

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 01-0293	Issue Date: APR - 4 2001	GBL: 292 G007001
-----------------------	------------------------------------	---------------------

Location of Construction: 49 Maggie Ln	Owner Name: Moore Nicole & Jessica	Owner Address: 53 Sheridan St. Portland, ME	Phone: 207-892-2700
Business Name: n/a	Contractor Name: Chase Custom Homes of Windham	Contractor Address: 1 Percy Hawks Road Windham	Phone: 2078922700
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone:

Past Use: Vacant	Proposed Use: Duplex (2 family) 1,500 sf.; Minor. **Call Chase Custom Homes @ 892-2700	Permit Fees: 1,528 \$0.00	Cost of Work: \$184,000.00	Minor: 400, Blkms: 1128,
----------------------------	---	---	--------------------------------------	-----------------------------

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <u>TOTAL type 528</u>
Signature:	Signature:

Proposed Project Description:
New 2 Family Home

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 02/21/2001	Zoning Approval		
-------------------------------	--	------------------------	--	--

<ol style="list-style-type: none"> 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.. 	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"/> Date: _____	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input 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: _____
---	---	---	---

CERTIFICATION

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

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

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

Location of Construction: Maggie Lane (Lot 7)		Owner: Jessica & Nicole Moore		Phone:	
Owner Address:		Lessee/Buyer's Name:		Phone:	
Contractor Name: Chase Custom Homes		Address: 1 Percy Hawkes Rd.		Phone: 892-2700	
Past Use: Vacant lot		Proposed Use: New 2 Family Home		COST OF WORK: \$ 184,000	
				PERMIT FEE: \$ 1,128.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group <i>R-3</i> Type <i>5B</i>	
Proposed Project Description: Stick Build New 2 family home		Signature:		Signature:	
Permit Taken By: Chris		Date Applied For: February 22, 2001		Signature:	
				Date:	

Permit No: 01-0293

PERMIT ISSUED
APR - 4 2001

CITY OF PORTLAND
Zoning Code: 292-0007

Zoning Approval: *OK with conditions*

Special Zone or Reviews:

Shoreland *N/A*

Wetland

Flood Zone *panel 7-Zone A*

Subdivision

Site Plan *major* Minor *form*

2001-0030

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

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

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: February 22, 2001 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Action:

Approved

Approved with Conditions

Denied

Date: *[Signature]*

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 1

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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.**

Chase Custom Homes 2/20/01

Applicant Percy Hawkins Rd Uxbridge Me.

Application Date Moore

Applicant's Mailing Address _____

Project Name/Description Lot 7 Maggie Lane

Consultant/Agent 892-2700 Fax 892-8900

Address Of Proposed Site Box 200 Page 460 Lot 7

Applicant/Agent Daytime telephone and FAX _____

Assessor's Reference, Chart#, Block Lot# _____

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify) _____

1,500 sq ft Per unit 2 units 11,179 sq ft. _____
 Proposed Building Square Footage and /or # of Units Acreage of Site Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
 - 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.
- (Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant:	Date: <u>2/20/01</u>
-------------------------	----------------------

Site Review Fee: Major \$500.00 Minor 400.00

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

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

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

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: <u>lot 7 Maggie Lane</u>
--

Total Square Footage of Proposed Structure <u>3000</u>	Square Footage of Lot <u>11,179</u>
---	--

Tax Assessor's Chart, Block & Lot Number <u>Book 200 Page 460</u> Chart# <u>292</u> Block# <u>6</u> Lot# <u>7</u>	Owner: <u>Jessica + Nicole Moore</u> <u>Chase Custom Homes</u>	Telephone#: <u>892-2700</u>
---	--	--------------------------------

Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>\$ 184,000</u> Fee: <u>\$ 1128</u>
-------------------------------------	-----------------------------------	--

Current use: <u>vacant land</u> use: <u>2 family home</u>	Proposed
Project description: <u>stick build new 2 family home</u>	

Contractor's Name, Address & Telephone <u>Chase Custom Homes</u> <u>892-2700</u>	Rec'd By <u>[Signature]</u>
---	-----------------------------

A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"

On all commercial permits the following must be submitted:

- 1 copy of the site/plot plan
- 2 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.

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

A 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:

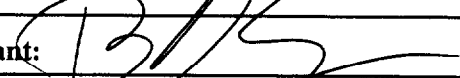
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment 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.

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: 2/20/08
--	----------------------

Minor/Minor Site Review Fee: \$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

BUILDING PERMIT REPORT

DATE: 5 March 2001 ADDRESS: 49⁵¹ Maggie Ln. bet # 7 CBL: 292-G-002

REASON FOR PERMIT: To Construct a 2 Family dwelling

BUILDING OWNER: The Moore's

PERMIT APPLICANT: _____ / CONTRACTOR Chase Custom Homes.

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$184,000 PERMIT FEES: \$1,128.00

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)

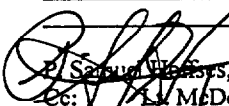
CONDITION(S) OF APPROVAL

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, *12, *14, *15, *19, *26, *27, *28, *29, *31, *32, *33, *34, *35, *38, *39

- *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. 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)
- 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 closure'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)

Handwritten signature/initials

- A19. 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 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
- 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 be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and 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/1999)
- 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.
- A 26. 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).
- A 27. 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.
- X 28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 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).
- X 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. *All the conditions on the attached site plan review Development sheets shall be met.*
- X 32. 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.
- X 33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X 35. All flashing shall comply with Section 1406.3.10.
- 36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- X 37. *Fire partitions shall comply with sections 711.0.*
- X 38. *Roof Plans shall comply with section 714.0.*


 P. Sabour, Building Inspector
 cc: L. McDougall, 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**



CITY OF PORTLAND

March 30, 2001

Mr. Brent Cyr
Chase Custom Homes
1 Percy Hawks Road
Windham, ME 04062

RE: 49-51 Maggie Lane, lot 7 Duplex (CBL 292 G007001)

Dear Mr. Cyr:

On March 30th, 2001, the Portland Planning Authority granted minor site plan approval for the Duplex at 49 Maggie Lane.

