

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070547

This is to certify that BFD PROPERTIES LLC / Wescott Construction Inc
has permission to Construct a 26' x 34' 2 1/2' st home in front porch and rear deck w/ a 24' x 24' garage
AT 69 George St City of Portland 157 A004001

PERMIT ISSUED
JUN 25 2007
CITY OF PORTLAND

provided that the person or persons who obtain or accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the regulations on file in this department.

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

Notification of inspection must be given and when permission proceeds before this building or part thereof is started or services closed-in. 24 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

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

6/25/07 *Chita S. Nd*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 69 George St

CBL 157 A004001

Issued to BFD PROPERTIES LLC /Waycott Construction Inc

Date of Issue 10/10/2007

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-0547, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family
Use Group R-3 Type 5B
IRC 2003

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

10/10/07
.....
(Date)

.....
Inspector

.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

City of Portland, Maine - Building or Use Permit Application

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

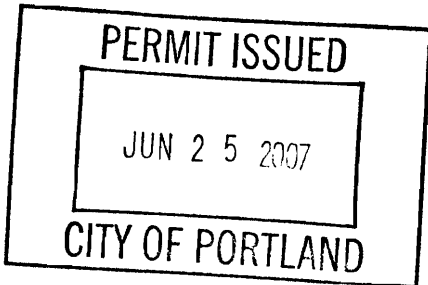
| | | |
|-----------------------|-------------|---|
| Permit No: 07-0547 | Issue Date: | CBL: 157-A004 157-A001001 |
|-----------------------|-------------|---|

| | | | |
|--|--|--|----------------------|
| Location of Construction: 69 65 GEORGE ST | Owner Name: BFD PROPERTIES LLC | Owner Address: 65 GEORGE ST | Phone: |
| Business Name: | Contractor Name: Waycott Construction Inc | Contractor Address: PO Box 851 Saco | Phone: 5612899027 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | Zone: R3 |

| | | | | |
|--|---|--|--|------------------------------------|
| Past Use: Vacant land split from 65 George Street | Proposed Use: Single Family Home - Construct a 26' x 34' 2 1/2 story home inc. A porch and rear deck w/ a 24' x 24' garage | Permit Fee: \$3,095.00 | Cost of Work: \$300,000.00 | CEO District: 4 |
| Proposed Project Description: Construct a 26' x 34' 2 1/2 story home inc. A porch and rear deck w/ a 24' x 24' garage | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R-3 Type: SB IRC 2003 | |
| | | Signature: <i>Chota DL 4/25/07</i> | | Signature: <i>Chota DL 4/25/07</i> |
| 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: Idobson | Date Applied For: 05/14/2007 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



| Special Zone or Reviews | Zoning Appeal | Historic Preservation |
|---|---|--|
| <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 7 - Zone x</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>207-0081</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/ conditions</i> Date: <i>5/21/07 ABM</i> | <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: _____ | <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 <i>ABM</i> Date: _____ |

CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 07-0547 | Date Applied For: 05/14/2007 | CBL: 157 A004001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|---|--|--|-------------------------|
| Location of Construction: 69 George St | Owner Name: BFD PROPERTIES LLC | Owner Address: 65 GEORGE ST | Phone: |
| Business Name: | Contractor Name: Waycott Construction Inc | Contractor Address: PO Box 851 Saco | Phone (561) 289-9027 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

| | |
|---|--|
| Proposed Use: Single Family Home - Construct a 26' x 34' 2 1/2 story home inc. A porch and rear deck w/ a 24' x 24' garage | Proposed Project Description: Construct a 26' x 34' 2 1/2 story home inc. A porch and rear deck w/ a 24' x 24' garage |
|---|--|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/21/2007

Note: Permit 06-1166 to remove sunroom from existing home at 65 George Street to be able to split lot. **Ok to Issue:**
Spoke to contractor, Jeff Waycott to confirm that the size of the house is 34' x 26' feet. Site plan said 36' deep but scaled at 34'.

- 1) This permit is being issued with the condition that the sunroom at 65 George Street (CBL 157-A-001) (permit #06-1166) has been removed.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 06/25/2007

Note: **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) The attic scuttle opening must be 22" x 30".
- 4) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: Zoning **Status:** **Reviewer:** Marge Schmuckal **Approval Date:**

Note: **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 06/22/2007

Note: **Ok to Issue:**

- 1) Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

| | | | |
|--|---|---|--------------------------------|
| Location of Construction: 69 George St | Owner Name: BFD PROPERTIES LLC | Owner Address: 65 GEORGE ST | Phone: |
| Business Name: | Contractor Name: Waycott Construction Inc | Contractor Address: PO Box 851 Saco | Phone (561) 289-9027 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

- 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 sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7) A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property. Final grading must not negatively impact any abutments.
- 8) 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.

Applicant: Janet Kantz

Date: 5/21/07

Address: 69 George St
(split from 65 George St)

C-B-L: 157-A-004
(split from 157-A-001)
permit # 07-0547

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new - lot split from lot # with house - 65 George St 157-A-001

Zone Location - R3

Interior or corner lot - interior

Proposed Use/Work - build new single family home 2 1/2 stories 26' x 34' w/ attached garage. 24x24

Sewage Disposal - city

Lot Street Frontage - 50' min. - 60' given.

Front Yard - 25' min. - 25.5' scaled

Rear Yard - 25' min. - 26.5' scaled.

Side Yard - 1 1/2 story 8' min right. 14' scaled

2 1/2 = 32' ~~needed~~ total. min 8' on one side.

Projections - 2 stories 14' min left 18' scaled.

Projections - 2 stories 16' min

32' scaled.

Width of Lot - 65' min - 65.5' scaled. porch 7 x 34, deck 12 x 20, bulkhead 6 x 5.

Height - 35' max - 24.5' scaled.

Lot Area - min lot size 6500 sq ft - given 8062 sq ft

26 x 34 = 884

24 x 24 = 576

7 x 34 = 238

12 x 20 = 240

6 x 5 = 30

Lot Coverage/Impervious Surface - 35% = 2821.7 sq ft

OK

1968

Area per Family - 6500 sq ft

Off-street Parking - 2 spaces required - 2 car garage

Loading Bays - N/A

Site Plan - 2007-0081 minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - zone X

* no day light basement.

James D. Nadeau, LLC
Professional Land Surveyors

June 27, 2007

Jeff Waycott
3910 NW 27th Terrace
Boca Raton, Florida 33434

RE: Field Stakeout Of Proposed Dwelling Corners, George Street, Portland, Maine (207956Insp1)

Dear Jeff,

Per your request, last week we field staked the proposed corners for excavation of the dwelling foundation to be built on George Street. We returned to the site again this morning to field stake the proposed corners for footing placement. No concrete was present on-site today.

Our proposed corners are based on a site plan prepared by Stantec in which you obtained municipal approval with. This office recommends that prior to construction framing, we return to site to verify accurate placement of the concrete footings and walls.

Forward this letter to the appropriate municipal inspector and please call if you have any questions.

Sincerely,
James D. Nadeau, P.L.S. (agent)


James D. Nadeau, LLC

918 Brighton Avenue
Portland, Maine 04102

surveys@gwi.net

Phone (207) 878-7870
Fax (207) 878-7871

James D. Nadeau, LLC
Professional Land Surveyors

COPY

7/13/07
9:45 AM

July 12, 2007

374 B716
ATTENTION
INSPECTOR OF
65 GEORGE ST
JDN

Jeff Waycott
3910 NW 27th Terrace
Boca Raton, Florida 33434

RE: Field Inspection Of Dwelling At George Street, Portland, Maine (207956Insp2)

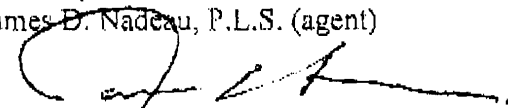
Dear Jeff,

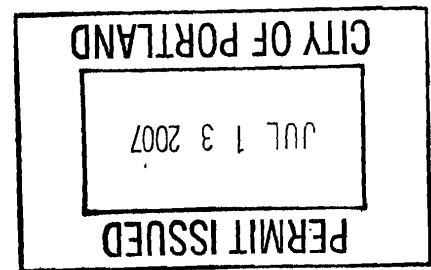
Per your request, we have field verified the location of the dwelling foundation built on George Street. The location of the foundation is in the same location as depicted on the approved site plan prepared by Stantec.

Also, the elevation (based on the same datum referenced on said site plan) of the first floor sub-flooring is 39.65'

Forward this letter to the appropriate municipal inspector and please call if you have any questions.

Sincerely,
James D. Nadeau, P.L.S. (agent)


James D. Nadeau, LLC



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

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

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

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

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

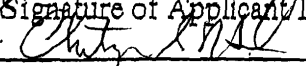
CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED



Signature of Applicant/Designee

6/25/07

Date



Signature of Inspections Official

6/25/07

Date

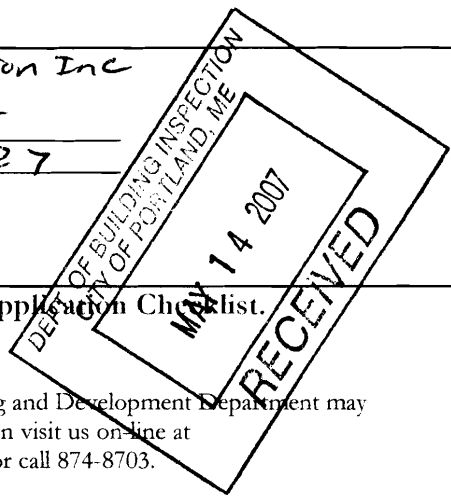
CBL: 157-A-004 Building Permit #: 020547



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>67 GEORGE STREET</u> | | |
| Total Square Footage of Proposed Structure <u>2956 sqft.</u> | | Square Footage of Lot <u>8,062, sqft</u> |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>157 4001001</u> | Owner: <u>JANET KANTZ</u> | Telephone: <u>207 761 1914</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>WAYCOTT CONSTRUCTION INC</u> <u>PO Box 851 SACO ME. 04072</u> <u>207 294 3388 Home</u> <u>561 289 9027 Cell</u> | Cost Of Work: \$ <u>300,000.00</u> Fee: \$ <u>3,020.00</u> C of O Fee: \$ _____ |
| Current legal use (i.e. single family) <u>VACANT</u> If vacant, what was the previous use? <u>VACANT</u> Proposed Specific use: <u>RESIDENCE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCT A 26'x34' 1/2 STORY HOME, WITH A 24'x24' GARAGE, ALSO CONSTRUCT A 6'-8" X 34' EAVES PORCH AND A 12' X 20' REAR DECK.</u> | | |
| Contractor's name, address & telephone: <u>WAYCOTT CONSTRUCTION INC</u> <u>PO Box 851 SACO ME 04072</u> Who should we contact when the permit is ready: <u>JEFFWAYCOTT</u> Mailing address: <u>PO Box 851</u> Phone: <u>561 289 9027</u> <u>SACO ME 04072</u> | | |



