

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0405	Issue Date: MAY - 8 2001	CBL: 292 A040001
-----------------------	-----------------------------	---------------------

Location of Construction: 38 Maggie Ln (lot 20)	Owner Name: Maggie Lane Development Llc	Owner Address: Po Box 10127	Phone: 2027773-4988
--	--	--------------------------------	------------------------

Business Name: n/a	Contractor Name: W A One Inc.	Contractor Address: PO Box 10127 Portland	Phone: 2077734988
-----------------------	----------------------------------	--	----------------------

Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Multi Family 2 Family	Zone: R-5
----------------------------	---------------	---------------------------------------	--------------

Past Use: Vacant	Proposed Use: New duplex 2,040 sf	Permit Fee: \$732.00	Cost of Work: \$110,000.00	CEO District: 1
---------------------	--------------------------------------	-------------------------	-------------------------------	--------------------

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-3 Type: 5B
Signature: <i>[Signature]</i>	

Proposed Project Description: New Duplex
---

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 04/25/2001	<b>Zoning Approval</b>	
------------------------	---------------------------------	------------------------	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2001-0039 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: _____	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
---	--	---	--

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

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

## All Purpose Building Permit Application

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

Location/Address of Construction: Lot 20 Maggie Lane

Total Square Footage of Proposed Structure <u>2040</u>	Square Footage of Lot
---	-----------------------

Tax Assessor's Chart, Block & Lot Number Chart# <u>292</u> Block# <u>A</u> Lot# <u>040</u>	Owner: <u>WA ONE Inc.</u> <u>PO Box 10127</u> <u>Portland ME 04104</u>	Telephone#: <u>773-4988</u>
---	---	--------------------------------

Lessee/Buyer's Name (If Applicable) <u>—</u>	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>\$110,000</u> Fee: <u>\$684</u>
---	-----------------------------------	--

Current use: Vacant land

If the location is currently vacant, what was prior use:  
Approximately how long has it been vacant:

Proposed use: duplex

Project description: construct duplex

Contractor's Name, Address & Telephone:  
owner

Applicants Name, Address & Telephone:  
owner

Who should we contact when the permit is ready: Jim Wolf  
Telephone: 773-4988

If you would like the permit mailed, what mailing address should we use:  
P.O. Box 10127  
Portland ME 04104

DEFERRED PERMITTING DEPT  
APR 25 2001

425

Rec'd By: [Signature]

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

**PLOT PLAN INCLUDES THE FOLLOWING:**

- 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

**A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:**

- 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 damp proofing
- 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.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 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 1999 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.

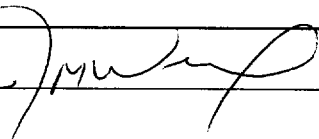
Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

**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:

4-25-01

**BUILDING PERMIT REPORT**

DATE: 26 APRIL 2001 ADDRESS: 38 Maggie Ln (lot-20) CBL: 292-A-040  
 REASON FOR PERMIT: To Construct a duplex dwelling (sec. 310.5)  
 BUILDING OWNER: Maggie Lane Deve. Ltc.  
 PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR WA ONE INC.  
 USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: \$1,100,000.00 PERMIT FEES: \$3200.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

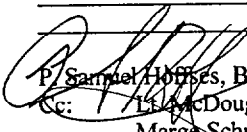
**CONDITION(S) OF APPROVAL**

This permit is being issued with the understanding that the following conditions shall be met: \*1 \*2 \*3 \*4 \*5 \*6 \*7 \*8 \*9 \*10 \*11 \*13 \*14 \*15 \*16 \*17 \*18 \*19 \*20 \*21 \*22 \*23 \*24 \*25 \*26 \*27 \*28 \*29 \*30 \*31 \*32 \*33 \*34 \*35 \*36 \*37 \*38 \*39 \*40 \*41 \*42 \*43 \*44 \*45 \*46 \*47 \*48 \*49 \*50 \*51 \*52 \*53 \*54 \*55 \*56 \*57 \*58 \*59 \*60 \*61 \*62 \*63 \*64 \*65 \*66 \*67 \*68 \*69 \*70 \*71 \*72 \*73 \*74 \*75 \*76 \*77 \*78 \*79 \*80 \*81 \*82 \*83 \*84 \*85 \*86 \*87 \*88 \*89 \*90 \*91 \*92 \*93 \*94 \*95 \*96 \*97 \*98 \*99 \*100

- \* 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) "**ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**"
- △ 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 dampproofing shall be done in accordance with Section 1813.0 of the building code.
- △ 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
- △ 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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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 7'6". (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. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- \* 16. 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 1010.4)
- 17. 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)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. 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)

4/25

- \*20. 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/1999), and NFPA 101 Chapter 16 & 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
- 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- \*23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. 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/1999)
- 25. 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".
- 26. 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.
- \*27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- \*28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- \*29. All requirements must be met before a final Certificate of Occupancy is issued.
- \*30. 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).
- \*31. 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)
- 32. Please read and implement the attached Land Use Zoning report requirements. *All requirements and conditions on the attached site development review sheet shall be met.*
- \*33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *shall be met*
- \*34. Bridging shall comply with Section 2305.16.
- \*35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- \*36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \*38. Under section 310.5 The dwelling unit shall be separated by a two (2) hour fire ~~sepp~~ assembly or one (1) hour with automatic sprinkler system in accordance with section 906.2.1 or 906.2.2.

  
 P. Samuel Hennes, Building Inspector  
 Cc: Lisa MacDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

Applicant: Diversified

Date: 5/7/01

Address: 38 Maggie Lane (lot #20) C-B-L: 292-A-040

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

Interior or corner lot -

30' x 34'

Proposed Use/Work - Duplex - New No Rear decks - front porch 6' x 30'

Sewage Disposal - City

NO GARAGE

Lot Street Frontage - 50' req - 72' show

Front Yard - 20' req - 23' show

Rear Yard - 20' req - 28' show

Side Yard - 12' req - 21' & 21' show

Projections - front porch 6' x 30'

Width of Lot - 60' req - 72' show

Height - 35' MAX - 23.5' scaled

Lot Area - 6,000<sup>#</sup> 6,576<sup>#</sup>

Lot Coverage/ Impervious Surface - 40% MAX = 2630.4<sup>#</sup>

Note Area per Family - 6,000<sup>#</sup>

38' of pavement is required beyond the front yard (ie, concrete in the front yard)  
Off-street Parking - 4 SPC req.