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

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

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This 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.

If there are any questions, please contact the Planning Staff.

Sincerely,



Alexander Jaegerman
Chief Planner

cc: Sarah Hopkins, Development Review Services Manager
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Jay Reynolds, Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Inspections Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

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

2001-0030

Application I. D. Number

03/02/2001

Application Date

Maggie Ln #7 Duplex 2 Family

Project Name/Description

Chase Custom Homes of Windham

Applicant

1 Percy Hawks Road, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 892-2700 Applicant Fax: 2078928900

Applicant or Agent Daytime Telephone, Fax

49 - 49 Maggie Ln, Portland, Maine

Address of Proposed Site

292 G007001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 2 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3 No garages are shown with this property.
- 4 Two 8' x 12' decks are shown on the rear along with two rear bulkheads.
- 5 The power vents from the chimney shall require a separate application for approval. It SHALL NOT extend more than two (2) feet into the required side setbacks.

Approval Conditions of DRC

- 1 Applicant must submit Engineering Review and Inspection fees prior to the issuance of a building permit.
- 2 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 49-51 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.

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

2001-0030
Application I. D. Number

03/02/2001
Application Date

Chase Custom Homes of Windham
Applicant
1 Percy Hawks Road, Windham, ME 04062
Applicant's Mailing Address

49-51
~~49~~ **49-Maggie Ln, Portland, Maine**
Address of Proposed Site
292 G007001
Assessor's Reference: Chart-Block-Lot

Maggie Ln #7 Duplex 2 Family
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 892-2700 Applicant Fax: (207) 892-8900
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Duplex 2 family**

1,500 sf **11,179 sf** **R-5**
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 **\$400.00** Subdivision _____ Engineer Review _____ Date **03/02/2001**

DRC Approval Status: Reviewer **Jay Reynolds**

Approved **Approved w/Conditions See Attached** Denied

Approval Date **03/29/2001** Approval Expiration **03/29/2002** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **03/29/2001**
signature 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>03/29/2001</u> date	<u>\$2,550.00</u> amount	<u>03/29/2002</u> 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
ADDENDUM**

2001-0030

Application I. D. Number

03/02/2001

Application Date

Maggie Ln #7 Duplex 2 Family

Project Name/Description

Chase Custom Homes of Windham

Applicant

1 Percy Hawks Road, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 892-2700 Applicant Fax: 2078928900

Applicant or Agent Daytime Telephone, Fax

49 - 49 Maggie Ln, Portland, Maine

Address of Proposed Site

292 G007001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 2 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3 No garages are shown with this property.
- 4 Two 8' x 12' decks are shown on the rear along with two rear bulkheads.
- 5 The power vents from the chimney shall require a separate application for approval. It SHALL NOT extend more than two (2) feet into the required side setbacks.

Approval Conditions of DRC

- 1 Applicant must submit Engineering Review and Inspection fees prior to the issuance of a building permit. *B. 3-30-01*
- 2 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now ***, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy. ** 49-ST MAGGIE LANE*
- 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.