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

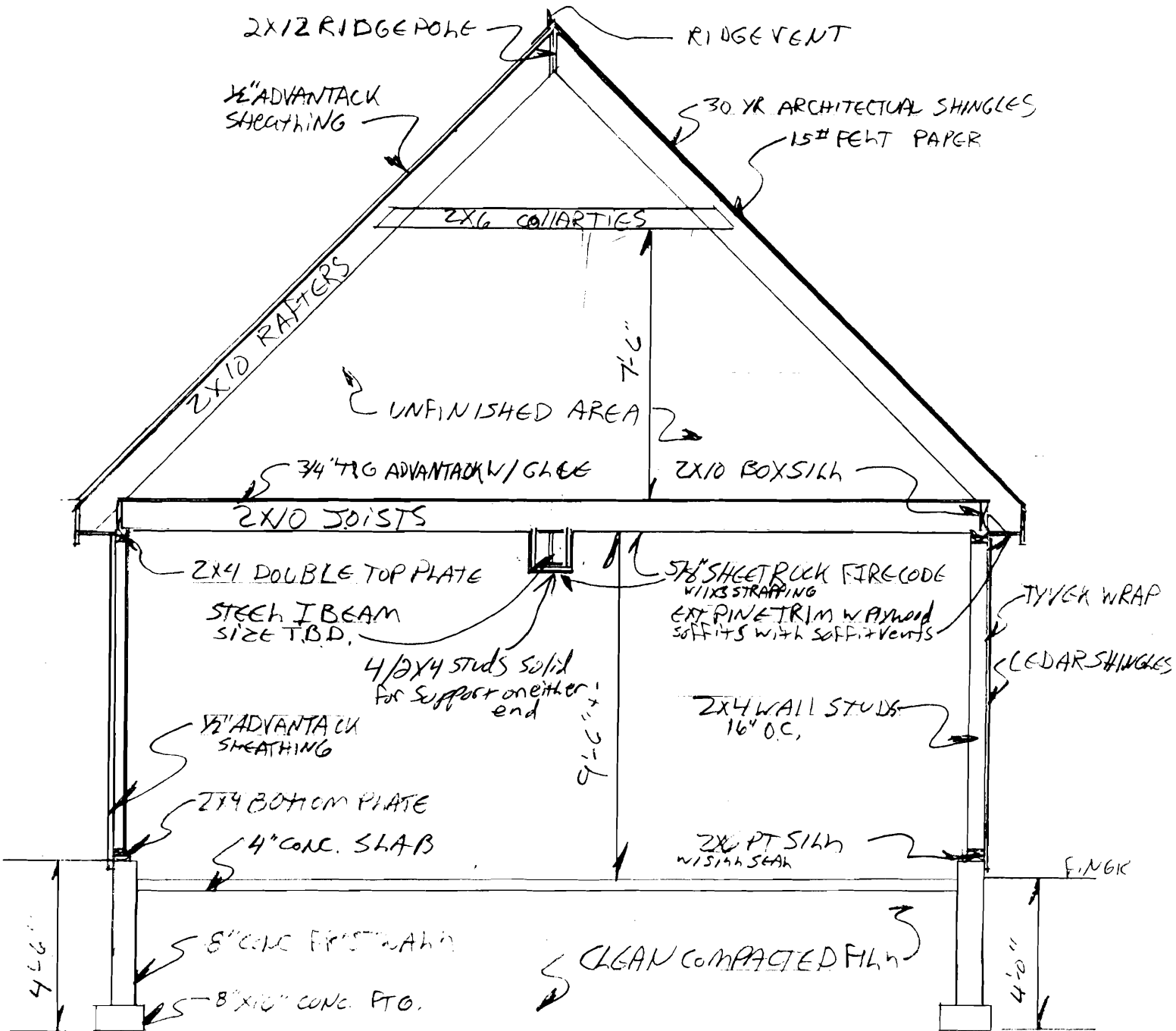
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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 of applicant: <u>[Signature]</u> <u>JEFFWAYCOTT</u> | Date: <u>5/8/07</u> |
|---|---------------------|

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

WAYCOTT CONSTRUCTION INC
 JANET KANTZ PLAN
 69 GEORGE STREET



GARAGE CROSS SECTION
 SCALE 1/4" = 1'-0"

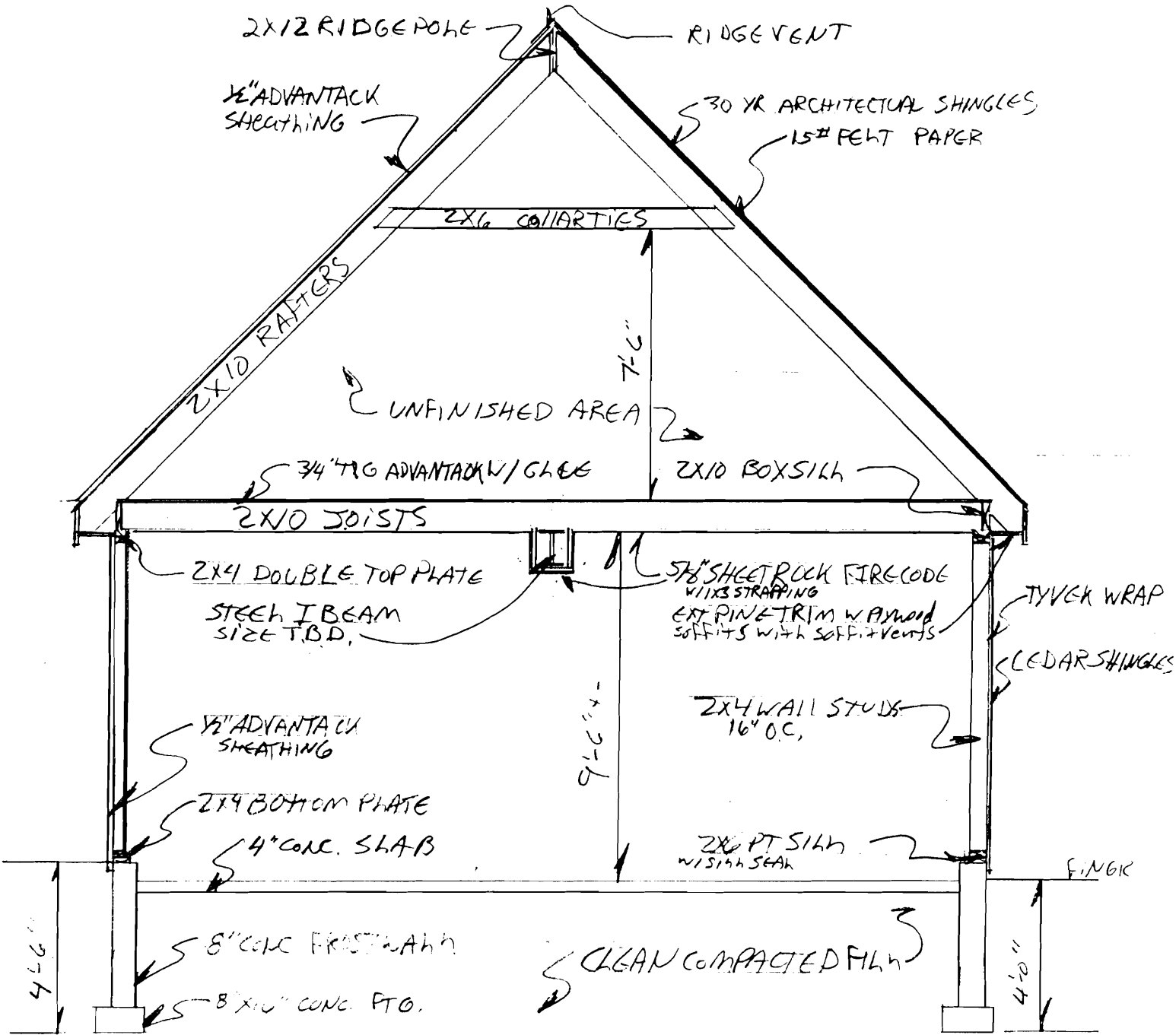
6⁹ George St.

| NO FAMILY | PLAN REVIEW | CHECKLIST |
|-----------------------------------|-------------------|---|
| ad Value (Table R401.4.1) | | |
| ment | Submitted Plan | Findings Revisions Date |
| h 24x12x24 (1), .4.1) | | |
| abric, Damp proofing | ✓ | |
| on R408.1 & R408.3) | ✓ | |
| cing (Section R403.1.6) | 6'-0" O.C | 1 - 6'-0" O.C. |
| ion R407) | 3" | Need steel spec's Garage header spec's |
| (Table R 502.5(2)) irder | 3/2x12" 8' span ✓ | |
| imensions | 2x10 12' span | |
| ble R502.3.1(2)) | 2x10 12' span ✓ | |
| es (Table R502.3.1(1) & | 2x10 12' span ✓ | |
| Joist Species (Table R802.4(1) | 2x10 12' span ✓ | |

| | | |
|--|---|---|
| Dimension (Table 3)) Connections (Section | 2/12 ✓ 2x10 16 O.C. ✓ | |
| and roof | 1/2" Advantec walls Tyvec + | |
| Code R602.3(1) & (2) | IRC 2003 | |
| 4" Frost wall w/ slab. ✓ R309.2) ✓ Section R309.1) ✓ | | Need CBR5 - section of Garage. Headers over doors STAIRS, STORAGE |
| Rescue Openings | 2x2 ✓ eaves window beams ✓ | |
| (9) | Asphalt. ✓ | |
| R308) | | |
| (7) | 22x30 | |
| Blocking (Chap. 10) | Yes ✓ | |
| n 502.5(1) & (2) | | |
| 01.2.1) R-Factors of Building Envelope, U- | R-34 shown R-19 walls R-21 Floors | Need R-38 |

| | | |
|--|---------------------------------------|--------|
| | Gas hot water furnace direct vent. | |
| S (Sec R311 & R312) | | |
| 1/2" 10 3-4 5.2) 6-8 36" 34-38 6 - R311.5.6.3) | | |
| n R313) connected | yes req. | |
| 502.12) and 602.8) | ✓ | |
| n (Section R317) and 7) | N/A | |
| ion R502.2.1) | O.K. Rear Deck front porch | ✓ ✓ |

WAYCOTT CONSTRUCTION INC
 JANET KANTZ PLAN
 69 GEORGE STREET



GARAGE CROSS SECTION
 SCALE 1/4" = 1'-0"

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

Zoning Copy

2007-0081

Application I. D. Number

5/14/2007

Application Date

Single Family Home

Project Name/Description

Marge Schmuckal

65 - 65 George St, Portland, Maine

Address of Proposed Site

157 A001001

Assessor's Reference: Chart-Block-Lot

Waycott Construction Inc

Applicant

PO Box 851, Saco, ME 04072

Applicant's Mailing Address

Jeff Waycott

Consultant/Agent

Applicant Ph: (561) 289-9027 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 Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units _____

Acreeage of Site _____

Zoning _____

Check Review Required:

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

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 5/14/2007

Zoning Approval Status:

Reviewer Ann Machado

- Approved Approved w/Conditions See Attached comments Denied

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

Condition Compliance _____ 5/12/07
signature date

Performance Guarantee Required* Not Required

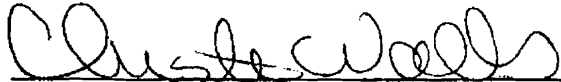
* No building permit may be issued until a performance guarantee has been submitted as indicated below

| | | | |
|---|----------------|--|-----------------|
| <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 | _____ | <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 |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |


WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **Thomas A. Ranello and Julia O. Ranello** of Scarborough, County of Cumberland and State of Maine, for consideration paid, grants to **Janet K. Kantz** whose mailing address is 61 Inverness Street, Portland, Maine 04103, with **WARRANTY COVENANTS**, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

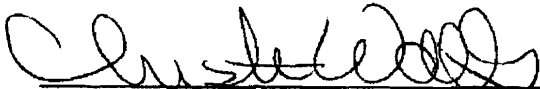
IN WITNESS WHEREOF, I/we have hereunto set my/our hands(s) and seal(s) this 3/20/2007



Witness



Thomas A. Ranello



Witness



Julia O. Ranello

State of Maine
County of Cumberland

3/20/2007

Personally appeared before me the above named Thomas A. Ranello and Julia O. Ranello and acknowledged the foregoing instrument to be his/her/their free act and deed.



Notary Public/Attorney at Law

Christine C. Walls
NOTARY PUBLIC
State of Maine

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated on the southwesterly side of George Street, in the City of Portland, County of Cumberland and State of Maine, and being further described as:

Being "Parcel A" as set forth on a plan entitled "Plan Depicting the Results of a Boundary Survey and Proposed Land Division made for Julia B. Volger and Bruce K. Brown III, Southwesterly Sideline of George Street, Portland, Maine", prepared by James D. Nadeau, LLC, 918 Brighton Avenue, Portland, Maine 04102, dated May 22, 2006.

"Parcel A" is further described as: Beginning at a point on the southwesterly line of George Street, said point being 130.01 feet northwesterly from the intersection of the northwesterly line of Clifton Street with the said southwesterly line of George Street; thence running S22°21'08"W, a distance of 121.34 feet to a point on the northerly boundary of land now of formerly Joseph P. Reali et al (12144/159); thence turning and running N69°37'13"W, along land now or formerly of Reali, a distance of 66.04 feet to a #5 steel rebar w/survey cap #2124; thence turning and running N22°21'08"E, along other land of Volger/Brown, depicted as Parcel B on aforesaid plan, a distance of 116.63 feet to a #5 steel rebar w/survey cap #2124; thence turning and running N63°01'43"E, along other land of Volger/Brown, depicted as Parcel B on aforesaid plan, a distance of 9.21 feet to a point on the southwesterly sideline of George Street; thence turning and running S67°38'52"E along said sideline of George Street, a distance of 60.00 feet to the point of beginning.

Said parcel contains 8,062 SF. Bearings are based on magnetic north meridian (2006).

Being the same premises conveyed to grantor by deed of BFD Properties, LLC of even or same date recorded in the Cumberland County Registry of Deeds.