Loading Bays - N/A

Site Plan - minor ~~side~~ side plan  
# 2001-0039

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone 7

30' x 34' = 1020  
6' x 30' = 180  
1200<sup>#</sup>

Inspection Services  
Michael J. Nugent  
Manager



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

## CITY OF PORTLAND LEGAL NOTICE

March 15, 2001

**Site Location:** lot #20, Maggie Lane  
**Nature of Project:** 2 dwelling units 1,920 total s.f.  
**C/B/L:** 292-A-040

Dear Property Owner;

An application was submitted to the City of Portland Inspections Office on March 15, 2001 from Diversified Properties, Inc. The applicant is requesting to construct a duplex on vacant land located on Maggie Lane

In accordance with section 14-32.3 of the Portland Land Use Ordinance notices of site plan applications must be sent to immediate abutters.

The review of the application is now starting and it must go through several steps prior to approval, including staff technical review and possible Planning Board approval, which may include a public hearing.

The technical submissions are available in the Planning Office, 389 Congress St., 4<sup>th</sup> floor.

Sincerely,

Sara Hopkins

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

**2001-0039**  
Application I. D. Number  
**3/15/01**  
Application Date  
**Maggie Lane lot # 20 duplex**  
Project Name/Description

**Diversified Properties**  
Applicant  
**P.O. Box 10127, Portland, ME 04104**  
Applicant's Mailing Address  
**James Wolf**  
Consultant/Agent  
**Applicant Ph: (207) 773-4988      Applicant Fax: (207) 773-6875**  
Applicant or Agent Daytime Telephone, Fax

**38 - 38 Maggie Lane, Portland, Maine**  
Address of Proposed Site  
**292 A040001**  
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) \_\_\_\_\_

**1920 s.f.** \_\_\_\_\_ **R5** \_\_\_\_\_  
Proposed Building square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

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

Fees Paid:    Site Plan **\$400.00**    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date **3/15/01**

**Fire Approval Status:**      Reviewer **Lt. McDougall** *LM*

Approved       Approved w/Conditions See Attached       Denied

Approval Date **3/26/01**      Approval Expiration **3/26/02**      Extension to \_\_\_\_\_       Additional Sheets Attached

Condition Compliance      **Lt. McDougall** \_\_\_\_\_      date \_\_\_\_\_  
signature      date

**Performance Guarantee**       Required\*       Not Required

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

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



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

2001-0039  
Application I. D. Number  
03/15/2001  
Application Date  
Maggie Lane lot # 20 duplex  
Project Name/Description

**Diversified Properties**  
Applicant  
P.O. Box 10127, Portland, ME 04104  
Applicant's Mailing Address  
James Wolf  
Consultant/Agent  
Applicant Ph: (207) 773-4988 Applicant Fax: (207) 773-6875  
Applicant or Agent Daytime Telephone, Fax

~~36-38~~  
38-38 Maggie Lane, Portland, Maine  
Address of Proposed Site  
292 A040001  
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) duplex  
1920 s.f. Proposed Building square Feet or # of Units  
Acreage of Site  
R5  
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 \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 03/15/2001

**DRC Approval Status:** Reviewer Jay Reynolds  
 Approved  Approved w/Conditions See Attached  Denied  
Approval Date 04/25/2001 Approval Expiration 04/25/2002 Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance Jay Reynolds signature 04/30/2001 date

**Performance Guarantee**  Required\*  Not Required  
\* No building permit may be issued until a performance guarantee has been submitted as indicated below  
 Performance Guarantee Accepted 04/26/2001 date \$2,000.00 amount 04/25/2003 expiration date  
 Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_  
 Building Permit Issue \_\_\_\_\_ date \_\_\_\_\_  
 Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_  
 Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_  Conditions (See Attached) \_\_\_\_\_ expiration date \_\_\_\_\_  
 Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_  
 Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_  
 Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_  
 Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_  
 Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

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

2001-0039

Application I. D. Number

03/15/2001

Application Date

Maggie Lane lot # 20 duplex

Project Name/Description

**Diversified Properties**

Applicant

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

James Wolf

Consultant/Agent

Applicant Ph: (207) 773-4988      Applicant Fax: 2077736875

Applicant or Agent Daytime Telephone, Fax

38 - 38 Maggie Lane, Portland, Maine

Address of Proposed Site

292 A040001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Planning**

- 1 The roof shall have a minimum of 7 in 12 pitch.
- 2 The right and left building elevation shall have a minimum of 3 windows per side.

**Approval Conditions of DRC**

- 1 GRADING SHOWN ON PLAN WILL CREATE PONDING OF WATER ON LOT 19 (UNBUILT). CONDITION WILL BE CORRECTABLE BY THE DOING THE FINAL GRADING OF LOT 19 ONCE IT IS BUILT.
- 2 Four (4) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now # 36-38 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 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.
- 6 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 7 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.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9 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.

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

2001-0039  
Application I. D. Number  
03/15/2001  
Application Date  
Maggie Lane lot # 20 duplex  
Project Name/Description

**Diversified Properties**  
Applicant  
P.O. Box 10127, Portland, ME 04104  
Applicant's Mailing Address  
James Wolf  
Consultant/Agent  
Applicant Ph: (207) 773-4988      Applicant Fax: (207) 773-6875  
Applicant or Agent Daytime Telephone, Fax

38 - 38 Maggie Lane, Portland, Maine  
Address of Proposed Site  
292 A040001  
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) duplex  
1920 s.f.  
Proposed Building square Feet or # of Units      Acreage of Site      R5  
Zoning

**Check Review Required:**

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

Fees Paid:    Site Plan \$400.00    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date: 03/15/2001

**Insp Approval Status:**

Reviewer Marge Schmuckal

- Approved       Approved w/Conditions See Attached       Denied

Approval Date 05/07/2001      Approval Expiration 05/07/2002      Extension to \_\_\_\_\_       Additional Sheets Attached  
 Condition Compliance      Marge Schmuckal signature      05/07/2001 date

Performance Guarantee       Required\*       Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>04/26/2001</u> date	<u>\$2,000.00</u> amount	<u>04/25/2003</u> 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date

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

2001-0039

Application I. D. Number

03/15/2001

Application Date

Maggie Lane lot # 20 duplex

Project Name/Description

**Diversified Properties**

Applicant

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

James Wolf

Consultant/Agent

Applicant Ph: (207) 773-4988      Applicant Fax: 2077736875

Applicant or Agent Daytime Telephone, Fax

38 - 38 Maggie Lane, Portland, Maine

Address of Proposed Site

292 A040001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Planning**

- 1 The roof shall have a minimum of 7 in 12 pitch.
- 2 The right and left building elevation shall have a minimum of 3 windows per side.

**Approval Conditions of Insp**

- 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.
- 3 It is a condition of approval that prior to the issuance of a temporary or permanent certificate of occupancy, each dwelling unit in the Maggie Lane subdivision shall be outfitted with a fire protection sprinkler system in accordance with NFPA 13d or 13r.
- 4 Section 14-336(b) prohibits parking in the front yard when there are two (2) or more dwelling units, except within one driveway. Two driveways are shown on your submittal. Your driveway shall be extended 38' from the front yard in order to accommodate two (2) required parking spaces. This was an understanding per our phone conversation on 5/7/01 to be followed up with an e-mail from you stating your understanding.

