bush
- Proposed Tree

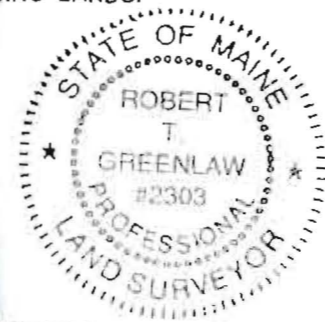
SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION

Robert T. Greenlaw
 ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 10-30-2001



Revised: 10-30-01 changes to proposed driveways.
 Revised: 10-13-01 Changes to proposed lot improvements.

BOUNDARY SURVEY/SITE PLAN
AT DINGLEY COURT PORTLAND, MAINE

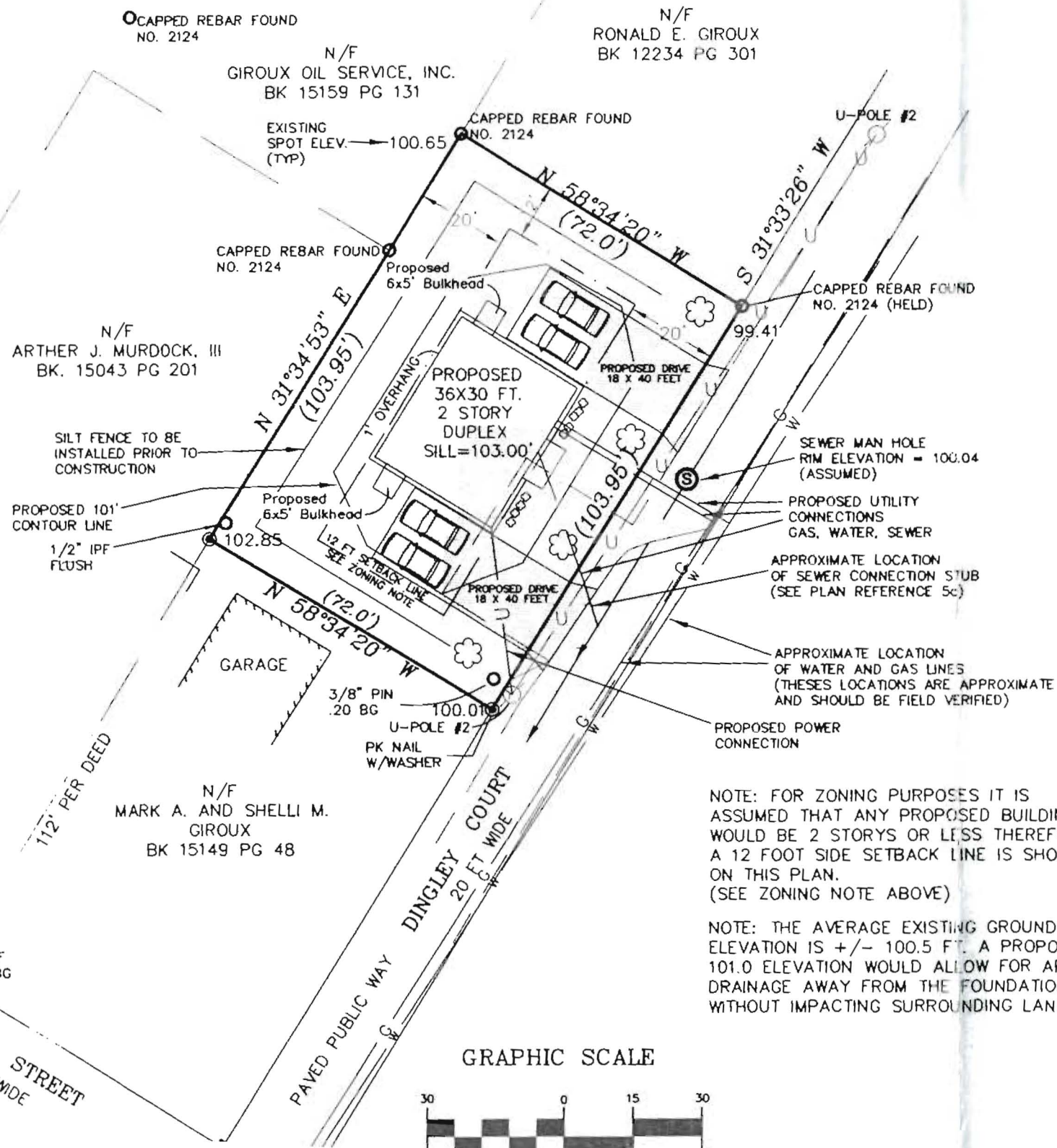
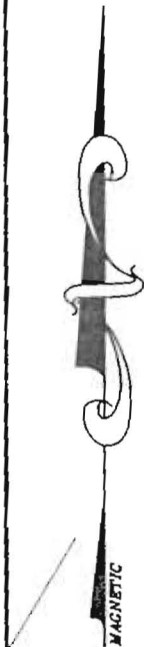
FOR: **MICHAEL MICHAUD**