Received
Recorded Register of Deeds
Mar 23, 2007 03:55:30P
Cumberland County
Pamela E. Lovley

From: Marge Schmuckal
To: Philip DiPierro
Date: 5/21/2007 9:17:05 AM
Subject: 65 George Street - #2007-0081

Philip,
I left some information from the neighbor on this property, new single family dwelling from a split lot on your chair on Friday.
Marge

CC: Ann Machado

From: Philip DiPierro
To: Schmuckal, Marge
Date: 5/21/2007 11:19:36 AM
Subject: Re: 65 George Street - #2007-0081

Thanks Marge, I was just at the site and talked to the neighbor. I also sent a letter to the applicant requesting more information on how they plan to address their perimeter drain and sump pump issues. I'll keep you posted.....

p

>>> Marge Schmuckal 5/21/2007 9:17:04 AM >>>

Philip,

I left some information from the neighbor on this property, new single family dwelling from a split lot on your chair on Friday.

Marge

CC: Machado, Ann

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0081

Date: 5/18/2007

I forwarded comments on to Phil, the DRC, concerning the neighbors concerns about drainage etc.

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

Current Owner Information

| | |
|----------------------|---|
| Card Number | 1 of 1 |
| Parcel ID | 157 A001001 |
| Location | 65 GEORGE ST |
| Land Use | SINGLE FAMILY |
| | |
| Owner Address | BFD PROPERTIES LLC 65 GEORGE ST PORTLAND ME 04103 |
| | |
| Book/Page | 24609/140 |
| Legal | 157-A-1-4 GEORGE ST 61-71 GREEN ST 19789 SF |

Current Assessed Valuation

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$165,600 | \$148,700 | \$314,300 |

Property Information

| | | | | | |
|---------------------------|-------------------------|--------------------------|-------------------------|-----------------------------|-------------------------|
| Year Built 1945 | Style Gambrel | Story Height 2 | Sq. Ft. 1664 | Total Acres 0.454 | |
| Bedrooms 4 | Full Baths 1 | Half Baths | Total Rooms 7 | Attic None | Basement Full |

Outbuildings

| | | | | | |
|---------------------------|----------------------|---------------------------|----------------------|-------------------|-----------------------|
| Type SHED-FRAME | Quantity 1 | Year Built 1980 | Size 10X12 | Grade C | Condition A |
|---------------------------|----------------------|---------------------------|----------------------|-------------------|-----------------------|

Sales Information

| | | | |
|---------------------------|------------------------------|---------------------------|-------------------------------|
| Date 11/29/2006 | Type LAND + BLDING | Price \$314,300 | Book/Page 24609-140 |
| 05/08/2006 | LAND + BLDING | \$429,900 | 23934-120 |

Picture and Sketch

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

[Click here to view Tax Roll Information.](#)

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

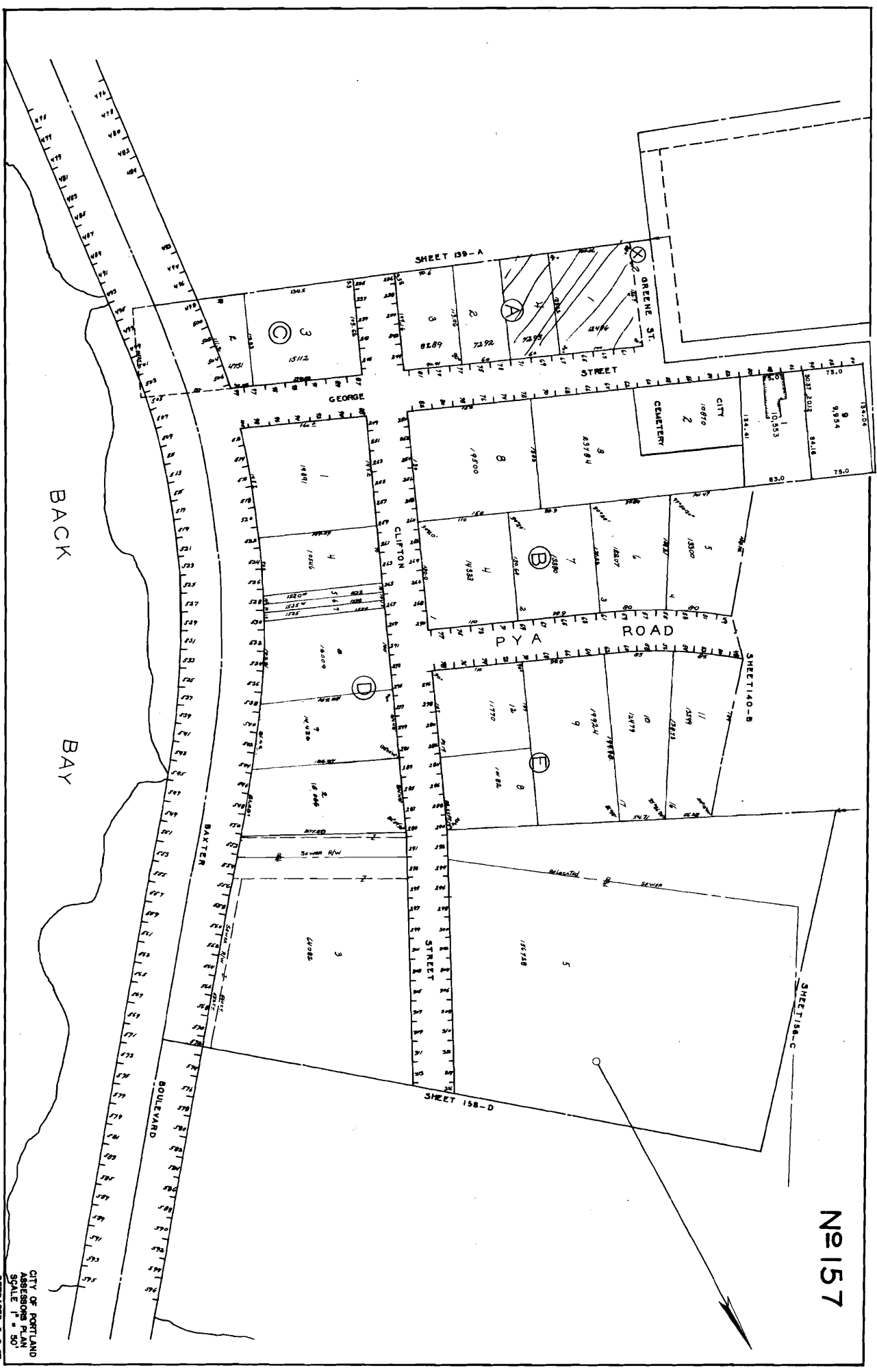
New Search!

N2157

SHEET 158-C

SHEET 158-D

SHEET 159-A



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'
RETRACED 5-2-67

Dale and Priscilla Doucette
79 George Street
Portland, ME

Julia Volger
Bruce Brown
First Financial
2320 Congress Street,
Portland, ME

October 10, 2006

Dear Ms. Volger and Mr. Brown:

We learned from city records that you purchased the former Malconian property at 65 George Street which abuts our property at 79 George Street in Portland. We understand that you are removing the addition to the house on your property in order to create an additional building lot.

We are concerned because any development of the lot that directly abuts ours has the potential of increasing the flow of water onto our property. If you do build on the additional lot, we want to be assured that the flow of water onto our land will not be increased. If you decide to sell the property, we feel you should inform potential buyers of our concern.

We have enjoyed living on George Street for the past 29 years and are concerned about any impact on our property.

As neighbors, we would like to talk to you about your plans and our concerns. Please feel free to call us at 772-5705.

Sincerely,

Dale Doucette

Dale A. Doucette

Priscilla Doucette

Priscilla B. Doucette

Cc Marge Smuckle

Laurie Dobson



65 George St

Dale and Priscilla Doucette
79 George Street
Portland, ME

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Bruce Brown
First Financial
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Sincerely,

Dale Doucette

Dale A. Doucette

Priscilla Doucette

Priscilla B. Doucette

Cc Marge Smuckle

Laurie Dobson



65 George St

65 George St

From: Marge Schmuckal
To: Dale Doucette
Date: 7/27/2006 4:39:15 PM
Subject: Re: Change in house lot

Dear Priscilla & Dale Doucette,
I am in receipt of your e-mail. As of this date, this office has not received any plans or a permit that suggest the splitting of any lots at 65 George Street.

The property you describe is located within an R-3 zone where the minimum lot size is 6,500 square feet. The property you described previously owned by John Malconian has a total of 19,789 square feet of land area. There is a possibility just based upon lot size, that this lot can be split. Please keep in mind that when I review such proposals, all requirements of the underlying zone must be met, not just the lot size.

If and when we receive such a proposal, the planning division has a person on staff who reviews plans for grades, fill and other issues. So the issues that concern you would also be issues that concern the City.

I will keep your e-mail handy so that when or if an application may arrive on my desk, I will try to notify you. Please be aware that if such an application arrives on my desk in 8 months or a year from now, I may not have the same recollection as the present. Please feel free to call or e-mail me for updates in the future. We will try to keep you in the loop.

Marge Schmuckal
Zoning Administrator
874-8695

>>> Dale Doucette 7/27/2006 3:54:04 PM >>>
Dale and Priscilla Doucette
79 George Street
Portland, Maine
July 27, 2006

Marge Schmuckal
Zoning Administrator
City Hall
Portland Maine

Dear Ms. Schmuckal:

My husband and I live at 79 George Street. Our corner lot abuts 65 George Street. 65 George Street until recently was owned by John Malconian. We have not seen any new neighbors nor do we know their names. Today another neighbor told me that the new owner of 65 George Street is planning to put a house beside ours. She said the new owner was planning to remove an addition to the Malconian house and change the lot size of the house lot to enable the side lot to be built on.

We would like to know if this is true. If so we strongly protest. The single lot between 65 and 79 George Street was divided between the two neighbors before 1977. Neither side lot has enough road frontage to be built on. In addition, the land on 65 George Street is very low and under water all spring. Any fill on that land would cause our land to flood.

We wish to be notified of any building permits issued to this property. We wish to protest any changes in property boundaries. We wish to be notified of any fill which is to be put on this property.

Sincerely,
Priscilla and Dale Doucette

From: Priscilla and Dale Doucette
79 George Street
Portland, ME 04102
December 6, 2006

George St.

To: Marge Schmuckal
Lannie Dobson
Jay Reynolds
Bruce Brown
Julie Volger

My husband and I are writing to inform you that we have hired the firm of SYTDesign to inspect our property currently and to be prepared to review any building plans for land which abuts our home at 79 George Street, Portland.

This summer we initially expressed our concerns about increased water on our property to the owners, Volger and Brown, and to city officials, Dobson and Schmuckal. We are also now informing city official Jay Reynolds of our perceived problem.

On Nov. 29, 2006, Andrew D. Johnson, P.E., CEng, CEnv MCIWEM, of SYTDesign inspected our land. He has prepared the enclosed initial report. We hope that you all will read it as soon as possible. We are especially concerned about observation 2. We have an extensive organic garden which needs sun and clean water. To lose this garden because of poor drainage or positioning of new buildings would not be lawful in our opinion.

We have hired Mr. Johnson and his firm to review all proposed permits for buildings, fill, or any other changes to the lot of land between 65 and 79 George Street. We are relying on the officials in City Hall to notify us when these changes have been applied for.

Hopefully Mr. Brown and Mrs. Volger will do us the courtesy of giving us the name of the buyer of the property and inform any buyer of our concerns. However, we will also go to the Registry of Deeds this week.

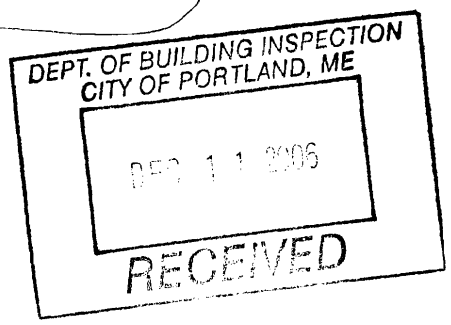
Please feel free to contact us at any time.

207 7725705, 207 2336844, littlediamondme@aol.com

cell

Sincerely,

Priscilla B. Doucette
Priscilla B. Doucette
Dale A. Doucette
Dale A. Doucette



October 18, 2006

Mr. and Mrs. Doucette
79 George Street
Portland, Maine

RE: Site visit and inspection – 79 George Street, November 29th 2006.

Dear Mr. and Mrs. Doucette:

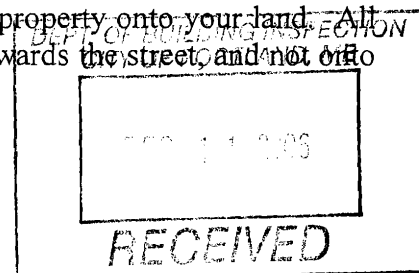
I am writing to summarize my visit to your property and to give you some basic guidance as to how best to address your concerns regarding the possible construction of a new home on the lot immediately to the north of yours.

