

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

Location of Construction: 61 Maywood St. Portland		Owner: Ralph Romano Jr. Inc.		Phone: (207) 772-0057		Permit No: 990469	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: * Hildreth & White		Address: * P.O. Box 8433 Portland		Phone:		Permit Issued: MAY 13 1999	
Past Use: Vacant Land		Proposed Use: Single Family		COST OF WORK: \$96,000.00		PERMIT FEE: \$300.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Construct New Home / Single Family				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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"/>	
Permit Taken By: U.B.		Date Applied For: May 6th, 1999		Signature:		Date:	

- 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..

close out

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: _____

2:30 P

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

May 6th, 1999

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

3

PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

6-8-99 Talked with Dan White Kelly over for
 Gene Flanagan
 Checked footing/Measured front
 yard + side yard set-backs (new)
 Footing 18" x 6"
 Measured
 Monday

7-9-99 Garage 2 x 10 19'6" check span
 Fam Room 2 x 8 Birds mouth needs to be sistered 6' Pice
 Fam Room check location of Smoke Alarm, Front Porch Roof attached to
 sheathing only, still need Footings + Piers For Front Porch (TR)

8-12-99 Pre Final walk through Gard Rail 2 short at 29"
 For First 5 Stairs 1st to 2nd No plumbing Fixtures Set Rear
 Temporary Stairs Need to be closed in (TR)

8-17-99 Final Inspection Railing Fixed Fixtures Set. ok for
 c of o. (TR)

Inspection Record

Type _____ Date _____

Foundation: _____

Framing: _____

Plumbing: _____

Final: D. E. Runkel 8-17-99

Other: _____

✓

/



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 61 Haywood Street Lot 15 196-G-021

Issued to Ralph Romano Jr.

Date of Issue August 17, 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. 990469, 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 withyGarage
Boca 96, use group R3, Type 5B

Limiting Conditions:

Building permit required for rear deck

This certificate supersedes
certificate issued

Approved:

8-17-99

(Date)

[Signature]
Inspector

[Signature]

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.

[Handwritten initials] 8/17/99

Area 3
TR

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: August 16, 1999

RE: Certificate of Occupancy
61 Haywood Street (lot 15)

On August 16, 1999 a site visit was made to review the completion of the conditions of site plan approval dated 5/10/99.

It is our opinion that all 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.

1350.10/disk14/61haywod

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: 61 HAYWOOD ST PORTLAND			
Total Square Footage of Proposed Structure 2064		Square Footage of Lot 13895	
Tax Assessor's Chart, Block & Lot Number Chart# 196 Block# 6 Lot# 21		Owner: RALPH ROMANO JR. INC	Telephone#: 772-0657
Lessee/Buyer's Name (If Applicable) * Hildreth, White		Owner's/Purchaser/Lessee Address: P.O. Box 8433	Cost Of Work: \$96,000.- Fee: 300.00 \$500.00
Proposed Project Description:(Please be as specific as possible) CONSTRUCT NEW HOME			
Contractor's Name, Address & Telephone * Hildreth & White * P.O. B 8433 PORT ME			Rec'd By: UB ME 04104

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.

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

4) Building Plans (Sample Attached)

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

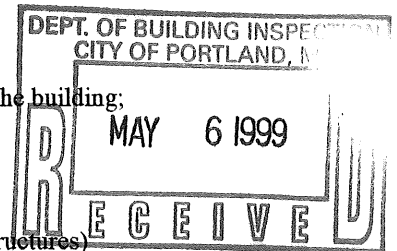
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <i>[Signature]</i>	Date: 5/6/99
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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.



Applicant: Hildreth & White
Address: 61 Haywood St. (lot #15)

Date: MAY 6, 1999
C-B-L: 196-G-021

CHECK-LIST AGAINST ZONING ORDINANCE

Date - MAY 7, 1999

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Single Family dwelling / att. garage.

Sewage Disposal - Public.

Lot Street Frontage - 50' req. 50' + shown.

Front Yard - 25' req. 25' + shown.

Rear Yard - 25' req. 50' + show.

Side Yard - left side 8' required 12' shown right side 14' req. 3' to Easement 18' to center of Gas line

OK
MAY 99
C-ME 15/15/99

Projections - yes, Fire place - ~~Bank~~ head.