DRAWN BY: SBB
 CHECKED BY: RTG
 SCALE: 1" = 30'
 DATE: 10-5-2001
 JOB NUMBER: 200167
 SHEET: OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

DRAWER: 2001NO: 67

Revised plan



GENERAL NOTES:

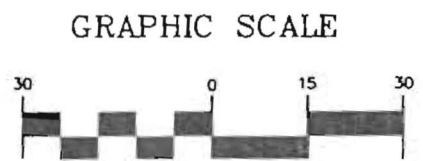
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NOTE: FOR ZONING PURPOSES IT IS ASSUMED THAT ANY PROPOSED BUILDING WOULD BE 2 STORIES OR LESS THEREFORE A 12 FOOT SIDE SETBACK LINE IS SHOWN ON THIS PLAN. (SEE ZONING NOTE ABOVE)

NOTE: THE AVERAGE EXISTING GROUND ELEVATION IS +/- 100.5 FT. A PROPOSED 101.0 ELEVATION WOULD ALLOW FOR APPROPRIATE DRAINAGE AWAY FROM THE FOUNDATION WITHOUT IMPACTING SURROUNDING LANDS.



SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

CITY OF PORTLAND
APPROVED SITE PLAN

CONDITIONS
DATE OF APPROVAL

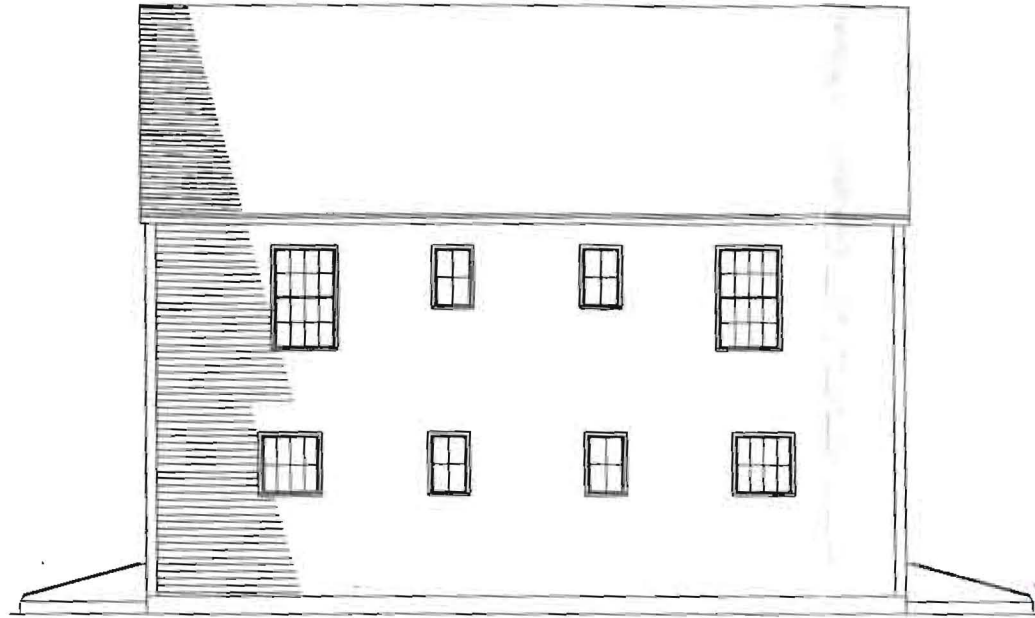
revised

Revised: 11-15-2001 Added Bulkheads.
 Revised: 10-30-01 changes to proposed driveways.
 Revised: 10-13-01 Changes to proposed lot improvements
BOUNDARY SURVEY/SITE PLAN
 AT DINGLEY COURT PORTLAND, MAINE
 FOR: **MICHAEL MICHAUD**

