

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

960354

Location of Construction: 144 Bradley St 142-144 Bradley St		Owner: Joan Tardiff		Phone:		Permit No: 960354
Owner Address:		Leasee/Buyer's Name: Michael A. Jette		Phone:		
Contractor Name: H.E. Homes		Address: 270 Ocean Rd Greenland, N.H.		Phone: 603-436-8830		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAY - 9 1996 CITY OF PORTLAND </div>
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 57,000.00 PERMIT FEE: \$ 305.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: 43 Type: 5B Signature: [Signature]		
Proposed Project Description: Install Modular Erect Foundation (26 x 34)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zone: CBL: 178-F-012 Zoning Approval: With Conditions Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: Mary Gresik		Date Applied For: 23 October 1995				

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

PERMIT ISSUED WITH LETTER

CERTIFICATION *Close out*

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 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 provisions of the code(s) applicable to such permit

03 May 1996 - Permit Routed
23 October 1995

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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT

5

COMMENTS

9-25-96 - Formwork OK 9 3/4" walls / clear to pour / int+ext drainage tile in
8/NOV. 96 check dwelling Nobody on side - question on steel beam support
etc service move down #
12-11-96 work in progress 1-8-97 - left side stairs not to code + 4x4" posts
need 8" Sono tube placement

(Maine State Manufactured Housing) 10/7/96 lic # 024

(Temp stairs on left side)

(Steel I-Beam) - cover 3/8" tubing - (Basement 5/8" x 6/10B)

7/96 Trees have been removed where
foundations will be placed. MW

7/30/96 Inspected footing forms are
being put down No lines set up.
Mug

8/20/96 setting up foundations
Forms measured Right side set back 8' ok to
+ rear ok mulling line

8/9/96 Footing has been placed
Type OK mulling

Inspection Record

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 144 Bradley Street 178-F-012

Issued to Michael A. Jette

Date of Issue July 30, 1999

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. ^{Amendment to 960742} 960354, 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

APPROVED OCCUPANCY

Entire

single family
Group R3, Type 5B
Boca 93

Limiting Conditions:

This certificate supersedes
certificate issued March 20, 1997

Approved:

7-30-99

(Date)

M. E. Reinherough
Inspector

G. Samuel Rapp
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.

Applicant: Leo Jette
Address: 144 Bradley St
Assessors No.: 178-F-12

Date: 5/7/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Use - Single Family

Sewage Disposal - City

Rear Yards - 25' req - 25' shown

Side Yards - 14' req. - Using reduction to NO LESS THAN 8'

14-90
6' added to
the other side
for AT LEAST 20'
(= 33' shown)

Front Yards - 25' req - 85'+ shown

Projections - front string

Height - 2 Stories

Lot Area - 6,500[#] req 8,224[#] shown

Building Area - MAX 25% of Lot Area = 2,056[#] MAX

Area per Family - 6,500[#] OK

Width of Lot - 75' req - 75' exactly

Lot Frontage - 50' req - 50' shown

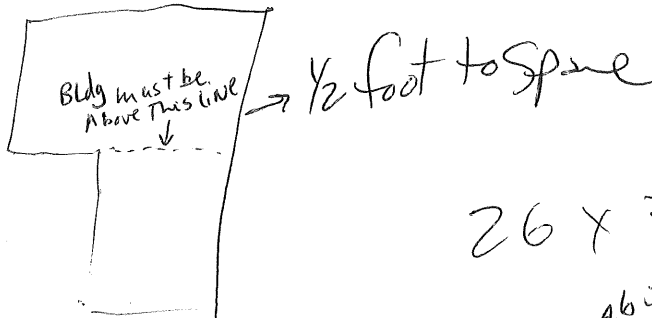
Off-street Parking - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - N/A



$26 \times 34 = 884^{\#}$

Note: Be sure the house is set back ^{16 ft} from the 1st pin directly to the left of the front corner of the house

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL**

APPLICANT: Michael Jette
 ADDRESS: 53 Jeannie St. Portland
 SITE ADDRESS/LOCATION: 144 Bradley St.
 DATE: 4/30/96

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. 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.
2. 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.
3. Your new street address is now 144 Bradley Street the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) 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.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. 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.

7. A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

9. The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

10. The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

11. 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 the drainage from the property.

12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. Erosion Control (silt fence) shall be installed along the edge of the applicants and neighbors rear property line in a manner to prevent sediment from construction activities from being transported offsite. Please see attached Public Notice.

cc: Katherine Staples, P.E., City Engineer

14. Silt fence shall be maintained until vegetation has 80% revegetated disturbed areas. A minimum of 4 inches of loam shall be applied and seeded immediately following backfilling of the foundation and side yard grading

15. All fill elevations shall conform to the submitted plan or must be approved by the Development Review Coordinator prior to actual field construction.