**Approval Conditions of DRC**

- 1 GRADING SHOWN ON PLAN WILL CREATE PONDING OF WATER ON LOT 19 (UNBUILT). CONDITION WILL BE CORRECTABLE BY THE DOING THE FINAL GRADING OF LOT 19 ONCE IT IS BUILT.
- 2 Four (4) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now # 36-38 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 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.
- 6 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 7 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.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9 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.

**CITY OF PORTLAND, ME**  
**BOCA 1999 Plan Review Record**  
**One and Two Family Dwelling**

Valuation: \$110,000.00 Plan Review # \_\_\_\_\_

Fee: \$732.00 Date: 27 APRIL 2001

Building Location: 38 Maggie Ln. (Lot 20) CBL: 292-A-040

Building Description: Duplex dwelling unit (sec. 310.5)

Reviewed By: S. Noffses

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 and building code requirements shall be completed before a Certificate of Occupancy can or will be issued.	111.0 118.0
2.	Call this office before placing concrete for foundation - for setback approvals	111.0
3.	Foundation drains shall comply with section 1813.5.2	1813.5.2
4.	Water proofing & damp proofing shall comply with section 1813.0	1813.0
5.	Foundation anchors shall comply with section 2305.12	2305.12
6.	All chimneys and vents shall comply with section NFPA 211	NFPA 211
7.	Sound Transmission Control shall comply with section 1214.0	1214.0
8.	Stair construction shall comply with section 1014.0	1014.0
9.	Stair headroom shall comply with section 1014.4	1014.4
10.	Corridor walls shall comply with section 1011.3	1011.3
11.	Sleeping room egress or rescue windows shall comply with section 1010.4	1010.4
12.	Smoke detectors shall comply with section 920.3.2	920.3.2
13.	Sprinkler system shall comply with NFPA 13B	NFPA 13B

REV: PSH 4-7-00

Correction List		
NO:	Description	Code Section
14.	All bldg elements shall meet the Fastening Schedule as per Table 2305.2	Table 2305.2
15.	Ventilation of spaces shall comply with	BOCA Sec. 1903
16.	Boring, Cutting & Notching shall comply with sections 2305.3 Thru 2305.4.4	
17.	Glass & glazing shall comply with Ch. 24. Safety glazing section 2406.0	2406.0
18.	Flashing shall comply with section 1406.3.10	1406.3.10
19.	This building shall comply with section 310.5.	

Chapter 1C

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  
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)  
~~SM~~ Water proofing and damp proofing Section 1813  
~~X~~ Sill plate (2305.17)  
~~SA~~ Anchorage bolting in concrete (2305.17)  
~~X~~ Columns (1912)  
~~SA~~ Crawl space (1210.2) Ventilation  
~~SA~~ Crawl opening size (1210.2.1)  
~~SR~~ Access to crawl and attic space ( 1211.0 )  
\_\_\_\_\_

### 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.)

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

### Wall Construction (Chapter 2300)

- Design (1609) wind loads
  - Load requirements
  - Grade
  - Fastening schedule (Table 2305.2)
  - Wall framing (2305.4.1)
  - Double top plate (2305.4.2)
  - Bottom plates: (2305.4.3)
  - Notching and boring: (2305.4.4) studs
  - Non load bearing walls (2305.5)
  - Notching and boring (2305.5.1)
  - Wind bracing (2305.7)
  - Wall bracing required (2305.8.1)
  - Stud walls (2305.8.3)
  - Sheathing installation (2305.8.4)
  - Minimum thickness of wall sheathing (Table 2305.13)
  - Metal construction
  - Masonry construction (Chapter 21)
  - Exterior wall covering (Chapter 14)
  - Performance requirements (1403)
  - Materials (1404)
  - Veneers (1405)
  - Interior finishes (Chapter 8)
- Roof-Ceiling Construction (Chapter 23)**



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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Roof Coverings (Chapter 15)**

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

**Chimneys and Fireplaces  
 BOCA Mechanical/1993**

- ~~MR~~ Masonry (1206.0)
- ~~X~~ Factory - built (1205.0)
- ~~X~~ Masonry fireplaces (1404)
- ~~X~~ Factory - built fireplace (1403)
- ~~SR~~ NFPA 211

**Mechanical  
 1993 BOCA Mechanical 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>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u><del>48</del> PSF</u>	<u>L</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)**

<u>SA</u>	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)**

<u>NA</u>	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)
- SA Sleeping room window (1010.4)
- K EXIT DOOR (1017.3) 32" W 80" H
- X Landings (1014.3.2) stairway
- NO Ramp slope (1016.0)
- SA Stairways (1014.3) 36" W
- SA Treads (1014.6) 10" min.
- SA Riser (1014.6) 7 3/4" max.
- SA Solid riser (1014.6.1)
- MA Winders (1014.6.3)
- MA Spiral and Circular (1014.6.4)
- SA Handrails (1022.2.2.) Ht.
- SA Handrail grip size (1022.2.4) 1 1/4" to 2"
- SA Guards (1012.0) 36" min.

**Smoke Detectors (920.3.2)**

- SA Location and interconnection
- SA Power source

**Dwelling Unit Separation**  
**Table 602**  
**310.5**  
**AUTO. SUPPRESSION,**

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

2001-0039

Application I. D. Number

03/15/2001

Application Date

Maggie Lane lot # 20 duplex

Project Name/Description

Diversified Properties

Applicant

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

James Wolf

Consultant/Agent

Applicant Ph: (207) 773-4988 Applicant Fax: (207) 773-6875

Applicant or Agent Daytime Telephone, Fax

38 - 38 Maggie Lane, Portland, Maine

Address of Proposed Site

292 A040001

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) duplex

1920 s.f.

Proposed Building square Feet or # of Units

Acreeage of Site

R5

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 \$400.00 Subdivision Engineer Review Date 03/15/2001

DRC 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 Issue              | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | date           | <input type="checkbox"/> Conditions (See Attached) | expiration date |
| <input type="checkbox"/> Final Inspection                   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | date           | signature  |                 |

**From:** "James Wolf" <buca@maine.rr.com>  
**To:** "Marge Schmuckel" <MES@ci.portland.me.us>  
**Date:** Mon, May 7, 2001 1:36 PM  
**Subject:** Lot 20 Maggie Lane

Marge

Pursuant to our conversation, each driveway on the lot will be extended to accommodate for 2 9' by 19' cars or a distance of 38 feet. We realize the permit will require the drives to be 38 feet and agree to the condition.

Thank you for your help.

