

Permit Number: **5**
CITY

This is to certify that Vacation Properties Inc /Edw Jackson
has permission to 2 Family home 2 1/2 story 31 sq.ft. of living space
AT 1405-1409 Congress St 194 C025001

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

PERMIT
5
1405-1409
194 C025001

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

Notification of inspection must be given and work on permit must be completed before this building or part thereof is occupied or closed-in.
48 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

Jeanie Bouke 1/19/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1843	Issue Date: JAN 20 2005	CBL: 194-C025001
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Location of Construction: 1405-1409 Congress St	Owner Name: Vacation Properties Inc	Owner Address: 349 South St	Phone: CITY OF PORTLAND
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Business Name:	Contractor Name: Edward Jackson	Contractor Address: 22 Vines Road Saco
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Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: R3/R3
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Past Use: vacant Land	Proposed Use: 2 Family home 2 1/2 story 3140 sq.ft. of living space	Permit Fee: \$1,431.00	Cost of Work: \$140,000.00	CEO District: 1
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Proposed Project Description: 2 Family home 2 1/2 story 3140sq.ft. of living space	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 IRC-200-
	Signature:	Signature: <i>JMB 1/19/05</i>

Action Approved Approved w/Conditions Denied

Signature _____ Date _____

Permit Taken By: Idobson	Date Applied For: 12/17/2004	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>PANEL 13 ZONE C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2004-0163</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with condit</i> Date: <i>9/1/05</i>	<p>Zoning Appeal</p> <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: <i>9/1/05</i>	<p>Historic Preservation</p> <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>S</i> Date: _____
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CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1843	Date Applied For: 12/15/2004	CBL: 194 C025001
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Location of Construction: 1407 Congress St	Owner Name: Vacation Properties Inc	Owner Address: 349 South St	Phone:
Business Name:	Contractor Name: Edward Jackson	Contractor Address: 22 Vines Road Saco	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	

2 Family home 2 1/2 story 3140 sq.ft. of living space

2 Family home 2 1/2 story 3140 sq.ft. of living space

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/18/2005**Note:** 1/14/05 Actually on hold - talked to E. Jackson & he added fireplaces on the sides of building and changed the size of the rear bulkheads - coming in on Tues with revised plans
1/18/05 received revised plans **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of revised plans submitted on 1/18/05 Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 01/20/2005**Note:** 1/18/05 spoke w/Ed J. About site plan approvals, gave him Jay R. Tele #.
1/19 spoke w/Ed J. For details on the review checklist. He will bring in items, and verified some on list. Also waiting for DRC approvals. **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, or heating.

*NEED 11x17 of 1st & 2nd Floor Plan***Dept:** Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 08/30/2004**Note:** **Ok to Issue:** **Dept:** DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 09/22/2004**Note:** **Ok to Issue:**

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) 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.
- 3) Your new street address HAS NOT BEEN ASSIGNED TO DATE, HOWEVER, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 09/22/2004**Note:** **Ok to Issue:**

- 1) 2. A Sewer capacity letter shall be obtained from the City's Wastewater Division. A Copy of the capacity letter shall be submitted to the planning division prior to issuance of building permit.

Location of Construction: 1407 Congress St	Owner Name: Vacation Properties Inc	Owner Address: 349 South St	Phone:
Business Name:	Contractor Name: Edward Jackson	Contractor Address: 22 Vines Road Saco	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	

1405-09 Congress st
 194-C-25 #0 - 1843

ex

Soil type/Presumptive Load Value (Table 401.4.1)	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	'6" X 8" 8" wall	OK
Foundation Drainage Dampproofing (Section 406)	Drain w/ fabric coat on	OK
Ventilation (Section 409.1) Crawls Space ONLY	Reach + be fixed	OK
Anchor Bolts/Straps (Section 403.1.4)	1/2" 6' O.C. corners joints	OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2)) Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	12" x 24" 3 1/2 concrete 12" x 24" x 24" Footing 7" x 16" LVL	OK Spec will provide OK
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C.	OK
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C.	OK

3rd Fl 2x10 16 O.C. OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x6 collars ties 32" o.c. 2x8 ceiling joist 16" o.c.	OK
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x10-16 o.c. 11:12 approx 4:12 Dormer	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4" T&G ply, 7/16 ply, 1/2 CDX	
Fastener Schedule (Table 602.3(1) & (2))	IRC per contractor	OK
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside)	N/A	N/A
Fire separation	N/A	N/A
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	N/A	N/A
Egress windows (Section 510)	Fareley 4060 meets 5.7	OK
Roof Covering (Chapter 9)	# 225 TR Phalt shingle	OK
Safety Glazing (Section 509)	N/A	N/A
Attic Access (BOCA 1211.1)	?	per Ed J. 11/9/05 both sides 22x30" near ridge
Draft Stopping around chimney	N/A	N/A

Need 2nd & 3rd Fl w/ 11x17 will bring it

Header Schedule	$\angle 3'0" \times 3-2 \times 10$ $> 3'0" \times 2-13/4 \times 9 1/2$ 1...1 ? Direct vent on FHW	PK
Type of Heating System		OK
STAIRS		
Number of Stairways	6 8 4	
Interior		
Exterior	10" T	
Treads and Risers (Section 314)	7 1/2", 7 1/4", 7"	
Width	3'2"	
Headroom	6'8" MIN.	
Guardrails and Handrails (Section 315)	36" 4" Space	per Ed J. 1/19/05 ? graspable OK
Smoke Detectors Location and type/Interconnected	Smoke > on plans	OK
1.144 REVIEWER SIGNATURE		

SEE CHIMNEY SUMMARY CHECKLIST

Rated wall = center wall dividing units to underside of roof sheathing
 ? Bottom plate PT OK per Ed J.