BUILDING PERMIT REPORT

DATE: 8/may/96 ADDRESS: 141 Bradley St -
 REASON FOR PERMIT: To install a modular home (26x24)
 BUILDING OWNER: Joan Tardiff
 CONTRACTOR: N. G. Homez APPROVED: *1 *2 *9 *10
 PERMIT APPLICANT: Leo Jette DENIED: *11 *13 *14 *15 *16

CONDITION OF APPROVAL OR DENIAL

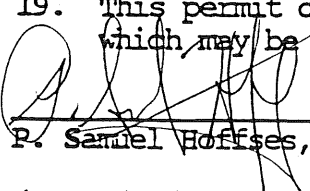
- X 1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- X 7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- X 9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

- X 10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
- X 11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~
- X 14. Headroom in habitable space is a minimum of 7'6".
- X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Sandel Hoffses, Chief of Inspection Services

/el 3/16/95

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 8, 1996

N. E. Homes
270 Ocean Road
Greenland, New Hampshire 03840

RE: 144 Bradley Street

Dear Sir,

Your application to install a modular home with a 26 x 34 foundation has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Building Inspections - The house shall be setback toward the rear lot line enough so that the front left side corner of the house is just beyond the first inward pin in order to meet the required side setback and 75' lot width requirement. - M. Schmuckal

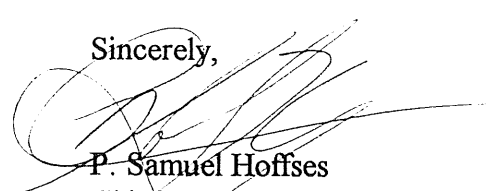
Development Review Coordinator - (a) silt fence shall be installed across the rear property line of the applicant and neighbor to prevent sediment from traveling off site. (b) all fill elevations shall conform to the submitted plans or those approved by the DRC. (c) please see attached standard conditions sheet. - J. Seymour

Building Code Requirements

1. Please read and implement items 1, 7, 9, 10, 11, 13, 14, 15 and 16 of the attached Building Permit Report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief, Inspection Services Division

cc: M. Schmuckal, Asst C, Insp Svcs Div
J. Seymour, DRC

March 27, 1996

To whom it may concern;

The property owners of 148 Bradley Street, Portland, Maine, Have given ADVANCE AFFORDABLE HOMES INC, permission to fill and grade their back yard provided that the following terms are met;

1, No trash, stumps, brush, construction debris or hazardous material may be used to fill the property.

2, The natural flow of rain/storm run off will continue to be away from the buildings and to the rear of the property.

3, The area disturbed shall be reloaded seeded and protected from erosion until grass grows. *The fill will be evenly spread. EAH JJ*

4, All necessary permits will be provided.

5, All work shall be done at NO EXPENSE to the property owners.

~~THIS AGREEMENT ONCE SIGNED IS NOT REVOKABLE.~~ *EAH JJ*

Joseph D. Gullett
For ADVANCE AFFORDABLE HOMES, INC.

4/6/96
Henley Smith
DATE
NOTARY PUBLIC
MY COMMISSION EXPIRES [illegible]

Elizabeth Germani
For property owners.

4/6/96
DATE.

AS to Elizabeth Germani's signature:

Vicki L. Herron

4/6/96

VICKI L. HERRON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 23, 2000

1994 STANDARD SPECIFICATIONS
FmHA Models

Kitchen:

- Wellborn cabinets "Oak Crest" series.
- Formica countertop.
- Ductless Range Hood.
- Deep bowl-stainless steel double bowl sink with single lever faucet.

Bathroom:

- One piece tub and shower unit, with grab bar and single lever faucet with anti-scald valve.
- Wellborn Vanity base "Oak Crest" series Formica counter top, drop in lavatory with single lever faucet.
- Bath fan vented to the exterior.
- Mirror and strip light over vanity.
- (2) Towel bars, paper holder.
- 1.6 gallon flush china water closet with seat.

Interior:

- Mohawk "Golden Oak" hollow core doors.
- Painted finger jointed colonial casing, jambs, and 3-1/2" baseboard, or stained clear casing and baseboard, and finger jointer jambs.
- Drywall cased openings and bypass and bifold doors trim.
- (1) Prefinished vinyl coated metal closet shelf each closet.
- (5) Prefinished vinyl coated metal shelves in linen closet.

Plumbing:

- Copper type "L" water lines.
- PVC Drain, vent and waste system.

Electrical:

- 100 amp main service panel (location per plans).
- G.F.I. receptacle in bath, kitchen, and exterior per code.
- Smoke detectors per code each floor; hard wired.
- Prewired telephone jacks - kitchen, one bedroom, per plans.
- Cable T.V. j. box with RG cable, living room, per plans.
- Wiring and receptacle for electric range, 40 amp breaker.
- Door chime for front and rear door.
- Basement lights installed.

Heat:

- Hot water baseboard heat with drops only, emergency switch and thermostat included.