Jim

James Wolf  
Diversified Properties, Inc  
1-207-773-4988  
Fax 1-207-773-6875

STATUTORY WARRANTY DEED  
(Corrective Deed)

W.A. ONE, a Maine corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 10127, Portland, Maine 04104

A certain lot or parcel of land with any improvements thereon situated northeasterly of Forest Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lots 7, 15 and 20 as shown on a plan entitled "Maggie Lane Subdivision" made for Maggie Lane Development LLC dated February 2, 1999, prepared by Titcomb Associates and recorded at the Cumberland County Registry of Deeds in Plan Book 200, Page 128, as amended in Plan Book 200, Page 412 and further amended in Plan Book 200, Page 460.

Being a portion of the premises conveyed to the Grantor herein by deed from Grantee herein dated April 11, 2000 and recorded at the Cumberland County Registry of Deeds in Book 15413, Page 106. The purpose of this deed is to reconvey the above lots to the Grantee herein, which lots were inadvertently included in said prior deed.

The herein conveyance is subject to and together with the benefit of the following:

1. The rights in common with others to Maggie Lane as shown on said Plan.
2. Easement Deed from Maggie Lane Development, LLC to the City of Portland dated April 11, 2000 and recorded in Book 15413, Page 102.
3. Easement Deed from Maggie Lane Development, LLC, et al. to Portland Water District dated November 14, 2000 and recorded in Book 15846, Page 62.

- 4. Easements as set forth in the deed from W.A. One, Inc. to Maggie Lane Development, LLC dated April 11, 2000 and recorded in Book 15413, Page 106.
- 5. Declaration of Restrictions and Covenants, Maggie Lane dated June 7, 2000 and recorded in Book 15522, Page 54.
- 6. Easement and encumbrances as set forth on said plan for Maggie Lane Development, LLC dated February 2, 1999 and recorded in Plan Book 200, Page 460.
- 7. Notes as set forth on said plan of Maggie Lane Subdivision recorded in Plan Book 200, Page 460.

IN WITNESS WHEREOF, the said W.A. ONE has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President thereunto duly authorized this 10 day of November, 2000.

W.A. ONE

Joyce M. Yates By: [Signature]  
 Its President  
JAMES WOLF

STATE OF MAINE  
 CUMBERLAND, SS.

November 10, 2000

Then personally appeared the above-named JAMES M. WOLF, President of W.A. ONE as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

SEAL

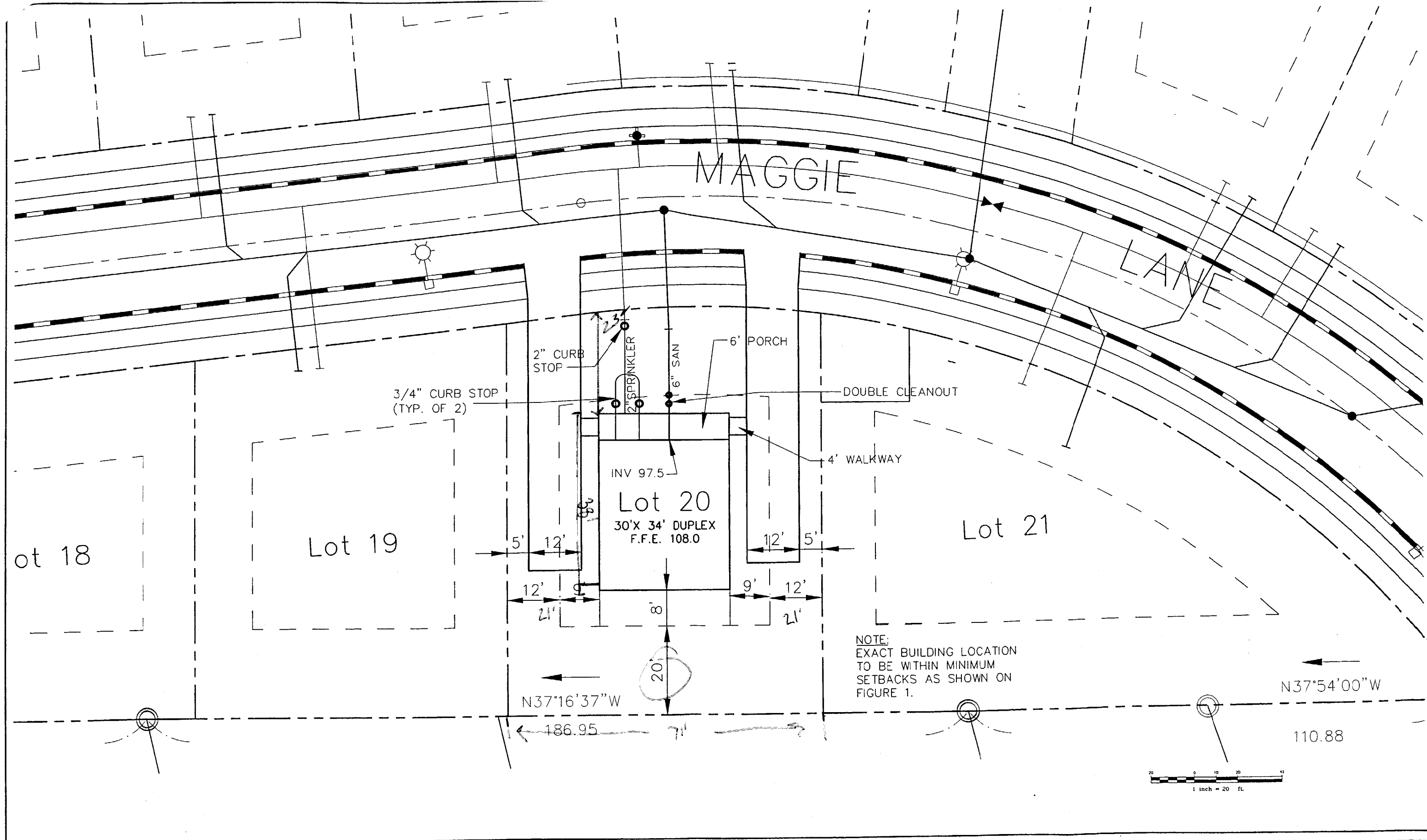
RECEIVED  
 RECORDED REGISTRY OF DEEDS  
 2000 DEC 29 PM 3: 21

CUMBERLAND COUNTY  
John B O'Brien

Joyce M. Yates  
 Attorney at Law/Notary Public

2

JOYCE M. YATES  
 NOTARY PUBLIC MAINE  
 MY COMMISSION EXPIRES SEPTEMBER 16, 2003



Rev.	Date	Revision

Design: DER	Date: APR 2001
Draft: RAT	Job No.: 99103
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	

