

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

BU...ATION

PERMIT

Permit Number: 100955

SEP 14 2010

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Diversified Properties, Inc / Jim Wolf / Diversified Properties, Inc
has permission to Single Family- New 24' x 32' 3" room, 1/2 bath no storage single family home City of Portland
AT 250 HARVARD ST CB 153A A018001

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

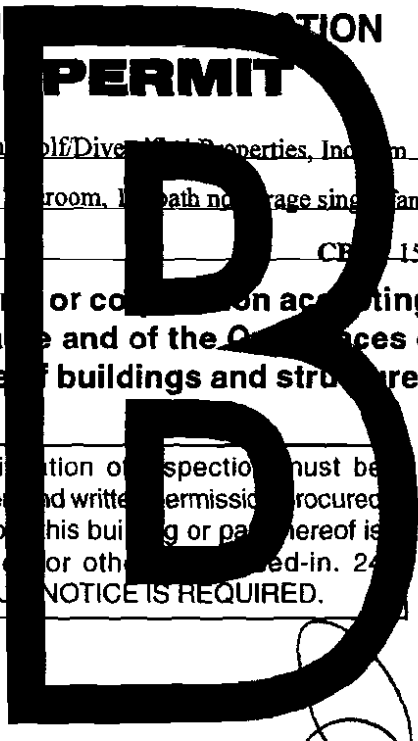
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOURS 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. _____
Animal Board _____



Handwritten signature/initials

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

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

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0955	Date Applied For: 08/05/2010	CBL: 153A A018001
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Location of Construction: 250 HARVARD ST	Owner Name: Diversified Properties, Inc /Jim Wol	Owner Address: P.O. Box 10127	Phone: 207-773-4988
Business Name:	Contractor Name: Diversified Properties, Inc /Jim Wol	Contractor Address: P.O. Box 10127 Portland	Phone: (207) 773-4988
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family- New 24' x 32' 3 bedroom, 1.5 bath no garage single family home	Proposed Project Description: Single Family- New 24' x 32' 3 bedroom, 1.5 bath no garage single family home
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/27/2010

Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Jeanine Bourke **Approval Date:** 09/14/2010

Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 4) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 08/31/2010

Note: **Ok to Issue:**

- 1) All utilities are to remain solely on the applicant's property unless easements from abutments are obtained.
- 2) The foundation drain will be directed to the middle of the remaining vacant property at the rear of the site, so as not to have an impact on neighboring properties.
- 3) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator 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. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 7) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.

Location of Construction: 250 HARVARD ST	Owner Name: Diversified Properties, Inc /Jim Wol	Owner Address: P.O. Box 10127	Phone: 207-773-4988
Business Name:	Contractor Name: Diversified Properties, Inc /Jim Wol	Contractor Address: P.O. Box 10127 Portland	Phone (207) 773-4988
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 8) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 9) 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.
- 10 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

8/19/2010-amachado: Left vcm for Jim Wolf. Need scalable siteplan. Siteplan should not show the deck on it.

8/27/2010-amachado: Received revised siteplan.

8/24/2010-amachado: Received scalable plans.

8/25/2010-amachado: Called Jim Wolf. The lot split that was created in 206 by Star Homes, LLC does not meet the R-3 zoning requirements. The rear setback for the existing house lot does not meet the required 25'. The left corner of the garage scales at 20' and the right corner scales at 23.5'. Jim said he would call the listing broker, Archie Giobbi.

8/25/2010-amachado: Met with Archie Giobbi at the counter. He had the original survey done by Daniel Dalfonso for the lot split which had a 13' x 21' garage and met the rear and side setback. Archie is going to talk to Bob Greenlaw.

8/31/2010-jmb: Received DRC approval via email

9/9/2010-jmb: Spoke to Archie G. Regarding the details noted on the plan review checklist, he will come into the office tomorrow to revise. Also asked for a revised cost of work estimate.

9/10/2010-jmb: Jim W. Called, I faxed him the plan review checklist and discussed cost of work. He stands by the figure and confirmed it covers the sub costs and finishes. He faxed back some details, but still not complete.

9/13/2010-jmb: Jim W. Faxed note that the revised plans would be dropped off, received

9/14/2010-jmb: Reviewed revisions, sent Jim W. Email as the u-factor is listed as 2.5. He replied to right in the maximum of .35, ok to issue.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0955	Issue Date:	CBL: 153A A018001
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Location of Construction: 250 HARVARD ST	Owner Name: Diversified Properties, Inc /Jim Wol	Owner Address: P.O. Box 10127	Phone: 207-773-4988
Business Name:	Contractor Name: Diversified Properties, Inc /Jim Wol	Contractor Address: P.O. Box 10127 Portland	Phone: 2077734988
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family- New 24' x 32' 3 bedroom, 1.5 bath no garage single family home	Permit Fee: \$995.00	Cost of Work: \$90,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 9/14/10	

Proposed Project Description: Single Family- New 24' x 32' 3 bedroom, 1.5 bath no garage single family home	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: ldobson	Date Applied For: 08/05/2010	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>J/W</i></p> <p><input type="checkbox"/> Wetland <i>J/W</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan 2010-0030</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>OK w/conditions</i> Date: 8/27/10 <i>ABN</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ABN</i></p> <p>Date:</p>
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PERMIT ISSUED

SEP 14 2010

City of Portland

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

7.5. 2010

Received from James Wolf

Location of Work 256 Howard St

Cost of Construction \$ _____

Building Fee: 200

Permit Fee \$ _____

Site Fee: 300

Certificate of Occupancy Fee: 0

Total: 500

Building (L) _____ Plumbing (S) _____ Electrical (E) _____ Site Plan (SP) _____

Other _____

CB: 153-AAB

Check #: CC

Total Collected 1295

No work is to be started until permit issued.
Please keep original receipt for your records.

Taken by: L. J. [Signature]

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

250 Harvard St.

CBL: 153A-A018

BP: 10-0955

9/9/10

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST	
Soil type/Presumptive Load Value (Table R401.4.1)			
Component	Submitted Description	Findings	Revisions Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10" x 16" @ 10" Thick 4' deep		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Asphalt Tar, pipe/drain Found notes	? fabric	OK 9/15/10 no fabric fabric <input checked="" type="checkbox"/>
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A		
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8" x 12" 3' O.C. @ corners		
Lally Column Type (Section R407)	3 1/2" Lally on 2' x 2' Footing 12" Thick		OK 9/13/10 added lallys <input checked="" type="checkbox"/>
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type	SPANS 7'10" max (7'4", 6'0") <u>shown</u> 3-2x10 w/ hangers 3-2x10 offset for stair beam	MAX span @ 24' = 5'9"	2 Floors <input checked="" type="checkbox"/>
Sill/Band Joist Type & Dimensions	2x6 PT, 2x10 Rim		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 @ 12" & 16" O.C. OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 @ 16" O.C.		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x6 16" O.C.		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	4:12 & 12:12	
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10 @ 16" OC 2x8 @ 16" OC or trusses	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4" T+G 2/16", 5/8"	
Fastener Schedule (Table R602.3(1) & (2))	code	
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)	N/A	
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	36x24 bedrooms	
Roof Covering (Chapter 9)	Asphalt shingles	
Safety Glazing (Section R308)	N/A - slider standard	
Attic Access (Section R807)	N/A Height	
Chimney Clearances/Fire Blocking (Chap. 10)	16" x 16" Chimney ok 2" draft top	
Header Schedule (Section 502.5(1) & (2))	8' = 4-2x10 Flush - 2nd FL 5' = 3-2x10 Flush	bearing pts don't line up spans OK 9/14/10 concentrated load
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	walls - (Floor. Detail #2 - R-19) ceiling 2 @ R-19 = R-38 windows	R-21 required walls & 2 floors basement Floor need u-Factor 9/14/10 OK R-21 walls/Floor

Type of Heating System	General Notes	
Means of Egress (Sec R311 & R312) Basement	yes bulkhead	
Number of Stairways	4	
Interior	2	
Exterior	2	
Treads and Risers (Section R311.5.3)	7 1/16 RISE 10" Tread 7 3/4 RISE "	
Width (Section R311.5.1)	3'	
Headroom (Section R311.5.2)	6'8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	34" w/ returns ? basement not continuous / shows ballustrade	OK 2/14/10 continuous (3)
Smoke Detectors (Section R313) Location and type/Interconnected	IN General Notes	
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	10' x 10' 3-2x10 Beams 2x10 @ 16" OC. @ 4'7" OK	

FAX



To: Jim Wolf

Fax Number: 773-6875

From: Jeanie Bourke

Fax Number: 874-8716

Date: 9/10/10

Regarding: Plan Review 250 Harvard

Total Number Of Pages Including Cover: 4

Phone Number For Follow-Up: 874-8715

Comments:

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

Post Office Box 10127
Portland, Maine 04104
207-773-4888
Fax 207-773-6875

**Diversified
Properties**

Fax

To: Jeanie Bourke **From:** Jim Wolf
Fax: 874-8716 **Pages:** 1
Phone: **Date:** 9/10/2010
Re: 250 Harvard **CC:**

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:**

Thought a fax might make this go smoother.

1. We place fabric around the foundation.
2. Can we change to use 2 by 12's instead of 2 by 10's - 6'-8 1/2"
3. I need to discuss with you *Bearing points*
4. We thought this came into effect in December. - R-21
5. I need to discuss - *continuous handrail*

Thank you

RECEIVED
SEP 10 2010
Dept. of Building Inspections
City of Portland Maine

Jeanie Bourke - RE: revised cape plan

From: "Jim Wolf" <jmw1@maine.rr.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 9/14/2010 11:11 AM
Subject: RE: revised cape plan

Can we hand write that in?

James M. Wolf
Diversified Properties, Inc.
Post Office Box 10127
Portland, Maine 04104
1-207-773-4988
1-207-773-6875 fax

This electronic transmission may be privileged and contain confidential information. It is not intended nor may it be received by any unauthorized persons. If you have received this transmission in error, please destroy without copying it and notify the sender by calling sender at 207-773-4988 or reply to sender of this email. Thank you.

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Tuesday, September 14, 2010 11:11 AM
To: Jim Wolf
Subject: Re: revised cape plan

Hi Jim,
The only error is the U-factor for the glazing, a maximum of .35 is required. He called out 2.5
Thanks

>>> "Jim Wolf" <jmw1@maine.rr.com> 9/14/2010 9:13 AM >>>
Jeanie

Attached is a pdf of the plan we submitted yesterday.