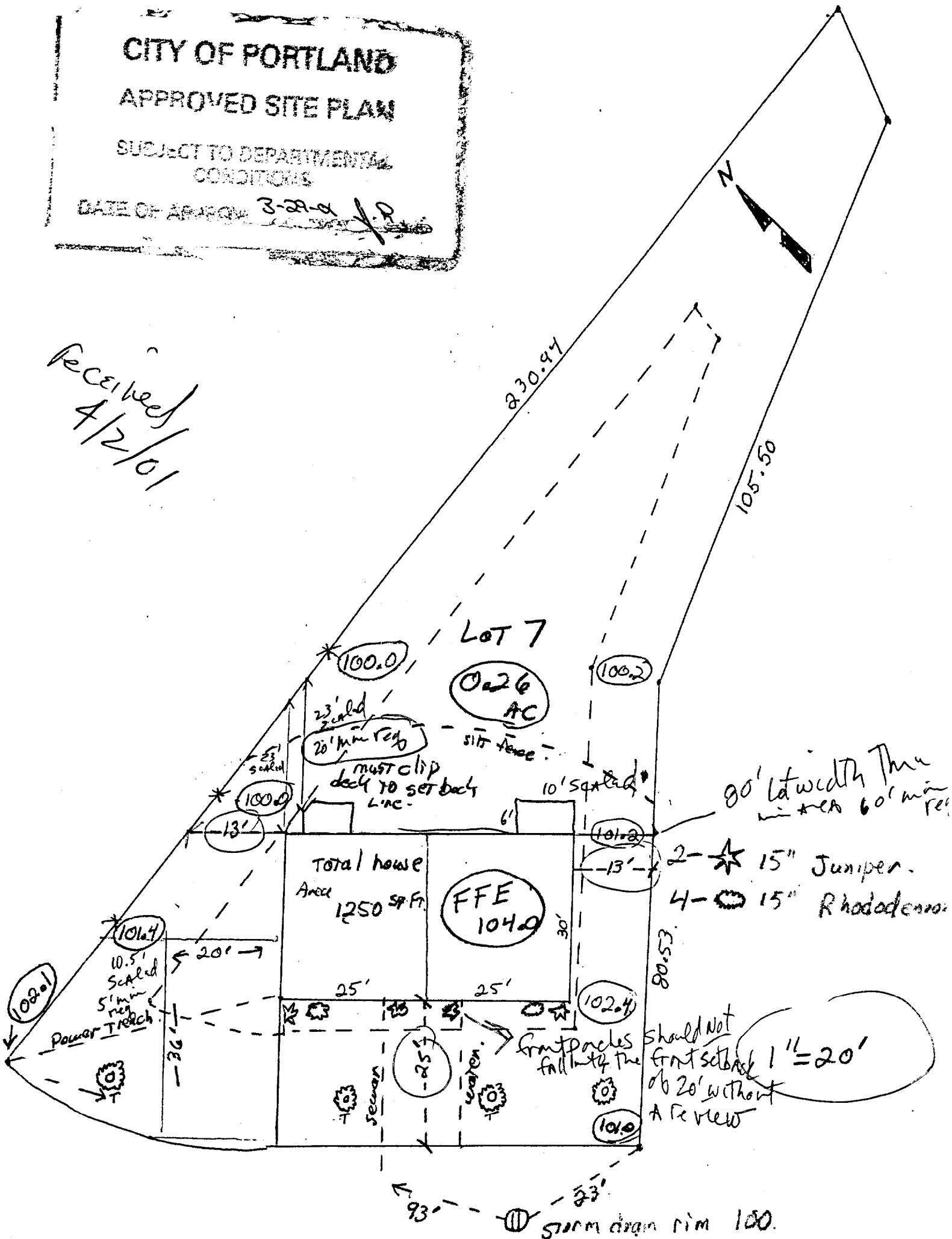
CITY OF PORTLAND

APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL
CONDITIONS

DATE OF APPROVAL 3-29-01

Received
4/2/01



80' lot width thru
min area 60' min req

2- ★ 15" Juniper.
4- ○ 15" Rhododendron

should not
front setback
of 20' without
a review

1" = 20'

storm drain rim 100

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

Valuation: \$184,000.00 Plan Review # 207/2001
 Fee: \$1,128.00 Date: 5 MARCH 2001
 Building Location: 49 MAGGIE LN. LOT 7 CBL: 292-G-007
 Building Description: TWO FAMILY DWELLING UNITS
 Reviewed By: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5B
 *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a Certificate of Occupancy can or will be issued.	111.0 / 118.0
2.	Before calling for a foundation inspection you shall have all dot line clearly marked	
3.	Foundations anchors shall comply with section 1813.5.2	2305.12 2305.12
4.	Foundation drains shall comply with section 1813.0	1813.0
5.	Water proofing & damp proofing shall comply with section 1813.0	1813.0
6.	Concrete & masonry shall be protected as per section 1908.9 - 1908.10 / 2111.3 / 2111.4	1908.9 / 1908.10 / 2111.3 / 2111.4
7.	Chimneys and vents shall comply with NFPA 211 Chimneys - Ch. 4 - vents Ch. 7 Vent Ch. 2	NFPA 211 / NFPA 211
8.	Sound Transmission Control shall comply with Chapter 12 sec. 1214.0	1214.0
9.	Gue-drains shall comply with section 1022.0	1022.0
10.	Handrails shall comply with section 1021.0	1021.0
11.	Stair Construction shall comply with section 1014.0	1014.0
12.	Sleeproom egress or rescue windows shall comply with section 1010.4	1010.4

REV: PSH 4-7-00

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)
SA 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)
SA 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 2305.6.1

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

- ~~NA~~ Roof rafters - Design (2305.15) spans
- ~~X~~ 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)
- ~~/~~ Fire classification (1506)
- ~~X~~ Material and installation requirements (1507)
- ~~NA~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

- ~~/~~ Masonry (1206.0)
- ~~/~~ Factory - built (1205.0)
- ~~/~~ Masonry fireplaces (1404)
- ~~/~~ 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>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)

<u>SR</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)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~SA~~ Landings (1014.3.2) stairway
- ~~NA~~ 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)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ 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

See report

Electrical

NFPA # ~~30~~

Applicant: Chase Custom Homes
Address: 49⁻⁵¹ Maggie Lane (6#7)

Date: 3/13/01
C-B-L: 292-G-007
received revised plans 4/2/01 for review

DATE - New
CHECK-LIST AGAINST ZONING ORDINANCE
Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - to construct 2 Dwelling unit building
Sewage Disposal - City
NO GARAGES

Lot Street Frontage - 50' req - 80' + shown
Front Yard - 20' req - 22' shown

30' x 50'
2-6' x 10' rear decks

→ Rear Yard - 20' req - 15' scaled 23' scaled or revised

Side Yard - 12' req - 13' & 14' given
(2 story)

Projections - 2- rear decks - 2 front porches - 2 rear bulkheads

check if bldg is moved

Width of Lot - 60' min req - 79' shown thru the narrowest section
80' revised plan scaled

Height - 35' max - 2 story shown

Lot Area - 6,000[#] in 11,179[#] shown

Lot Coverage/ Impervious Surface - 40% MAX of 4471.6[#] MAX

Area per Family - 3,000[#]

→ Off-street Parking - 4 req - None shown on plans
revised 4/2/01 shows 4 spaces

30 x 50 = 1500
2 (8 x 12) = 240
6 x 10 = 60
1560

Loading Bays - N/A

Site Plan - minor site plan
2001-0030

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 zone X

power vents in side yard requires a sep. permit

From: Marge Schmuckal
To: Jay Reynolds
Subject: Re: Bailey Ave - new single family

Section 14-403 of the Zoning Ordinance states that a new structure which abuts any portion of a street which is unimproved or improved but not permanently paved shall be required to bring the street up to City Standards as promulgated by the Public Works Authority. These street standards shall begin at the nearest permanently paved street to the end of the property in question. There is only one exemption: these regs. do not apply to the owner of a lot that establishes that she or he was the owner of that same lot on November 19, 1984, and at all times thereafter, and states his or her intention under oath to make the structure his or her personal residence. I am possitive that the owner of this lot can not truthfully make this statement.....~~So a new road shall go in.~~

RE: (Lot #7) #49 - Maggie Lane: On 3/14/01 when we met I had several issues as follows: No off street parking was shown - needs to show that parking at least 5' setback from the side lines. I am questioning the rear setbacks off the left side of the bldg. My scaling shows that they have less than the required 20 feet. Also my submitted plot plan shows different deck sizes than what you have. We need real site plans is what our consensus was. Yes I have some bldg plans, but they do not entirely match the site plan. I keep reiterating to these contractors: site plans shall match the construction plans in everyway - it is a basic. I have seen no new plans on this. Have you notified them of any of these items or any of your items?