Observations

1. It is apparent that the vacant lot adjacent to your property slopes in a generally northeasterly direction towards your property and the adjacent street.
2. The area of your garden to the north of your house was wet at the time of my visit, with groundwater at, or close to the surface. It is evident that any increase in surface water runoff to this area will result in surface inundation, or flooding. Any such increase would have the potential to impact not only your garden, but the northern wall of your house.
3. Any construction on the vacant lot to the north of your property would have to be carefully designed to ensure that there is no increase in runoff onto your land. The existing topography and the size of the available building space will make this especially challenging.

Recommendations

1. I would recommend that you track and carefully review any plans submitted to the City of Portland to build on the adjacent property. Of particular concern to you should be the potential for increased runoff from new impervious (roof and paved) areas of the construction, and alterations to the current site grading that would shed a greater proportion of the surface water runoff from the property onto your land. All runoff from new impervious areas should be directed towards the street and not onto your land.



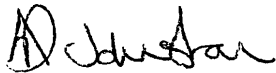
Mr. & Mrs. Doucette
December 1, 2006
Page 2 of 2

2. As discussed during our meeting yesterday, SYTDesign Consultants will be available to assist in the review of plans and give our professional opinion on the potential for impacts to your property, and recommend alternative design approaches that could avoid such impacts.

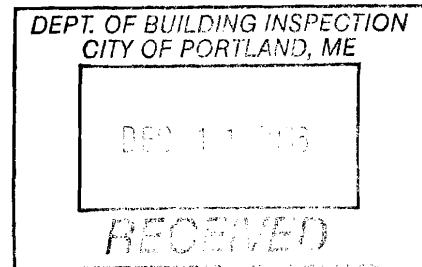
If you have any questions regarding this letter, please do not hesitate to contact me at 207-829-6994.

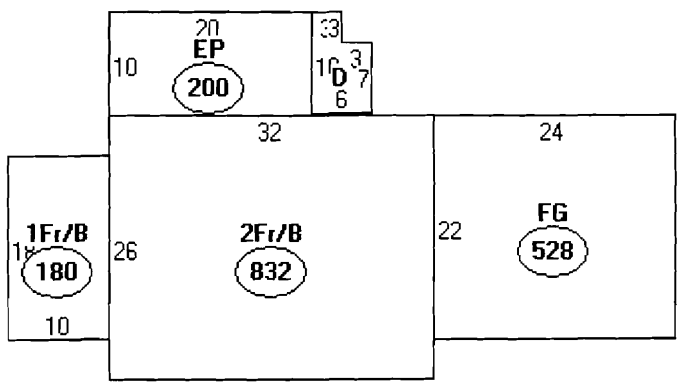
Sincerely,

SYTDesign Consultants



Andrew D. Johnston, P.E., CEng, CEnv MCIWEM
Senior Civil Engineer





- Descriptor/Area
- A: 2Fr/B
832 sqft
 - B: 1Fr/B
180 sqft
 - C: EP
200 sqft
 - D: WD
51 sqft
 - E: FG
528 sqft



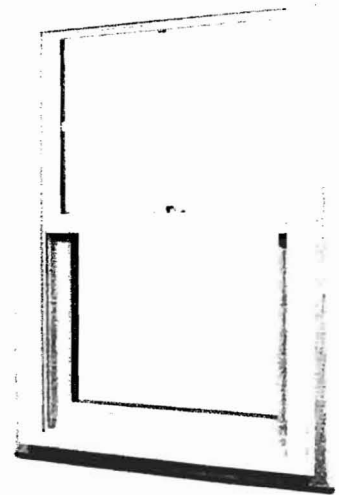


Series 3000 Premium New Construction Double Hung Window...

This classically styled
double hung window
represents Silver Line's
premium new
construction product.

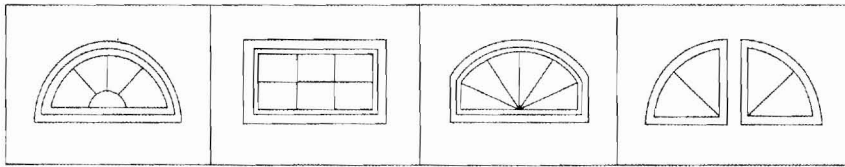
Beneath its traditional
appearance, state-of-
the-art window

technology is hard at work providing durable,
energy efficient performance in a maintenance-free
vinyl new construction window.



Silver Line Windows
AT WORK IN MILLIONS OF HOMES
www.silverlinewindows.com





Series 3000 Premium New Construction Double Hung Window...

This classically styled premium double hung window represents Silver Line's premium new construction product. Beneath its traditional appearance, state-of-the-art window technology is hard at work providing durable, energy efficient performance in a maintenance-free vinyl new construction window.

Tested and certified to AAMA specifications for strength and durability, the 3000's heavy gauge, fusion welded construction and 7/8" insulating glass assure strength and energy savings.

The top and bottom sashes tilt in for easy cleaning, while low maintenance vinyl construction never needs painting. The Series 3000's continuous one piece frame design, integral nailing fin and a 7/8" integral 'J' channel type siding return allow for easy installation.

Revisit the elegance of the past while enjoying the features and comforts of 21st century window technology with Silver Line's Premium Series 3000 Double Hung Window.

Easy Installation: An integral nailing fin gets the Series 3000 into your opening quickly, while an integral 7/8" 'J' channel siding return allows fast and neat trimming of the exterior siding to the window. Optional wood extension jambs are available for 4-9/16" and 6-9/16" construction, along with a snap-in drywall return channel.

Sturdy Construction: Heavy-duty, fusion welded vinyl construction creates a strong weather tight window, while twin and triple windows feature a continuous, one piece frame providing even greater strength, easier handling and faster installation.

Energy Efficient: Multi-chambered vinyl construction insulates as well as, or better than, other window materials. Several glazing options are available to provide comfort in virtually any climate. The Series 3000 is **ENERGY STAR**® compliant in all four climate zones with optional LoE² Glass.

Attractive Look: A sturdy continuous frame provides a virtually seamless appearance, and an attractive colonial profile gives the Series 3000 the look of detailed craftsmanship.

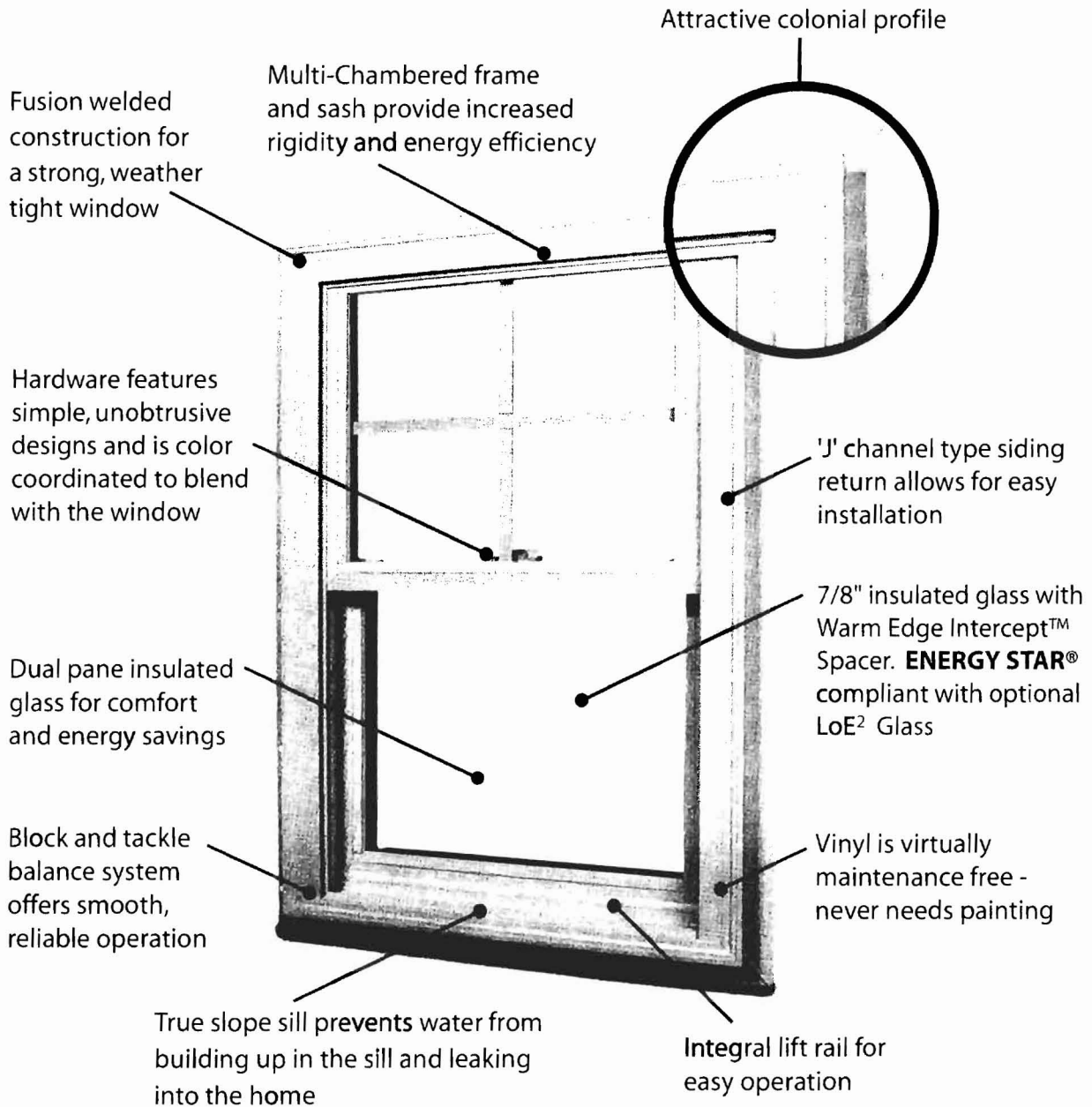
Proven Performance: Performance tested to stand up to extreme weather conditions. Certified to the specifications established by the American Architectural Manufacturers Association.

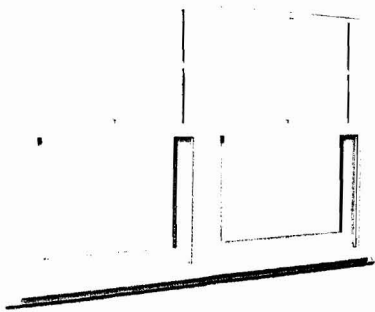
Limited Lifetime Warranty



Series 3000 Features

State-of-the-art window technology is hard at work providing durable, energy efficient performance in a maintenance-free vinyl new construction window...





Continuous, One Piece Frame
Twin, triple and combination windows are offered with a continuous, one piece frame and common intermediate jamb(s). This provides a more attractive window, that is easier to handle and install. The continuous frame feature also reduces labor by eliminating the mulling of separate windows at the jobsite.

Glass Options

Silver Line offers several types of glass for just about any requirement. From energy savings, to sound control, to privacy, one of our many choices is sure to meet your needs.

Energy Saver LoE² Glass - Reduces heating and cooling costs while keeping your home more comfortable all year long. Also reduces fading to window treatments, furniture and floor coverings caused by harmful UV rays.



Other Glass Choices Include:

- Tempered Glass
- Tinted Glass
- Obscure Glass
- Laminated Glass
- Argon Filled

Grille Options

Maintenance-Free Grilles - Grilles are sealed inside the glass unit, providing the look of muntins without the difficulty of cleaning them. Choose from two different grille types: flat or contour grilles. Several grille patterns are available, including Colonial, Prairie and Diamond patterns.



Beige Flat



White Contour



Colonial



Prairie



Diamond

Color Options

All Silver Line vinyl windows are available in white and beige. The color is consistent throughout the vinyl window frame and sash, making scratches virtually invisible.



White



Beige




For color matching purposes, request a color chip. Colors reproduced as closely as printing will allow.



Series 3000 New Construction Double Hung Window Sizes - Nominal, Actual and Rough Opening Sizes

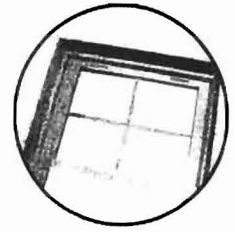
| Nominal Size | 1/8 | 2/0 | 2/4 | 2/8 | 3/0 | 3/4 | 3/8 |
|----------------|--------------------|---------|---------|---------|---------|---------|---------|
| Unit Dimension | 21 3/4" | 25 3/4" | 29 3/4" | 33 3/4" | 37 3/4" | 41 3/4" | 45 3/4" |
| Rough Opening | 22 1/4" | 26 1/4" | 30 1/4" | 34 1/4" | 38 1/4" | 42 1/4" | 46 1/4" |
| 2/0 | 36 3/4" 37 1/4" | | | | | | |
| 3/2 | 40 3/4" 41 1/4" | | | | | | |
| | 48 3/4" | | | | | | |
| 4/2 | 52 3/4" 53 1/4" | | | | | | |
| 4/6 | 56 3/4" 57 1/4" | | | | | | |
| | 64 3/4" 65 1/4" | | | | | | |
| 5/0 | 68 3/4" 69 1/4" | | | | | | |
| 6/0 | 76 3/4" 77 1/4" | | | | | | |

NOTES:

-  clear opening of 5.7 sq. ft. or greater.
-  clear opening width of 20" or greater.
-  clear opening height of 24" or greater.
- Unit dimension is inside frame dimension, not including nailing
- Window elevations are shown with optional grille patterns. Grille patterns shown are standard grille patterns for appropriate window sizes.
- 5/6 height windows also available as "cottage style" windows (unequal sash). Top sash is shorter than the bottom sash.
- 6/2 height windows also available as "oriel style" windows (unequal sash). Bottom sash is shorter than the top sash.