Other:

- Pricing includes State seals, delivery, crane, installation onto foundation and applicable taxes.
- No loose nails or fasteners are included.

SPECIAL PRICING NOTES:

Split entries do not include stubwalls or foyer package in the base price, see your option prices to add them to your package.

Unfinished Capes and Gambrels are supplied with stair carpet, electrical circuit to second floor, stair partitions and a door for the top of the stairs. In addition, Gambrels and Component Capes are supplied with second floor partitions and rough plumbing for one second floor bath. No insulation, drywall or trim is included.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

New England Homes, Inc.
270 Ocean Road
Greenland, New Hampshire

1994 STANDARD SPECIFICATIONS
FmHA Models

Floors:

- Floor joists: 2x8 on up to 12'6" modules, 2x10 on 13' up to 14'6.
- Rim joists: 2x8 on up to 12'6" modules, 2x10 on 13' up to 14'6.
- Solid bridging.
- 3/4" OSB Decking-glued and fastened.
- Armstrong vinyl flooring: kitchen, bath, utility areas.
- 28 oz. carpet with 1/2" pad in living room, hall, bedrooms, and stairs. (Factory installed where possible)
- 3 & 1/2" concrete filled support columns for basement,

Exterior Walls:

- 2x6 - 16" O.C. with fiberglass R-19 insulation.
- 1/2" prime coated drywall.
- 7/16" OSB sheathing-glued and fastened.
- Double 4 vinyl siding, factory installed first floor front and rear only.
- Vinyl corner boards.
- Prime painted wood rake, soffit and fascia trim boards.

Interior Walls:

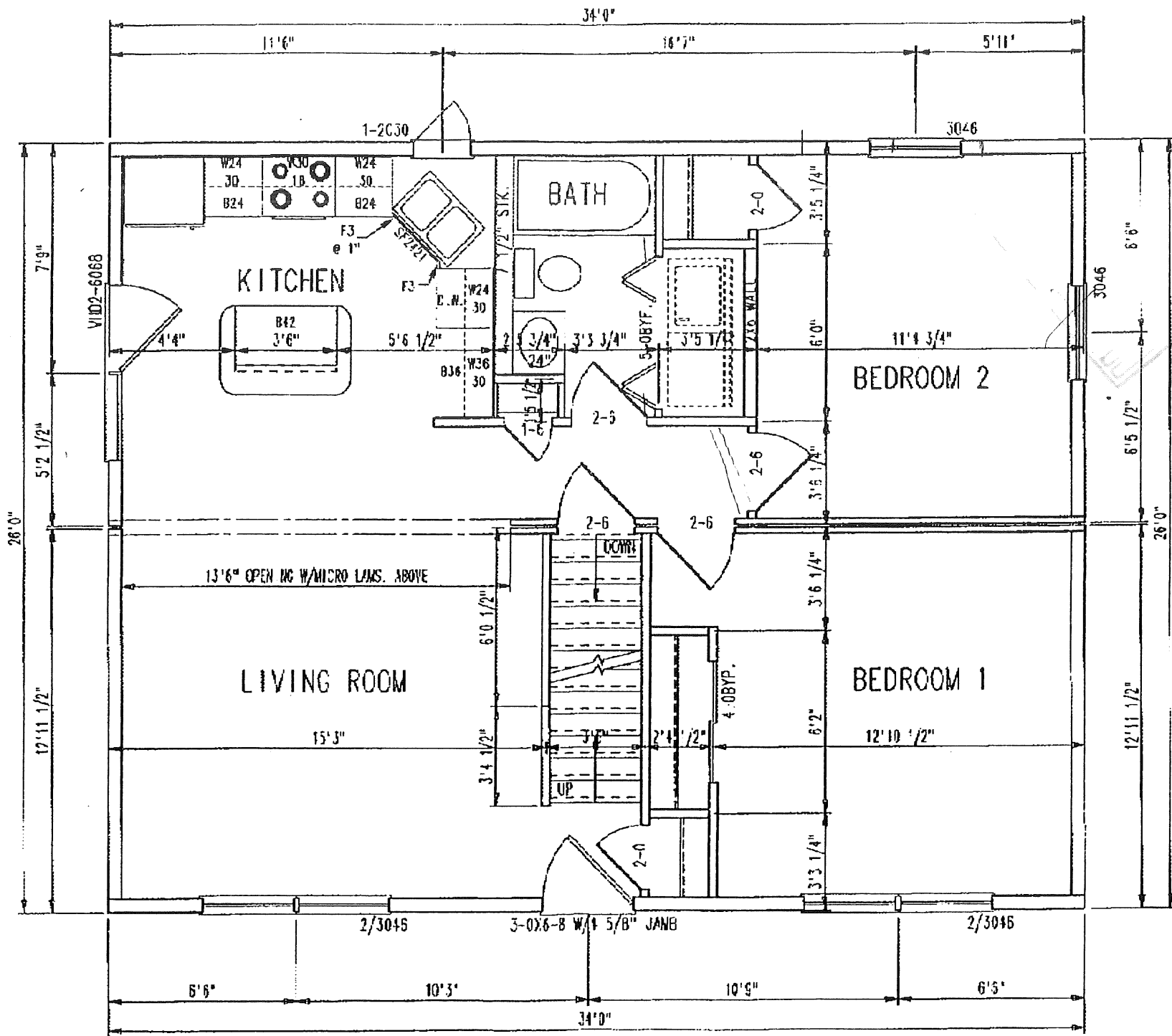
- 2x4 - 16" O.C. 8'
- 1/2" prime coated drywall.
- 2x3 (doubled) marriage wall.