>>> Jay Reynolds 03/27 8:09 AM >>>

I went out there yesterday, it's not on a developed street. it abuts bailey ave., but the physical access would be TARBELL AVE., right next to the infamous 119 tarbell that shouldn't have gotten a building permit. Do we have something in the ordinance pertaining to this? I'm going to put it on Wednesday's agenda,

Also, do you have any building plans for Lot 7, #49 Maggie Lane? The submitter says he brought in nine copies of everything, but i didn't have any building info., and i thought you mentioned you didn't either.....

Jay

>>> Marge Schmuckal 03/20 4:59 PM >>>

Jay, have you had a chance to look at this one yet out in the field? I don't think that this is on a developed street. Please let me know. Thanks - Marge

CC: Sarah Hopkins

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

20010030

I. D. Number

Chase Custom Homes

Applicant

1 Percy Hawks Road, Windham, ME 04062

Applicant's Mailing Address

Chase Custom Homes

Consultant/Agent

892-2700 **892-8900**

Applicant or Agent Daytime Telephone, Fax

3/2/01

Application Date

Duplex 2 family home

Project Name/Description

7 - 7 Maggie Ln, Portland, Maine

Address of Proposed Site

292 G007

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 2 family home**

1,500 sf per unit **11,179 sf**
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 **\$400.00** Subdivision _____ Engineer Review _____ Date: **3/2/01**

Fire Approval Status:

Reviewer **Lt.Mc Dougall** *LD*

- Approved**
- Approved w/Conditions** see attache
- Denied**

Approval Date **3/12/01** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt.Mc Dougall** **3/12/01**
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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	

CONSTRUCTION AGREEMENT

AGREEMENT made this 18th day of December, 2000, by and between Chase Custom Homes & Finance, Inc., a Maine corporation, with a principle place of business located at 1 Percy Hawkes Road, Windham, Maine, 04062, (hereinafter referred to as "builder") and Jessica + Nicole Moore, (hereinafter collectively referred to as "Buyer").

WHEREAS, Buyer is the buyer or owner of a certain parcel of land known as Lot 7 Maggie Lane, Portland, Maine, and desire to have a home constructed thereon

WHEREAS, Builder desires to perform such construction and related services with certain terms and conditions.

NOW THEREFORE, the parties hereby agree as follows:

1. **CONSTRUCTION:** Builder shall, according to the terms and conditions hereof, provide the construction labor, services and materials set forth in attached Exhibit A. The parties acknowledge that Builder shall provide comprehensive services for the entire project, except the following which shall be the sole responsibility of Buyer:
 - A. Building permit
 - B. Blueprints
 - C. Final landscaping
2. **PRICE AND PAYMENT:** payment to Builder shall be in the amount of \$184,000 with a deposit of \$5000 at the time of this contract; NA at the time of existing home sale. The balance of \$179,000 shall be paid at closing. House only
3. **SERVICES PROVIDED:** All services, labor and materials provided by Builder shall meet or exceed all building a zoning standards and requirements. Buyers shall secure all licenses and permits required.
4. **BUILDER'S INSURANCE:** Builder shall secure, and upon request, provide to Buyer proof of insurance for Builder's risk, liability and workers compensation in amounts sufficient and appropriate for this project. Builder hereby indemnifies and holds harmless Buyer for any damage liability or expenses, including reasonable attorney's fees, with respect to real or claimed damage to anyone or anything in connection with the undertakings and duties of Builder as set forth herein.

RRR
REC-20-2002 11:30 AM
12/21/00

5. **BUYER'S SUBCONTRACTORS:** By mutual agreement, the Buyer may let their contractors become involved in connection with the work, and the Builder shall cooperate with any such other contractors. Those other contractors shall perform their work or service under direction of General Builder so as not to delay or impede construction. Further, by mutual agreement, the Buyer may purchase directly portions of the materials specified herein.
6. **LIEN WAIVERS:** Builder shall deliver a Master Lien Waiver to Buyer at the time of final payment.
7. **CONDITION OF THE PREMISES:** Builder shall keep the building and lot free from accumulation of waste material and rubbish and at the completion of the work he shall remove all rubbish from and about the building and all his tools, scaffolding, surplus materials, and shall leave the entire work "broom clean". Buyer should expect to have to clean the home prior to moving in.
8. **OWNER'S INSURANCE:** The Builder agrees that during the construction of the house he will maintain at his expense full fire insurance in the amount to satisfy any needs that may arise, which insurance will run for the benefit of both parties to this contract, and in the event of total or substantial destruction of the house when partly completed, then the parties agree that upon the collection of the insurance the same shall be paid to the Builder, who agrees to start reconstruction promptly, consistent with its other work in process, and thereafter proceed expeditiously, all in accordance with the foregoing agreement drawings and specification. If Buyer is the current owner of the land being construction on, it is recommended that the Buyer obtain liability insurance.
9. **WORK DATES:** The builder shall initiate on site construction within a reasonable time after receiving a deposit and after being notified by the Buyer that financing as set forth in paragraph 20 is in place. The construction shall be substantially completed with a reasonable time frame. Said agreement as to completion is contingent upon strike, accidents, weather condition, delays caused by work change orders or delays beyond the control of the Builder.



Handwritten signature and initials, possibly "MARR" and "C. B. 1/10".