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	194 C025001
Location	CONGRESS ST
Land Use	VACANT LAND
 Owner Address	 VACATION PROPERTIES INC 349 SOUTH ST BIDDEFORD ME 04005
 Book/Page	 21277/175
Legal	194-C-25 CONGRESS ST 1405-1409 7263 SF

Valuation Information

Land	Building	Total
\$33,920	\$ 0.00	\$33,920

Property Information

Year Built	Style	Story Height	Sq. Ft	Total Acres	
				0.167	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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[Click here](#) to view Tax Roll Information.

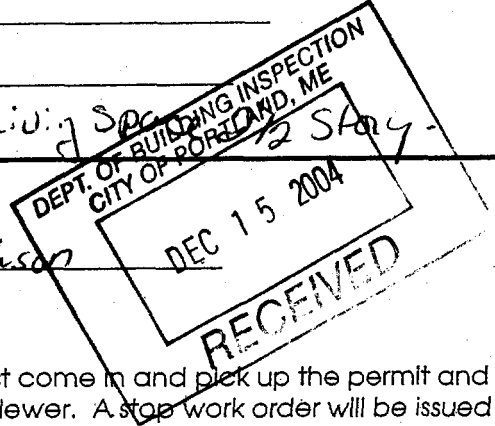
Any information concerning **tax** payments should be directed to the Treasury office at **874-8490** or [e-mailed](#).



All Purpose Building Permit Application

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

Location/Address of Construction: <u>1415 Congress Street</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>7,263</u>	
Tax Assessor's Chart, Block & Lot: Chart# <u>194</u> Block# <u>C</u> Lot# <u>25</u>	Owner: <u>VACATION PROPERTIES</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>is</u>	Applicant name, address & telephone: <u>Ed Jackson</u> <u>576-7632 22 Vines Rd</u> <u>Saco, Maine 04072</u>	cost Of Work: \$ <u>140,000</u> Fee: \$ <u>1281.</u>
Current use: <u>Vacant lot</u>		<u>+ 150 sq ft</u>
If the location is currently vacant, what was prior use: <u>lawn</u>		<u>1431 sq ft</u>
Approximately how long has it been vacant: <u>Forever</u>		
Proposed use: <u>Duplex / Condo</u>		
Project description: <u>Duplex - 3140 sq ft Living Space</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Ed Jackson</u>		
Mailing address: <u>22 Vines Rd</u> <u>Saco, Maine 04072</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>576-7632</u>		



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

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

Signature of applicant: <u>Ed Jackson</u>	Date: <u>11/22/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Applicant: EDWARD JACKSON

Date: 1/14/05

Address: 1405-1409 Congress St

C-B-L: 194-C-025

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Dividing lot

permit # 04-1843

Zone Location - R-5

~~R-5~~ ~~use R-5 req~~ New lot only in R-5

Interior or corner lot -

Proposed Use/Work - to construct a duplex 26'x40' with 2 rear decks

Sevage Disposal - City 8'x12' ea

Lot Street Frontage - 50' min - 70.92' shown

Front Yard - 20' min - 20.75' scaled

Rear Yard - 20' min - 38' scaled

Side Yard - 14' req - 13' & 15' scaled to 14'
 OK can reduce on side of lot
 fire place on side yards
 net shown on site plan - 7'
 2' shown setback
 OK extend more than 2' in foreground

Projections - 2 rear bulkheads (4'x6' ea) - 2 rear decks (8'x12' & 2'x4' ea) - 2 front porches (6'x9' ea)
 25'x17'
 5'x12'
 2'x4' ea
 with 2'x4' steps ea

Width of Lot - 60' min - 70' + shown

Height - 35' MAX - 31' scaled

Lot Area - 6,000 sq ft min - 7263 sq ft given

Lot Coverage/Impervious Surface - 40% of 2905.2 sq ft MAX

Area per Family - for 2 unit = 3,000 sq ft per D.U. = 6,000 sq ft

Off-street Parking - 2 pkg spaces per D.U. = 4 pkg spaces req. 4 shown rear

Loading Bays - N/A

Site Plan - minor # 2004-0163

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 13 Zone C

No daylight basements shown

fireplace ^{point out} Not shown on plan
 changed & added on revised
 02/11/05

26 x 40	=	1040
8 x 24	=	192
(2 x 4) 2	=	16
(5' x 9.75) 2	=	97.5
(2 x 4) 2	=	16
6 x 18	=	108
		<u>1469.5</u>

revised plans
 app. sizes
 →



Planning & Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Marge

September 28, 2004

Mr. Isaah Plante
Northeast Civil Solutions
153 US Route 1
Scarborough, ME 04005

Dear Mr. Plante:

RE: Application for Minor Site Plan, 1415 Congress Street Duplex
(CBL#194C025) (ID#2004-0163)

On September 22, 2004, the Portland Planning Authority granted minor site plan approval for the construction of a duplex at #65 Randall Street, with the following conditions:

1. *The building elevations shall be revised to reflect a front entry porch with an alternative roof form, such as a hip, flat, or shed style.*
2. *A Sewer capacity letter shall be obtained from the City's Wastewater Division. A Copy of the capacity letter shall be submitted to the planning division prior to issuance of building permit.*

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

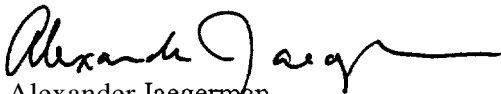
Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless **work** in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
- ~~4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.~~
5. A street opening permit is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact Jay Reynolds at 874-8632.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Gayle Guertin, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Approval Letter File

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 1415 Congress Street		Zone: R-5						
Total Square Footage of Proposed Structure: 1,340 S.F.	Square Footage of Lot: 7,263 S.F.							
Tax Assessor's Chart, Block & Lot:	Property owner's mailing address:	Telephone #:						
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">Chart#</td> <td style="width:33%;">Block#</td> <td style="width:33%;">Lot#</td> </tr> <tr> <td>194</td> <td>C</td> <td>25/26</td> </tr> </table>	Chart#	Block#	Lot#	194	C	25/26	249 South Street Biddeford, ME 04005	294-3235
Chart#	Block#	Lot#						
194	C	25/26						
Consultant/Agent, mailing address, phone # & contact person:	Applicant's name, mailing address, telephone #/Fax#/Pager#:	Project name:						
Northeast Civil Solutions, Ina. 1f3 U.S. Route 1 Scarborough, ME 04074	Richard Potvin 249 South Street Biddeford, ME 04005 234-3223	Minor Site Plan 1415 Congress Street Portland, ME 04101						
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition, Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____								
Major Development (more than 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)								
Minor Site Plan Review <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)								
Plan Amendments <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$600.00)								