Roof/Ceiling:

- 8' finish ceiling height. (7'7" if vaulted).
- 6/12 (5/12 if vaulted ceilings) pitch roof trusses. 40 lb. live load design. 12" overhang, fixed on mods up to 13' wide and folded or loose on 14' wide mods.
- 12/12 pitch on Capes-folding rafter system per plans with fixed 6" vented soffit, fixed on mods up to 13', folded or loose on 14' wide mods.
- 6" primed fascia and soffit with continuous vent strip.
- Vented ridge cap.
- 6" Rake jet with 6" rake board and 1x2 shadow board on 6/12 roofs. Jets may be optional on other roof styles.
- 7/16" OSB sheathing with eaves ice dam protection.
- R-38 blown rock wool insulation with 6/12 roof.
- R-19 minimum blown rock wool insulation in Capes & gambrels.
- Asphalt shingles over roof paper-20 year warranty.
- 1/2" prime coated smooth finish drywall ceiling.

Exterior Doors/Windows:

- Front door, 3'0 insulated steel door with adjustable threshold. Style #210.
- Rear door, 2'8 insulated steel door with adjustable threshold. Style #262.
- Crestline "Smart R", primed, tilt with full screen.



CUSTOM
GRADE

1ST FLOOR PLAN
107507A



NEW ENGLAND HOMES INC.
270 OCEAN ROAD
GREENLAND, N.H. 03840

CRWN	K.A.L.	DATE	9/12/95
REV.		DATE	

PR-1075
JETTA

to have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MICHAEL A. JETTER, his heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, his heirs and assigns, that I or lawfully assigns or heirs of the premises, that they are free of all such charges, taxes and government right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and my heirs shall use with warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said JOAN A. TARDIFF, have hereunto set my hand and seal this _____ day of the month of _____, 1995.

Signed, Sealed and Delivered in the presence of

Witness

JOAN A. TARDIFF

STATE OF MAINE

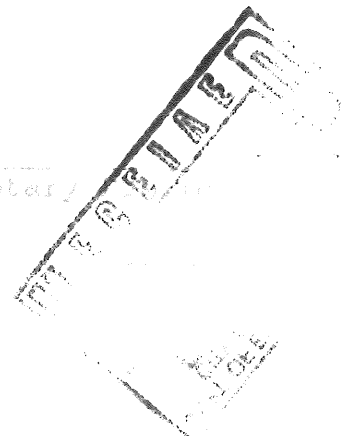
County of _____ SS. State of Maine, _____ 1995

personally appeared the undersigned JOAN A. TARDIFF and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Attorney at Law/Notary

Printed name:



BUREAU OF TAXATION



Property Tax Division
State House Station #24
Augusta, Maine 04333

FILE BOTH COPIES OF THIS FORM WITH COUNTY REGISTRY OF DEEDS. DO NOT DETACH!

REAL ESTATE TRANSFER TAX

DECLARATION

TITLE 36, M.R.S.A., SECTIONS 4641 through 4644

1. MUNICIPALITY OR TOWNSHIP PORTLAND	COUNTY CUMBERLAND	BOOK (REGISTRY USE ONLY)	PAGE (REGISTRY USE ONLY)
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GRANTEE (BUYER)

2. IDENTITY NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S)
ZEMPER, MICHAEL A. 0341 62 9460

3. NUMBER AND STREET CITY OR TOWN STATE AND ZIP CODE

GRANTOR (SELLER)

4. IDENTITY NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S)
TARDIFF, JOAN A. 0061 40 1116

5. NUMBER AND STREET CITY OR TOWN STATE AND ZIP CODE

6. TAX MAP & LOT NUMBER (Required)
Map 178, Lot E-12

MUNICIPALITY DOES NOT HAVE TAX MAPS (Please describe property)

7. DATE OF TRANSFER MO. DAY YR.
 (Use numerals) **9** | **26** | **95**

Warning to Buyer:
 If the property is classified as Farmland, Open Space, Greenbelt, a wetland, or a forest, a subdivision, partition, or other action could be triggered by the transfer of the property.