11. **DESCRIPTION OF THE WORK:** The work to performed by the Builder under this contract includes the following:
- A. Procuring building permits (cost of building permits to be paid for by Buyer)
 - B. Excavation, foundation and site work.
 - C. All building materials supplied with allowances as specified in Exhibit A
 - D. All labor for foundation, excavation, carpentry, plumbing and heating, electrical, masonry, drywall, insulation, roofing, flooring and miscellaneous work as needed, outlined and specified in Exhibit A
 - E. Construction shall be according to building plans or blueprints (as may be modified) attached hereto. Builder has the right to make modification to blueprints and deemed structurally necessary.
 - F. Allowances are listed in Exhibit A. The contract price shall be increased or decreased, as the case may be, to the extent materials or labor provided is greater than or less than a stated allowance without further writing. The materials or labor furnished, as an allowance shall not be considered a "change order" as defined in paragraph 15.
12. **CONSTRUCTION OF AGREEMENT:** This instrument, executed in multiple counterparts, is to be construed as a Maine contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and ensures to the executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the Buyer and Builder. If two or more persons are named herein as Buyer their obligations hereunder shall be joint and several.
13. **DEFAULT; DAMAGES:** If Builder shall fail to fulfill Builder's agreement herein, all deposits made hereunder by Buyer, together with all interest earned, thereon shall be retained by Buyer as liquidated damages and this shall be Buyer's sole and exclusive remedy at law or in equity for any default by Builder under this agreement. Should Buyer default, then Builder shall have all available remedies, including specific performance, and reasonable attorneys' fees.
14. **DISPUTE RESOLUTION:** If a dispute arises concerning the provision of this contract or the performance of the parties, then the parties agree to settle this dispute by jointly paying for binding arbitration as regulated by the Maine Uniform Arbitration Act with parties agreeing to accept the Arbitrator's decision as final.

AM 12/21/00
M
RRF

15. **WARRANTIES:** In addition to any additional warranties agreed to by the parties and contained herein, the Builder warrants that the work will be free from faulty materials and constructed according to the building code applicable for the location as referred to on page one of this agreement; constructed from new materials; constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract. Specifically, and without limiting any other remedies, Builder warrants its workmanship, materials and construction for minimum of one year from the date of completion.
16. **CHANGE ORDERS:** Any alteration or deviation from the construction specifications contained herein or attached hereto that involve the revisions of the contract price will be executed only upon the parties entering into a written change order. The change order shall operate as an amendment to this contract. Each change order must be in writing and becomes a part of and shall be in conformance with this contract unless otherwise stated in the change order. **All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.** The change order must detail all changes to the original contract that resulted in revision of the sales price and must be signed by the Buyer.
17. **ENERGY STANDARDS:** Builder and Buyer acknowledge that 10 M.R.S.A. 1411 et. Seq. establishes minimum energy efficiency standards for residential construction. Both parties acknowledge that the building to be constructed hereunder does meet or exceed such standards.
18. **CLOSING:** Buyer will close on the property within 5 days of the Certificate of Occupancy. Seller will have the option to charge interest on the outstanding balance owed in an amount to be determined by Seller.
19. **POSSESSION OF PROPERTY:** Buyer will take possession of home after the closing of the property and after full payment to Builder has been made. Buyer agrees that no personal property or items will be moved into the property until after said closing has taken place and full payment has been made. In the case of a recession as required by the mortgagor, possession will not take place until the three- day recession period has ended and final payment has been received.
20. **WATER QUANTITY & QUALITY:** Builder will guaranty water quantity as regulated by DHS but will not guaranty water quality.
21. **MORTGAGE CONTINGENCY CLAUSE:** In order to help finance the acquisition of said premises, the Buyer shall within 7 days from the effective date of this agreement apply for a mortgage loan of Payable in no less than _____ years at an interest rate not to exceed market rates.

Handwritten signature and initials, possibly "RRC" and "Materis".



Commission Agreement with Builder

Agreement made this 21st day of December, 2000 by and between DeWolfe and Chase Custom Homes (hereinafter "Builder").

Builder The Builder is in the business of constructing single family residences.

DeWolfe DeWolfe is in the business of providing homebuying services.

Services The Builder is interested in utilizing the services of DeWolfe in procuring, on terms and conditions acceptable to Builder, a ready, willing and able customer for whom Builder may construct a single family residence(s). DeWolfe hereby agrees that it may, from time to time, in its sole and absolute discretion, and with the explicit understanding that there is no continuing obligation to do so, refer to Builder various customers that DeWolfe considers to be appropriate.

Commission In the event that Builder, or any person or entity acting on Builder's behalf, constructs a residence for a customer to whom Builder was introduced by DeWolfe, Builder shall pay to DeWolfe a commission of 3 % of the amount calculated as follows:

1) ~~If, in connection with the new construction, the buyer purchases from builder, or any person or entity acting on Builder's behalf, the land upon which the residence is to be constructed, then the commission shall be based upon the sum of the purchase price of the land plus the total cost of construction, OR~~

(C)

2) If the land upon which the new residence is to be constructed is not being purchased by Buyer from Builder, or from any person or entity acting on the Builder's behalf, then the commission shall be based upon the total cost of construction.

The commission shall be due and payable as follows:

1) ~~If the construction is financed through an institutional lender, then the commission is due in three (3) equal payments with the first partial (1/3) commission payment due at the time of the first construction loan disbursement, the second partial (1/3) commission payment due at the time of the second construction loan disbursement and the third and final partial (1/3) commission payment due at the time of the third construction loan disbursement. Builder hereby agrees that he shall incorporate into the Construction Agreement the "Addendum to Construction Agreement Regarding Payment of Broker's Commission", a copy of which is attached hereto as "Exhibit A",~~

OR

(C)

2) If the construction is not financed through an institutional lender then the commission shall be due at the time ~~of the execution of the Construction Agreement.~~ of closing.