Jim

James M. Wolf
Diversified Properties, Inc.
Post Office Box 10127
Portland, Maine 04104
1-207-773-4988
1-207-773-6875 fax

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General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>250 Harvard Street</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>29,936</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>153A A 18</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Divers. Prod Properties</u> Address <u>P.O. Box 10127</u> City, State & Zip <u>Portland, ME 04107</u>	Telephone: <u>773-4988</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Star Homes LLC</u> Address <u>PO Box 2351</u> City, State & Zip <u>South Portland 04106</u>	Cost Of Work: \$ <u>90,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Vacant land</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single family home</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Construction of a 24x32 Cape home. Deck shown on site plan for future purposes. Not to be built</u>		
Contractor's name: <u>SAME AS Applicant</u>		<u>3 bedrooms 1.5 Bath</u>
Address: _____		<u>No charge</u>
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Lynda Porter</u>		Telephone: <u>773-4988</u>
Mailing address: <u>Box 10127 Portland 04107</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature] Date: 8-4-2010

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

RECEIVED

AUG - 5 2010

Dept. of Building Inspections
City of Portland Maine

Jeanie Bourke - 250 Harvard Street - Single Family Site Plan Review

From: Phillip DiPierro
To: Code Enforcement & Inspections
Date: 8/31/2010 2:36 PM
Subject: 250 Harvard Street - Single Family Site Plan Review

Hi all, this project #2010-0020 at 250 Harvard Street, meets minimum DRC site plan requirements for the issuance of the building permit. Please see UI for sign-off.

Thanks.

Phil

Ann Machado - RE: Harvard Street

From: "Jim Wolf" <jmw1@maine.rr.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: 8/19/2010 3:14 PM
Subject: RE: Harvard Street

Anne

We are having scalable plans printed and will plan on building the deck.

Jim

James M. Wolf
Diversified Properties, Inc.
Post Office Box 10127
Portland, Maine 04104
1-207-773-4988
1-207-773-6875 fax

This electronic transmission may be privileged and contain confidential information. It is not intended nor may it be received by any unauthorized persons. If you have received this transmission in error, please destroy without copying it and notify the sender by calling sender at 207-773-4988 or reply to sender of this email. Thank you.

From: Jim Wolf [mailto:jmw1@maine.rr.com]
Sent: Wednesday, August 18, 2010 4:05 PM
To: 'Ann Machado'
Subject: RE: Harvard Street

Thank you

James M. Wolf
Diversified Properties, Inc.
Post Office Box 10127
Portland, Maine 04104
1-207-773-4988
1-207-773-6875 fax

This electronic transmission may be privileged and contain confidential information. It is not intended nor may it be received by any unauthorized persons. If you have received this transmission in error, please destroy without copying it and notify the sender by calling sender at 207-773-4988 or reply to sender of this email. Thank you.

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Wednesday, August 18, 2010 11:59 AM
To: Jim Wolf
Subject: Re: Harvard Street

I have not had a a chance to look at it yet. Marge and I have both been on vacation and I'm trying to catch up. I should be able to look at it either this afternoon of tomorrow.

Ann

>>> "Jim Wolf" <jmw1@maine.rr.com> 8/18/2010 12:04 PM >>>

Hi Anne

Have you had a chance to look at our Harvard Street building permit? Thank you.

Jim

James M. Wolf
Diversified Properties, Inc.
Post Office Box 10127
Portland, Maine 04104
1-207-773-4988
1-207-773-6875 fax

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Applicant: Diversified Properties (Jim Wolf)

Date: 8/19/10

Address: 250 Harvard St

C-B-L: 153A-A-18
Permit # 10-095T

CHECK-LIST AGAINST ZONING ORDINANCE

* used site plan received 8/27/10

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build cape w/ full dormer on rear (24'x32') w/ deck

Sevage Disposal - City

Lot Street Frontage - 50' min. - 50' s. side (OK)

Front Yard - 25' min. - 26.9' s. side (OK)

Rear Yard - 25' min. - 147' scaled (OK)

Side Yard - 2 stories - 14' min. - 27' on right to deck - Scaled (OK)

Projections - 10x10 deck, 5.33x6 bulbhead, 47' on left (OK)

Width of Lot - 65' min. - 120' scaled (OK)

Height - 35' max. - 21.5 scaled (OK)

Lot Area - 6500 sq ft min. - 29,926 sq ft s. side (OK)

Lot Coverage Impervious Surface - 35% = 10,474.1 sq ft

32' x 24' = 768
10 x 10' = 100
5.33 x 6' = 31.98
5 x 6 = 30
6 x 2 = 12

= 29,926 - 9419.8 (OK)

Area per Family - 6500 sq ft - 29,926 sq ft s. side (OK)

Off-street Parking - 2 spaces required - 2 shown beyond 25' setback.

Loading Bays - N/A

Site Plan - minor/minor 2010-0020

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7-200X

* This permit ~~does not~~ includes a deck. (see email dated 8/19/10)

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:

Services

Applications

Doing Business

Maps

Tax Relief

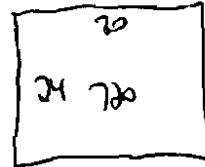
Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 153A A014001
Land Use Type SINGLE FAMILY
Property Location 256 HARVARD ST
Owner Information WASHBURN RACHEL L
 256 HARVARD ST
 PORTLAND ME 04103
Book and Page 26095/58
Legal Description 153A-A-14
 HARVARD ST 254-260
 11765 SF
Acres 0.27



Current Assessed Valuation:

TAX ACCT NO. 21922 **OWNER OF RECORD AS OF APRIL 2010**
 WASHBURN RACHEL L
LAND VALUE \$73,000.00 **256 HARVARD ST**
BUILDING VALUE \$88,700.00 **PORTLAND ME 04103**
NET TAXABLE - REAL ESTATE \$161,700.00
TAX AMOUNT \$2,897.66

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



Best viewed at 800x600, with Internet Explorer

Building Information:

Card 1 of 1
Year Built 1950
Style/Structure Type CAPE
Stories 1
Bedrooms 3
Full Baths 1
Total Rooms 6
Attic PART FINSH
Basement FULL
Square Feet 900
[View Sketch](#) [View Map](#) [View Picture](#)



Outbuildings/Yard Improvements:

Card 1
Year Built 1950
Structure GARAGE-WD/CB
Size 14X20
Units 1
Grade D
Condition P

Sales Information:

Sale Date	Type	Price	Book/Page
5/30/2008	LAND + BUILDING	\$0.00	26095/58
11/27/2007	LAND + BUILDING	\$0.00	25642/126
9/29/2006	LAND + BUILDING	\$209,900.00	24417/236
7/26/2005	LAND + BUILDING	\$250,000.00	22936/112
10/22/2004	LAND + BUILDING	\$0.00	21924/230



* have lot split from original lot 9/29/06.

Applicant:

Date: 8/19/10

Address: 256 Harvard St.

C-B-L: 153A-4-014

perm. # 10-0985.

CHECK-LIST AGAINST ZONING ORDINANCE

* revised site plan received 8/27

Date - built 1950

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - existing 1 1/2 story cape w/ 13' x 20' detached garage

Sevage Disposal -

Lot Street Frontage - 50' min - 87' scaled (OK)

Front Yard - N/A

Rear Yard - 25' min - 25' from rear left corner (OK)

Side Yard - 8' min left side - 5' clear @ sl. (OK)

Projections -

Width of Lot - 65' min - 97' (OK)

Height -

Lot Area - 6500 sq ft min - 11,765 sq ft dual (OK)

$$\begin{array}{r}
 24 \times 30 = 720 \\
 360 \quad 360 \\
 \hline
 720 \quad (OK)
 \end{array}
 \quad
 \begin{array}{r}
 5 \text{ range } (13 \times 20) \quad 13 \times 20 = \\
 \hline
 \quad \quad \quad (OK)
 \end{array}$$

Lot Coverage Impervious Surface - 35% = 4117.75 sq ft

Area per Family - 6500 sq ft (OK)

Off-street Parking - N/A

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -

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

2010-0020
Application I. D. Number
8/5/2010
Application Date

Marge Schmuckal

Diversified Properties Inc
Applicant

Po Box 10127 , Portland , ME 04104
Applicant's Mailing Address

Jlm Wolf
Consultant/Agent

Agent Ph: (207)773-4988 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Single Family Home
Project Name/Description

250 - 250 Harvard St , Portland, Maine
Address of Proposed Site

153A A018001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____
0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning
---	-----------------	---	--------

Check Review Required:

<input type="checkbox"/> Site Plan (major/minor)	<input type="checkbox"/> Zoning Conditional - PB	<input type="checkbox"/> Subdivision # of lots _____	<input type="checkbox"/> Design Review
<input type="checkbox"/> Amendment to Plan - Board Review	<input type="checkbox"/> Zoning Conditional - ZBA	<input type="checkbox"/> Shoreland	<input type="checkbox"/> DEP Local Certification
<input type="checkbox"/> Amendment to Plan - Staff Review		<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> After the Fact - Major		<input type="checkbox"/> Stormwater	<input type="checkbox"/> Flood Hazard
<input type="checkbox"/> After the Fact - Minor		<input type="checkbox"/> PAD Review	<input type="checkbox"/> Traffic Movement
		<input type="checkbox"/> 14-403 Streets Review	<input type="checkbox"/> Housing Replacement
			<input type="checkbox"/> Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 8/5/2010

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

Sept 29, 2006

153A-A-14

WARRANTY DEED 9-29-2006

STAR HOMES, LLC

a Maine Limited Liability Company with an office and place of business located at P.O. Box 2351, South Portland, ME 04106

for consideration paid, grants to

BERNARD R. MICHAUD AND DEBORAH J. MICHAUD

of 409D Royal Road, Pownal, ME 04069, as **joint tenants and not as tenants in common**, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, Star Homes, LLC has caused this instrument to be executed by Joseph A. Frustaci, its Executive Officer, thereunto duly authorized this 28th day of September, 2006.

Star Homes, LLC

Joseph A. Frustaci its Executive Officer

Witness

State of Maine
Cumberland, ss.

September 28, 2006

Personally appeared before me Joseph A. Frustaci, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Star Homes, LLC.

Before me,

Nicholas J. Morrill, Attorney-at-Law

H-MICHAUD.B

MAINE REAL ESTATE TAX PAID

Handwritten notes and signatures in the bottom right corner, including a checkmark and the number 74.