Extension Jamb

An interior access channel allows the use of three different extension jamba: 4-9/16" for 2 x 4 construction, and 6-9/16" for 2 x 6 construction. A snap-in return for dry wall applications allows for fast installation and a clean, professionally finished job.



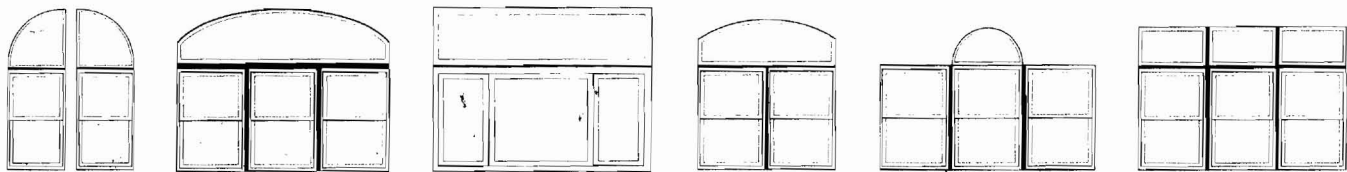
Geometric Shapes

Including geometric shapes and picture windows will enhance the other window designs in your home, while giving it a unique style, adding light from new refreshing angles, and bringing natural comfort to your surroundings.



Design Flexibility

Our complete product line of double hungs, picture windows, transoms and geometric shapes can be combined in numerous ways. With so many window styles and sizes available, the design possibilities are virtually endless. Silver Line's mulling systems feature strong, durable mullions, allowing you to mull and stack windows in numerous configurations.



For more information on Silver Line Windows visit us at www.silverlinewindows.com or call us at 800.234.4228

When Shopping For Windows, Look For ...

...**ENERGY STAR**® rated windows. Windows that are **ENERGY STAR**® rated are deemed to be energy efficient by the US Department of Energy.



The Series 3000 Double Hung Window with optional LoE² Glass is **ENERGY STAR**® compliant in all four climate zones.



The **NFRC** label provides the U-factor and solar heat gain coefficient ratings of a window. The lower the U-factor, the more you'll save on heating bills. A low SHGC rating will help save on cooling costs.

The Series 3000 Double Hung Window has been tested and certified to NFRC standards for energy efficiency.

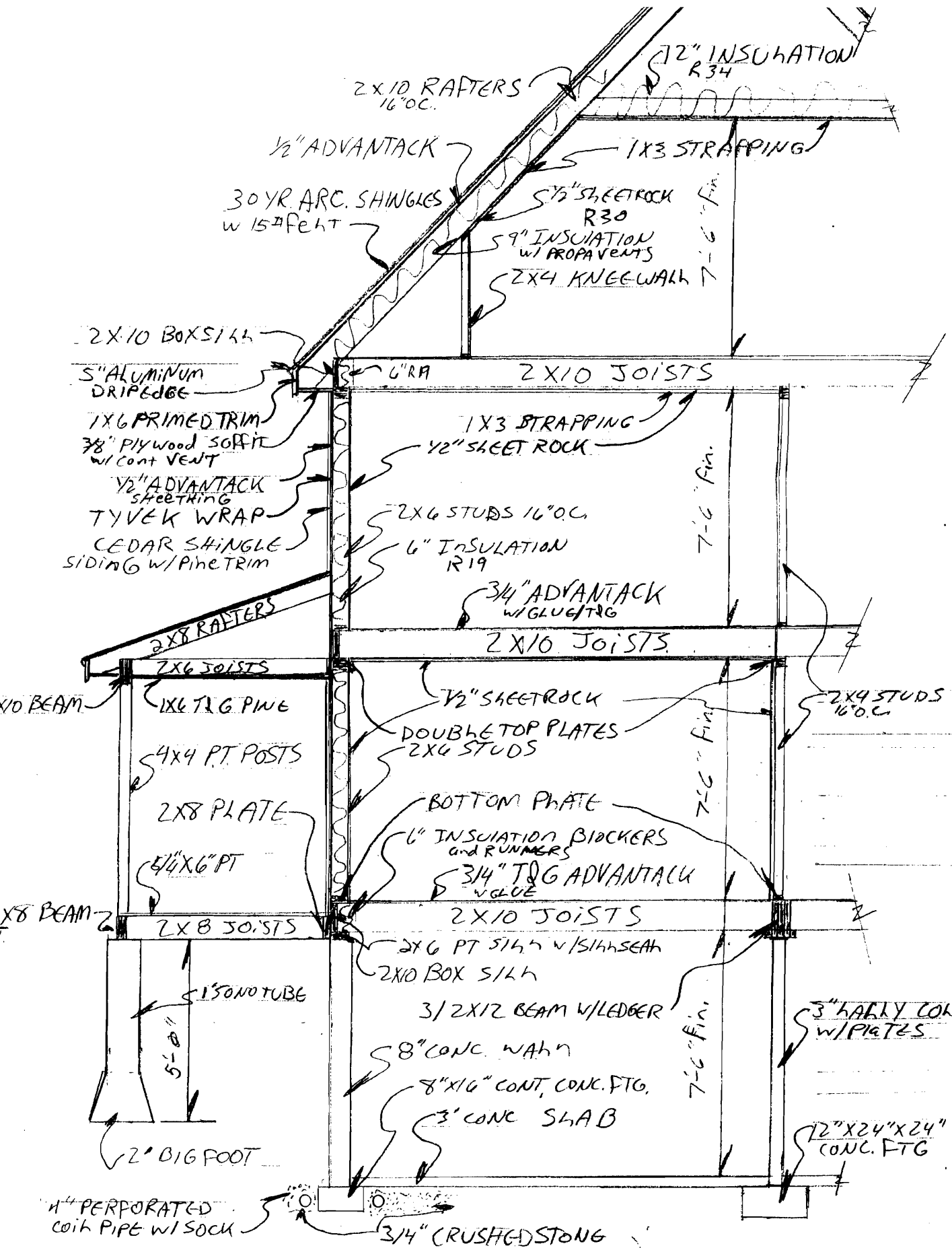
| Glass Type | U-Value | SHGC |
|-------------------------|---------|------|
| Clear | 0.48 | 0.62 |
| LoE ² | 0.35 | 0.32 |
| LoE ² /Argon | 0.31 | 0.32 |



AAMA is a nationally recognized authority, developing voluntary standards to test and validate the structural performance of windows, doors and skylights.

The Series 3000 has been tested and certified to AAMA design pressure (DP) standards. The higher the DP rating, the stronger the window.

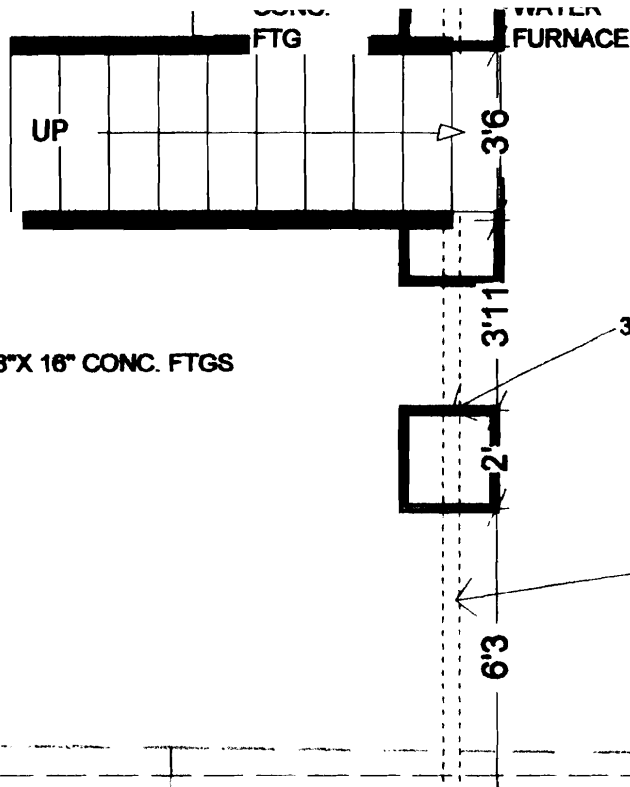
| Window Size | DP Rating |
|-------------|-----------|
| 34" x 65" | DP-50 |
| 38" x 65" | DP-45 |
| 108" x 77" | DP-35 |



CROSS SECTION
SCALE: 1/4" = 1'-0"

WAYCOTT CONSTRUCTION INC
KANTZ PLAN

ATTEND DRAIN
PT THROUGH FTG



THIRD BEAM GRADE

14'
9'6"

63'8"

TOP OF GARAGE WALL TO BE
SAME HEIGHT AS TOP OF
HOUSE WALL

DROP 8" FOR GARAGE SIDE
DOOR

*Need
5/8"*

**FOUNDATION PLAN
KANTZ PLAN**

WALCOTT CONSTRUCTION INC.
SCALE 1/4" = 1'-0"