[Signature]

Builder

[Signature]

DeWolfe Associate

12/21/00

Date


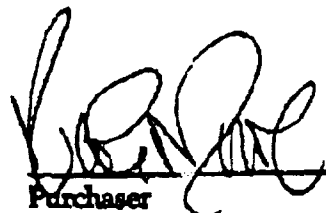
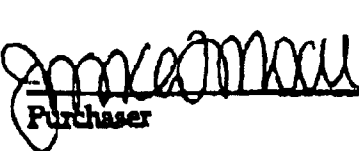
Date

ADDENDUM

ADDENDUM to Contract for Sale of Real Estate dated December 18, 2000
 between Quade Custom Homes, the Seller(s) and
Jessica and Nicole Moore the Purchaser(s) concerning
 property located at new construction at Lot 7
Maggie Lane, Portland

This Addendum is an integral part of the above-referenced Contract.

- 1) This contract is contingent on Jessica and Nicole Moore closing on Lot 7 Maggie Lane, Portland before January 30, 2001.
- 2) Construction will begin within 45 days of the closing on Lot 7 Maggie Lane, Portland.

	_____		_____
Seller	Date	Purchaser	Date
_____	_____		_____
Seller	Date	Purchaser	Date
_____	_____	_____	_____
Witness	Date	Witness	Date



CONTRACT FOR SALE OF REAL ESTATE

Dated December 18, 2000

RECEIVED OF Nicole & Jessica Moore, whose mailing address is 33 Sheridan Street, Portland, hereinafter called "Purchaser," the sum of (\$8000) Five Thousand Dollars as earnest money and in part payment on account of the purchase price of the land and buildings at Lot 7 Maple Lane in the town/city of Portland, in the County of Cumberland, State of Maine, currently owned by Nicole & Jessica Moore, hereinafter called "Seller," described as follows:

A 2-walk home to be built upon Lot 7 Maple Lane with approximately 2800 SF, custom built to the specifications as agreed upon on December 18, 2000 and attached in this contract.

hereinafter called the "Property." The Property and any personal property described in Paragraph 2 are hereafter collectively called the "Premises." (Title Reference: Book 9, Page 4, Cumberland County Registry of Deeds)

Seller and Purchaser agree as follows:

- 1. FIXTURES: All fixtures are to be included in this sale, including all existing storm windows and screens, shades and/or blinds, shutters, curtain rods, and electrical fixtures, but excluding: N/A.
2. PERSONAL PROPERTY: No items of personal property are included except N/A. The parties agree that no portion of the purchase price is attributable to the personal property.
3. PURCHASE PRICE: The total purchase price is (\$114,000) One Hundred Eighty Four Thousand dollars, with payment to be made as follows: (\$5000) Five Thousand dollars paid as earnest money upon acceptance of this offer and the balance in cash or certified or bank funds at closing.
4. EARNEST MONEY: Earnest money is received and held by Dewolfe who shall act as escrow agent until transfer of title. In the event of Seller's non-acceptance, this earnest money shall be promptly returned to Purchaser.
5. ACCEPTANCE: Seller's acceptance shall be given on or before December 21, 2000 by 12:00 noon.

6. CLOSING DATE: A good and sufficient deed conveying marketable title shall be delivered to Purchaser, and this transaction shall be closed and Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of the purchase on or before 120 days from the date of this contract or before a date agreed upon in writing by Seller and Purchaser.

7. POSSESSION/OCCUPANCY: Full possession will be given immediately upon transfer of title, unless otherwise agreed to in writing by Purchaser and Seller. At transfer, the Premises will be in substantially the same condition as at present excepting only reasonable wear and tear. The risk of loss or damage to the Premises by fire or otherwise until transfer of title is assumed by Seller. Purchaser may do a walk-through inspection within 48 hours prior to closing to determine that the Premises meet these conditions.

If the Property is a multi-family, it will be transferred subject to leases in effect at transfer of title. Seller agrees that the following units will be vacated at the time of transfer, but makes no representation as to occupancy status of other units at transfer: N/A

8. FINANCING: This Contract is subject to Purchaser obtaining a conventional loan of 40% of the purchase price, of a fixed or an adjustable initial interest rate of not more than 9% and amortized over a period of 25 years. Purchaser to pay not more than 2 points. If Purchaser is unable to obtain said loan, Purchaser may declare this Contract null and void and the earnest money shall be promptly returned to Purchaser.

Purchaser is under a good-faith obligation to actively seek and accept financing on the above-described terms and shall make application for said mortgage within 7 days of Effective Date of this Contract. Purchaser acknowledges that a breach of this good faith obligation will be a breach of this Contract.

This Contract is subject to (1) a written statement from the lender within 15 days of Effective Date of this Contract indicating that Purchaser has made application and that based upon the information given and subject to verification, is qualified for the loan requested, and (2) final loan approval within 30 days of Effective Date of this Contract.

If either of such loan approvals is not obtained within said time periods, Seller may declare this Contract null and void, and earnest money shall be promptly returned to Purchaser.

9. POINTS: Seller agrees to pay \$ 1 towards Purchaser's points and/or closing costs.

10. INSPECTIONS: Agent strongly recommends that Purchaser engage professional inspectors to investigate the Premises. This Contract is subject to the following inspections with results being satisfactory to Purchaser:

Table with columns: TYPE OF INSPECTION, YES, NO, and days from Effective Date. Rows include: a) General Building, b) Sewage disposal, c) Radon Air Quality, d) Radon Water Quality, e) Asbestos, f) Lead Paint, g) Wood Boring Insects, h) Other.

All inspections will be done by inspectors chosen and paid for by Purchaser. If the result of any inspection is unsatisfactory to Purchaser, Purchaser may, by notifying Seller in writing within the specified number of days, declare this Contract null and void and any earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that an inspection is unsatisfactory within the time period set forth above, the contingency shall be deemed to have been waived by Purchaser with respect to that inspection. In the absence of the inspections listed above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the Premises.

Handwritten notes: RRP, the foundation going in and ready for lumber, Completed Excavation, and dates 12/27 and 12/21.