Width of Lot - 90'

Height - 2 story house - 1 story garage

Lot Area - 13,895 sq ft

Lot Coverage/ Impervious Surface - 13,895 sq ft ^{25%} $\frac{768 \text{ sq ft}}{910} = .065$ 912 sq ft shown 3473.75 sq ft max.

Area per Family - 6,500 sq ft

Off-street Parking - NA

Loading Bays - NA

Site Plan - yes

Shoreland Zoning/ Stream Protection - NA

Flood Plains - NA

BUILDING PERMIT REPORT

DATE: 7 MAY 1999 ADDRESS: 61 Haywood Lane CBL: 196-G-021

REASON FOR PERMIT: Single Family dwelling with garage

BUILDING OWNER: Hydruth's White

PERMIT APPLICANT: _____ / Contractor SAA

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

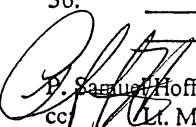
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *2, *3, *4, *5, *7, *8, *9, *11, *12, *13, *14, *15, *19, *26, *27, *28, *29, *30, *32, *33, *34

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 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)
- 3. 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
- 4. 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)
- 5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. 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.
- 8. 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)
- 9. 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
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. 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 3e4" 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)
- 12. Headroom in habitable space is a minimum of 76". (Section 1204.0)
- 13. 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)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. 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)
- 16. 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)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

18. 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)
19. 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.
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. *see Attached*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34.
- 35.
- 36.


 D. Sanguet-Hoffses, Building Inspector
 cc/ Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

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

Valuation: \$96,000.00 Plan Review # 576-99
 Fee: \$300.00 Date: 7 MAY 1999

Building Location: 61 Haywood Lane CBL: 196-G-021

Building Description: Single Family dwelling

Reviewed by: S. Noffsies

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 drains.	1812.02 2307.17
3.	Foundation anchors	2307.17
4.	Waterproofing & damp proofing	1813.0
5.	Setbacks are very close - We recommend a registered surveyor check Foundation be placement of concrete.	
6.	Private garage	4107.0
7.	Chimneys & Vents <small>Boca Mech. 1993/ch. 12.</small>	NFPA 211
8.	Guardrails & handrails (1021.0 1022.0
9.	STAIR CONSTRUCTION	1014.0
10.	STAIRWAY HEADROOM	1014.4

Correction List		
NO:	Description	Code Section
12.	Sleeping room egress window	1018.6
13.	Smoke Detectors	920.3.2
14.	Ventilation (attic crawl spaces)	1210.0
15.	Fastening Schedule	Table 2305.2
16.	Ventilation spaces BOCA mech/93	Ch. 16
17.	Boring, Cutting & Notching Sections	2305.0
18.	Glass & glazing	Chapter 24
19.		

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)
- X Columns (1912)
- X Crawl space (1210.2) Ventilation
- X Crawl opening size (1210.2.1)
- _____
- _____
- _____
- _____
- _____

Floors (Chapter 16-23)

- X Joists - Non sleeping area LL40PSF (Table - 1606)
- X Joists - Sleeping area LL30PSF (Table - 1606)
- X Grade
- X Spacing
- X Span
- X Girder 4" bearing 2305

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

**Mechanical
1993 BOCA Mechanical Code**

-
- _____
- _____
- _____
- _____
- _____
- _____

State Plumbing Code

Public water

Public sewer

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</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)

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

Private Garages (Chapter 4)

- SM General (407)
- | Beneath rooms (407.3)
- | Attached to rooms (407.4)
- | Door sills (407.5)
- | Means of egress (407.8)
- | 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
- ~~NA~~ 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)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ 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

NA

ROMANO

OPTION AGREEMENT

AGREEMENT made and entered into this 30 th day of March 1998, by and between RALPH ROMANO JR. INC., with a place of business in Cape Elizabeth, Maine ("Optionor") , and HILDRETH & WHITE BUILDERS of Portland, Maine ("Optionee").

WITNESSETH AS FOLLOWS:

IN CONSIDERATION OF One Dollar (\$1.00) (the " Option Consideration"), the receipt of which is hereby acknowledged by Optionor, and of the mutual covenants and promises hereinafter set forth, Optionor and Optionee agree as follows:

1. GRANT OF OPTION. Optionor hereby grants to Otionee the exclusive and irrevocable option to purchase, on the terms and conditions contained in this Agreement, each of the remaining lots located in the Maple Woods Subdivision in Portland, Maine which have not been sold or placed under a Purchase & Sale Agreement as of April 1, 1998. These lots are more particularly described on Exhibit A attached hereto and made a part hereof (the "Lots").