Applicable Not Applicable

8. CONSIDERATION meaning total amount of price paid, or required to be paid, for real property valued in money, whether in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If no consideration involved, tax to be computed based on the value of the property. Value is the estimated price or cash worth the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.25 per \$500, or fractional part thereof, of consideration or value. The tax incidence is equally divided between the buyer and seller. If exempt, complete line 9.) \$ **25,000.00**

9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be exempt pursuant to M.R.S.A. 36:41-44)

10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value? (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, marriage or transfer tax was based on estimate value.) PLEASE EXPLAIN BASIS OF VALUE.

YES NO

11. Buyer(s) certify they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to the Maine Bureau of Taxation within 30 days after date of transfer.

Buyer(s) not required to withhold Maine income tax because:

- seller has qualified as a Maine resident.
- a waiver has been received from the Bureau of Taxation.
- consideration for the transfer was the purchase of a residence.
- foreclosure sale pursuant to M.R.S.A. 457:101.

12. Aware of penalties set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true and correct and complete.

OATH

GRANTEE(S) or AGENT MAJ	DATE 9/26/95	GRANTOR(S) or AUTHORIZED AGENT JAT	DATE 9/26/95
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PREPARER 13. Name and address of person or firm preparing this form: **Fidelity Title Company, 1050 Forest Avenue.**

DRAFT

WARRANTY DEED

Know all Men by these Presents that I, *JOAN A. TARDIFF*, of
of Portland, County of Cumberland, State of Maine in
consideration of one dollar and other valuable consideration paid
by *MICHAEL A. JETTE*, whose mailing address is
, the receipt whereof I do hereby
acknowledge do hereby give, grant, bargain, sell and convey unto
the said *MICHAEL A. JETTE*, his heirs and assigns forever,

A certain lot or parcel of land situated on the northwesterly
side of Bradley Street in the City of Portland, County of
Cumberland, State of Maine, bounded and described as follows:

BEGINNING at the southerly corner of Lot No. 40 as delineated on
a Plan of Bradley Terrace made by Percy H. Richardson, C. E.,
recorded in the Cumberland County Registry of Deeds in Plan Book
9, Page 137; thence North 62° 47' 40" West, right angles to the
line of Bradley Street and along the southwesterly line of Lot
No. 40, one hundred thirty eight and sixty hundredths (138.60)
feet to an iron pipe at the westerly corner of Lot No. 40 and
land of Coachlight Village; thence South 27° 06' 05" West, along
the northwesterly line of Lot No. 39 and Lot No. 38, seventy five
(75.00) feet to an iron rod set; thence South 62° 47' 40" East,
fifty one and sixty five hundredths (51.65) feet to an iron rod
set, said iron rod being located twenty five (25.00) feet from as
measured perpendicular to the rear line of the existing structure
on the lot being conveyed; thence North 27° 08' 49" East, along
a line twenty five (25.00) feet from and parallel to the rear
line of the existing structure on the lot being conveyed, twenty
five (25.00) feet to an iron rod set on the southwesterly line of
Lot No. 39; thence South 62° 47' 40" East, along the
southwesterly line of Lot No. 39, eighty seven and twenty eight
hundredths (87.28) feet to an iron rod set on the northwesterly
line of Bradley Street; thence North 27° 12' 20" East, along the
northwesterly line of Bradley Street, fifty (50.00) feet to the
point of beginning.

Being a portion of the premises conveyed to Joan A. Tardiff by
deed of Harold J. Tardiff, recorded in the Cumberland County
Registry of Deeds in Book 3828, Page 30.



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

I. D. Number _____

Micahel A. Jette
Applicant

23 October 1995
Application Date

53 Jeannie St Ptd
Applicant's Mailing Address

Project Name/Description

Leo Jette - 761-1854
Consultant/Agent

142-144 Bradley St
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

178-F-012
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 Other (specify) Modular Home
884 GFC 1,326 Total 8,224 sq ft R-3
Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer Marge Schmeckel

- Approved Approved w/Conditions listed below Denied

1. The house shall be set back toward the rear lot line enough so that the front left side corner of the house is just beyond the 1st inward pin (in order to meet the side setbacks and 25' width requirement)

Approval Date 5/7/96 Approval Expiration _____ date Extension to _____ date 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	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: 142-144 Bradley St



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

I. D. Number _____

Micahel A. Jette
Applicant

23 October 1995
Application Date

53 Jeannie St Ptd
Applicant's Mailing Address

Project Name/Description

Leo Jette - 761-1854
Consultant/Agent

142-144 Bradley St
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

178-F-012
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 Other (specify) Modular Home
884 GFC 1,326 Total 8,224 sq ft
 Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer James Seymour

- Approved Approved w/Conditions listed below Denied

- Silt fence shall be installed across the rear property^{line} of the applicant and neighbor to prevent sediment from traveling offsite.
- All fill elevations shall conform to the submitted plans or approved by the DRC.
- Please see attached standard conditions sheet.

