

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

Permit No: **981266**

Location of Construction: 11 Eastfield Road Lot 4		Owner: Blidreth & White		Phone: 772-0657		Permit No: 981266	
Owner Address:		Lessee/Buyer's Name: P.O. Box 8433 Portland, ME		Phone:		Business Name:	
Contractor Name: Blidreth & White		Address: Same as above P.O. Box 8433 Pld.		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: NOV 5 1998 CITY OF PORTLAND </div>	
Past Use: Construct new single family with attached garage.		Proposed Use: Same		COST OF WORK: \$ 100,000 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$ 520 + 300.00 INSPECTION: Use Group A Type: 500 BOCA 90 Signature: <i>[Signature]</i>	
Proposed Project Description: New single family with attached garage.		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		Zone: _____ CBL: 194-C-060 Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Permit Taken By: <i>ub</i>		Date Applied For: 10-15-98				Historic Preservation: <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	

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

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

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

COMMENTS

1/16/98 Contractor will call before pouring
1-7-99 Hole was dug and Footers are being put in
Lots of Room on the Set Backs the Forms will be Procted from
Freezeing (TR)

1-11-99 OK to Back Fill Fabric is on Drain, coating on Foundation
House only (TR)

3-25-99 Old framing Inspectors declid trusses
bracing everything OK muly

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 14 Eastfield Rd Lot 4 194-C-060

Issued to Hildreth & White

Date of Issue

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. 981266, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling

Type 5B

Use R3

Boca 96

Limiting Conditions: TEMPORARY TO EXPIRE June 15, 1999

Permits must be obtained to expand living space over garage, or to build any exterior deck. Site work to be completed by June 15, 1999

This certificate supersedes
certificate issued

Approved:

5-13-99

(Date)

Inspector

Inspector of Buildings

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

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Eric Barnes, DeLuca-Hoffman Associates, Inc.
Jim Wendel, PE, Development Review Coordinator

DATE: May 13, 1999

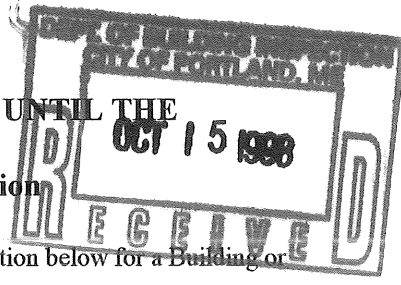
RE: Certificate of Occupancy (Temporary)
12 Eastfield Road (Lot 4)

On May 7, 1999 the site was reviewed for compliance with the conditions of approval dated November 3, 1998. My comments are:

1. There is no number on the house. The mailbox is numbered #14, which is incorrect.
2. Final site grading, landscaping, and paving has not been completed. This work shall be completed by June 15, 1999 to coordinate with other work to be completed by the developer.

It is my opinion that, with the completion of item #1, a **temporary certificate of occupancy could be issued** assuming Code Enforcement has no outstanding issues.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED



**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 2-8 ¹² EASTFIELD ROAD (LOT 4)			
Total Square Footage of Proposed Structure	1428 SF	Square Footage of Lot	10,360 SF
Tax Assessor's Chart, Block & Lot Number	Chart# A4 Block# C Lot# 060	Owner: ROMANO ^{UPON} Hildreth & White ^{ISSUANCE} of Permit	Telephone#: 772-0657
Lessee/Buyer's Name (If Applicable)	N/A	Owner's/Purchaser/Lessee Address: P.O. Box 8433 PORTLAND ME 04104	Cost Of Work: \$100,000 Fee: \$520 - \$300 -
Proposed Project Description: (Please be as specific as possible) ^{home w/ attached garage (with future room ability)} Construction of a single family (over garage) (playroom)			
Contractor's Name, Address & Telephone Hildreth & White (SEE ABOVE)			Rec'd By: UB

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

TOTAL \$820-

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

1998 0137

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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:	Date:
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Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