2. TERM : EXPIRATION. This option shall commence upon the execution of this Agreement and shall expire on October 1, 1998, at midnight, Maine time, as to any and all Lots for which a Notice of Exercise (as hereinafter defined) has not been delivered by Optionee to Optionor as provided herein. This Option shall renew automatically with respect to any and all Lots as to which a Notice of Excercise has not been delivered for an additional term of six months (which shall expire on October 1, 1998) if Optionee has closed on at least three Lots by October 1, 1998 .

3. NOTICE OF EXERCISE / CONDITIONS OF EXCERCISE.(a) This Option may be excercised with respect to each Lot only by the Optionee giving written notice of election to exercise its' right to purchase such Lot to Optionor in the manner set forth in Paragraph 9 below (the "Notice of Excercise").

(b) Notwithstanding anything to the contrary in this Option Agreement, Optionee shall not have the right to excercise this Option with regard to any particular Lot unless and until Optionee has obtained a bona fide third-party offer to purchase said Lot and construct a residence thereon using Optionee as the builder.

4. FAILURE TO EXCERCISE. In the event that Optionee fails to excercise this Option with respect to any or all of the Lots listed on Exhibit A attached hereto, the Option Consideration shall be retained by the Optionor and neither Optionor nor Optionee shall have any further rights or claims against the other.

5. EXCERCISE. In the event that Optionee excercises this Option for a Lot as provided herein, the following provisions shall be applicable for the Lot identified in the Notice of Excercise:

(a) Purchase Price. Subject to any adjustments and prorations hereinafter described, the purchase price for each of the Lots shall be the amounts set forth on Exhibit B attached hereto (each Lot's purchase price is referred to hereinafter as the " Lot Sale Price"). The Lot Sale Price shall be payable by Optionee as follows:

- (i) A downpayment (the " Downpayment ") of One Thousand Dollars (\$1000.00) shall be delivered to Optionor with the Notice of Exercise; and
- (ii) The balance due of the Lot Sales Price shall be paid to the Optionor at the Closing.

(b) Title. Optionor shall convey the Lot to Optionee at the Closing in fee simple with good and marketable title. Optionee shall have twenty (20) days from the date of this Agreement in which to give Optionor written notice of any alleged defects in the Lot. Any defects not so designated shall be deemed to have been waived by the Optionee. Optionee shall provide Optionor with copies of all title documentation, including without limitation, abstracts of title, title opinion, title schedules and other such documents as shall support Optionee's claim that title defects exist. Optionor shall then have sixty (60) days within which to either cure any such title defects or obtain a title insurance commitment (the premium for which shall be paid by Optionee) providing Optionee with affirmative coverage over any such defects. Optionor may at it's option elect not to cure such defects and return the Downpayment to Optionee in which case this Agreement shall be null and void and neither party will be under any further obligation hereunder. Optionee may elect to close this transaction notwithstanding such defects as may exist.

(c) Closing. The closing ("Closing"), with respect to any Lot, shall take place thirty (30) days after the date the Optionor receives a Notice of Exercise from Optionee, at such time and place as Optionor and Optionee shall mutually agree upon in writing. If the Closing would fall on a holiday or weekend, then the Closing shall be held on the next business day. At the Closing Optionor shall execute and deliver to Optionee, against payment of the balance of the Lot Sale Price, a Warranty Deed to the Lot subject to utility easements of record, and the Covenants (the "Deed").

(d) Adjustments, Prorations, and Closing Costs.

- (i) Real estate taxes and assessments shall be prorated as of the Closing on the basis of the latest available tax bill.
- (ii) The Maine real estate transfer tax shall be paid by the Optionor and Optionee in accordance with 36 M.R.S.A. § 4641-A.
- (iii) The recording fee for the deed of conveyance shall be paid for by Optionee.
- (iv) A portion of the Lot Sale Price shall be withheld at the Closing if required by 36 M.R.S.A. § 5250-A.