AUG 11

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- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Richard Potvin
249 South Street
Biddeford, ME 04005
249-3225

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b. & c)
A U PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies a n available at the counter at .50 per page (8.5 x11)
you may also visit the web site: cl.portland.me.us chapter 14

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:

Richard Potvin

Date:

8-5-04

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS, THAT I, **EDMUND MUSTEIKIS**, of Portland, in the County of Cumberland and State of Maine, for consideration paid, grant to **VACATION PROPERTIES, INC.**, a Maine corporation, with a principal place of business at Biddeford, in the County of York and State of Maine, with a mailing address is **349 South Street**, Biddeford, Maine 04005, with **WARRANTY COVENANTS**, the following described property:

A certain lot or parcel of land situated in Portland, in the County of Cumberland and State of Maine, lying on the northerly side of Congress Street, so-called, said lot or parcel being more particularly bounded and described as follows:

Beginning at a point in the northerly sideline of said Congress Street, in the southeasterly corner of the lot or parcel herein described and in the southwesterly corner of property now or formerly of James A. Glover and Christopher P. Hurtubise (as recorded in the Cumberland County Registry of Deeds in Book 16538, Page 278); running thence South 86° 24' 55" West by and along the northerly sideline of said Congress Street 70.92 feet to a point at remaining land of Edmund Musteikis and in the southwesterly corner of the lot or parcel herein conveyed; running thence North 01° 23' 12" East by and along said remaining land of Musteikis 100.38 feet to a point in the northwesterly corner of the lot or parcel herein conveyed; running thence North 86° 24' 55" East by and along said remaining land of Musteikis 74.77 feet to a point at the aforesaid land of Glover and Hurtubise and in the northeasterly corner of the lot or parcel herein conveyed; running thence South 03° 34' 04" West by and along said land of Glover and Hurtubise 100.79 feet to the point of beginning.

The above described and conveyed premises contain 7,263 square feet, more or less. The basis of bearing for the above described parcel is 1915 magnetic North.

Being a portion only of the premises conveyed from Anna M. Musteikis to Anna M. Musteikis and Edmund Musteikis by deed dated February 12, 1992 and recorded in the Cumberland County Registry of Deeds in Book 9932, Page 313. Edmund Musteikis conveys this property as surviving joint tenant, the said Anna M. Musteikis having died on May 31, 2001 (as evidenced by a "certified abstract of a certificate of death" recorded in the Cumberland County Registry of Deeds in Book 17442, Page 324).

The above described and conveyed parcel is conveyed together with a 15-foot-wide easement, for ingress to and egress from said premises and for the placement, erection,

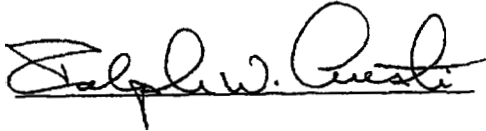
MAINE REAL ESTATE TAX PID

construction, laying, relaying, repair, and maintenance of utility pipes, lines, and wires and all appurtenances thereto, said easement area being described as follows:

Beginning at a point in the northerly sideline of said Congress Street and in the southwesterly comer of the lot or parcel herein conveyed, and at remaining land of Edmund Musteikis; running thence North 01° 23' 12" East by and along said remaining land of Edmund Musteikis and by and along the westerly side of the above described and conveyed parcel of land 100.38 feet to a point; running thence South 86° 24' 55" West across said remaining land of Musteikis 15.00 feet to a point; running thence South 01° 23' 12" West across said remaining land of Musteikis 100.38 feet to a point in the northerly sideline of said Congress Street; running thence North 86° 24' 55" East by and along the northerly sideline of said Congress Street 15.00 feet to the point of beginning.

WITNESS my hand and seal this 13* day of May, 2004

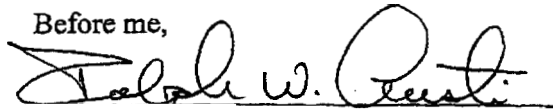
WITNESS:


EDMUND MUSTEIKIS

STATE OF MAINE
COUNTY OF YORK

Then personally appeared the above named EDMUND MUSTEIKIS and acknowledged the foregoing instrument to be his free act and deed.

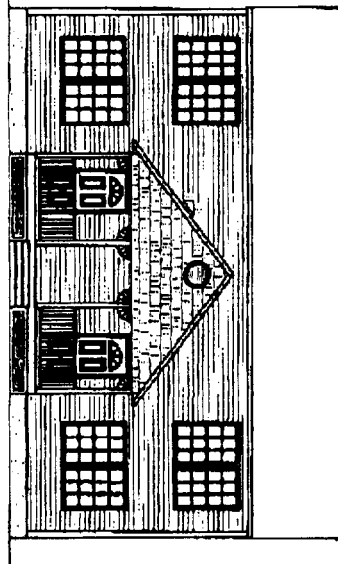
Before me,



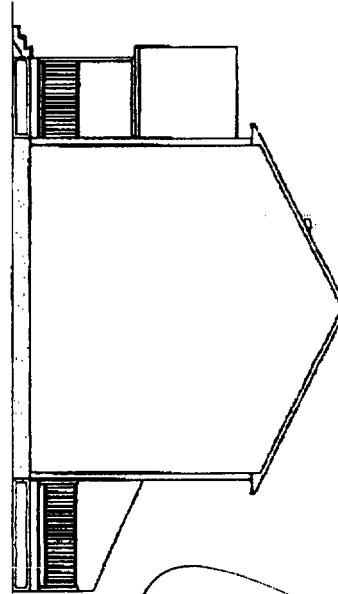
Ralph W. Austin, Attorney-at-Law

Received
Recorded Register of Deeds
May 17, 2004 10:14:03A
Cumberland County
John B O'Brien

THIS ELEVATION IS PROVIDED AS A GENERAL REFERENCE ONLY. THE ARCHITECTURE IS NOT TO BE CONSIDERED A CONTRACT DOCUMENT. THE ARCHITECTURE IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SERVICES OF THE ARCHITECT.