* MAIL TO: DAN WHITE
HILDRETH & WHITE
PO BOX 8433
PTLD 04104

(contractor & owner to be) →

Applicant: Dan White

Date: 10/19/98

Address: 12 Eastfield Rd - Ct #4

C-B-L: 194-C-60

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New single family with attached garage

Sevage Disposal - City

Lot Street Frontage - 50' req - 90' shown

Front Yard - 25' req - 26' shown

Rear Yard - 25' req - 28' shown

Side Yard - 8' req \approx 17' \approx 16' shown

Projections - front porch - rear steps & rear window extension - side door eliminated

Width of Lot - 75' req - 110' shown

Height - 1 story (no dormers)

Lot Area - 6,500^{sq} req 10,360^{sq}

Lot Coverage/ Impervious Surface - 25% MAX

$= 2,590$ ^{sq} all

Area per Family - 6,500^{sq}

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

$\rightarrow 74 \times 30 = 2220$ ^{sq} _{small size}

Site Plan - minor/min

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 zone C

BUILDING PERMIT REPORT

DATE: 17 OCT. 98 ADDRESS: 12 Eastfield Rd. Lot #4 CBL 194-C-060
REASON FOR PERMIT: To Construct a single family w/ attached garage
BUILDING OWNER: Hildreth & White
CONTRACTOR: Hildreth & White
PERMIT APPLICANT: ↑
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.5, *26, *5, *6, *9, *10, *11, *12, *16, *23, *24, *25, *26, *27, *29, *30, *31, *32, *33 #28

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 2. 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)
- X 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- X 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
- X 5. 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X 8. Guardrails & 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- X 9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- X 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

- *12. 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 (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
13. 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. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closers. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- *16. 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 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - 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. (Interconnection is required) Section 920.3.2
17. 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. Section 921.0
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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/1996)
21. 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".
22. 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 commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- *23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- *25. All requirements must be met before a final Certificate of Occupancy is issued.
- *26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- *27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- *30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- *31. 2x10 Floor Joists 16" O.C. Spanning 16' does NOT meet code - 2x10"@
12" O.C. spanning 16' and Grade Select Structural meets code by 5"
32. Please resubmit any design changes - you may FAX this to me @ 874-8716
Please have NAME & Job address on FAX. Thanks. S. Noftse?
32. Bonding and Fastening of 8" CMU To Foundation wall shall meet
the requirements of section 2109.0 and 2110.0 of the Bldg. Code.
33. Draft Stopping shall meet the requirements of Section 221.7

P. Sarnecki/Hovises, Building Inspector

cc: Lt. McDougan, PFD

Marge Schmuckal, Zoning Administrator

**CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling**

Valuation: \$100,000.00 Plan Review # _____
 Fee: \$520.00 Date: 17-OCT, 98

Building Location: 12 East Field Rd. Lot 4 CBL: 194-C-060

Building Description: Single Family dwelling w/attached garage

Reviewed by: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5B

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site Plan & Building Code requirements must be completed before a Certificate of occupancy can or will be issued.	111.0
2.	Foundation drainage	1813.5.2
3.	Water proofing and damp proofing	1813.0
4.	Foundation anchors	2305.17
5.	Private garages	407.0
6.	Chimneys & vents BOCA-Mech. Chptr 12	NEPS 211
7.	Guandrails & handrails	1021.0 1022.0
8.	Headroom habitable space	1204.0
9.	Stair Construction	1014.0
10.	Headroom stairways	1014.4
11.	Egress window sleeping rooms	1018.6
12.	Smoke detectors	920.3.2

REV: PSH 6-28-98

Correction List		
NO:	Description	Code Section
13.	Ventilation (crawl spaces & attics)	2305.1
14.	Fastening Schedule	Table 2305.2
15.	Boring, Cutting & Notching Sections-2305.4.4, 2305.5.1-	2305.3
16.	Glass & Glazing	Chapter 24
17.	FLOOR JOISTS!	