100-20-2003 11:29

DEWOLFE COMPANY

207 774 1116 P.0317

11 WATER TEST: If the water supply to the Property is private, Seller will provide, at Seller's expense, a New Water Supply test with "Satisfactory" results in accordance with the requirements of the State Bureau of Health and/or lending institution within N/A days of the Effective Date of this Contract. If the water supply test results are "Unsatisfactory" or "Satisfactory" with any qualification, the water test results must be acceptable to Purchaser. If the results are unacceptable to Purchaser, Purchaser may, by notifying Seller in writing within 3 days after receiving the test results, declare this contract null and void and earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that the water test results are unacceptable within the time period set forth above, this contingency shall be deemed to have been waived by Purchaser.

12 DISCLOSURE: Purchaser acknowledges receipt of Seller's written disclosures regarding:

Water Source yes no Sewage Disposal yes no Lead Paint yes no
Insulation yes no Hazardous Waste yes no

If any of the above items is marked "no," the information is not currently available and this Contract is subject to Purchaser receiving and approving that information within 5 days of Effective Date of this Contract.

13 PRORATIONS: The following items shall be pro-rated as of transfer of title: fuel oil; rent; association fees; and real estate taxes. Mortared utilities such as electricity, water and sewer will be paid through date of closing by Seller. Purchaser and Seller will each pay their transfer tax as required by the State of Maine.

14 DEFECT: The Property shall be conveyed by a warranty deed, free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect its current continued use and shall be subject to applicable land use laws and regulations.

15 TITLE: Should the title prove defective, then Seller shall have a reasonable time, not to exceed 30 days after receiving written notice of such defect or defects, to remedy the title and hereby agree to use diligent efforts to cure any such defects. If, within such 30 days, the defect or defects are not warranted so that there is a marketable title, the Purchaser may, within 3 days thereafter, at Purchaser's option, declare this contract null and void and withdraw said earnest money and be relieved from all obligations hereunder.

16 DEFAULT: In the event of a default by Purchaser, Seller may employ all legal and equitable remedies, including without limitation, termination of this Contract and forfeiture by Purchaser of the earnest money. In the event of a default by Seller, Purchaser may employ all legal and equitable remedies, including without limitation, termination of this Contract and return to Purchaser of the earnest money. In the event of an asserted default, the escrow agent at its option may either (1) refuse to release the earnest money without a written release signed by both parties consenting to its disposition or (2) after providing 30 days written notice to both parties, release the earnest money to the party whom the escrow agent believes in good faith is entitled to it.

17 AGENCY DISCLOSURE: Purchaser and Seller acknowledge receipt of written agency disclosures and confirm the following agency relationships for this transaction (Check and complete either A or B)

A. Listing Agency Chase Carter Homes Listing Associate John Chase represent Seller Exclusively
Selling Agency DeWolfe and Selling Associate Tina Spillars/Credy Kurch represents Seller Buyer
or is a Transactional Broker
 B. Agents _____ is a Disclosed Dual Agent as previously authorized in writing by the parties.

18 HOME WARRANTY: That the above described property is to be covered by a one year home warranty at a cost of \$N/A to be paid for by _____

19 AUTHORIZATION: The parties authorize the agent(s) to disclose the terms of this contract to any attorney, title company, appraiser, lender, insurance agent, inspector, relocation consultant or other person(s) who may facilitate the closing of this transaction.

20 DISPUTE: Any dispute or claim arising out of or relating to this Contract or the property addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.

21 WITHHOLDING: Seller is aware that Maine law requires Purchaser to withhold 2.5% of the sale price unless Seller certifies residency in Maine at the time of closing or is otherwise exempt from this provision.

22 HEIRS: This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

23 WRITTEN AGREEMENT: This Contract completely expresses the obligation of the parties and is entered into by each party after opportunity for reasonable investigation, neither party relying on any statements or representations not contained in this Contract made by the other or on their behalf. This Contract will be construed according to the laws of the State of Maine.

24 EFFECTIVE DATE: This Contract is a binding contract when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents.

25 Lead Paint not applicable Lead Paint Addendum Attached

26 Addendum or Attachments

A copy of this Contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, consult an attorney.

I/We hereby agree to purchase the Premises at the price and upon the terms and conditions set forth in this Contract.

12/18/00 Date [Signature] Purchaser Soc. Sec. # 029-72-2434
12/19/00 Date [Signature] Purchaser Soc. Sec. # 029-72-1739

I/We hereby accept the offer to deliver the Premises at the price and upon the terms and conditions above stated. I/We further agree to pay Broker fee services according to the terms of the listing agreement. In the event earnest money is forfeited by Purchaser, one-half thereof shall be paid to Broker and the remainder to me/A, however, that Broker's portion shall not exceed the full amount of the commission specified.

12/20/00 Date [Signature] Seller Soc. Sec. # _____

Date _____ Seller _____ Soc. Sec. # _____

Rev. 5/2000

EFFECTIVE DATE: _____
Throughout this Contract, the term "days" means calendar days.
Page 2 of 2

STATUTORY WARRANTY DEED

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a principal place of business in Portland, in the County of Cumberland and State of Maine, whose mailing address of P.O. Box 10127, Portland, Maine 04104

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

NICOLE MOORE and JESSICA MOORE, with a mailing address of 53 Sheridan Street, Portland, ME 04101, as JOINT TENANTS

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 Lot 7 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 W.A. One of even or recent date and recorded at the Cumberland County Registry of Deeds.

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.

This conveyance is subject to the following restrictions, which Grantees covenant and agree by acceptance of the herein deed shall be binding upon the Grantees, their heirs, devisees and assigns:

1. The lot herein conveyed shall not be further subdivided without Maggie Lane Development, LLC's written, recorded approval. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.
2. The herein conveyance specifically excludes any rights in a certain twenty-five (25) foot right-of-way extending from the northeasterly sideline of Forest Avenue to the southwesterly sideline of Lot 17 as shown on said plan.
3. Lot 7 shall be limited to not more than two (2) residential units.

This conveyance is made SUBJECT to the current real estate taxes to the Town of subject to proration at the closing, which the Grantees herein by their acceptance of this deed hereby assume and agree to pay.