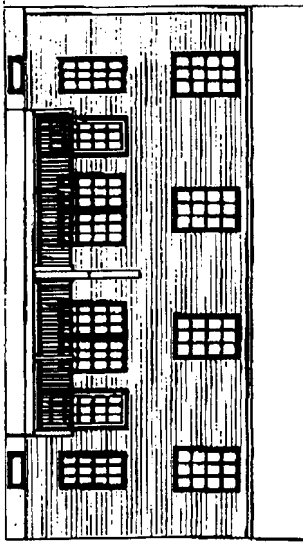


FRONT ELEVATION



RIGHT ELEVATION

Handwritten signature or initials.



REAR ELEVATION

HANCOCK LUMBER

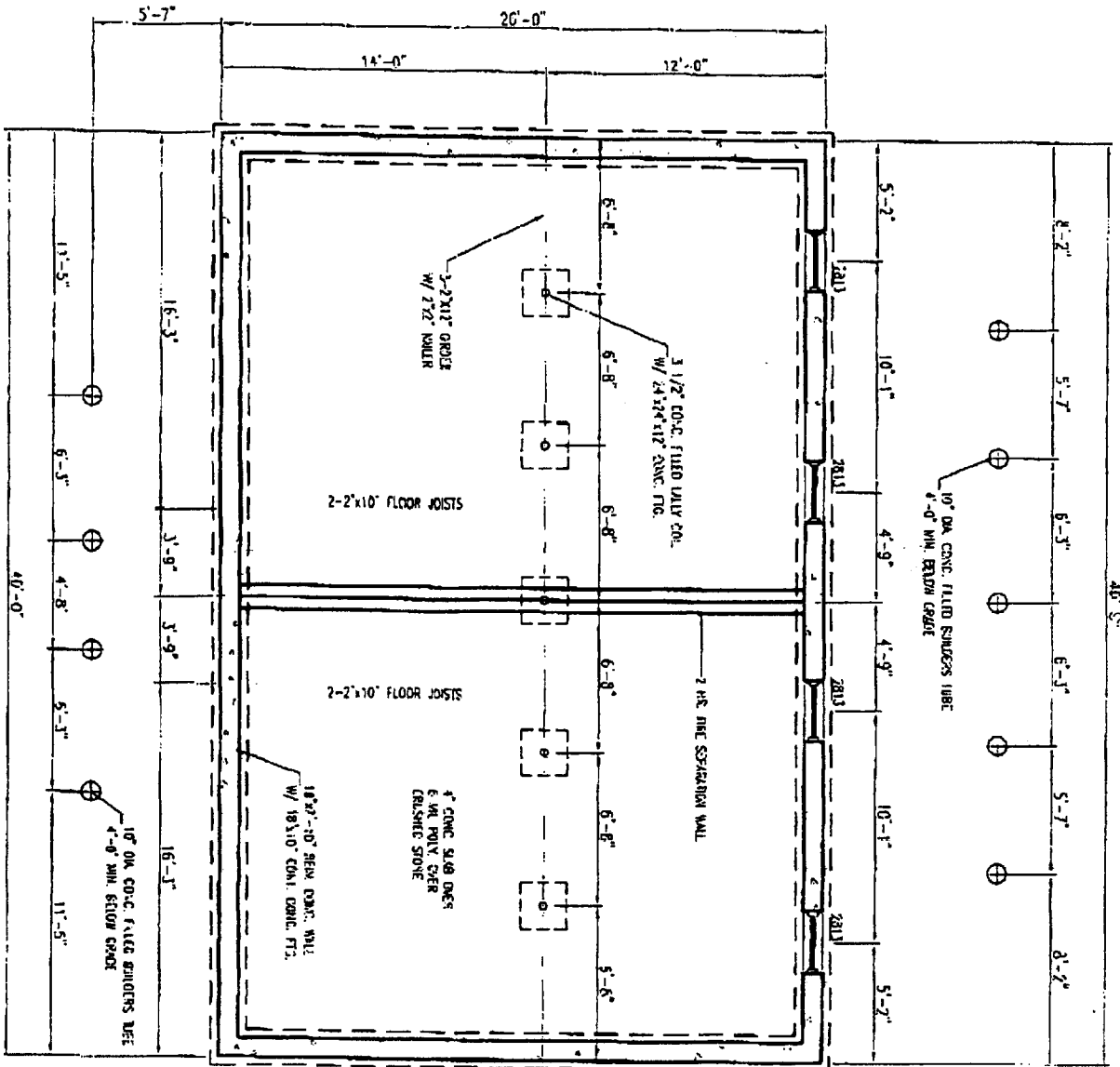
541.1849

2 UNIT CONDOMINIUM

FORN 100

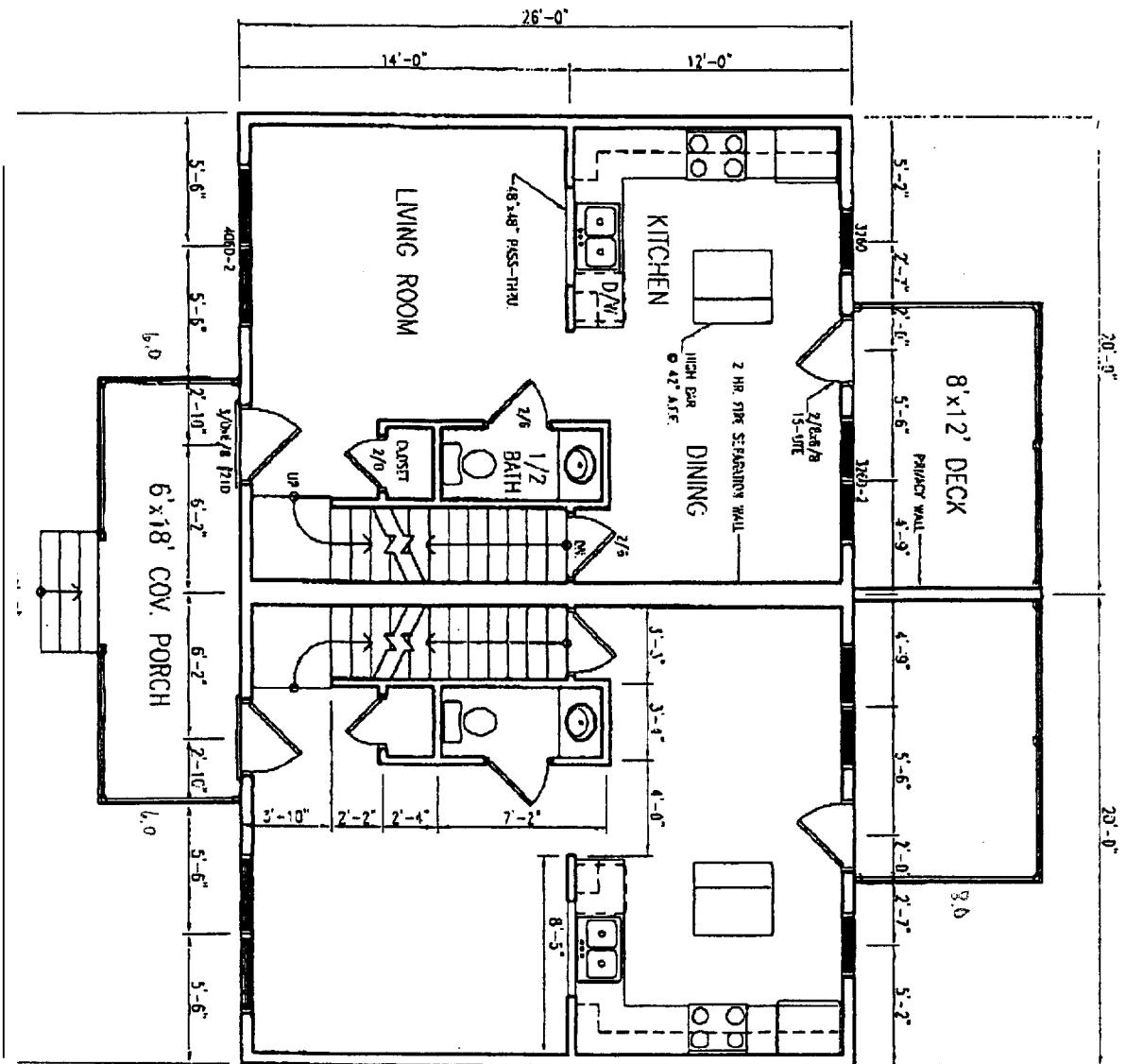
ELEVATIONS

1/1



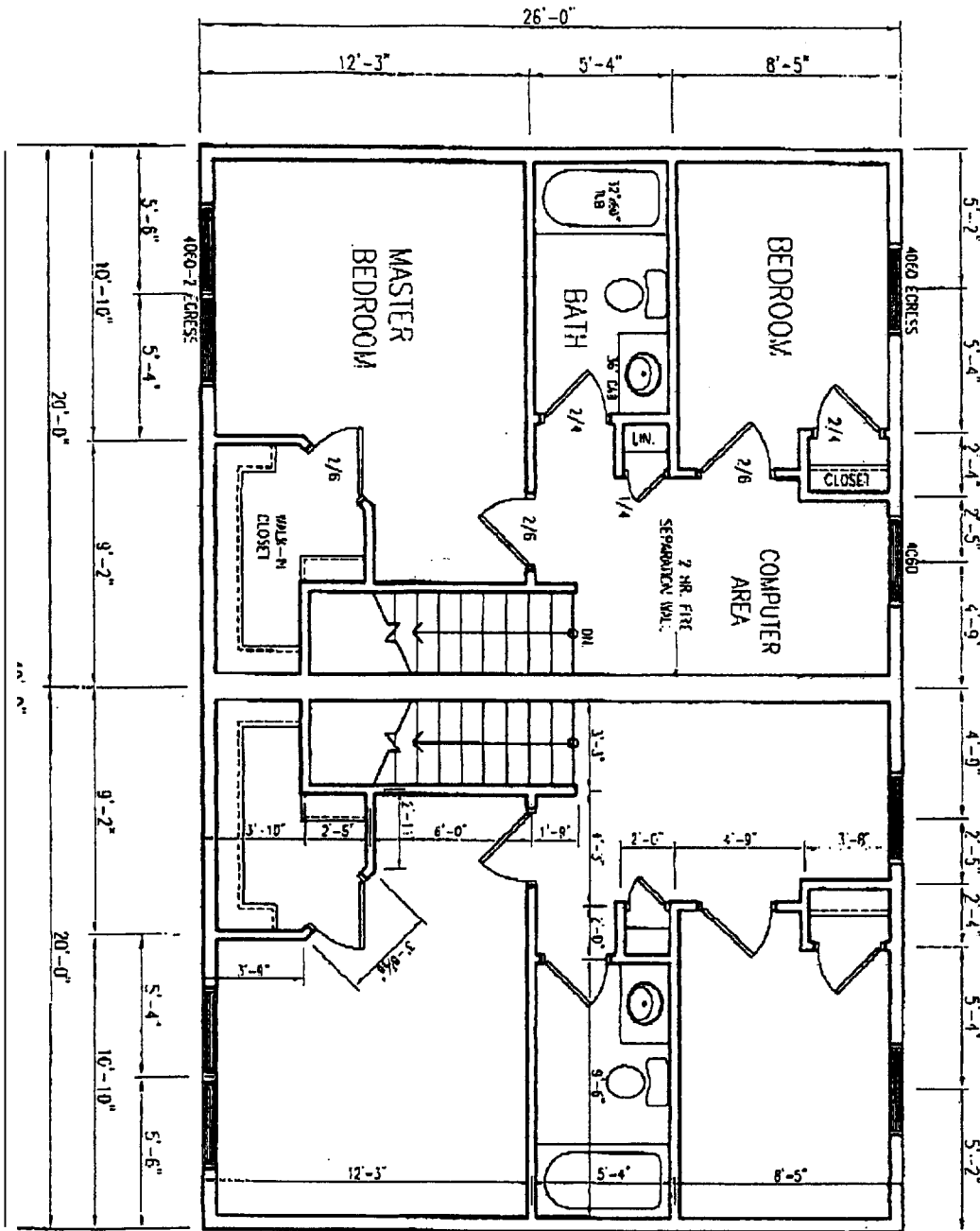
FOUNDATION PLAN