rev:PSH 6-28-98

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

- X Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
- NA Insulated footing provided
- X Soil bearing value (table 1804.3)
- X Footing width
- X Concrete footing (1810.0) .3.1, 3.2
- _____
- _____
- _____
- _____
- _____

Foundation Walls

- X Design (1812.1)
- X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- SR Water-proofing and damp-proofing Section 1813
- X Sill plate (2305.17)
- SR Anchorage bolting in concrete (2305.17) - *Bolting 21Ø9.Ø & 211Ø.Ø.*
- X Columns (1912)
- X Crawl space (1210.2) Ventilation
- X Crawl opening size (1210.2.1)
- X Access to crawl and attic space (1211.0)
- _____

Floors (Chapter 16-23)

- SR Joists - Non sleeping area LL40PSF (Table - 1606)
- X Joists - Sleeping area LL30PSF (Table - 1606)
- SR Grade
- SR Spacing
- SR Span
- X Girder 4" bearing 2305.6.1

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~X~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~SR~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~X~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- Roof rafters - Design (2305.15) spans
- Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

- Approved materials (1404.1)
- Performance requirement (1505)
- Fire classification (1506)
- Material and installation requirements (1507)
- Roof structures (1510.0)
- Type of covering (1507)

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

- Masonry (1206.0)
- Factory - built (1205.0)
- Masonry fireplaces (1404)
- Factory - built fireplace (1403)
- NFPA 211

**Mechanical
 1993 BOCA Mechanical Code**

State Plumbing Code

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>SR</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

- SR Labeling (2402.1)
- SR Louvered window or jalousies (2402.5)
- SR Human impact loads (2405.0)
- SR Specific hazardous locations (2405.2)
- SR Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

- SR General (407)
- SR Beneath rooms (407.3)
- SR Attached to rooms (407.4)
- SR Door sills (407.5)
- SR Means of egress (407.8)
- SR Floor surface (407.9)

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
 - ~~SR~~ Sleeping room window (1010.4)
 - ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
 - ~~X~~ Landings (1014.3.2) stairway
 - ~~NR~~ Ramp slope (1016.0)
 - ~~SR~~ Stairways (1014.3) 36" W
 - ~~SR~~ Treads (1014.6) 10" min.
 - ~~SR~~ Riser (1014.6) 7 3/4" max.
 - ~~SR~~ Solid riser (1014.6.1)
 - ~~NR~~ Winders (1014.6.3)
 - ~~SA~~ Spiral and Circular (1014.6.4)
 - ~~SR~~ Handrails (1022.2.2.) Ht.
 - ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
 - ~~SR~~ Guards (1012.0) 36" min.
- _____

Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

**Dwelling Unit Separation
Table 602**

**Electrical
NFPA #**

Romano
Romano, Inc.

MASTER

FROST STREET SUBDIVISION LOT PURCHASE AGREEMENT

AGREEMENT by and between Ralph Romano, Jr., Inc., a Maine corporation with a mailing address of 12 Two Lights Terrace, Cape Elizabeth, Maine, 04107 ("Seller") and William R. Romano and Michelle Romano of Portland, Maine, ("Buyer").

WITNESSETH AS FOLLOWS: SEE EXHIBIT A

1. **PREMISES.** Seller agrees to sell and Buyer agrees to buy Lot # 1 situated in the Frost Street Subdivision off Frost Street, in Portland, Maine, and more particularly shown on Exhibit A attached hereto, together with the right in common with the public and others for vehicular access to and from and for utility access (using existing utility lines installed by Declarant) to the Lot over and under the Streets shown on Exhibit A (which are to be dedicated to the City of Portland, Maine) (collectively the "Premises"). The premises shall also be conveyed subject to and with the benefit of certain covenants and restrictions, all as more particularly set forth in "Amended and Restated Frost Street Subdivision Portland, Maine, Declaration of Protective Covenants by Ralph Romano, Jr., Inc.", as amended by Amendment to Declaration of Protective Covenants, copies of which are attached hereto as Exhibit B (hereafter the "Covenants") and together with the right, subject to payment of customary hook-up fees, to connect to public utilities including public water and sewer.