(e) Possession. Optionor shall deliver possession of the Lot with respect to which the Notice of Exercise has been exercised to Optionee at the Closing of the purchase of such Lot, free of all leases, tenancies or occupancies by any person.

(f) Risk of Loss, Damage, Destruction and Insurance. All risk of loss on each Lot prior to the Closing on each Lot shall be on Optionor.

(g) Default; Remedies. In the event that Optionee exercises its option but fails to close hereunder for a reason other than default of Optionor, Optionor may retain the Downpayment as full and complete liquidated damages in lieu of any other legal or equitable remedy or may employ all available legal and equitable remedies. If Optionor retains the Downpayment in accordance with this Paragraph, this Agreement will terminate and neither will be under any further obligation hereunder.

6. BROKERAGE. Optionor represents to Optionee that Optionor has not dealt or had contact with any broker in connection with this transaction. Optionee represents that Optionee has not dealt with any broker in connection with this transaction. Optionee agrees to indemnify and hold harmless Optionor from any claims made by any broker should Optionee's representation in this paragraph be false. The foregoing indemnity shall include all legal fees and costs incurred in defense against any such claim.

7. RECORDING OF OPTION. Optionor and Optionee agree that this Option may not be recorded. Optionor agrees, if requested by Optionee, to execute and acknowledge before a notary public, in recordable form under Maine law, a Memorandum of Option, and to deliver the same to Optionee for recording at the Cumberland County Registry of Deeds.

8. MISCELLANEOUS.

(a) Time. Time is of the essence hereof.

(b) Notices. All notices, demands and other communications hereunder shall be in writing and shall be given either (i) by first class mail, postage prepaid, registered or certified, return receipt requested, to Seller at the address set forth below; (ii) by hand delivery to seller's address set forth below; (iii) by Federal Express, or similar overnight mail, prepaid to Seller's address set forth below; or (iv) by facsimile ("Fax") transmission to the Fax number below. All notices shall be deemed to have been duly given if postmarked prior to the expiration date and time specified herein (in the case of mailing) or upon delivery (if hand delivered) or when delivered to a Federal Express (or similar overnight delivery service) courier or office at the time indicated on the proof of delivery (if sent by overnight delivery service) or upon time of confirmed receipt in case of Fax.

TO OPTIONOR:

Ralph Romano Jr. Inc.
12 Two Lights Terrace
Cape Elizabeth, Maine 04107

TO OPTIONEE:

Hildreth & White
Box 8433
Portland, Maine 04104
Fax: 207 772-5042

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

(c) Optionee's rights under this Agreement may not be assigned without the prior written consent of the Optionor.

(d) Entire Agreement. This Agreement constitutes the entire agreement between Optionor and Optionee and there are no agreements or understandings between the parties except as set forth herein.


(e) Binding Effect. This Agreement will inure to the benefit of and bind the respective successors and assigns of Optionor and Optionee.

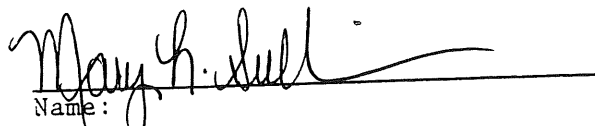
(f) Construction. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of one gender shall be deemed applicable to all genders. This Agreement shall be governed by and construed in accordance with the laws of Maine. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof. This Agreement constitutes the entire Agreement between Optionor and Optionee and there are no other agreements, understandings, warranties or representations between Optionee and Optionor.

(g) Effective Date. Upon execution by Seller and Buyer the Effective Date of this Option shall be deemed to be the date first set forth above in this Agreement.

IN WITNESS WHEREOF, Optionor and Optionee have executed this Agreement as of the date first written above.

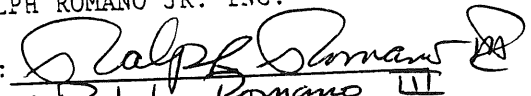
WITNESS:


Name: _____


Name: _____

OPTIONOR:

RALPH ROMANO JR. INC.

By: 
Name: Ralph Romano III
Title: pres.