DRAWN BY: SBB
 CHECKED BY: RTG
 SCALE: 1" = 30'
 DATE: 10-5-2001
 JOB NUMBER: 200167
 SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



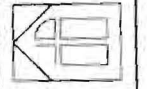
*No Daylight
Basement
Shown*

BY ACCEPTING THESE DRAWINGS, CLIENTS AGREE THAT THEY ARE FOR PRELIMINARY REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO CONSTRUCTION. THE CLIENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO CONSTRUCTION. HOUSE CALLS INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR DURING THE CONSTRUCTION OF THIS PROJECT.

SCALE 1/4" = 1'
DATE 10/01
DRAWN BY J. CALL
PROJECT 1 OF 2

MICHAUD DUPLEX
ELEVATIONS

HOUSE CALLS INC.
HOME PLANNING & DESIGN
151 ROOSEVELT TRAIL, WINDHAM, ME



WINDOW NOTES:
 ALL DOOR AND WINDOW SIZES, BRAND, STYLE AND EXACT LOCATIONS ARE TO BE DICTATED BY THE OWNER OR THE BUILDER.
 ANY DOOR OR WINDOW SIZES, STYLES OR LOCATIONS SHOWN ON PLAN ARE RECOMMENDATIONS ONLY.
 THE ACTUAL LOCATION OF THE KITCHEN WINDOW WILL BE DICTATED BY THE FINAL CABINET LAYOUT.
 RECOMMEND 1/2" ALUMINUM WINDOWS IN THE KITCHEN.
 ALL BEDROOMS ARE TO HAVE AT LEAST ONE BOURNE WINDOW.
 VERIFY ALL WINDOW AND DOOR LOCATIONS WITH BUILDER BEFORE CONSTRUCTION STARTS.

GEN. STRUCTURAL:
 ALL HEADERS ARE TO BE "BUILT-UP" 2X4, 2X6, OR 2X8 AS NEEDED.
 ALL PARTITION STUDS AND CORNER STUDS ARE TO BE INSULATED.

THE FINAL KITCHEN DESIGN IS TO BE DONE BY OTHERS.

VERIFY STAIR CODES WITH THE TOWN THIS IS BEING BUILT IN BEFORE CONSTRUCTION STARTS, TO ASSURE THAT THE STAIRS WILL WORK WITHOUT ALTERATIONS.

PLEASE GO OVER ALL MEASUREMENTS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE WHAT YOU WANT.

WINDOW SCHEDULE:

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A)		
(B)		
(C)		