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



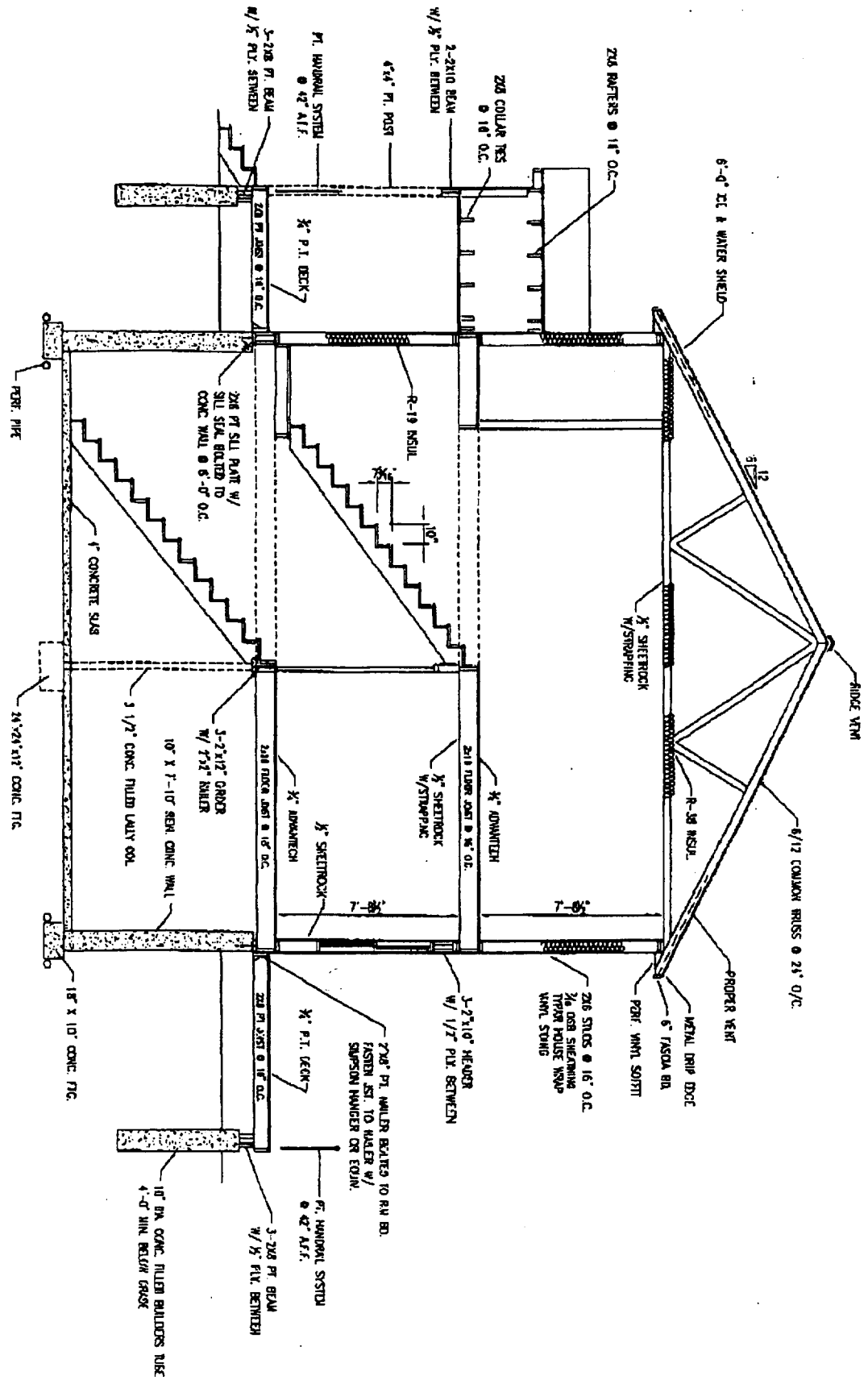
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



CROSS SECTION

ED JACKSON

BASEMENT GIRDER

Date: 1/19/05

BeamChek 2.2

Choice

7x 16 2.0E BC Versa-Lam® DF

Conditions

Min Bearing Area R1= 16.2 in R2= 16.2 in DL Defl 0.13 in

Data

Beam Span	15.0 ft	Reaction 1	14616 #	Reaction 1 LL	10500#
Beam Wt per R	28.78 #	Reaction 2	14616 #	Reaction 2 LL	10500#
Beam Weight	432 #	Maximum V	14616#		
Max Moment	54809 #	Max V (Reduced)	12017 #		
TL Max Defl	L / 240	TL Actual Defl	L / 388		
LL Max Defl	L / 360	LL Actual Defl	L / 540		

Attributes

Section (in) Shear (in)