4" CONC. SLAB

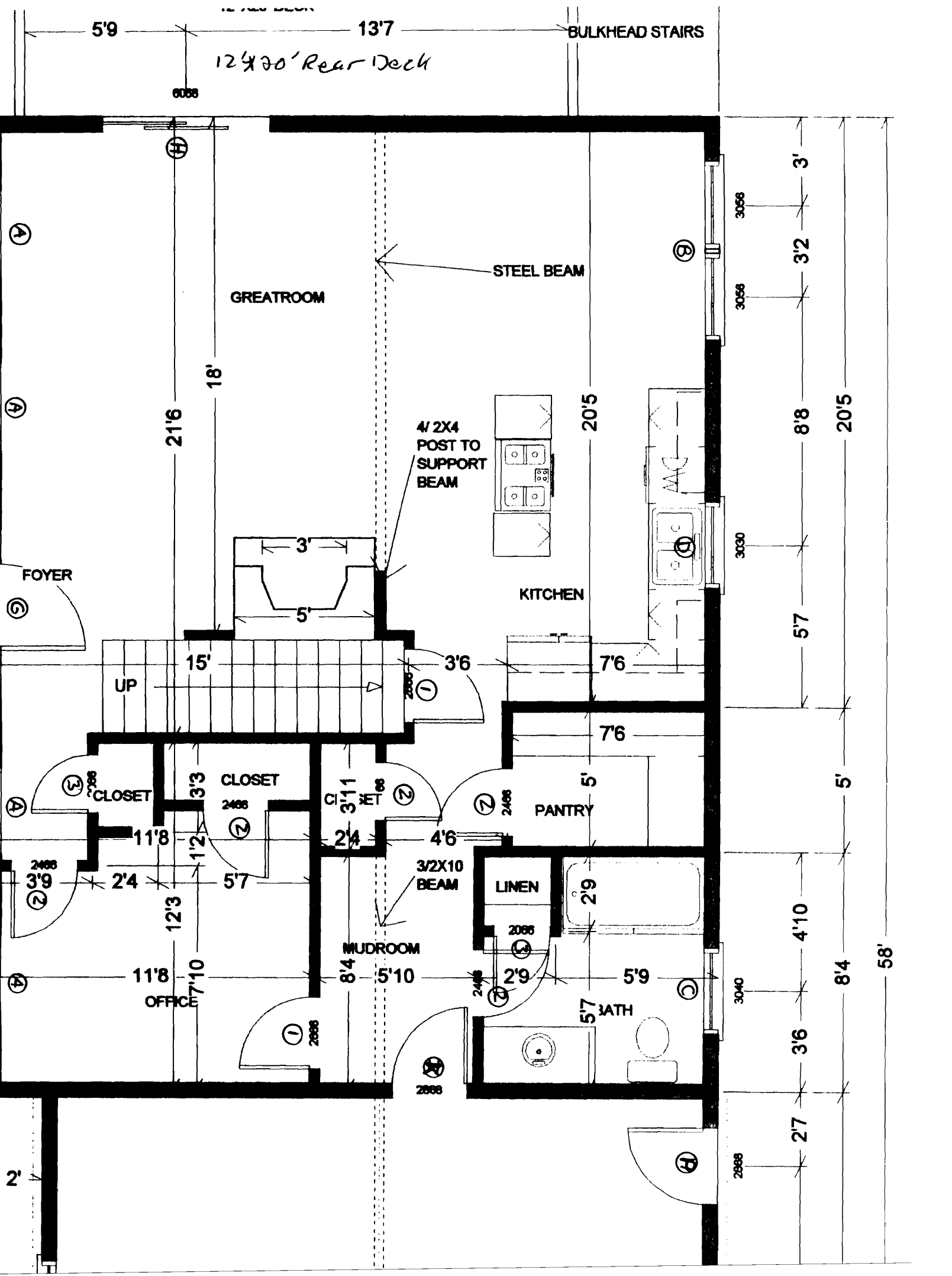
8" CONCRETE FROST WALL
4'-0" HIGH

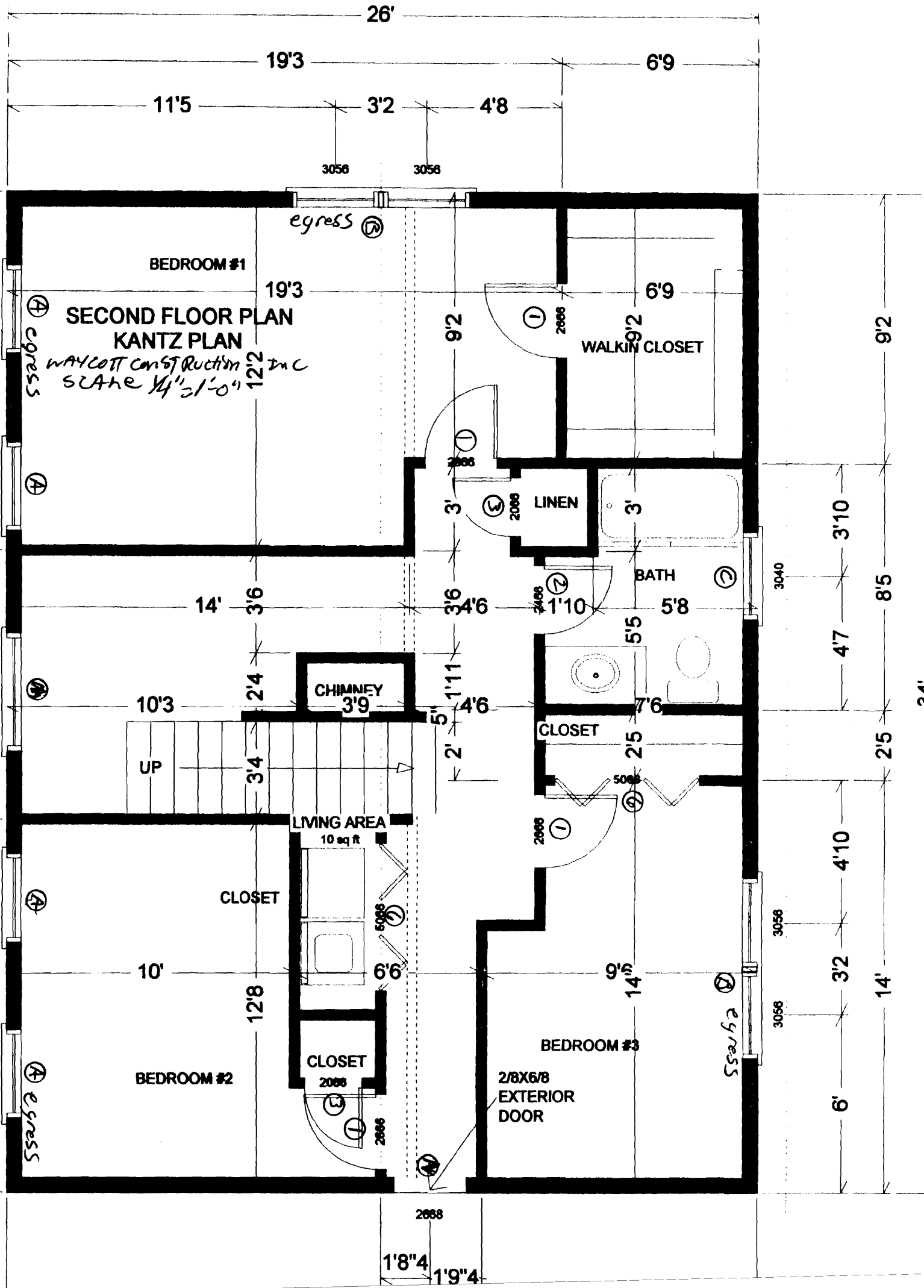
8"X 16" CONC. FTGS

DROP FRONT WALL 1'-0" FOR
GARAGE DOORS

24'4"

24'





3056

3056

eyress



16'9"

THIRD FLOOR PLAN

KANTZ PLAN

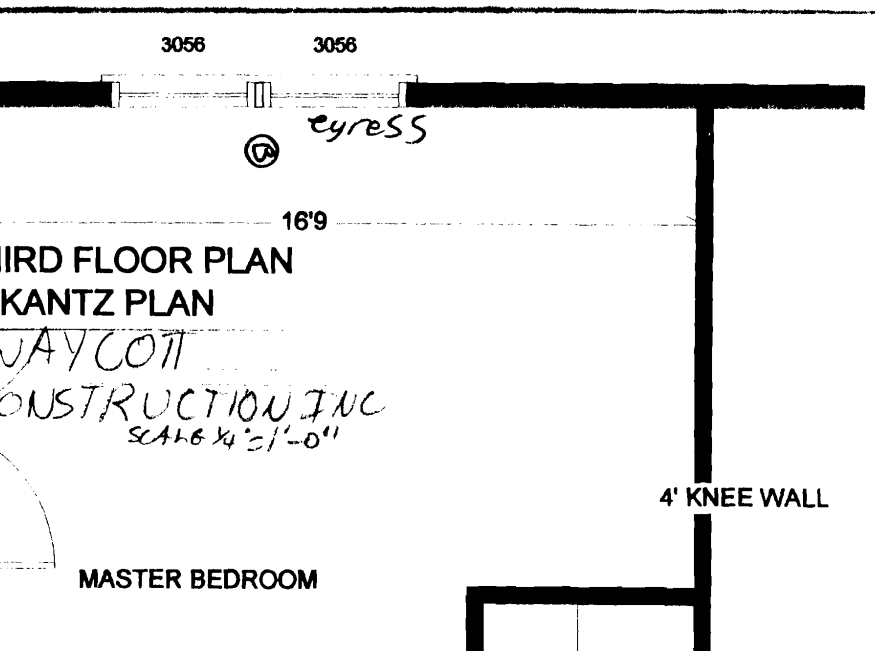
JAYCOTT

CONSTRUCTION INC

SCALE 1/4" = 1'-0"

4' KNEE WALL

MASTER BEDROOM



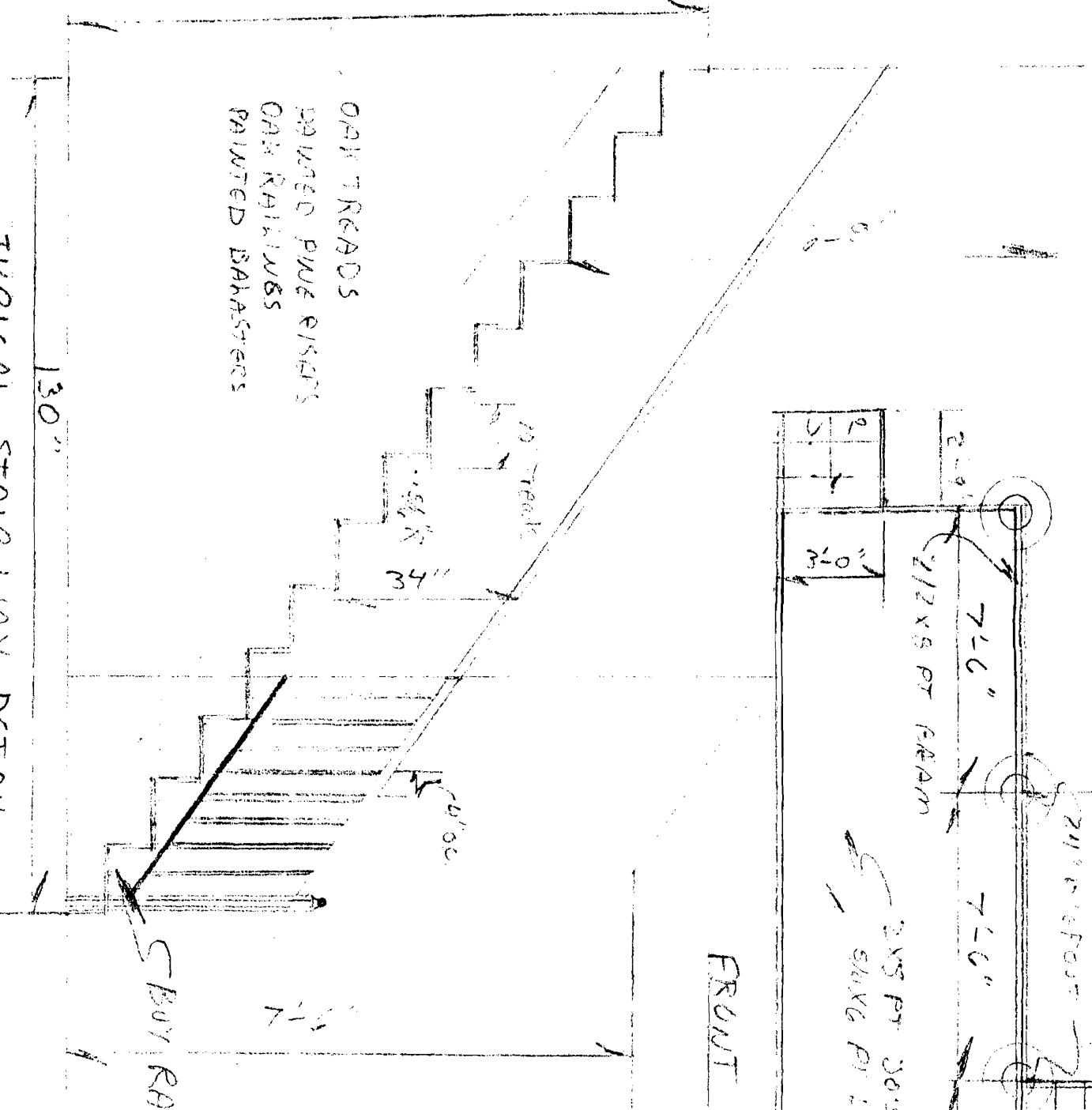
102"

PAINTED TREADS
PAINTED RISES
PAINTED BALUSTERS

130"

TYPICAL STAIRWAY DETAILS

SCALE 1/4" = 1'-0"



FRONT

SIDE

12" SQUARE W/ 21" DIA. POST

2 1/2 X 8 PT. BALUSTERS

2 X 8 PT. 30 X 36 SLIKE PT. 2

7 1/2"

7 1/2"

36"

30"

34"

PAINTED TREADS

PAINTED RISES

BALUSTERS

(VI) WINDOW DOOR SCHEDULE

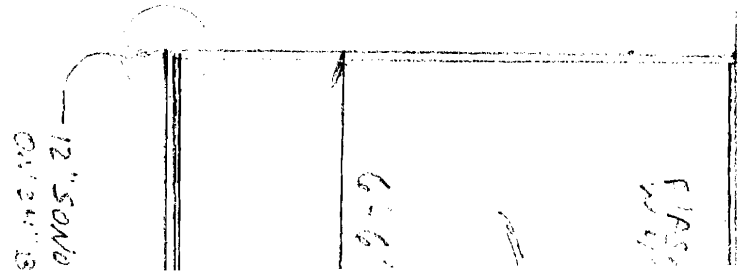
| ITEM | W | H | R/O | H/O | QTY | DESCRIPTION |
|------|-----|-----|---------|---------|-----|-------------------------------------|
| A | 3/0 | 5/6 | 38 1/2" | 65 1/4" | 8 | WINDY DOOR WITH HUNG |
| B | 3/0 | 5/6 | 77 1/2" | 45 1/4" | 2 | WINDY DOOR WITH HUNG GLASS |
| C | 3/0 | 4/0 | 38 1/2" | 49 1/2" | 2 | WINDY DOOR WITH HUNG |
| D | 3/0 | 4/0 | 38 1/2" | 37 1/4" | 1 | WINDY DOOR WITH HUNG |
| E | 3/0 | 4/0 | 38 1/2" | 49 1/2" | 2 | WINDY DOOR WITH HUNG |
| F | 3/0 | 5/0 | 22 1/2" | 37 1/4" | 2 | WINDY DOOR WITH HUNG |
| G | 5/0 | 6/8 | 66 1/2" | 82 1/2" | 1 | 30x12 FRONT DOOR WITH 12 1/2" STAIR |
| H | 6/8 | 6/8 | 72 1/2" | 81" | 1 | WINDY GLASS SLIDING DOOR |
| I | 9/0 | 7/0 | 9/0 | 7/0 | 2 | 9/0x7/0 PANEL STEEL DOOR |
| J | 1/8 | 1/8 | 34 1/2" | 82 1/2" | 1 | STEEL DOOR WITH 12 1/2" STAIR |
| K | 4/0 | 5/0 | 48 1/2" | 60 1/2" | 1 | STEEL DOOR WITH 12 1/2" STAIR |
| L | 4/0 | 5/0 | 48 1/2" | 60 1/2" | 1 | STEEL DOOR WITH 12 1/2" STAIR |
| M | 2/8 | 4/8 | 34 1/2" | 82 1/2" | 1 | STEEL DOOR WITH 12 1/2" STAIR |
| N | 2/8 | 4/8 | 34 1/2" | 82 1/2" | 1 | STEEL DOOR WITH 12 1/2" STAIR |
| O | 2/0 | 1/0 | 24" | 12 1/2" | 2 | WINDY GLASS SLIDING DOOR |