Approval Date 5/1/96 Approval Expiration 5/97 date Extension to _____ date 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 142-144 Bradley St



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: March 20, 1997

RE: Request for Certificate of Occupancy
144 Bradley Street (178-F-012)

The applicant has completed two conditions referred to in the March 11, 1997 memo after a site visit was done. The following items have not been completed:

1. Two City of Portland approved trees need to be planted. 12/03/97
2. The silt fence along the back property line is in good condition; however the disturbed area of the lot, which appears to be all of it, as well as the abutter who granted permission to place fill in their property appears to have not been stabilized as required. NOT COMPLETE 12/03/97

I recommend that all disturbed areas noted be stabilized with hay mulch as soon as the loss of snow cover permits and that the lawn be permanently stabilized and the two trees be planted by May 30, 1997. It is my opinion that a temporary certificate of occupancy permit could be issued assuming code enforcement has no outstanding issues.

cc: Kandi Talbot, Planning Department

Mary -
couple conditions
have been met.
Please pass on.
Thanks,
Kandi



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement - Kevin Carroll
FROM: Jim Wendel, Development Review Coordinator
DATE: December 10, 1997
RE: Request for Certificate of Occupancy
144 Bradley Street (178-F-012)

On December 8, 1997 I reviewed the single-family residence at 144 Bradley Street for compliance with the conditions of approval dated 5-1-96 and comments made March 11 and March 20, 1997.

All items noted in the previous correspondence have been satisfactorily completed. However, the silt fence along the back property line has not been removed. Silt fence is used only as a temporary measure.

With the removal of the silt fence, it is my opinion that a permanent Certificate of Occupancy can be issued assuming Code Enforcement has no outstanding issues.

Amy SEE ME.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement Officer

FROM: Jim Wendel, Development Review Coordinator

DATE: May 26, 1998

SUBJECT: Request for Certificate of Occupancy
144 Bradley Street (178-C-012)

On May 22, 1998 I reviewed the the single-family residence at 144 Bradley Street for compliance with the conditions of approval dated 5/1/96 and comments made December 10, 1997.

It is my opinion that all of the conditions of site plan approval have been satisfactorily completed and a **permanent Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

Z 434 206 695



UNITED STATES
POSTAL SERVICE

Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

PS Form 3800, March 1993

Sent to <i>Michael Vetto</i>	
Street and No. <i>144 Bradley St</i>	
P.O., State and ZIP Code <i>Portland ME 04102</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

772-7518

CITY OF PORTLAND

NOTICE OF VIOLATION

January 5, 1998

Michael A. Jette
144 Bradley St.
Portland, ME 04102

RE: 144 Bradley St.,(178-F-12)

Certified Mail Receipt # Z 434 206 695

Dear Michael ,

An evaluation of your property at the above location on 12/3/97 revealed that the site fails to comply with the conditions of approval found on the 5/8/96 letter. (Copy Attached)


The required site grading, loaming and seeding required by May 30, 1997 has not been done. The Temporary Certificate of Occupancy for the dwelling has expired as of that date.

Pursuant to Section 14-52,14-528 and Section 14-463 of the Zoning Ordinance of the City of Portland, this is a notice of violation.

All referenced violations shall be corrected within 21 days of the date of this notice. A reinspection of the premises will occur on January 27, 1998 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 14-472 of the Code. Please fee free to contact me at 874- 8703, if you wish to discuss the matter or have any questions.

Sincerely


Amy Powers
Code Enforcement Officer

cc/Central File

Nov. 10, 1997

Robert Danley
City Manager
Portland, Me. 04101

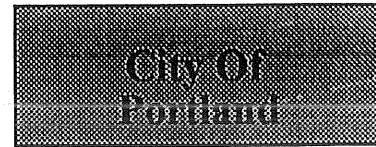
Dear Mr. Danley,

I was very pleased that the Charter Commission vote for a possible change to a Mayor for Portland was soundly defeated. There are still thinking people in Portland. I was surprised to see your son playing football for South Portland. Have you moved there?

I have noticed that the manufactured housing is still in place on the Car property on Bradley Street. I think it detracts exorminously from the rest of the residential construction on the street. Has our street been zoned for manufactured housing and I didn't know about it?

Sincerely yours
Hazel E. McPrim
107 Bradley Street
Portland, Me. 04102

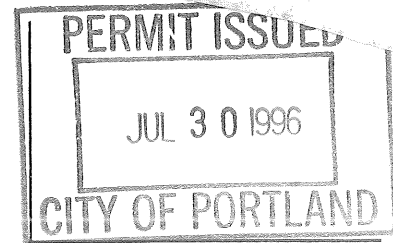
Memo



To: Robert Ganley/City Manager
From: Mike Nugent/Manager of Inspection Services
Date: 12/2/97
Re: Hazel McCrum, Bradley St. Inquiry (178-F-012)

Attached is an elevation of the structure and a copy of the permit issued for the property in question (144 Bradley St.). Marge Schmuckal, Zoning, advises that the structure is a modular structure which is permitted in any zoning district that allows stick built dwellings. The temporary Occupancy permit has expired and I am having the development review coordinator and our field inspector review the project to establish the extent of compliance with the approved plan. A final C/O will be issued if in conformity with the plan. I have contacted Mrs. McCrum and spoke with her, I will give her our final findings.