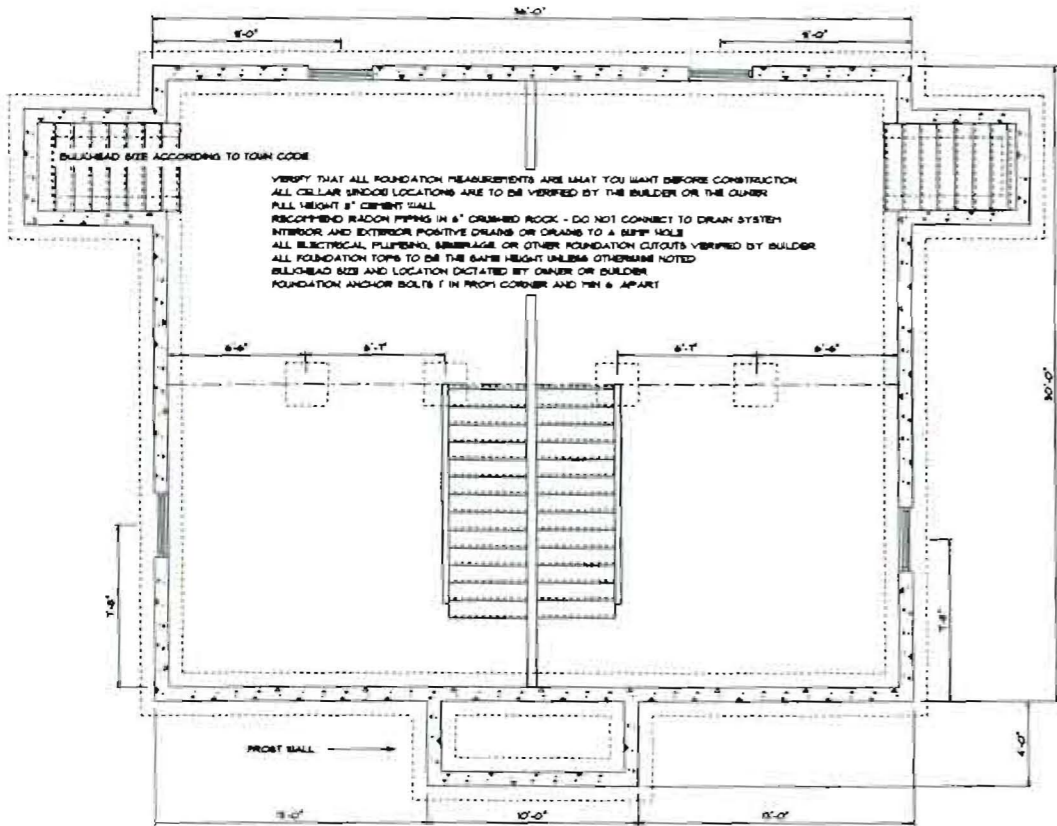
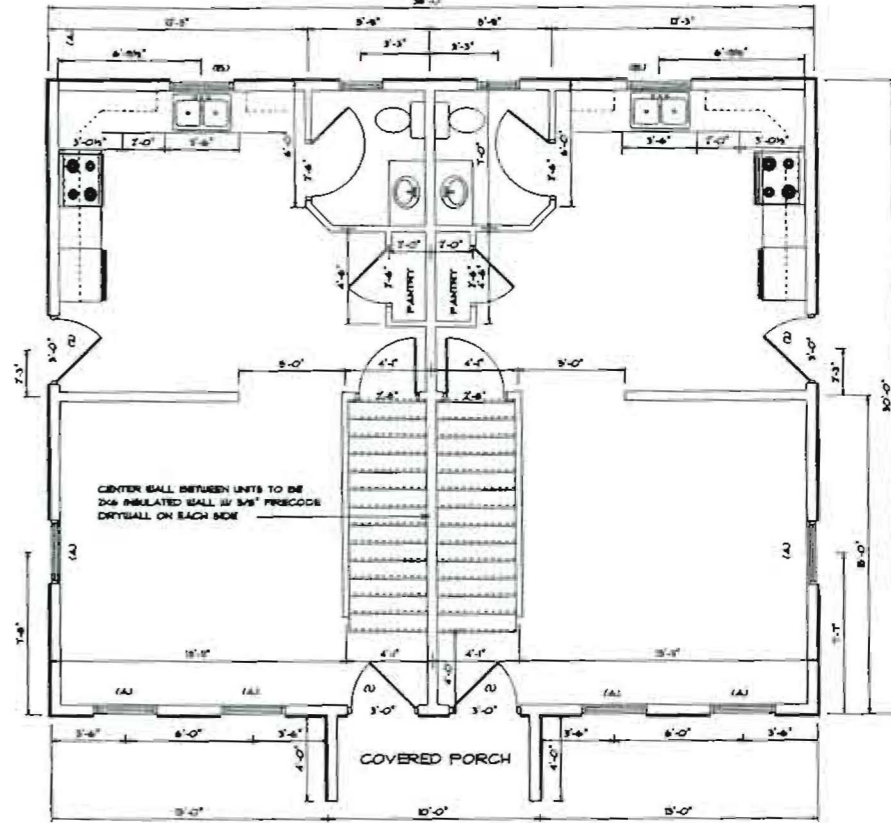
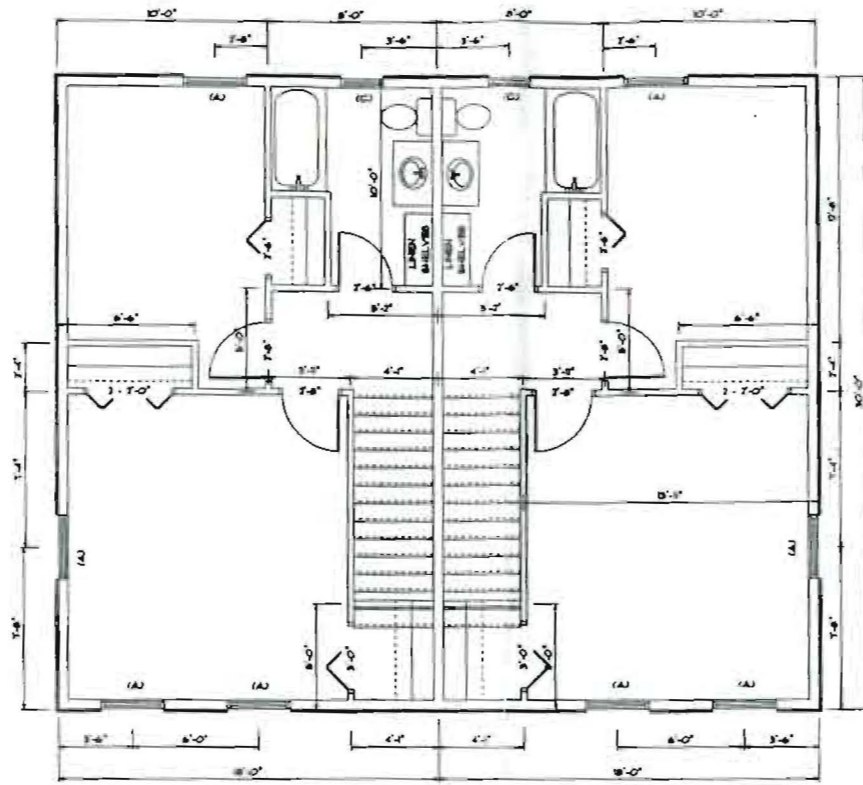
EXTERIOR DOOR SCHEDULE:

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(1)		
(2)		

INTERIOR DOOR SCHEDULE:

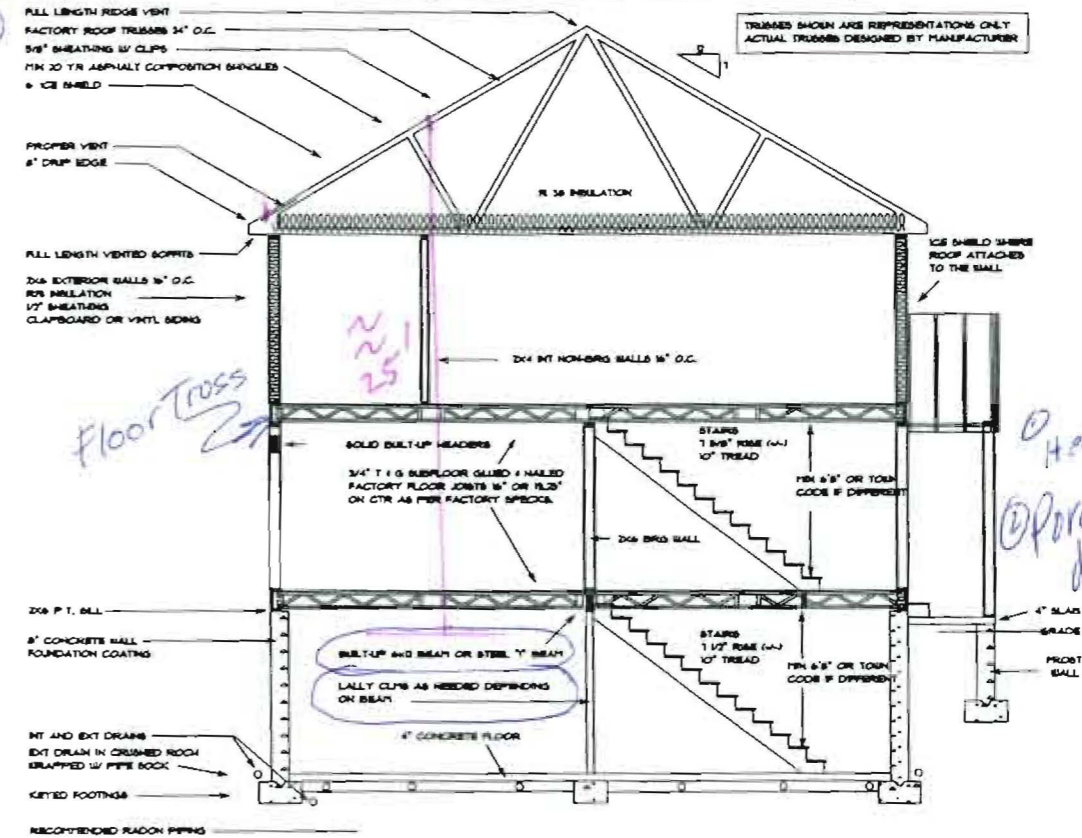
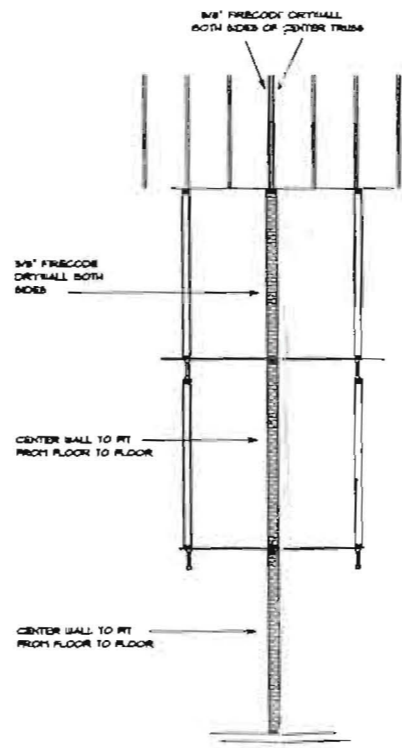
SIZE AND STYLE	ROUGH OPENING	QUANTITY
7'-6" BP		
7'-6" L		
7'-6" R		
7'-6" L		
7'-6" R		
5'-0" BP		
4'-0" BP		