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

Beginning at an iron stake in the northwesterly sideline of Harvard Street, said stake being four hundred ninety-eight (498) feet, more or less, southwesterly from the intersection of said northwesterly sideline of Harvard Street with the southwesterly sideline of Washington Avenue; thence northwesterly at an included angle of 89° 21' with the said northwesterly sideline of Harvard Street, three hundred twenty-six and 27/100 (326.27) feet, more or less, to a stake; thence southwesterly at an included angle of 101° 42' one hundred twenty-two and 26/100 (122.26) feet, more or less, to a stake set in the ground; thence southeasterly at an included angle of 78° 58' three hundred fifty-one and 03/100 (351.03) feet, more or less, to a stake set in the ground in said northwesterly sideline of Harvard Street; thence northeasterly at an included angle of 89° 21' and along said sideline of said Harvard Street one hundred twenty (120) feet, more or less, to the point of beginning.

Being the same premises conveyed to Blanche S. Litwinowich and Z. John Litwinowich by deed of Blanche S. Litwinowich dated March 13, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4392, Page 103.

Reference is also made to a deed of Z. John Litwinowich, et al, and John D. Grady, et al, dated February 2, 1980 and recorded in Book 4562, Pages 36 and 37, the purpose of said deeds to establish the line between the properties of said Litwinowich and Grady.

For title of grantor reference is hereby made to a deed from Blanche S. Litwinowich to Z. John Litwinowich dated October 6, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21924, Page 230.

H-STAR.HS

Received
Recorded Register of Deeds
Jul 26 2005 11:12:51A
Cumberland County
John B O'Brien

After Recording Return to:
Hopkinson, Abbondanza & Backer
511 Congress Street, Ste. 801
Portland, Maine 04101
(207) 772-5845

PURCHASE AND SALE AGREEMENT - LAND ONLY

Offer Date July 27, 2010

Effective Date Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between Diversified Properties ("Buyer") and Star Homes, Inc ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (X) all part of; If "part of" see para. 22 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 250 Harvard St. and described in deed(s) recorded at said County's Registry of Deeds Book(s) 22936, Page(s) 112

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ [redacted] Buyer [] has delivered; or [] will deliver to the Agency within 2 days of the Offer Date, a deposit of earnest money in the amount \$ 500.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ 0 will be delivered. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

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

4. EARNEST MONEY/ACCEPTANCE: Greater Portland Realty ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until July 29, 2010 (date) 5 AM [] PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

5. 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 Addendum (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a Warranty Title 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.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. 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.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) n/a. 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.

September 2009 Page 1 of 4 - P&S-LD Buyer(s) Initials [Signature] Seller(s) Initials [Signature]

Archie Giobbi Real Estate 1184 Washington Avenue Portland, ME 4103 Phone: (207)232-5343 Fax: Archie Giobbi

Diversified

Printed with 7inForm by vird only 1/17/10 FileNo MEs Real Estate MEs/CAE @ 1/10 www.virdonly.com

RECEIVED AUG - 5 2010 Dept. of Building Inspections City of Portland

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
2. SOILS TEST Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
3. SEPTIC SYSTEM DESIGN Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
4. LOCAL PERMITS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
5. HAZARDOUS WASTE REPORTS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
6. UTILITIES Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
7. WATER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
8. SUB-DIVISION APPROVAL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
9. DEP/LURC APPROVALS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
10. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
11. HABITAT REVIEW/WATERFOWL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
12. MDOT DRIVEWAY/ENTRANCE PERMIT Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
13. DEED RESTRICTION Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
14. TAX EXEMPT STATUS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
15. OTHER Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30	buyer	buyer

Further specifications regarding any of the above: See Addendum

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any investigation 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 investigation 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 investigation 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.

11. FINANCING: This Agreement is is not subject to Financing. If subject to Financing:
- This Agreement is subject to Buyer obtaining a _____ loan of _____ % of the purchase price, at an interest rate not to exceed _____ % and amortized over a period of _____ years.
 - 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.
 - Buyer to provide Seller with loan commitment letter from lender 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 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.
 - Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
 - After (b) or (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 financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of notice from the lender shall be a default under this Agreement.
 - Buyer agrees to pay no more than _____ points. Seller agrees to pay up to \$ _____ toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
 - Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Yes No.
 - 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 this paragraph shall be void.

12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

_____ archie giobbi of _____ Greater Portland Realty is a Seller Agent Buyer Agent
 _____ Licensee _____ Agency Disc Dual Agent Transaction Broker

_____ of _____ 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.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form.
14. MEDIATION: Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. 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.
15. 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.
16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.
17. 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.
18. 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.
19. ADDENDA: Yes Explain: See attached No
20. EFFECTIVE DATE/NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing. This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any State/Federal holidays (including but not limited to Patriots Day, Columbus Day, Martin Luther King Holiday, etc.) Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators 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 entire closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

22. OTHER CONDITIONS:

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 Revenue Services.

Buyer and Seller acknowledge that Maine law says the owner of property as of April 1st is legally responsible to pay the property taxes even if the property is later sold and any tax lien filed for non-payment will be in the name of the owner as of April 1st which could have a negative effect on their credit rating.

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 PO Box 10127, Portland, ME 04107

[Signature] _____ DATE _____ BUYER _____ DATE _____
Diversified Properties

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 _____

[Signature] _____ DATE 7/27/11 _____ SELLER _____ DATE _____
SELLER Star Homes, Inc COUNTER-OFFER

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

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

SELLER _____ DATE _____ SELLER _____ DATE _____

The Buyer hereby accepts the counter offer set forth above.

BUYER _____ DATE _____ BUYER _____ DATE _____

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

BUYER _____ DATE _____ SELLER _____ DATE _____

BUYER _____ DATE _____ SELLER _____ DATE _____

Addendum 1 to Agreement

Addendum to contract dated July 28th, 2010

between Star Homes, Inc (hereinafter "Seller")

and Diversified Properties (hereinafter "Buyer")

property 250 Harvard St., Portland,

Contingencies

Due Diligence:

1. Buyer to complete Due Diligence by ^{Aug 5} July 30, 2010 and have satisfactory results.

2. Buyer must receive a Building permit on subject lot for a single family home. Buyer requires 30 calendar days to complete. *If buyer has pursued permit dilige and has not received permit an extension shall be granted.*


3. Buyer will close within 3 days of receiving Building permit.

4. This property is not subject to a 5 year street opening moratorium.

5. Ocean Park Land Surveying LLC shall provide a suitable site plan to obtain a building permit for a 24x32 Cape Lane. Cost of 400 to be paid by buyer.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.


Buyer 7/28/10
Diversified Properties Date


Seller 7-27-10
Star Homes, Inc Date

Buyer Date

Seller Date

Post Office Box 10127
Portland, Maine 04104
207-773-4988
Fax 207-773-8875

**Diversified
Properties**

MEMO

To: Jeanie Bourke From: Jim Wolf

Fax: 874-8716 Pages:

Phone: Date: 9/13/10

Re: Harvard Street Plan CC:

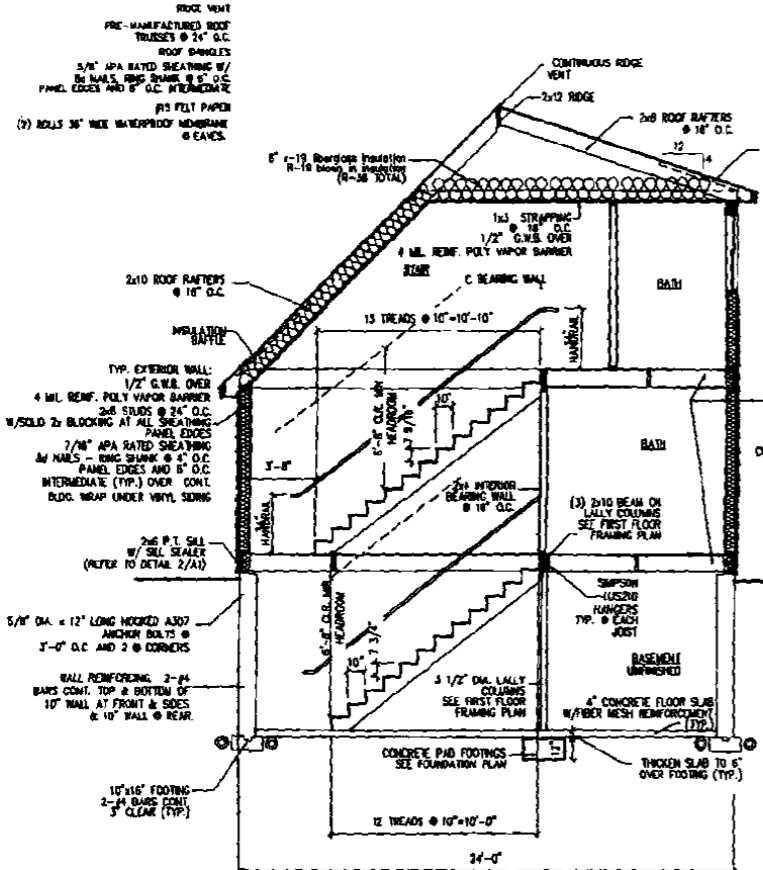
Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:** Hopefully Trax has delivered the revised plan to you. If you have any further questions or concerns please give me a call. If everything is ok please advise when building Permit will be available.

Thank you

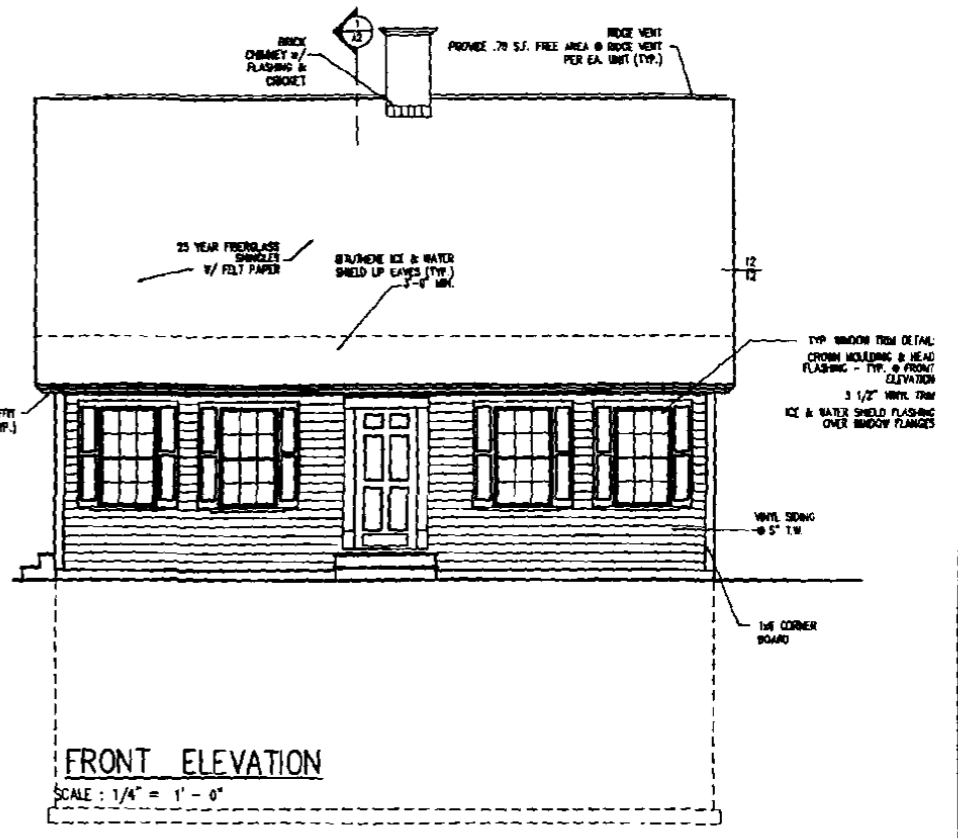
RECEIVED
SEP 13 2010
Dept. of Building Inspections
City of Portland Maine