960742



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____

Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

29 July 1996

The undersigned hereby applies for amendment to Permit No. 960354 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 144 Bradley St Within Fire Limits? _____ Dist. No. _____

Owner's name and address Michael A. Jette Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address _____ Telephone _____

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building 1-fam w/dormers No. families _____

Last use 1-fam No. families _____

Increased cost of work 1,000.00 Additional fee 30.00

Description of Proposed Work

Add dormers to 1-fam modular

Handwritten signature in a circle

Call Leo When Ready 761-1854

Leo B. Jette signature and name

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Framing lumber - Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: [Handwritten signature and date 7/29/96]

Signature of Owner _____

Approved: [Handwritten signature] Inspector of Buildings

INSPECTION COPY - WHITE
APPLICANT'S COPY - YELLOW

FILE COPY - PINK
ASSESSOR'S COPY - GOLDEN

ROLL VENT W/SHINGLES

20 YEAR
ASPHALT SHINGLES
15# FELT
METAL DRIP EDGE

12/12 PITCH PINNED
RAFTERS @ 16" o.c.

SHUTTERS & GR OS
ARE OPTIONAL

6" VENTED SOFFIT

1X6 FASCIA

V WYL
CORNERS

GRADE

9-0X6-6 D.H. DOOR
IS BY THE BUILDER

STEPS & STOOPS
BY BUILDER

9-0X6-6 D.H. DOOR
IS BY THE BUILDER

FRONT ELEVATION



NEW ENGLAND HOMES INC.

270 OCEAN ROAD

GREENLAND, N.H. 03340

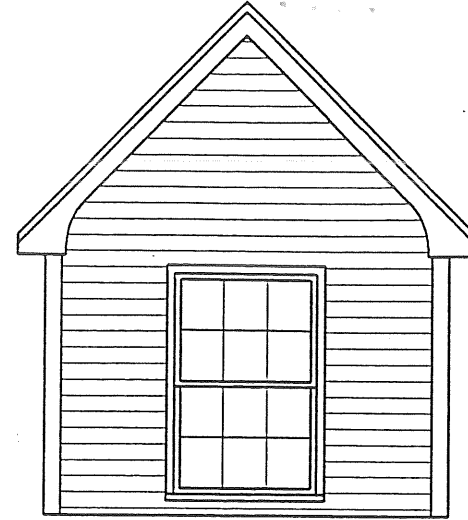
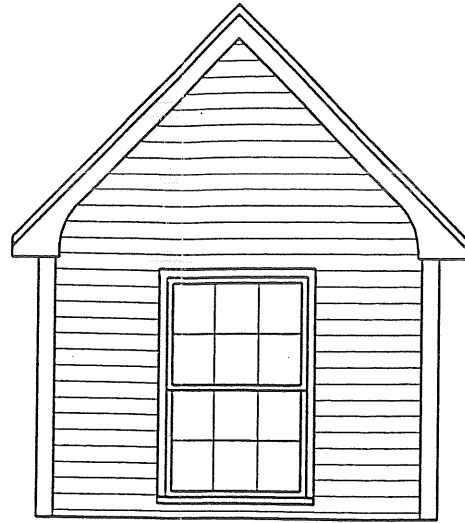
TRAPP	K.A.L.	DATE	9/12/95
REV.		DATE	

PR-1075

ROLL VENT W/SHINGLES

20 YEAR
ASPHALT SHINGLES
15# FELT
METAL DRIP EDGE

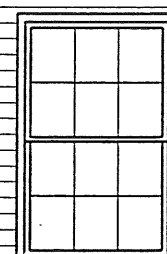
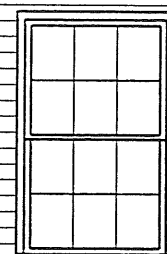
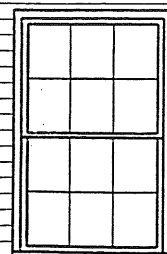
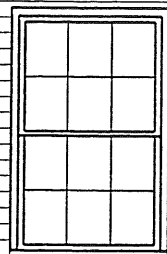
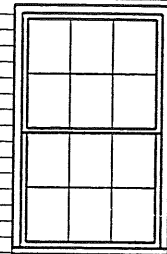
12/12 PITCH PINNED
RAFTERS @ 16" o.c.