OPTIONEE:

HILDRETH & WHITE BUILDERS

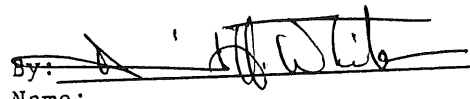
By: 
Name: _____
Title: _____

EXHIBIT A

Description of Lots

Lots 1,2,3,4,7,15,21,23, and 32 located in the Frost Street Subdivision, also known as Maple Woods, as shown on the plan recorded in the Cumberland County Registry of Deeds in Plan Book 193, Pages 7, 70,178, and 179.

Note the Lots will be conveyed subject to the Amended and Restated Frost Street Subdivision, Portland, Maine, Declaration of Protective Covenants by Ralph Romano Jr. Inc., which is attached hereto as Exhibit A-1.

EXHIBIT B

Purchase Price for Lots
Maple Woods - Frost Street Subdivision

<u>Lot</u>	<u>Approximate Lot Size</u>	<u>Lot Sale Price</u>
1	13562 sq. ft.	\$ 45,000.00
2	13690 " "	45,000.00
3	8377 " "	43,000.00
4	10360 " "	47,000.00
7	8752 " "	43,000.00
15	13895 " "	46,000.00
21	13767 " "	46,000.00
23	8501 " "	43,000.00
32	9657 " "	44,000.00
16	14372 " "	46,000.00

RRM
AW

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering

196-G-021

PROPERTY ADDRESS

Town Or Plantation: Portland
Street Subdivision Lot #: 61 Haywood St

PROPERTY OWNERS NAME

Last: Morneault First: Pierre
Applicant Name: Mike Paiement
Mailing Address of Owner/Applicant (If Different): 4 Ledgewood St, Sanford

PORTLAND Date Permit Issued: 6-29-99 \$ 64.00 TOWN COPY FEE If Double Fee Charged
L.P.I. # 6124
Local Plumbing Inspector Signature: [Signature]

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Mike Paiement 6-29-99
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>107425</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.	<u>2</u>	Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain	<u>1</u>	Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	<u>2</u>	Sink
		Drinking Fountain	<u>3</u>	Wash Basin
OR TRANSFER FEE [\$6.00]		Indirect Waste	<u>3</u>	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	<u>1</u>	Clothes Washer
		Grease / Oil Separator	<u>1</u>	Dish Washer
		Dental Cuspidor	<u>1</u>	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____	<u>1</u>	Water Heater
		Fixtures (Subtotal) Column 2	<u>14</u>	Fixtures (Subtotal) Column 1
			<u>2</u>	Fixtures (Subtotal) Column 2
			<u>16</u>	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ <u>64.</u>	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

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

19990051

I. D. Number

Hildreth & White

Applicant
P.O. Box 8433, Portland, ME 04104

Applicant's Mailing Address

Ralph Romano

Consultant/Agent
772-0657

Applicant or Agent Daytime Telephone, Fax

5/6/99

Application Date

Haywood St 61

Project Name/Description

61 Haywood St

Address of Proposed Site

196-G-021

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)

2064 sq. ft.

13895 sq. ft.

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: **5/6/99**

Inspections Approval Status:

Reviewer _____

- Approved
- Approved w/Conditions see attached
- Denied

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

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit 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	_____	_____	
	date	signature	

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

19990051

I. D. Number

Hildreth & White

Applicant

P.O. Box 8433, Portland, ME 04104

Applicant's Mailing Address

Ralph Romano

Consultant/Agent

772-0657

Applicant or Agent Daytime Telephone, Fax

5/6/99

Application Date

Haywood St 61

Project Name/Description

61 Haywood St

Address of Proposed Site

196-G-021

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/ garage - no decks

2064 sq. ft.

13895 sq. ft.

R-6

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: 5/6/99

Inspections Approval Status:

Reviewer Marge Schmuckal/ Sam

Approved Approved w/Conditions see attached Denied

Approval Date 5/12/99 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**

19990051
I. D. Number

Hildreth & White

Applicant

P.O. Box 8433, Portland, ME 04104

Applicant's Mailing Address

Ralph Romano

Consultant/Agent

772-0657

Applicant or Agent Daytime Telephone, Fax

5/6/99

Application Date

Haywood St 61

Project Name/Description

61 Haywood St

Address of Proposed Site

196-G-021

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 61 Haywood Street

, 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. Silt fence shall be installed down gradient of all

disturbed soil. A crushed stone construction entrance shall be placed within the curb cut.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for future decks, sheds, pools, and/or garage

Fire Conditions of Approval