TYPICAL ROOF CONSTRUCTION



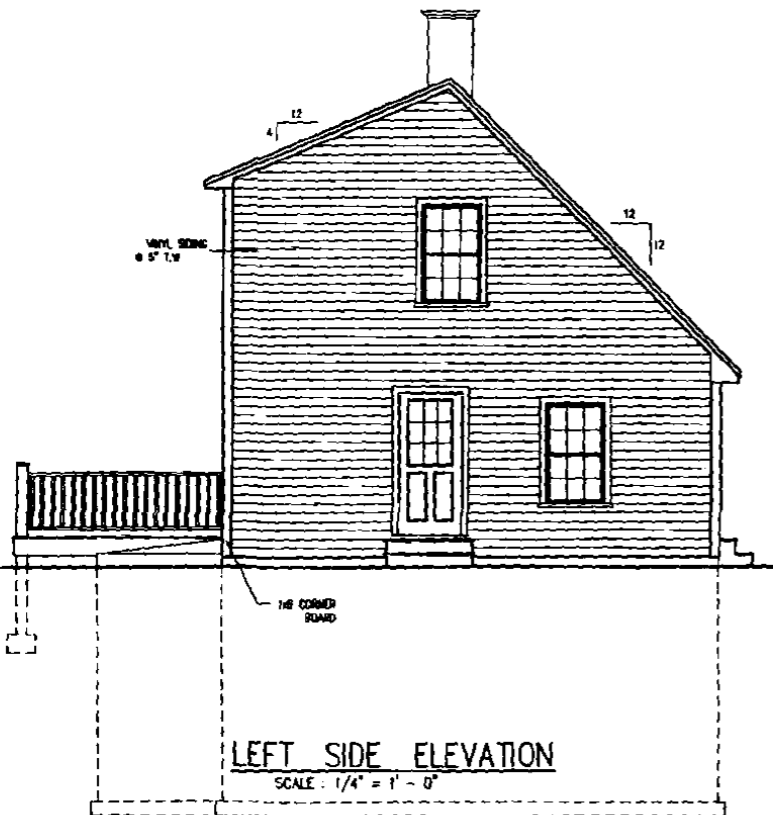
ROUGH OPENING	HEADER SIZE
0 - 5'-0"	(3) - 2x4
5'-0" - 6'-0"	(3) - 2x4
6'-0" - 7'-0"	(3) - 2x10
7'-0" - 8'-0"	(3) - 2x12

NOTE: PROVIDE JAMBS BOTH SIDES AS FOLLOWS:
 2x4 JACK PLUS 2x6 KING UP TO 7'-0" ROUGH OPENING
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING

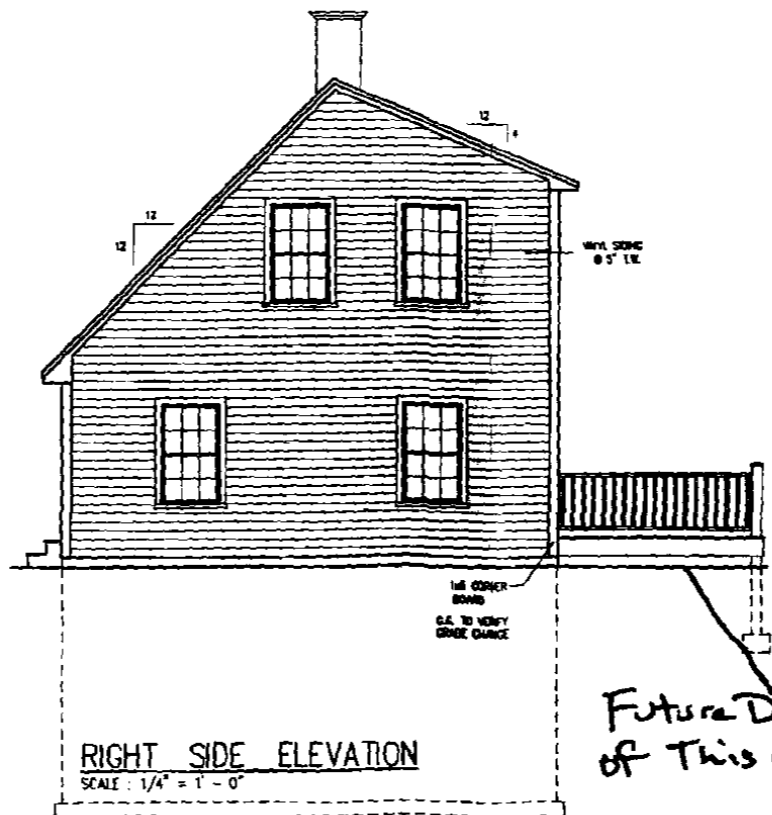


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

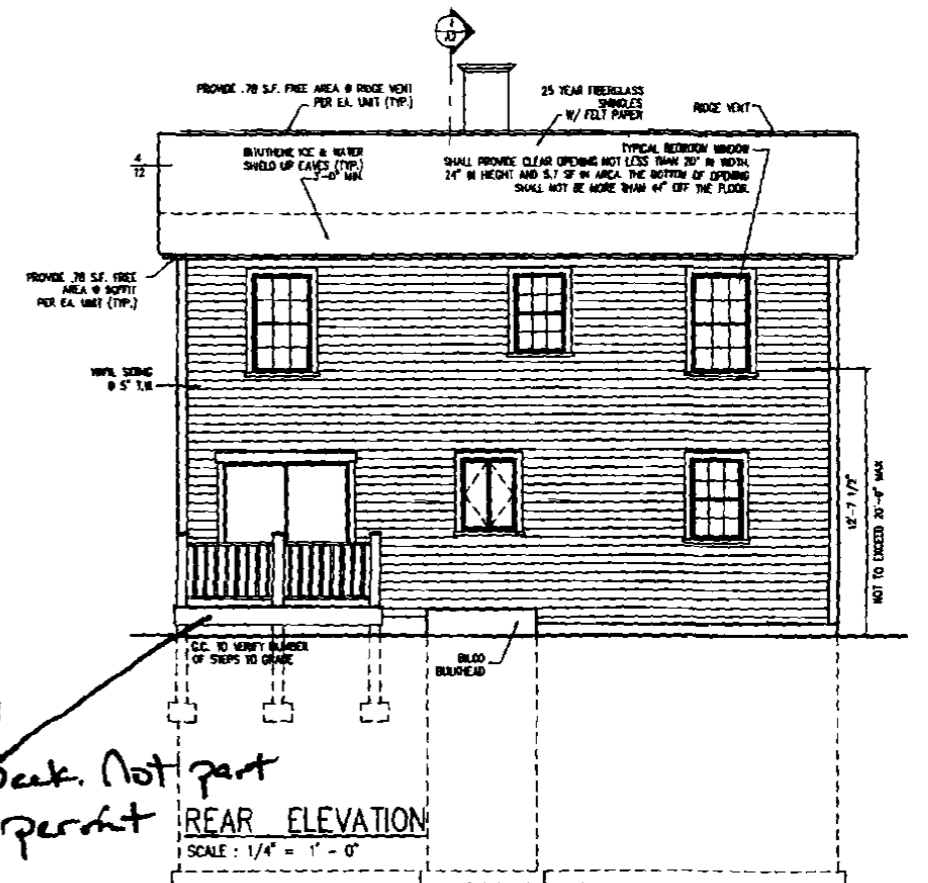
SECTION THRU HOUSE
 SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

Future Deck. Not part of this permit

24x32 CAPE
 ELEVATIONS / SECTION
 DATE: 05/31/07

A2

GENERAL NOTES:

- All work shall be in accordance with IRC (Basic Building Code), NFPA-70 (National Electric Code), State Plumbing Code, ASHRAE, U.L., NFPA Codes, American with Disabilities Act (ADA) and all local, State and Federal requirements.
- All applicable Federal, State and local regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health act.
- All required City and State permits must be obtained before any construction begins.
- It is the contractor's sole responsibility to determine erection procedures and sequence to insure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, gus or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
- All tie ratings indicated shall be continuous to underside of the retail unit, or underside of roof deck. Seal all openings & mechanical penetrations with approved sealing material.
- Building shall have approved smoke detectors in accordance with NFPA-101 Life Safety Code. Smoke detectors shall initiate alarm that is audible in the sleeping rooms of each unit.
- Portable fire extinguishers shall be provided in all hazardous areas in accordance to NFPA-101. Local authority having jurisdiction needs to provide written requirements.
- Decorative must maintain a 42" ground level and shall be kept free and clear of ice and snow at all times to assure the structural means of egress.
- MS. HVC Installation to be in accordance with ASHRAE, NFPA-80A, OR NFPA-80B and all Federal, local and State codes. Ventilation or local equipment shall be in accordance with NFPA-91, NFPA-211, NFPA-31, NFPA-54 and NFPA-70 as applicable.