2. **PURCHASE PRICE.** Subject to any adjustments and promissory hereinafter described, Buyer agrees to pay for the Premises the sum of SEE EXHIBIT A Dollars (SEE EXHIBIT A payable as follows: Due)
(a) Deposit. The sum of One Hundred Dollars (\$100.00) (the "Deposit") is herewith deposited with Seller to be credited against the purchase price at the closing.

(b) Cash at Closing. The balance of the purchase price, SEE EXHIBIT A Dollars (Due) shall be paid by certified check or bank cashier's check at the closing. SEE EXHIBIT A

3. **TITLE.** Seller shall convey the Premises to Buyer at the closing in fee simple with good and marketable title, free and clear of all liens and encumbrances except: (a) customary utility easements of record which do not adversely affect the proposed use of the Premises for single-family residential purposes; (b) any matters shown or referenced on Exhibit A and Exhibit A-1 attached hereto and (c) the Covenants. Buyer shall have thirty days from the date of this Agreement in which to give Seller written notice of any alleged title defects in the Premises. Any defects not so designated shall be deemed to have been waived by Buyer. Seller shall then have sixty (60) days within which to cure any such title defects. Seller may at its option elect not to cure such defects and return the Deposit to Buyer in which case this Agreement shall be null and void and neither party will be under any further obligation hereunder. Buyer may elect to close this transaction notwithstanding such defects as may exist.

4. **CLOSING.** The closing of this transaction shall take place 180 days from the Effective Date of this Agreement at 10:00 a.m., local time, at the offices of Richard, Shaw, Sawyer and Maloney-169 Middle Street-Portland, ME Maine, or, if the Buyer and the Seller mutually agree in advance and in writing, at another time and place. If the Closing Date falls on a holiday or weekend, then the Closing shall be held on the next business day. At the closing, Seller shall execute and deliver to Buyer, against payment of the balance of the purchase price, a Warranty Deed to the Premises subject to utility easements of record, any matters referenced on Exhibit A attached hereto and the Covenants (the "Deed"). Oct 10, 2000

5. **ADJUSTMENTS, PRORATIONS AND CLOSING COSTS.**

(a) Real estate taxes and assessments shall be prorated as of the closing on the basis of the latest available tax bill.

(b) The Maine real estate transfer tax shall be paid by Seller and Buyer in accordance with 36 M.R.S.A. §4641-A.

(c) The recording fee for the deed of conveyance and any expenses related to any mortgage which Buyer may grant to a lender in connection with this transaction shall be paid for by Buyer.

6. **POSSESSION.** Seller shall deliver possession of the Premises to Buyer at the closing, free of all leases, tenancies or occupancies by any person.

7. **RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE.** All risk of loss to the Premises prior to the closing shall be on Seller.

8. **OTHER AGREEMENTS.**

(a) Seller agrees with Buyer that Buyer shall have the right to hook up to and use the following utilities which are installed in the Streets in the Frost Street Subdivision and which are stubbed to or near the property line of the Lot: water, sewer, telephone, cable and electric power. It shall be the responsibility of Buyer to contact the utility companies and make appropriate arrangements for utilities hookup at the time of the construction of the residence on the Property. Any hookup or related fees shall be the responsibility of Buyer. Buyer further understands and agrees that the cost of the installation of these utilities will be affected by the fact that the utilities must be placed underground. Any damage to the streets, curbs, sidewalks or utility lines caused by utility installation on the Premises shall be promptly repaired by Buyer.