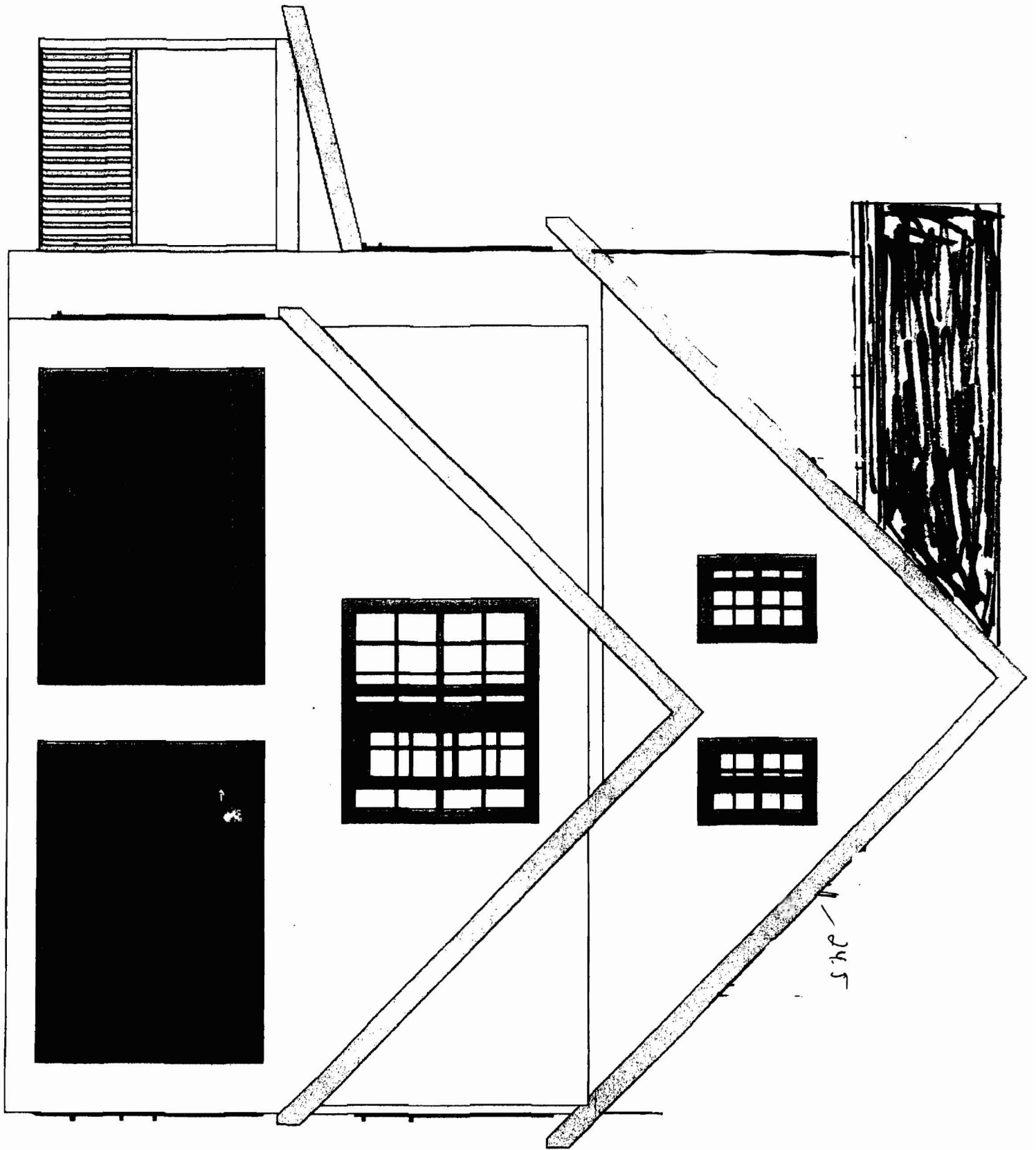
NOTE U-VALUE ON WINDOWS WILL BE 0.35

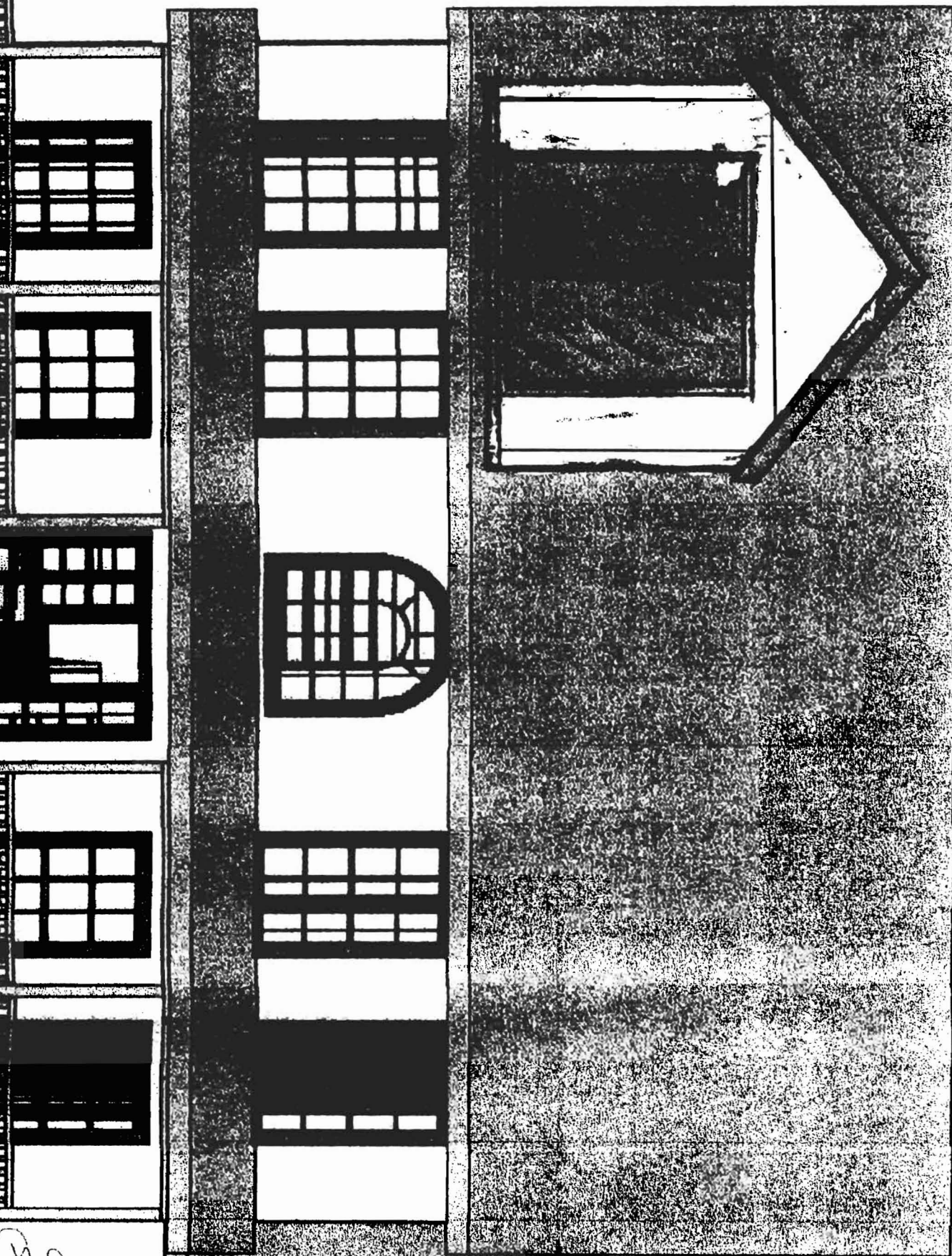
NOTE: HANDS ARE EGRESS WINDOWS.

INTERIOR DOOR SCHEDULE

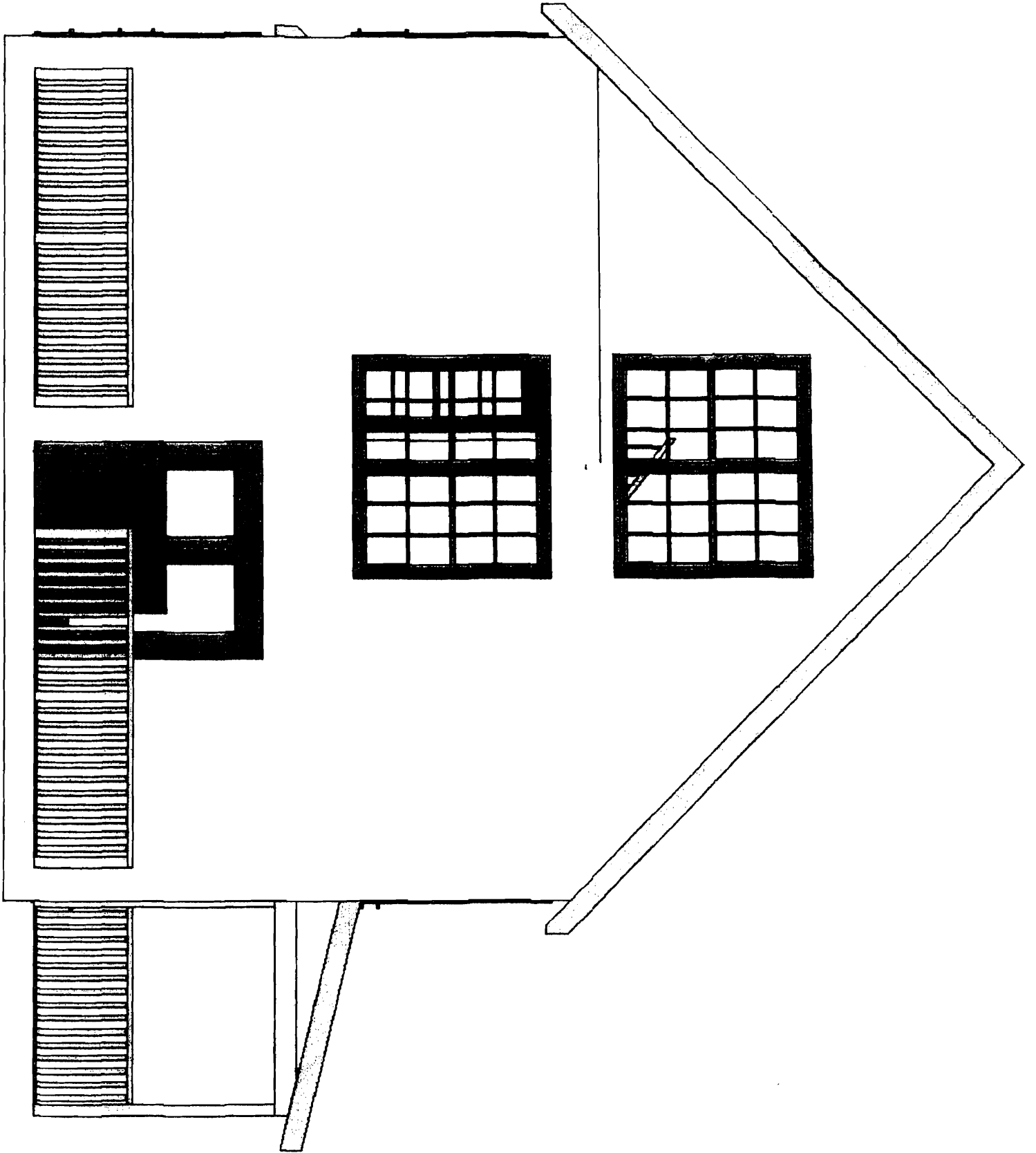
| ITEM | W | H | NO | DESCRIPTION |
|------|-----|-----|----|-------------------|
| 1 | 3/6 | 6/6 | 8 | 3 PANEL HARD DOOR |
| 2 | 2/4 | 4/6 | 1 | 6 PANEL HARD DOOR |
| 3 | 3/0 | 6/6 | 4 | 6 PANEL HARD DOOR |
| 4 | 2/0 | 6/6 | 1 | SHOWER DOOR |
| 5 | 3/0 | 3/6 | 1 | 6 PANEL BILDG |
| 6 | 5/0 | 6/6 | 2 | 6 PANEL BILDG |