Actual
Critical
Status
Ratio

--	--	--	--	--	--

Values

Base Values	3080	285	2.0	900
Base Adjusted	2983	285	2.0	900

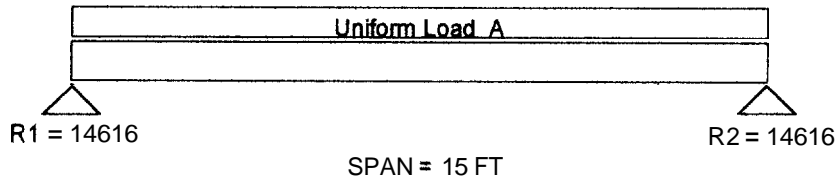
Adjustments

CF Size Factor	0.969			
Cd Duration	1.00	1.00		
Cr Repetitive				
Ch Shear Stress				
Cm Wet Use				

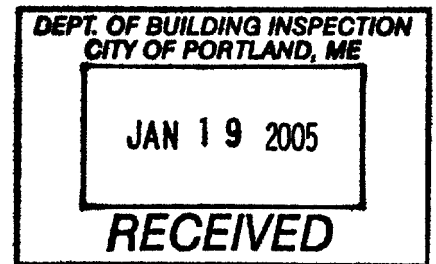
Loads

Uniform TL: 1920 = A

Uniform LL: 1400



Uniform and partial uniform loads are lbs per lineal R.





194-C-25

BXUV.U305 Fire Resistance Ratings - ANSUUL 263

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Fire Resistance Ratings - ANSI/UL 263

See [General Information for Fire Resistance Ratings - ANSI/UL 263](#)

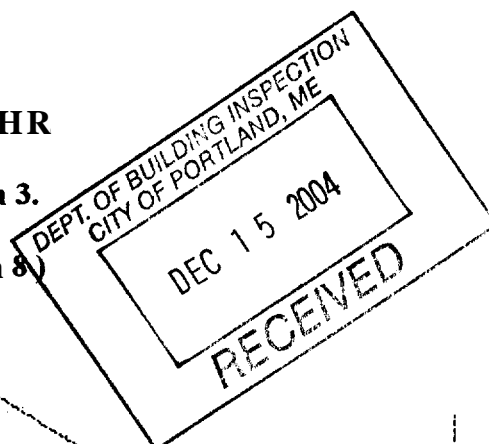
Design No. U305

December 07, 2004

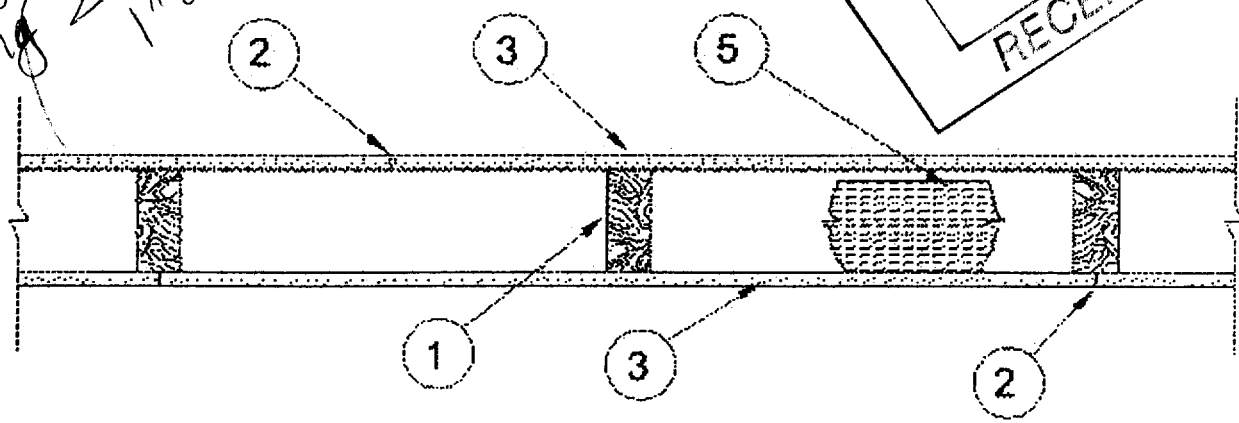
Bearing Wall Rating — 1 HR

Finish Rating — See Item 3.

STC Rating - 56 (See Item 3)



*Actually doing See building plan
2-walls
1" air space*



- 1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.
- 2. **Joints and Nailheads** — Exposed or covered with **fiber** tape and joint compound, except where required for specific edge configuration. For tapered, rounded-edge gypsum board, joints covered with joint compound or fiber tape and joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Nailheads exposed or covered with joint compound.
- 3. **Gypsum Board*** — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or

tapered edges, applied either horizontally or vertically. Gypsum boards nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than **48** in., gypsum boards are to be installed horizontally. For **an** alternate method of attachment of gypsum boards, refer to Item 6 or 6A, Steel Framing Members*.

When Item 6, Steel Framing Members*, is used, gypsum board attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, Steel Framing Members*, is used, two layers of gypsum board attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels **as** described in Item 3.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 23 min.), Type AGX-11 (finish rating 26 min) or Type AG-C

BEIJING NEW BUILDING MATERIALS CO LTD — Type DBX-1 (finish rating 24 min).

BPB AMERICA INC — Type 1, Type SF3 (finish rating 20 min) or FRPC, ProRoc Type C or ProRoc Type X (finish rating 26 min), Type EGRG (finish rating 23 min)

BPB CANADA INC — ProRoc Type C, ProRoc Type X or ProRoc Type Abuse-Resistant (finish rating 26 min)

CANADIAN GYPSUM COMPANY — Type AR (finish rating 26 min), Type C (finish rating 26 min), Type FCV (finish rating 26 min), Type **IP-AR** (finish rating 26 min), Type IPC-AR (finish rating 26 min), Type IP-X1 (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SCX (finish rating 26 min), Type SHX (finish rating 26 min), Type WRC (finish rating 26 min), Type WRX (finish rating 26 min) .