FOUNDATION NOTES:

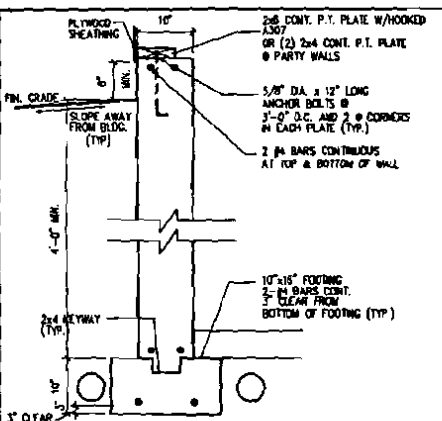
- PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
- FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM 2" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED W/CCA TO 0.40/CF RETENTION PER APA.
- ALL CONCRETE SURFACES SHALL HAVE A SKEED, TROWEL & LIGHT BROOM FINISH.
- SET BOTTOM OF FOOTINGS MIN. 4"-0" BELOW GRADE.
- SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- RADIANT HEAT IN SLAB.
- FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE W/ FIBER MESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 12' MAX SPACING (22585).
- ALL CONCRETE SHALL BE 3000 PSI (F_c) STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%.
- ALL OTHER MATERIALS SHALL BE PRC-APPROVED.
- WATERPROOFING / DAMP PROOFING ASPHALT TAP.

FRAMING NOTES:

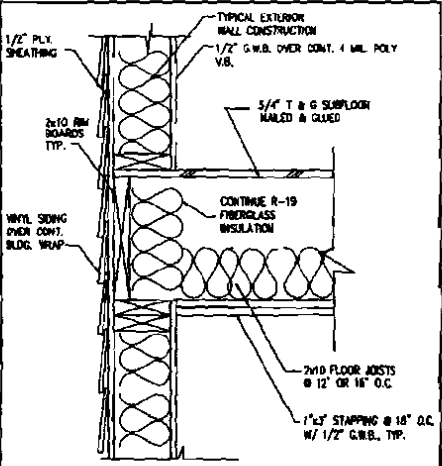
- ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" G.W.B. AND IMPER BARRIER @ INSIDE FACE OF WALL, 6" BATT INSULATION (R-19), AND 7/16" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.W.B. EACH SIDE.
- INSTALL BLOCCING BEHIND ALL SURFACE APPLIED FIXTURES, WIRE, AND SWELMS WHEN MOUNTED ON WALLS.
- THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-1" - 4'-0"	(3) - 2x8
4'-1" - 5'-0"	(3) - 2x10
5'-1" - 7'-0"	(3) - 2x12

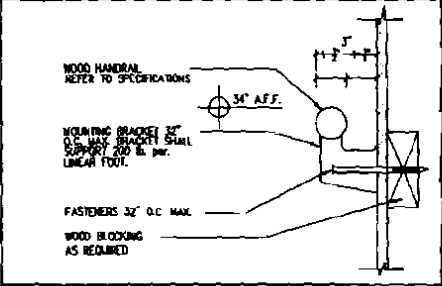
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 (1) 2x6 JAMBS PLUS 2x8 END UP TO 4'-0" ROUGH OPENING
 (2) 2x6 JAMBS PLUS (2) 2x8 ENDS UP TO 7'-0" ROUGH OPENING



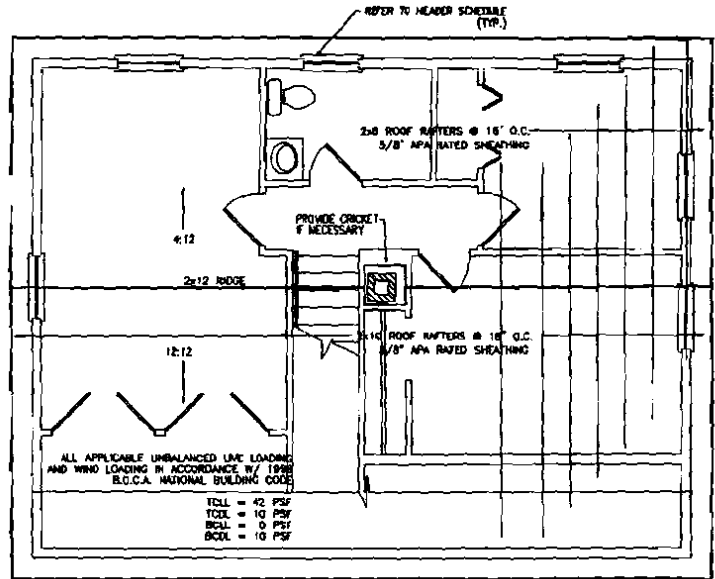
1 TYPICAL FOUNDATION WALL SCALE: 1/4" = 1'-0"



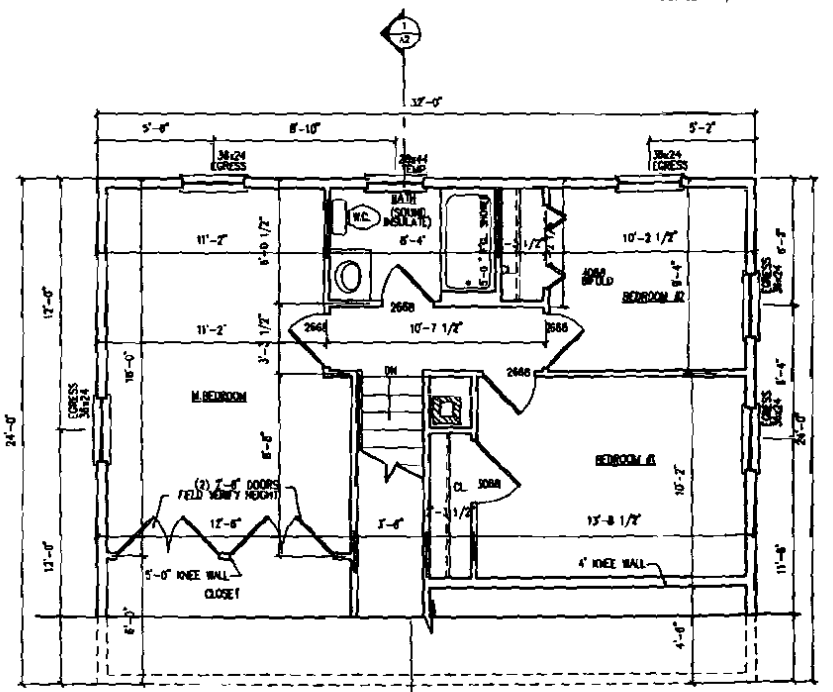
2 FLOOR FRAMING DETAIL SCALE: 1/2" = 1'-0"



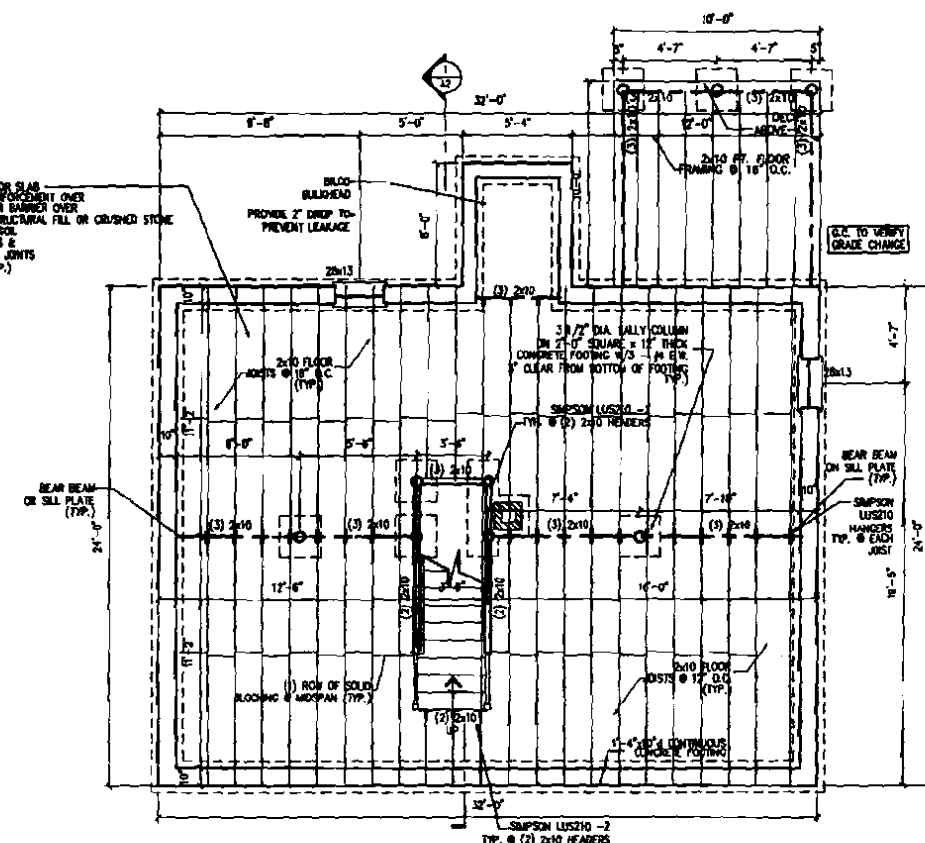
HANDRAIL DETAIL



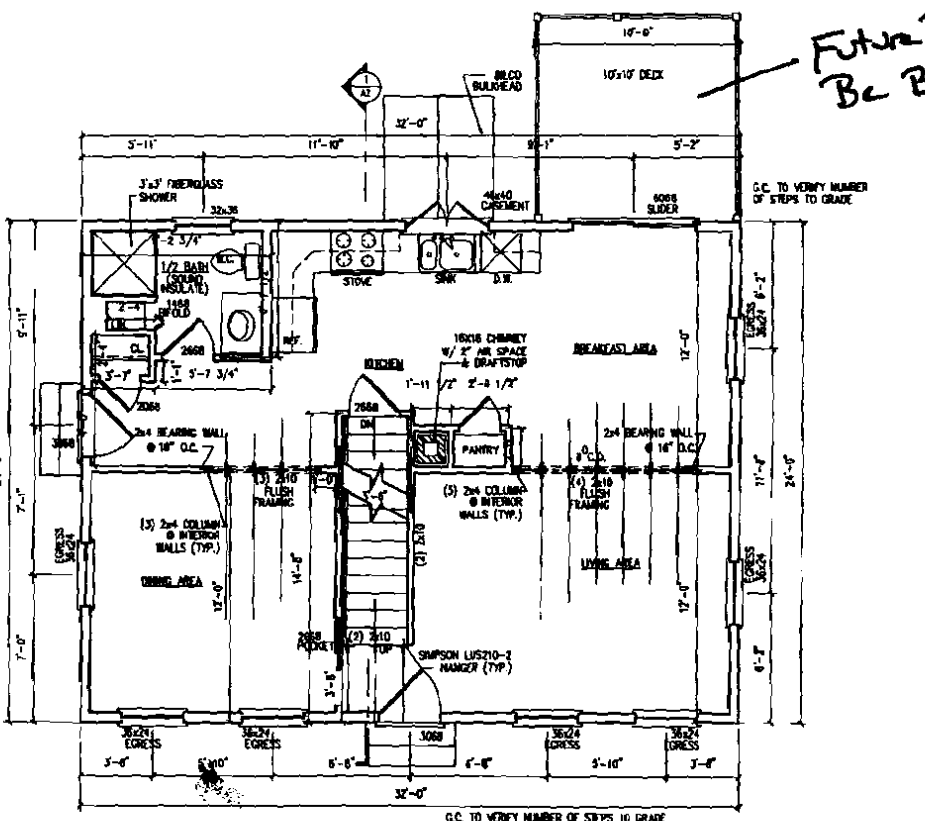
ROOF FRAMING PLAN SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