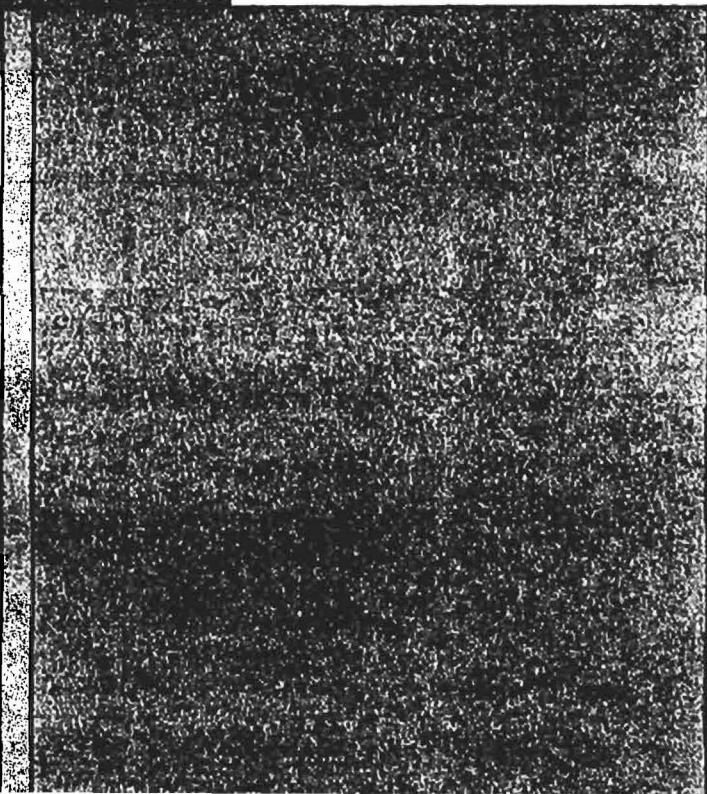
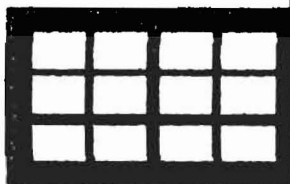
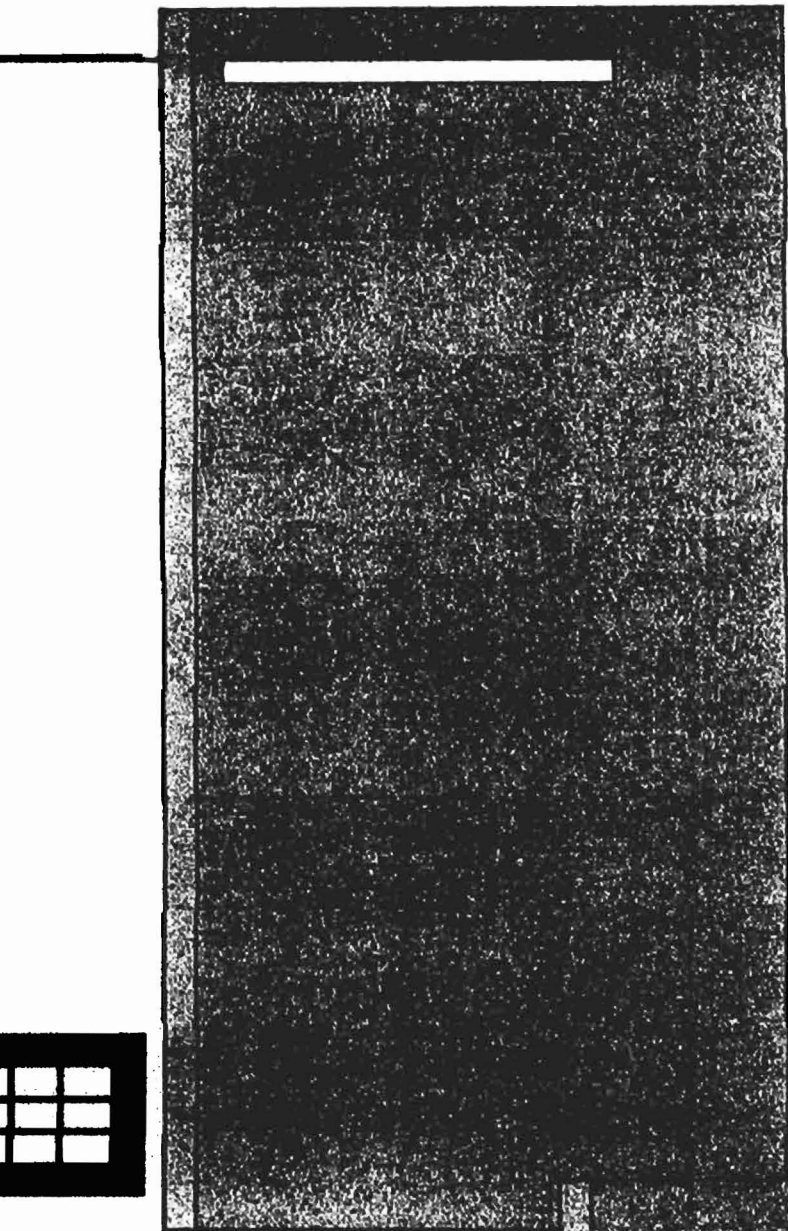


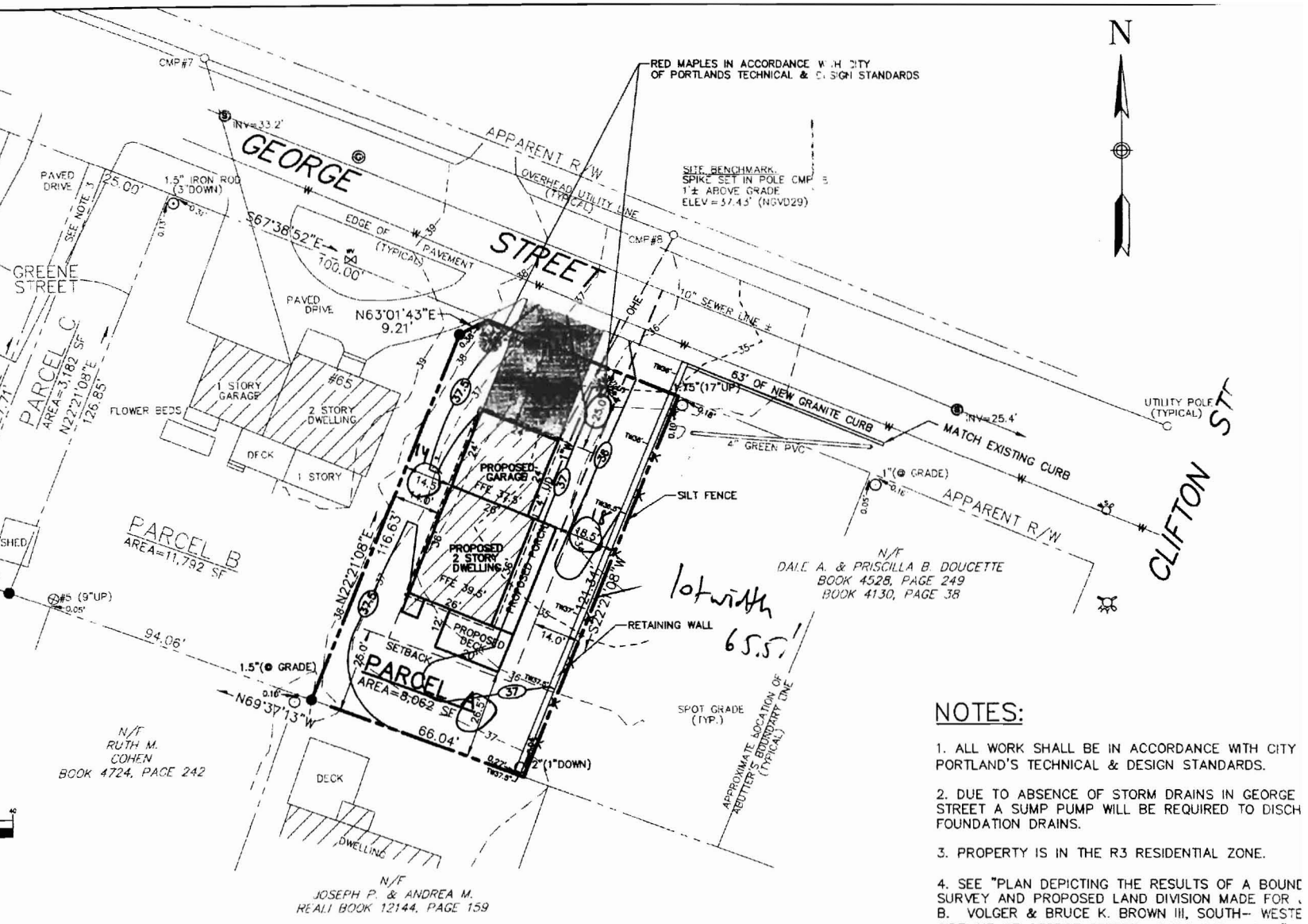




SHINGLE
CEDAR

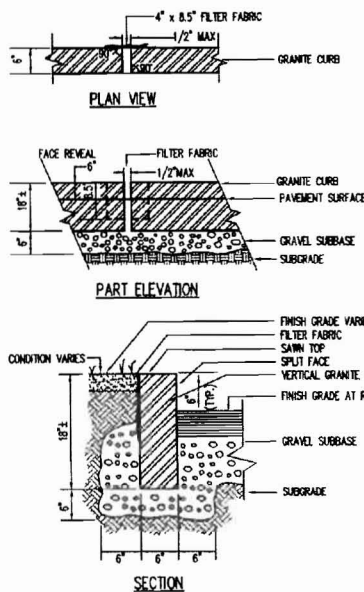
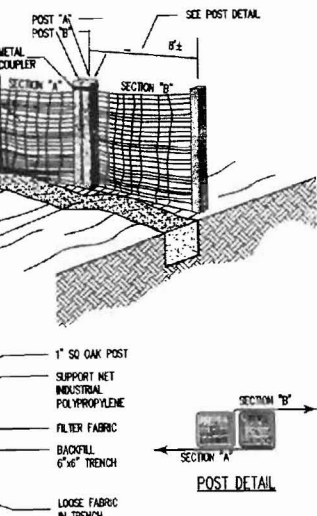




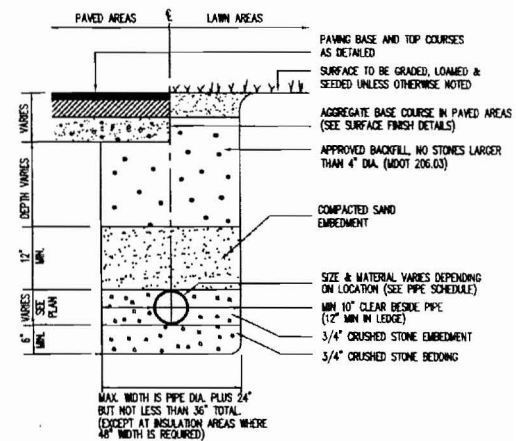


NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF PORTLAND'S TECHNICAL & DESIGN STANDARDS.
2. DUE TO ABSENCE OF STORM DRAINS IN GEORGE STREET A SUMP PUMP WILL BE REQUIRED TO DISCHARGE FOUNDATION DRAINS.
3. PROPERTY IS IN THE R3 RESIDENTIAL ZONE.
4. SEE "PLAN DEPICTING THE RESULTS OF A BOUND SURVEY AND PROPOSED LAND DIVISION MADE FOR B. VOLGER & BRUCE K. BROWN III, SOUTH-WEST SIDE LINE OF GEORGE STREET, PORTLAND, MAINE", DATED MAY 22, 2006 BY JAMES D. NADEAU, LLC PROFESSIONAL LAND SURVEYORS, PORTLAND, MAINE



2 VERTICAL GRANITE CURB (MDOT TYPE "1")



3 SANITARY SEWER & STORM DRAIN BEDDING DETAIL

SILT FENCE

SI-PFC-180301-10P/4-18