**GP**  
*Traffic and Civil Engineering Services*

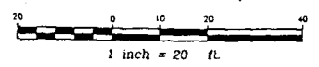
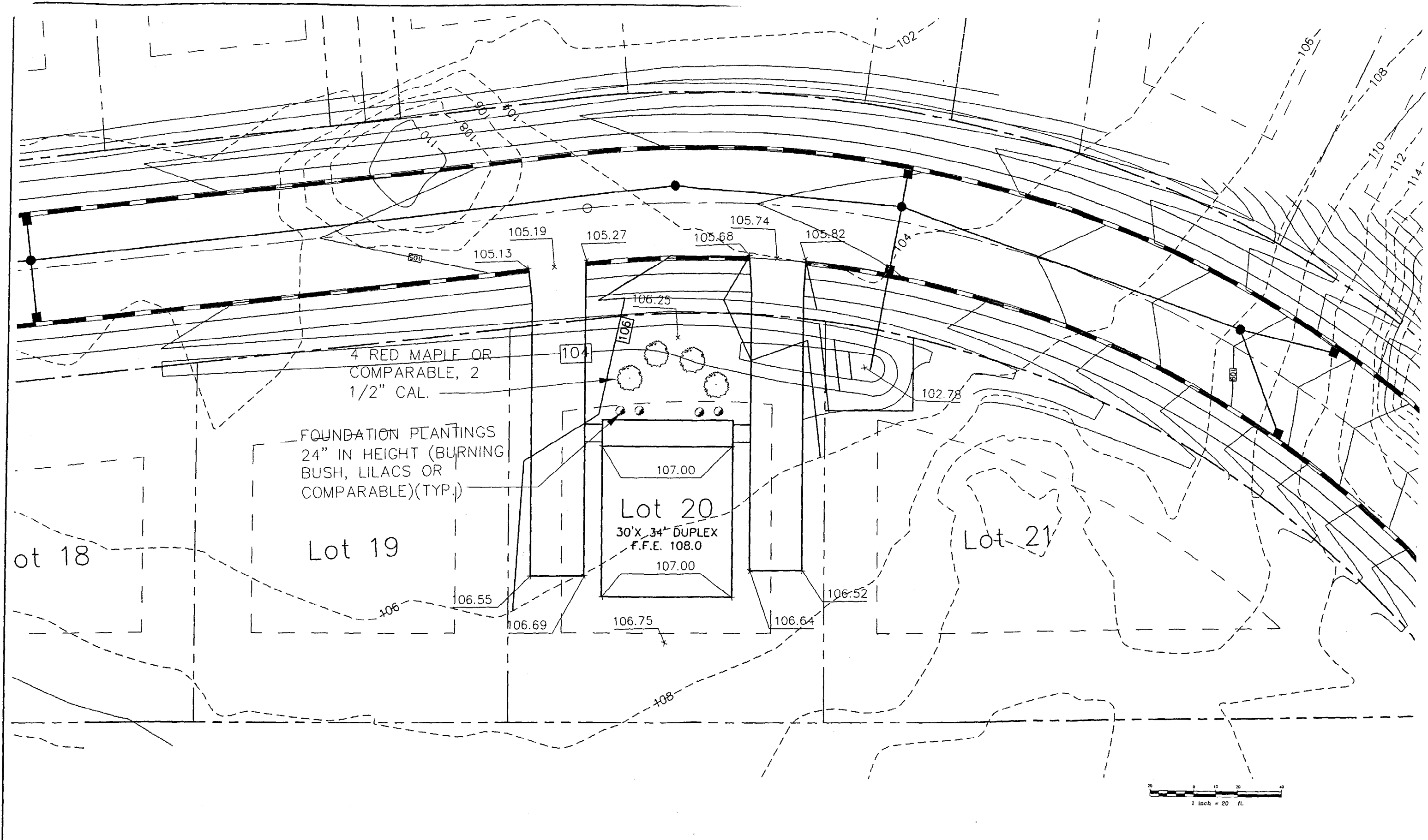
PO Box 1237  
 26 Main Street  
 Gray, ME 04039

207-657-6910  
 FAX: 207-557-6912  
 E-Mail: gpcei@maine.rr.com

Drawing Name:	Layout & Utilities Lot 20
Project:	MAGGIE LANE DEVELOPMENT, LLC.


Figure No.  
**2**





Rev.	Date	Revision

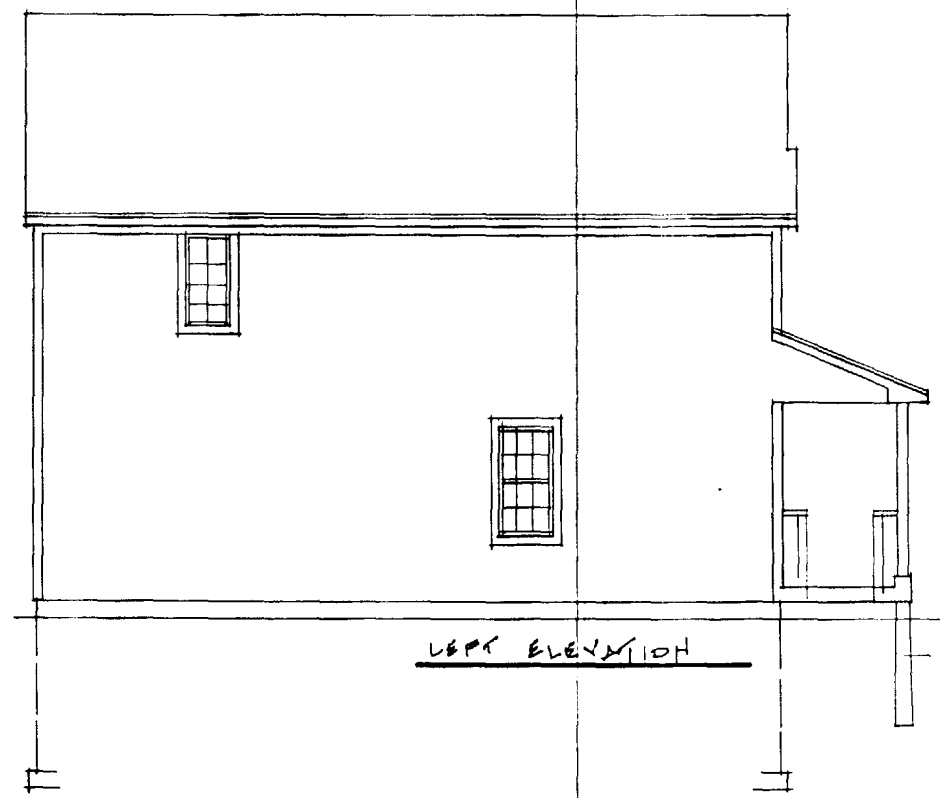
Design: DER	Date: APR 2001
Draft: RAT	Job No.: 99103
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	