(b) Buyer understands that Seller was required to pay Central Maine Power Company certain moneys which will be refunded to Seller over time in the event that the total electrical usage for the Frost Street Subdivision exceeds certain predetermined minimum levels. Buyer agrees and acknowledges that it has no claim to any of said moneys now or in the future. Buyer's agreement is based on the understanding that Buyer's utility rates will be the same as are customarily charged for all similar residential users of Central Maine Power electricity in the Greater Portland Area. The agreement in this paragraph shall survive the Closing.

(c) Buyer agrees to be responsible for installing or maintaining two trees in the front yard of the Premises to comply with the requirements of the City of Portland. The agreement in this subparagraph shall survive the Closing.

9. INSPECTION: Buyer or its agents may enter the Premises at reasonable times prior to the closing in order to inspect the same. Buyer and its agents or contractors shall have the right to conduct such tests at the Premises and may be reasonably necessary for the design and construction of a single-family residence. Buyer agrees that after the completion of any such test the surface of the earth will be restored immediately to the condition that it was in prior to the conduct of the test. Buyer acknowledges receipt of the disclosure statement concerning asbestos, lead-based paint, radon and underground storage tanks.

10. CONDITIONS PRECEDENT: N/A

(a) Conditions Precedent to Buyer's Obligation to Close: Buyer's obligation to close hereunder shall be contingent upon:

(i) Buyer's receiving the written commitment from a bank for a mortgage loan in an amount of not less than _____ Dollars (\$ _____) at an interest rate of not more than _____ percent for a term of at least _____ years within 40 days from the Effective Date of this Agreement.

(S/D)

(ii) Buyer's receiving from Seller within 45 days from the Effective Date of this Agreement approval of Buyer's proposed plans and specifications for the construction of a single-family residence on the Premises.

(b) Conditions Precedent to Seller's Obligation to Close: None

In the event that any of the conditions precedent listed in subparagraph (a) above are not met, then this Agreement shall be terminated and the Deposit shall be returned to Buyer and neither party shall have any further obligation herewith.

11. DEFAULT; REMEDIES: In the event that Seller fails to close hereunder for a reason other than the default of Buyer, Buyer shall have all remedies available at law and equity. In the event that Buyer defaults in the performance of its obligations under this Agreement, Seller shall retain the Deposit as full and complete liquidated damages in lieu of any other legal or equitable remedy, and this Agreement will terminate and neither party will be under any further obligation hereunder.

12. BROKERAGE: Seller's broker for this transaction is Philo (the "Broker"). Seller shall pay at closing the Broker's commission of 2 percent. Buyer represents and warrants that he/she has not dealt with any real estate broker in this transaction, other than the Broker. Buyer agrees to indemnify and hold harmless Seller from any claims made by any broker should Buyer's representation in this paragraph be false.

13. OFFER AND ACCEPTANCE: This Agreement when submitted to Seller with Buyer's deposit of ONE THOUSAND Dollars (\$ 1000) shall constitute an offer which must be accepted by Seller within three (3) days or expire by its terms, time being of the essence. The Effective Date of this Agreement shall be the date when Seller accepts this offer from Buyer as indicated below Seller's signature line.

14. MISCELLANEOUS:

(a) Time: Time is of the essence of this Agreement.

(b) Notices: All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after mailing if mailed to the party to whom notice is to be given by first class mail, postage prepaid, registered or certified, return receipt requested, addressed as follows:

TO SELLER: Ralph Romano, Jr., Inc.
12 Two Lights Terrace
Cape Elizabeth, ME 04107

TO BUYER: Hilary & Ashlye
PO BOX 8435
Portland, ME 04104

Either party may change its address for purposes of this subparagraph by giving the other party notice of the new address in the manner described herein.

(c) Entire Agreement: This Agreement constitutes the entire agreement between Buyer and Seller and there are no agreements, understandings, warranties or representations between Buyer and Seller except as set forth herein. This Agreement cannot be amended except by written instrument executed by Seller and Buyer.