FOUNDATION / FIRST FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0"



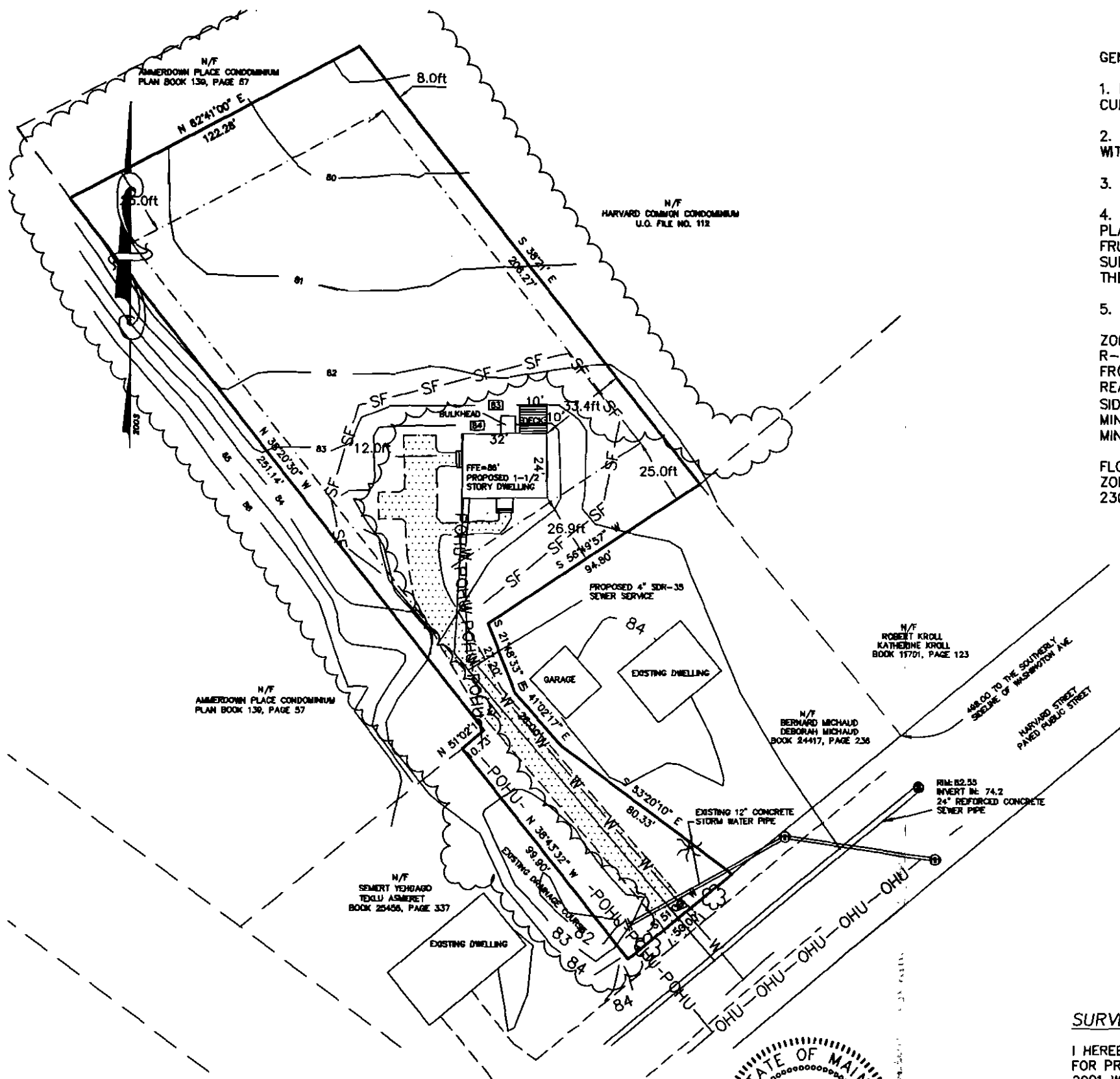
FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

Future Deck. Not to be Built w/ this permit

24x32 CAPE

DRAWINGS THIS SHEET
 FOUNDATION & ROOF PLAN
 FIRST FLOOR PLAN /
 SECOND FLOOR PLAN
 NOTES / DETAILS

A1



GENERAL NOTES:

1. RECOD OWNER OF PARCEL: STAR HOMES LLC AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 22936, PAGE 112.
2. BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN WITH A HAND HELD COMPASS ON THIS SITE DURING 1983.
3. AREA OF ORIGINAL PARCEL: 29926 SQUARE FEET.
4. REFERENCE IS MADE TO THE FOLLOWING PLAN: PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR JOSEPH FRUSTACI DATED 09-22-2006 BY DANIEL J. DALFONSO, LLC LAND SURVEYOR 87A OCEAN STREET SOUTH PORTLAND, MAINE UNRECORDED AT THE TIME OF THIS SURVEY.
5. NO EASEMENTS WERE DISCOVERED AS PART OF THIS SURVEY.

ZONING:

- R-3
- FRONT YARD: 25 FEET
- REAR YARD: 25 FEET
- SIDE YARD: 8 FEET UP TO 1-1/2 STORIES
- MINIMUM FRONTAGE: 50 FEET
- MINIMUM LOT WIDTH: 65 FEET

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE PARCEL FALLS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP FOR COMMUNITY NUMBER 230051 PANEL 7C AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- OHU— Overhead Utility
- Utility Pole
- Edge of traveled way
- Set Back Line
- 82 — Contour Line
- 82 — Contour Line Proposed
- SF — Silt Fence
- w — Water Line Proposed
- ☼ Street Tree New or Retained in excess of 2 1/2 inches in Diameter.
- POHU — Proposed Overhead Utility.

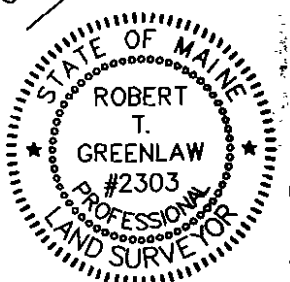
SURVEYORS STATEMENT:

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
- c) NO NEW CORNERS

ROBERT T. GREENLAW P.L.S.

DATE: 08-02-2010



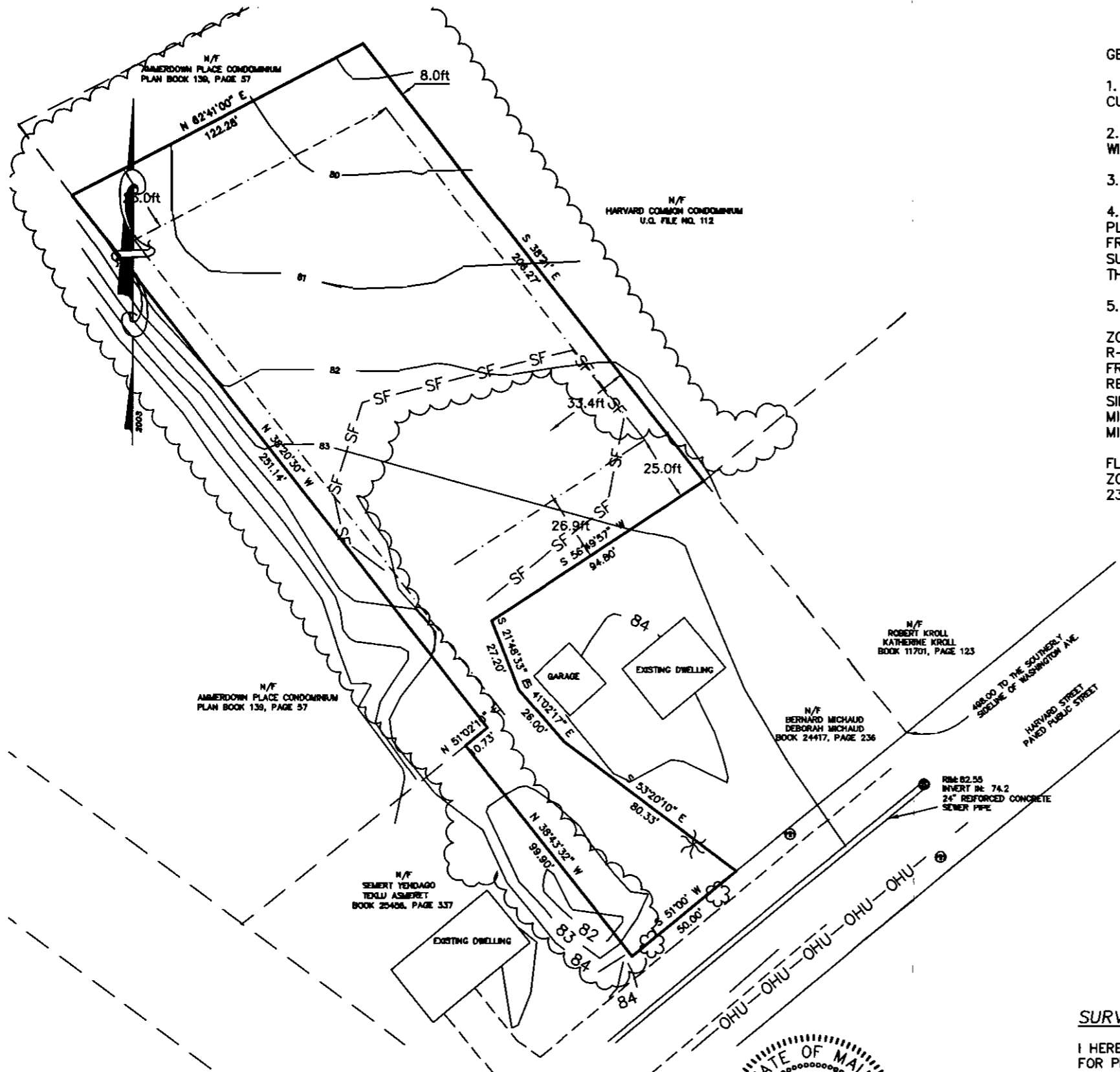
OCEAN PARK
LAND SURVEYING LLC
134 PORTLAND AVE.
OLD ORCHARD BEACH ME 04064
207-748-9471