  
**Traffic and Civil Engineering Services**

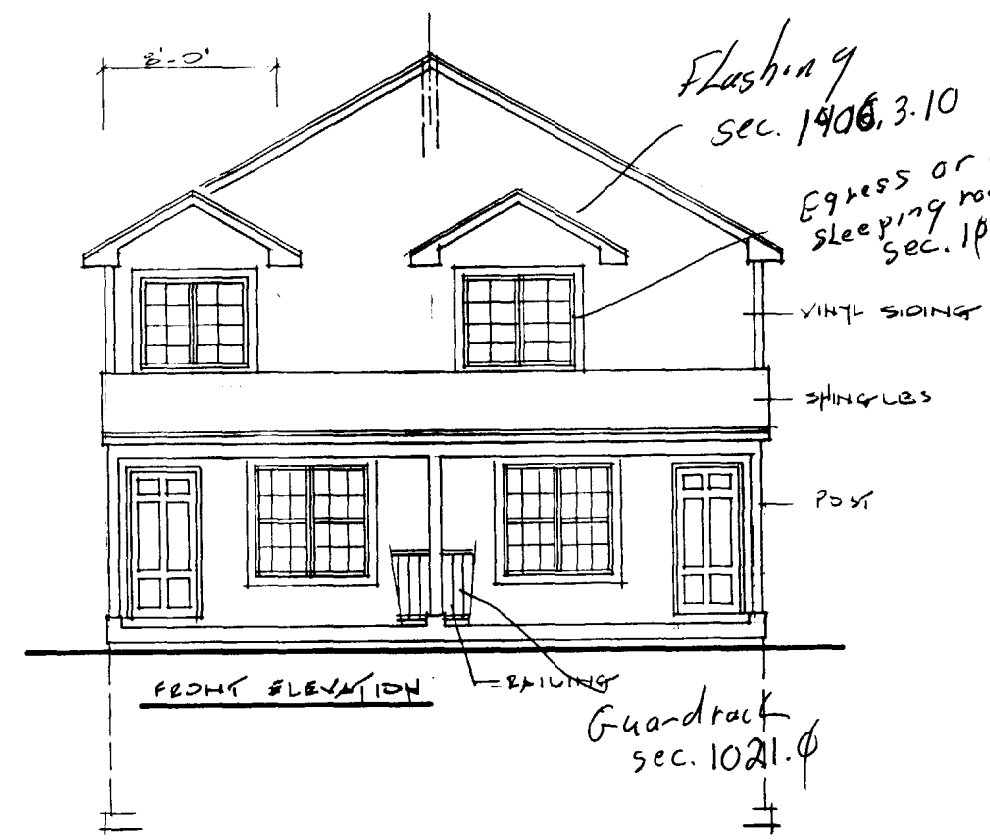
PO Box 1237  
 26 Main Street  
 Gray, ME 04039  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: gpcei@maine.rr.com

Drawing Name:	Grading & Drainage Lot 20
Project:	MAGGIE LANE DEVELOPMENT, LLC.

REVISIONS	BY



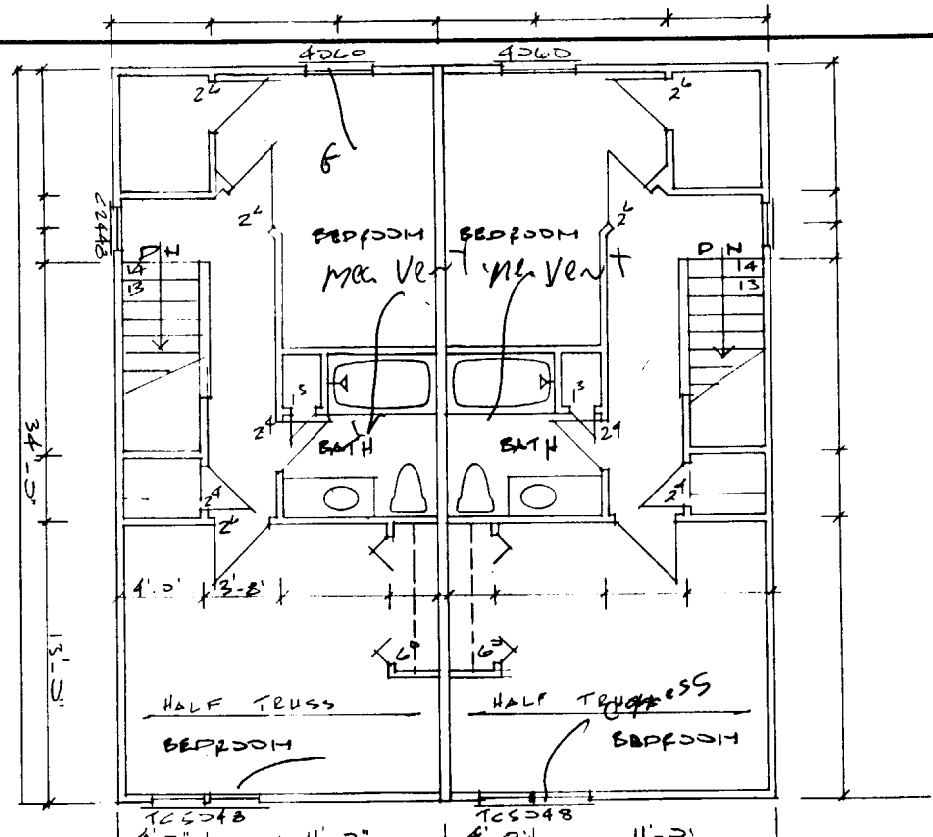
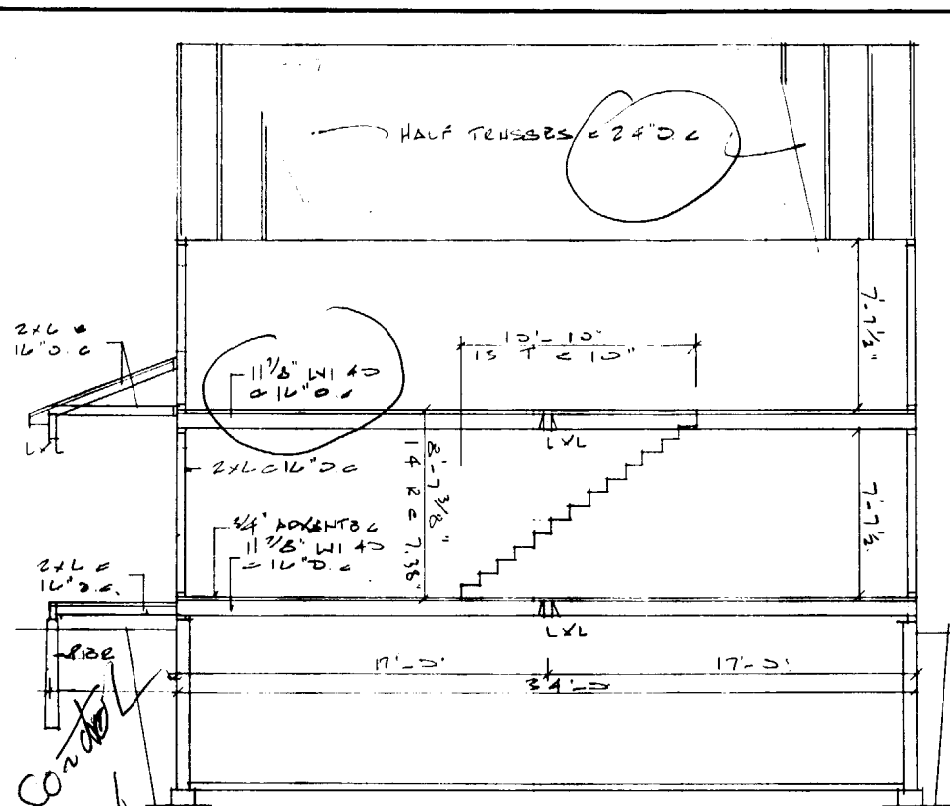
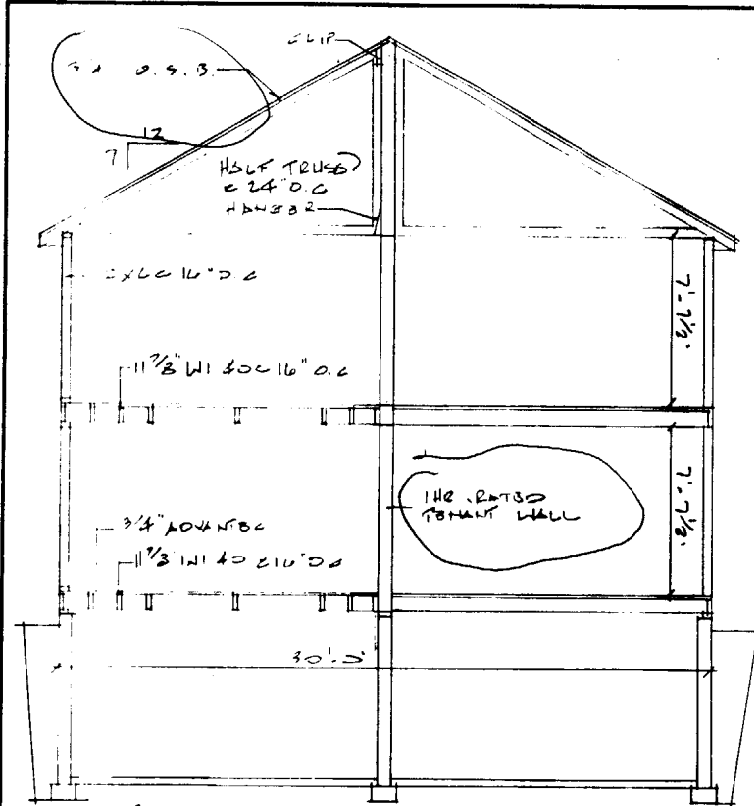
LEFT ELEVATION