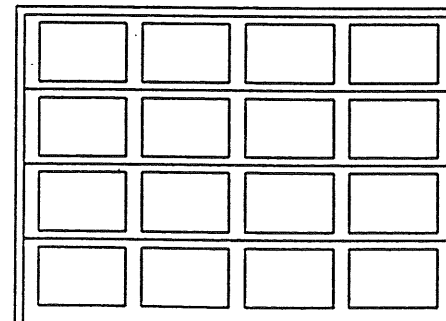
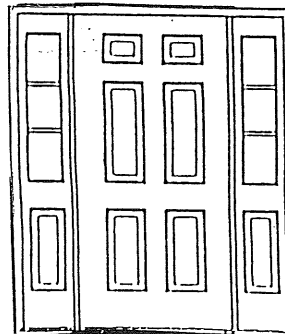
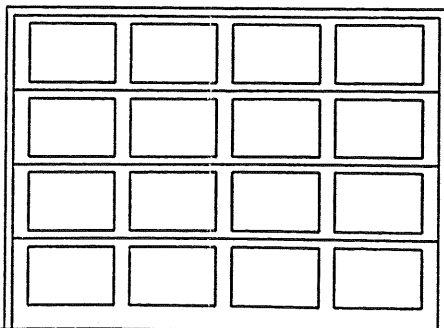
6" VENTED SOFFIT

1X6 FASCIA

VINYL
CORNERS



GRADE



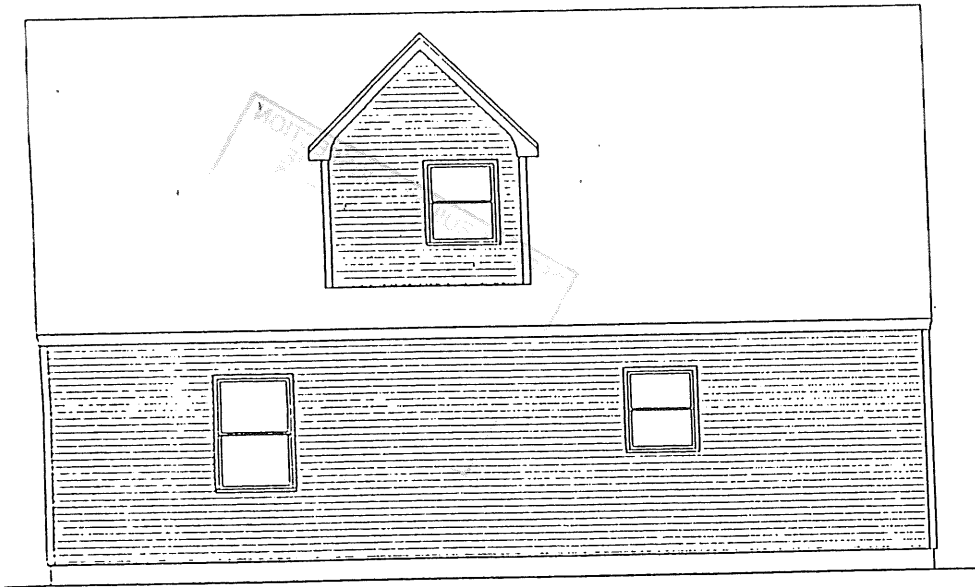
9-0X6-6 O.H. DOOR
IS BY THE BUILDER

STEPS & STOOPS
BY BUILDER

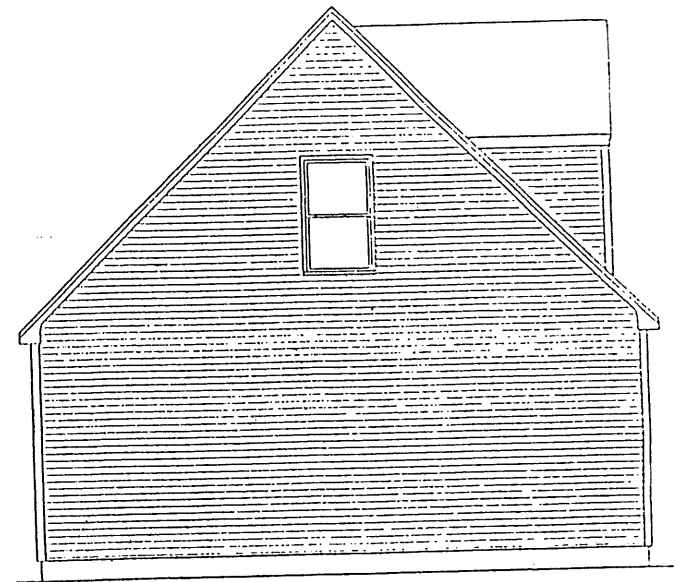
9-0X6-6 O.H. DOOR
IS BY THE BUILDER

NOT TO SCALE
LEFT OF BUILDING
IS BY THE BUILDER

OPTION 1275
BATH "A" DORMER



LEFT ELEVATION



RIGHT ELEVATION