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DIVERSIFIED PROPERTIES
220 HARRIS AVENUE
PORTLAND, MAINE
PROPOSED SITE PLAN

JOB:
2010harvard

CHECK DATE:
PRINT 04/14/10



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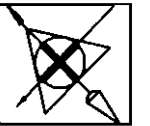
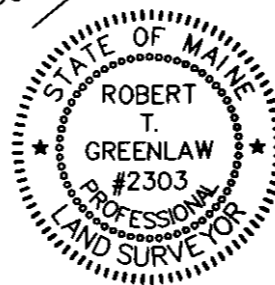
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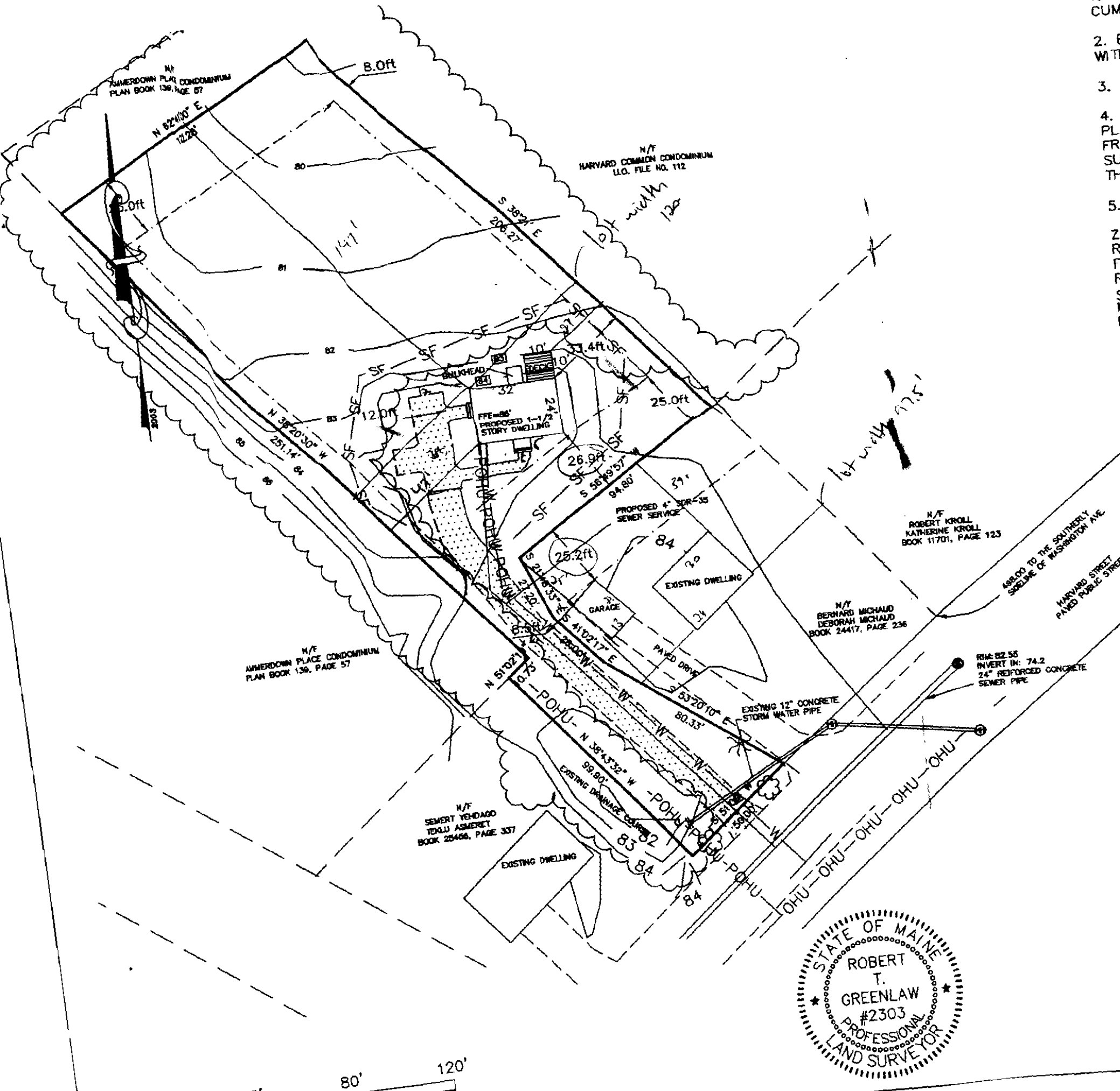
OCEAN PARK
LAND SURVEYORS LLC
134 PORTLAND AVE.
OLD ORCHARD BEACH ME 04064
207-748-9471



DIVERSIFIED PROPERTIES
 220 HARVARD STREET
 PORTLAND, MAINE
 EXISTING SITE PLAN

JOB:
2010harvard

ISSUE DATE
PRINT 04/14/10



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AUG 27 2010

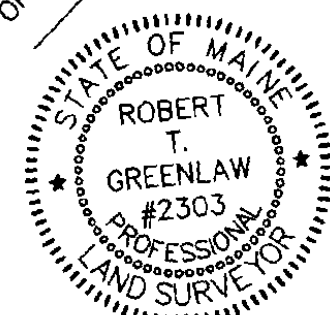
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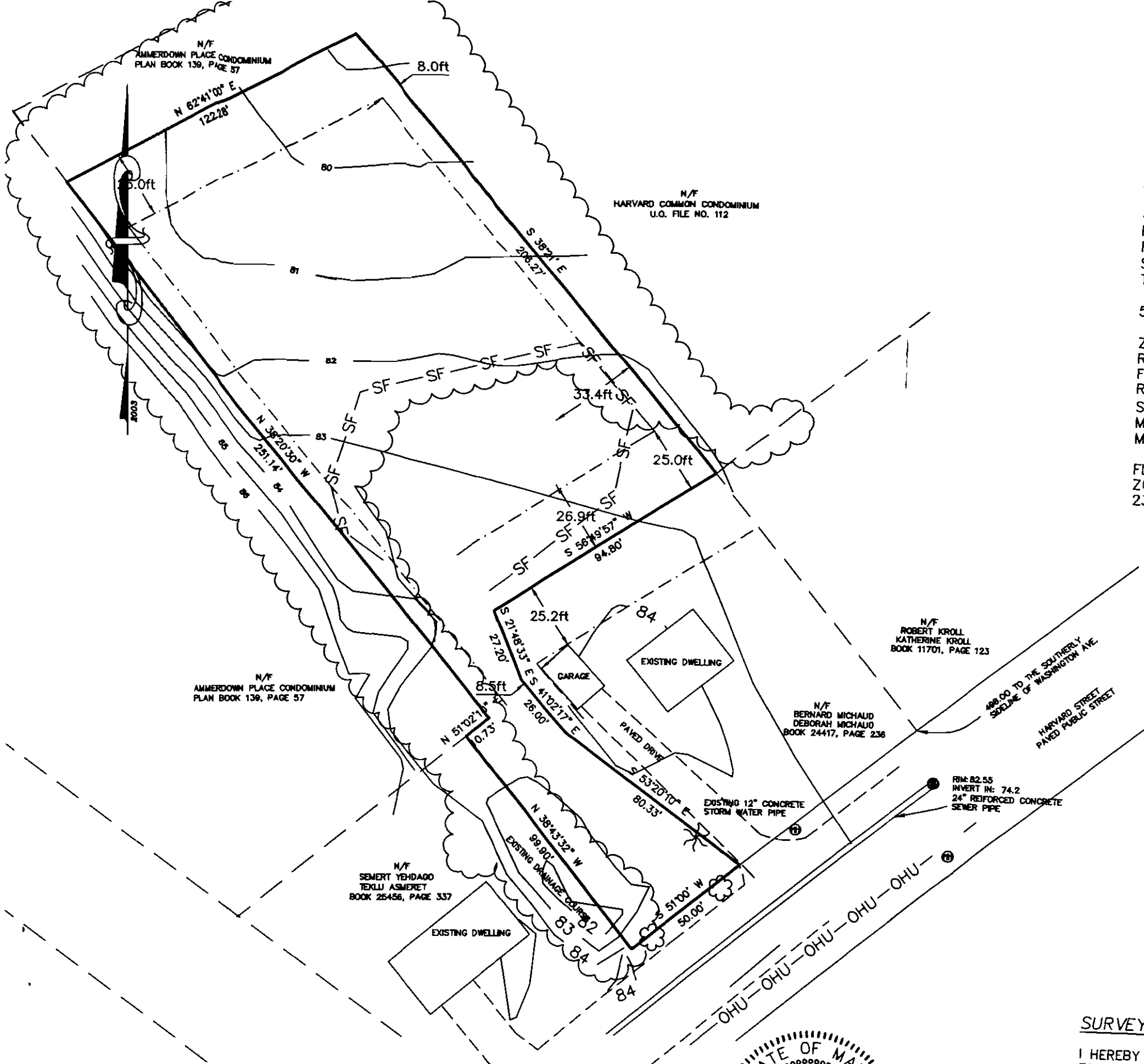
DATE: 08-26-2010



OCEAN PARK
 LAND SURVEYING LLC
 134 PORTLAND AVE.
 OLD ORCHARD BEACH ME 04041
 207-748-9471
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DIVERSIFIED PROPERTIES
 220 HARRARD, MAINE
 REVISÉD 08-26-10: RELOCATED EXISTING GARAGE PER CURRENT CONDITIONS.