FRONT ELEVATION

DUPLEX RESIDENCE  
 DESIGNER: DESIGN ASSOCIATES  
 35 PARTRIDGE ROAD, PO BOX 211, WINDHAM, ME 04093 893-2441

Date	
Scale	
Drawn	
Job	
Sheet	1
ELEVATIONS	
Of	2 Sheets



A SECTION

B SECTION

2ND FLOOR PLAN

*Sound Control  
sec 1214.0*

**FRAME SPECIFICATIONS**

- FLOOR SYSTEM**  
 JOISTS AS INDICATED  
 BRIDGING AT CENTER  
 2x6 PT SILL W/ SEALER  
 SUBFLOOR AS INDICATED  
**EXTERIOR WALLS**  
 2x6 STUDS AS INDICATED  
 SHEATHING AS INDICATED  
 AIR INFILTRATION WRAP  
 VAPOR BARRIER  
 SIDING/FINISH AS INDICATED  
**INTERIOR WALLS**  
 2x4 STUDS AT 16\"/>

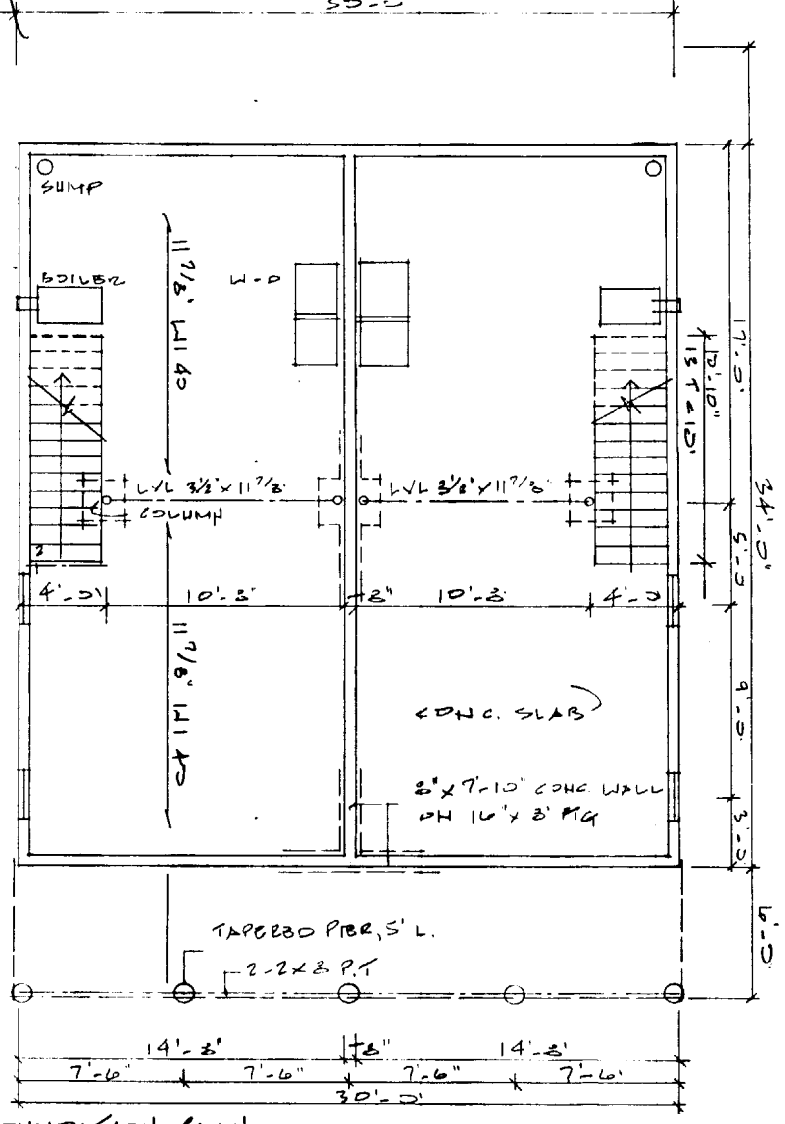
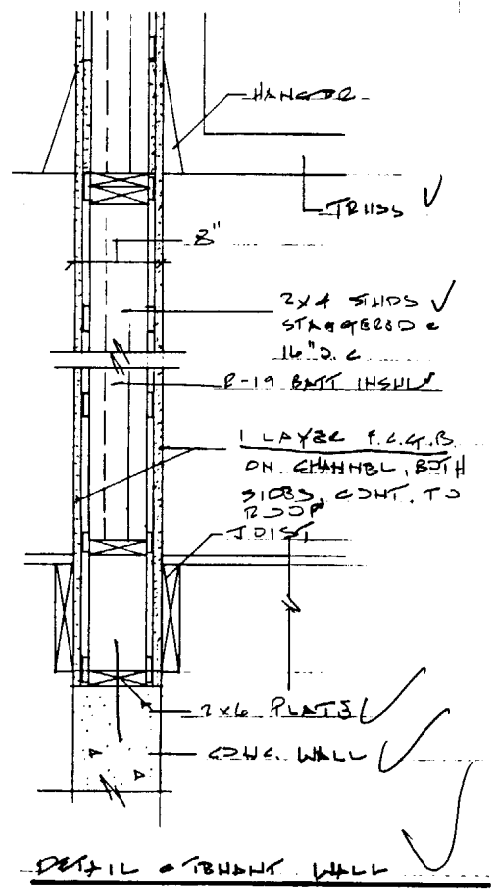
**ROOF SYSTEM**  
 RAFTERS/TRUSSES AS INDICATED  
 SHEATHING AS INDICATED  
 1\"/>