OWNER IS TO GO OVER THESE PLANS COMPLETELY
 THERE WERE A LOT OF CHANGES AFTER THEY WERE COMPLETED
 PLEASE MAKE SURE NOTHING WAS MISSED IN THE CHANGES



VERIFY THAT ALL FOUNDATION MEASUREMENTS ARE WHAT YOU WANT BEFORE CONSTRUCTION
 ALL CELLAR WINDOW LOCATIONS ARE TO BE VERIFIED BY THE BUILDER OR THE OWNER
 FULL HEIGHT 8" CEMENT WALL
 RECOMMEND RADON PIPING IN 6" CRUSHED ROCK - DO NOT CONNECT TO DRAIN SYSTEM
 INTERIOR AND EXTERIOR POSITIVE DRAINS OR DRAINS TO A SUMP HOLE
 ALL ELECTRICAL, PLUMBING, SANITARIUM OR OTHER FOUNDATION CUTOUTS VERIFIED BY BUILDER
 ALL FOUNDATION TOPS TO BE THE SAME HEIGHT UNLESS OTHERWISE NOTED
 BELLOHEAD SIZE AND LOCATION DICTATED BY OWNER OR BUILDER
 FOUNDATION AND/OR BOLTS 7" IN FROM CORNER AND 18" APART

CENTER WALL SECTIONAL



Floor Truss

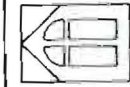
*Headers?
 @Pordy details*

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR FACTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECT OR ENGINEER. HOUSE CALLS INC. ACCEPTS NO LIABILITY FOR ANY DAMAGE TO THE HOME OR PERSONS OR PROPERTY OF ANY KIND. THE OWNER'S RESPONSIBILITY TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNER AND THE BUILDER SHALL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY ANY DIMENSIONS ARE FOUND. THE BUILDER SHALL GUARANTEE THAT BEFORE CONSTRUCTION STARTS.

SCALE: 1/4" = 1'
 DATE: 10/01
 DRAWN BY: J. CALL
 PWD: 2 OF 2

MICHAUD DUPLEX
 FLOOR PLANS, FOUNDATION & STRUCTURALS

HOUSE CALLS INC.
 HOME PLANNING & DESIGN
 151 ROOSEVELT TRAIL, WINDHAM, ME



DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT _____ DATE 12/15/01

RECEIVED FROM _____

ADDRESS _____

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Bussing		7040.00
	Dupli		
	CBL 143 A	054	
	Chk # 1071		
<input type="checkbox"/> CASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> OTHER		TOTAL	7040.00

RECEIVED BY _____

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Sanitation DATE 10/15/01
RECEIVED FROM William Kent
ADDRESS 100 Portland St

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	<u>Change of fee</u>		<u>30.00</u>
	<u>Check # 438</u>		
	<u>CB 036 # 001</u>		
<input type="checkbox"/> CASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> OTHER		TOTAL	<u>30.00</u>

RECEIVED BY [Signature]