JOB: 2010harvard
 ISSUE DATE: 08/26/10
 PRINT: 08/26/10



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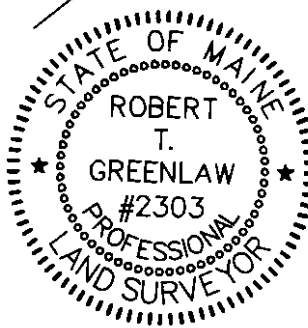
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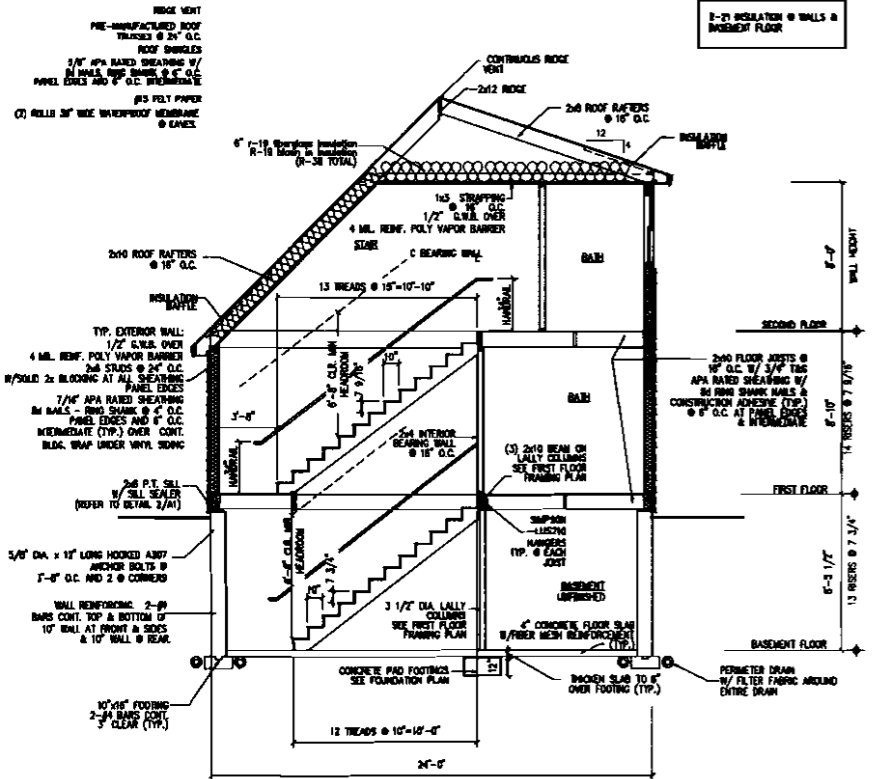
ROBERT T. GREENLAW P.L.S.

DATE: 08-26-2010

DIVERSIFIED PROPERTIES
 220 HARBOR STREET
 PORTLAND, MAINE
 EXISTING SITE PLAN
 REVISED 08-26-10: REVISED GARAGE LOCATION PER CURRENT CONDITIONS.

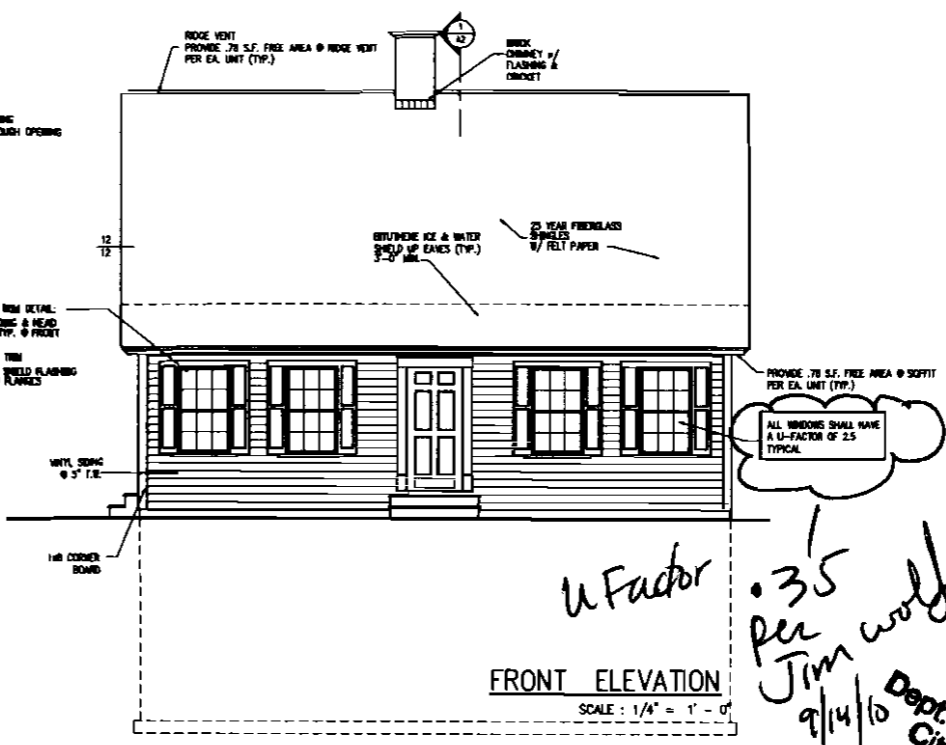
JOB: 2010harvard
 ISSUE DATE: 04/14/10
 PRINT

TYPICAL ROOF CONSTRUCTION



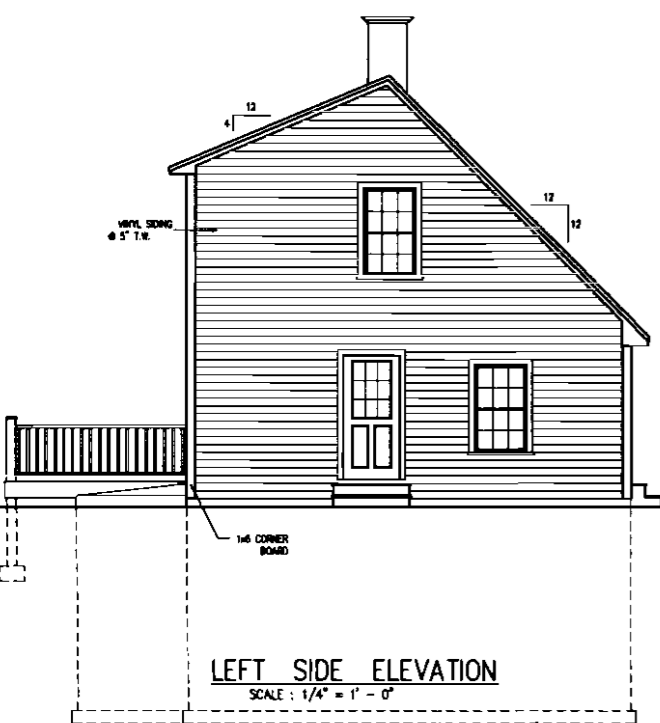
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) 2x8s
3'-1" - 4'-0"	(3) 2x8s
4'-1" - 5'-0"	(3) 2x8s
5'-1" - 7'-0"	(3) 2x8s

NOTE: PROVIDE JAMES PARTITION AS FOLLOWS:
 2x8 JACK PLUS 2x8 BRIS UP TO 7'-0" ROUGH OPENING
 (3) 2x8 JACKS PLUS (2) 2x8 BRIS UP TO 7'-0" ROUGH OPENING

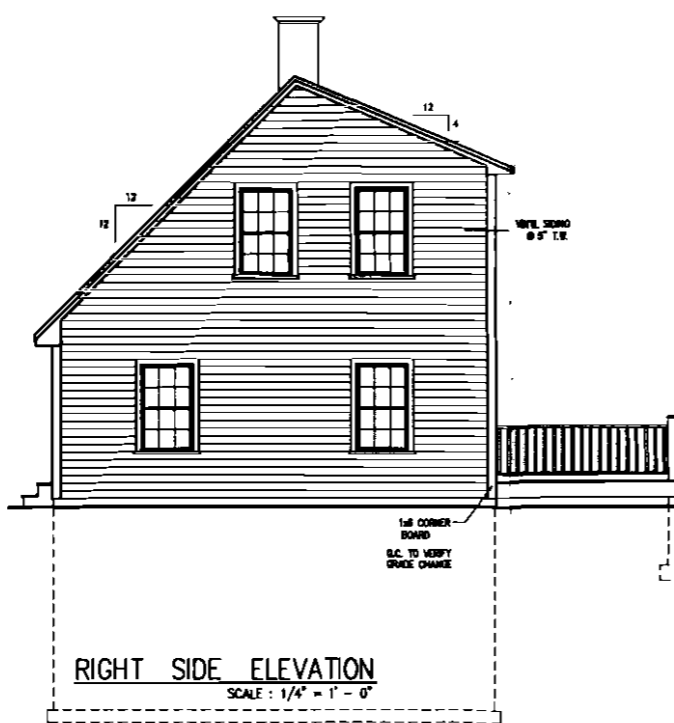


uFactor
0.35
per
Jim wolf
9/14/10
 Dept. of Building Inspections
 City of Portland Maine

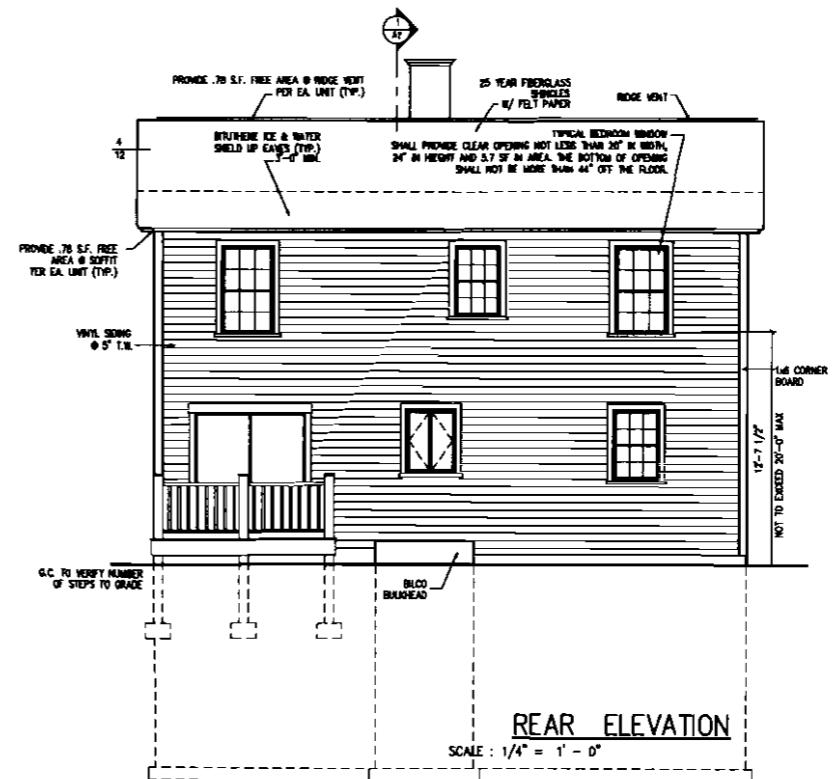
SECTION THRU HOUSE
 SCALE: 1/4" = 1' - 0"



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1' - 0"



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1' - 0"



REAR ELEVATION
 SCALE: 1/4" = 1' - 0"

RECEIVED
 SEP 14 2010
 Dept. of Building Inspections
 City of Portland Maine

24x32 CAPE
 DRAWINGS THIS SHEET
 ELEVATIONS / SECTION
 DATE: 08/10/10
A2