**INSULATION**  
 EXTERIOR WALLS-R19  
 ATTIC CARRIERS  
 SILLS-R19  
 FROST WALL-2\"/>

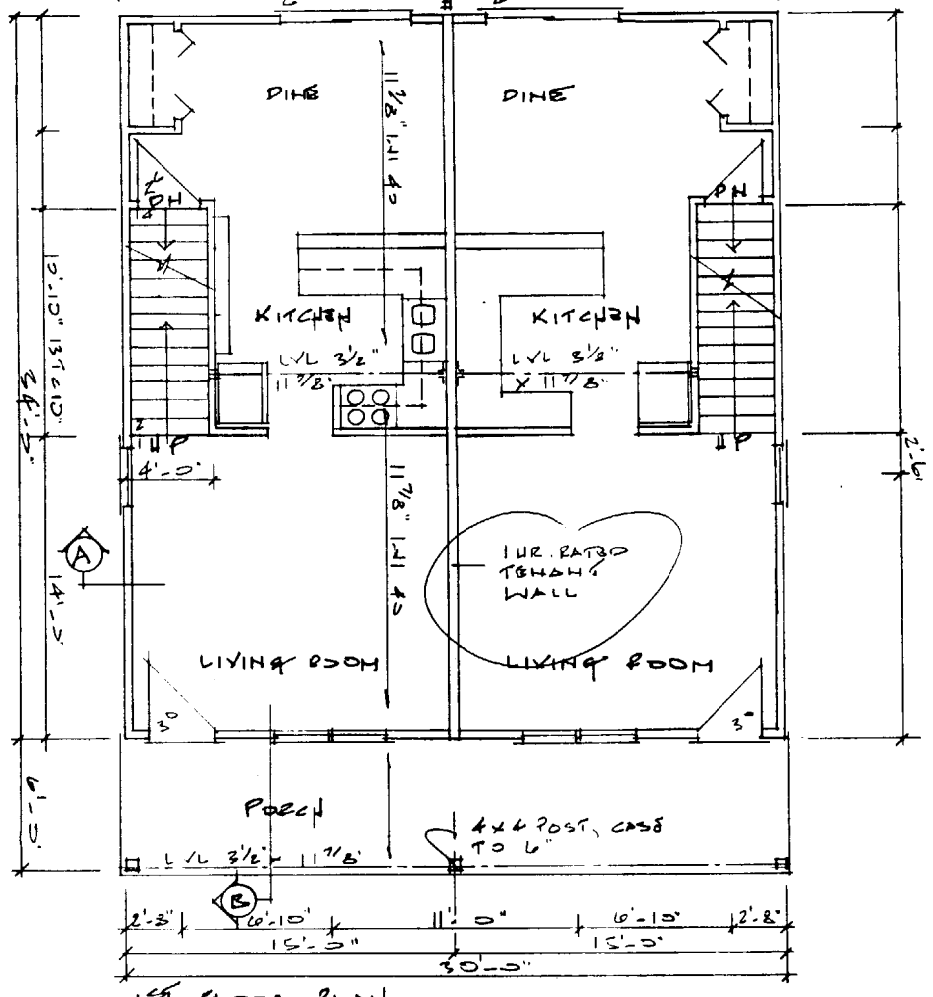
**VENTILATION**  
 SOFFIT- 2\"/>

**BEAMS/HEADERS**  
 1-2x6 MAX 40' SPAN  
 1-2x8 MAX 80' SPAN  
 BEAMS AS INDICATED  
 MIN 4\"/>

**INTERIOR FINISHES**  
 1/2\"/>



FOUNDATION PLAN



1ST FLOOR PLAN

**FOUNDATION SPECIFICATIONS**

- CONCRETE WALLS AS INDICATED ON CONT  
 KEYED FOOTING  
 ANCHORS AT CORNERS AND 4\"/>

SOIL BEARING-2000 PSF  
 ALL FOOTINGS TO FROST DEPTH  
 3\"/>

ON 14\"/>

4\"/>

MAX. OC  
 CONTROL JOINTS AT MAX. 30' OC WALLS AND SLABS  
 ASPHALT PAINT EXTERIOR WALLS TO GRADE

REVISIONS	BY

**DUPLEX RESIDENCE**  
 DESIGNER: PLANNING / DESIGN ASSOCIATES  
 21 PARTRIDGE ROAD, PO BOX 551, WINDHAM, ME 04092 873-2448

Date 4.25.01  
 Scale 1/4"  
 Drawn  
 Job  
 Sheet 2  
 PLANS  
 Of 2 Sheets