G P GYPSUM CORP, SUB OF

GEORGIA-PACIFIC CORP — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish-rating 26 min), Type C (finish rating 26 min), Type **DGG** (finish rating 20 min), Type GPFS 1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), DA.

LAFARGE NORTH AMERICA INC — Type LGFC2 (finish rating 20 min), Type

LGFC3 (finish rating 20 min), Type LGFC6 (finish rating 26 min), Type LGFC-C (finish rating 20 min), Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A.

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min).

PABCO GYPSUM, DIV OF

PACIFIC COAST BUILDING PRODUCTS INC — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min) or Type PG-C.

PANEL REY S A — Type PRX.

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

STANDARD GYPSUM L L C — Type SGC (finish rating 20 min), Type SGC-3 (finish rating 20 min.) Type SG-C or SGC-G (finish rating 20 min).

TEMPLE-INLAND FOREST PRODUCTS CORP — Types T (finish rating 20 min), VPB-Type T (finish rating 20 min), WR-Type T (finish rating 20 min), Type T SHTG (finish rating 20 min), FRX-6, VPBX-6, FRWRX-6, TG-C or FRX-6 Exterior Gypsum Soffit Board.

UNITED STATES GYPSUM CO — Type AR (finish rating 26 min), Type SCX (finish rating 26 min), Type C (finish rating 26 min), Type WRX (finish rating 26 min), Type WRC (finish rating 26 min), Type IP-X1 (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SHX (finish rating 26 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 26 min), Type IPC-AR (finish rating 26 min).

USG MEXICO S A DE C V — Type AR (finish rating 26 min), Type C (finish rating 26 min), Type WRX (finish rating 26 min), Type WRC (finish rating 26 min), Type IP-X1 (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SHX (finish rating 26 min), SCX (finish rating 26 min),

Type **IP-AR** (finish rating 26 min), Type **IPC-AR** (finish rating 26 min).

3A. Gypsum Board* — (As an alternate to Item 3) — Nom 3/4 in. thick, installed as described in Item 3.

CANADIAN GYPSUM COMPANY — Types **AR, IP-AR.**

UNITED STATES GYPSUM CO — Types **AR, IP-AR.**

USG MEXICO S A DE C V — Types **AR, IP-AR.**

3B. Gypsum Board" — (As an alternate to Items 3 and 3A) — 5/8 in. thick, 4 ft wide, square edge, applied vertically. Gypsum board nailed 8 in. OC with 1-3/4 in. long galvanized roofing nails. Joint covering (Item 2) not required.

CANADIAN GYPSUM COMPANY — Type **WSX** (finished rating 22 min).

UNITED STATES GYPSUM CO — Type **WSX** (finished rating 22 min).

USG MEXICO S A DE C V — Type **WSX** (finished rating 22 min).

3C. Gypsum Board* — (As an alternate to Items 3, 3A and 3B) - 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Secured as described in Item 3. Joint covering (Item 2) not required.

CANADIAN GYPSUM COMPANY — Type **SHX.**

UNITED STATES GYPSUM CO — Type **SHX.**

USG MEXICO S A DE C V — Type **SHX.**

— —

4. Steel Corner Fasteners — (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener.

Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. Batts and Blankets* — (Optional - Required when Item 6A is used) Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item **6A** is used, glass fiber or mineral wool insulation shall be placed to completely fill the stud cavities and shall be secured to the studs **24** in. OC with staples, nails or screws.

CERTAINTEED CORP

GUARDIAN FIBERGLASS INC

JOHNS MANVILLE INTERNATIONAL INC

KNAUF FIBER GLASS GMBH

OWENS CORNING HT INC, D N OF

OWENS CORNING — Coming Fiberglas Corp.

ROCK WOOL MANUFACTURING CO — DeltaBoard.

ROXUL INC

THERMAFIBER INC — Type SAFB.

SA. Fiber, Sprayed* — (Not shown - Not for use with Item 6A) As an alternate to Batts and Blankets (Item **5**) — Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³.

U S GREENFIBER L L C — Cocoon stabilized cellulose insulation.

5B. Fiber, Sprayed* — (Not shown - Not for use with Item 6A) As an alternate to Batts and Blankets (Item **5**) and Item 5A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity, Minimum dry density of **4.3** pounds per cubic ft.

NU-WOOL CO INC — Cellulose Insulation

6. Steel Framing Members (Optional, Not Shown)" — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. **25** MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members*** — used to attach furring channels (Item 6 a) to studs. Clips spaced **48 in. OC.** and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

PAC INTERNATIONAL INC — Type RSIC-1

6A. Steel Framing Members (Optional, Not Shown)* — Furring channels and Steel Framing Members on one side of studs as described below:

a. **Furring Channels** — Formed of No. **25** MSG galv steel, spaced **24** in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. **18** SWG galv steel wire near each end of overlap. **Batts** and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members*** — used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

KINETICS NOISE CONTROL INC — Type Isomax.

7. Caulking and Sealants — (not shown, optional) A bead of acoustical sealant applied around the partition perimeter for sound control.

8. STC Rating — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:

A. Item 1, above - Nailheads Shall be covered with joint compound.

B. Item 2, above - Joints As described, shall be covered with fiber tape and joint compound.

C. Item 5, above - Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring **6-1/4** in. thick and **15-1/4** in. wide.

D. Item 6, above - Steel Framing Members* Shall be used to attach gypsum board to studs on either the acoustical source or receiving side of the wall assembly.

E. Item 7, above - Caulking and Sealants (not shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items SA and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

*Bearing the UL Classification Mark

Last Updated on 2004-12-07

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BUILDING PERMIT INSPECTION PROCEDURES

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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature] 1/20/05
Signature of Applicant/Designee Date

[Signature] 1/20/05
Signature of Inspections Official Date

CBL: 194-C-025 Building Permit #: 04-1843