(d) Binding Effect: This Agreement will inure to the benefit of and bind the respective successors and assigns of Seller and Buyer.

(e) Identical Counterparts. This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one and the same instrument.

(f) Construction. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of one gender shall be deemed applicable to all genders. This Agreement shall be governed by and construed in accordance with the laws of Maine. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof.

15. ADDITIONAL PROVISIONS: Yes No (check one)

16. Purchase Price: shall be per Exhibit A (Attached).

17. Deposit: shall be applied towards purchase of last lot under this agreement.

18. Previous Agreements: This agreement shall apply to all lots on Exhibit A except in the event seller has entered a previous Agreement to sell lot prior to April 1, 1998

*
NOTE: BUYER ACKNOWLEDGES BY SIGNING THIS AGREEMENT THAT HE/SHE HAS READ THE COVENANTS ATTACHED HERETO AS EXHIBIT B.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the dates indicated below.

WITNESS:

BUYER(S):

John D. B. Jr., His President

01-04134114

S.S.I. No.

Date of Offer 3/30/98

SELLER:

RALPH ROMANO, JR., INC.

By: _____
Its: _____

Date of Acceptance _____

073 Form
PALMB

* 19. Third Party Buyer: Purchase of a lot shall be contingent upon Buyer entering an agreement to build a house on one of the lots with a 3rd party Buyer.

20. Building Permit: Purchase of a lot shall be contingent upon ~~seller~~ obtaining a building permit.

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

19980137

I. D. Number

Hildreth & White

Applicant

P.O. Box 4433, Portland, ME 04104

Applicant's Mailing Address

Dan White

Consultant/Agent

772-0657

Applicant or Agent Daytime Telephone, Fax

10/15/98

Application Date

Eastfield Rd Lot 4 #12

Project Name/Description

12 Eastfield Rd

Address of Proposed Site

194-C-060

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

- New Building
 Building Addition
 Change Of Use
 Residential
 Office
 Retail
 Manufacturing
 Warehouse/Distribution
 Parking Lot
 Other (specify) w/ garagr & front porch

1428

10360

R-3

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review **\$300.00** Date: **10/16/98**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date **11/3/98** Approval Expiration **11/3/99** Extension to _____ Additional Sheets Attached

Condition Compliance
 Jim Wendel
 11/3/98
 signature date

Performance Guarantee

- Required*
 Not Required

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

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

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

19980137

I. D. Number

Hildreth & White

Applicant

P.O. Box 4433, Portland, ME 04104

Applicant's Mailing Address

Dan White

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772-0657

Applicant or Agent Daytime Telephone, Fax

12 Eastfield Rd

Address of Proposed Site

194-C-060

Assessor's Reference: Chart-Block-Lot

10/15/98

Application Date

Eastfield Rd Lot 4 #12

Project Name/Description

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) w/ garagr & front porch
1428 10360 R-3
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review \$300.00 Date: 10/16/98

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved **Approved w/Conditions** see attached Denied

Approval Date 10/19/98 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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

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

19980137
I. D. Number

Hildreth & White
Applicant
P.O. Box 4433, Portland, ME 04104
Applicant's Mailing Address
Dan White
Consultant/Agent
772-0657
Applicant or Agent Daytime Telephone, Fax

10/15/98
Application Date
Eastfield Rd Lot 4 #12
Project Name/Description

12 Eastfield Rd
Address of Proposed Site
194-C-060
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved, subject to site plan review addendum conditions of approval:

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.

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.

Your new street address is now 12 Eastfield Road, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt 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.

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

The site contractor shall establish finish grades at the 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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

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

Eroded soil shall be contained on-site. A crushed stone construction entrance shall be installed at the curb cut.

A swale behind the house shall be constructed to keep run-off from the house and to direct the run-off to the side yards; swales along the side yards shall be constructed to direct run-off to the street. Slopes of the swales shall be a minimum of 2 %.

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, pool and/or garage