IN WITNESS WHEREOF, the said MAGGIE LANE DEVELOPMENT, LLC has caused this instrument to be signed and sealed by James M. Wolf, its Member thereunto duly authorized this 28 day of December, 2000.

MAGGIE LANE DEVELOPMENT, LLC

Joyce M. Yates
By: [Signature]
Its Member

STATE OF MAINE
CUMBERLAND, SS.

December 28, 2000

Then personally appeared the above-named James M. Wolf, Member of MAGGIE LANE DEVELOPMENT, LLC 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 Limited Liability Company.

Before me,

[Signature]
Attorney at Law/Notary Public

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

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

20010030

I. D. Number

Chase Custom Homes

Applicant _____

1 Percy Hawks Road, Windham, ME 04062

Applicant's Mailing Address _____

Chase Custom Homes

Consultant/Agent _____

892-2700 **892-8900**

Applicant or Agent Daytime Telephone, Fax _____

3/2/01

Application Date _____

Duplex 2 family home

Project Name/Description _____

7 - 7 Maggie Ln, Portland, Maine

Address of Proposed Site _____

292 G007

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 2 family home**

1,500 sf per unit

11,179 sf

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: **3/2/01**

Inspections Approval Status:

Reviewer _____

- Approved Approved w/Conditions
see attache 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 | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | 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 | |

Inspection Services
Michael J. Nugent
Manager



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

**CITY OF PORTLAND
LEGAL NOTICE**

March 2, 2001

Site Location: lot #7, Maggie Lane
Nature of Project: 2 dwelling units 1,500 s.f. per unit
C/B/L: 292-G-007

Dear Property Owner;

An application was submitted to the City of Portland Inspections Office on February 21, 2001 from Chase Custom Homes. The applicant is requesting to construct a two family dwelling units on vacant land located on Maggie Lane

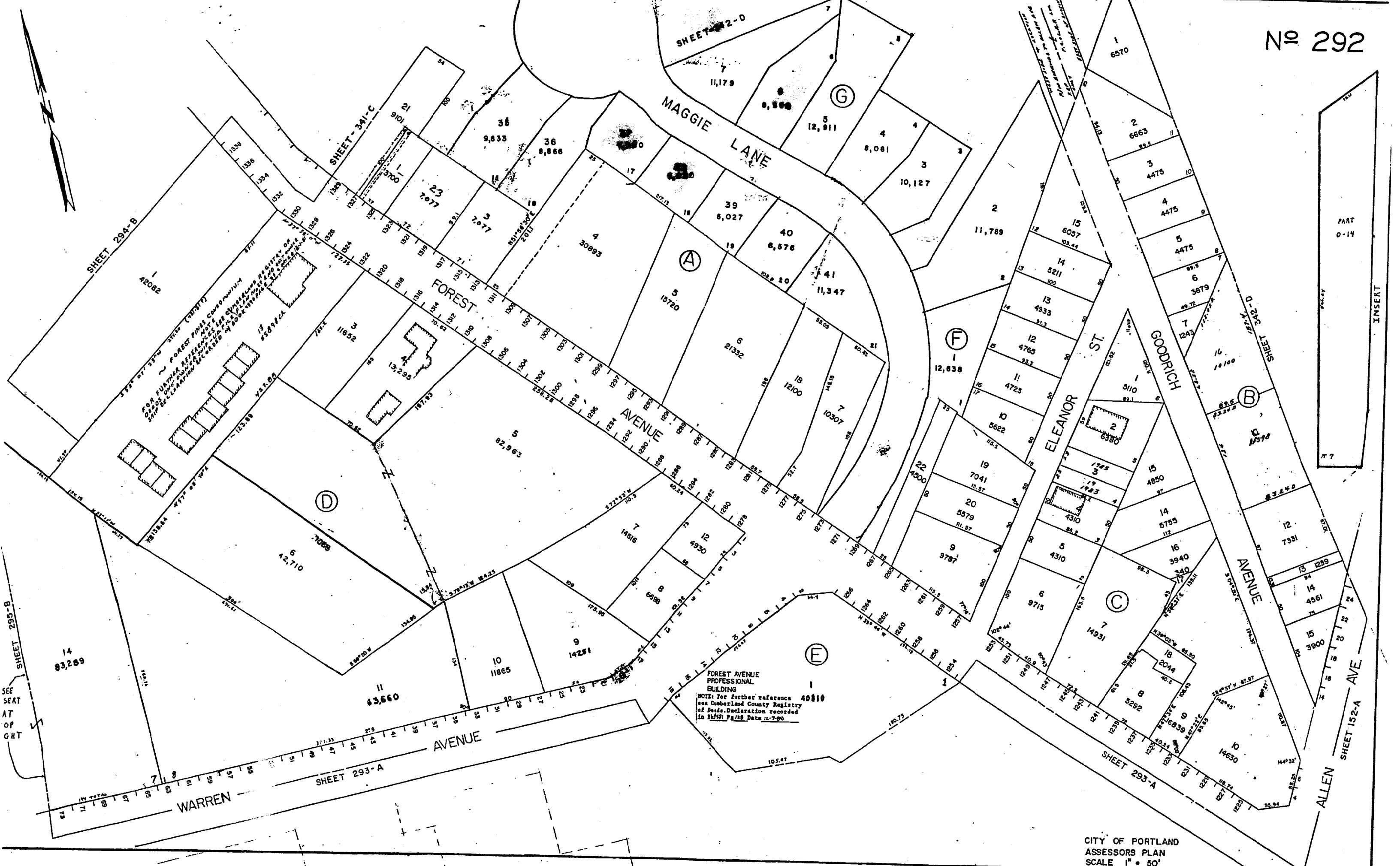
In accordance with section 14-32.3 of the Portland Land Use Ordinance notices of site plan applications must be sent to immediate abutters.

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., 4th floor.

Sincerely,

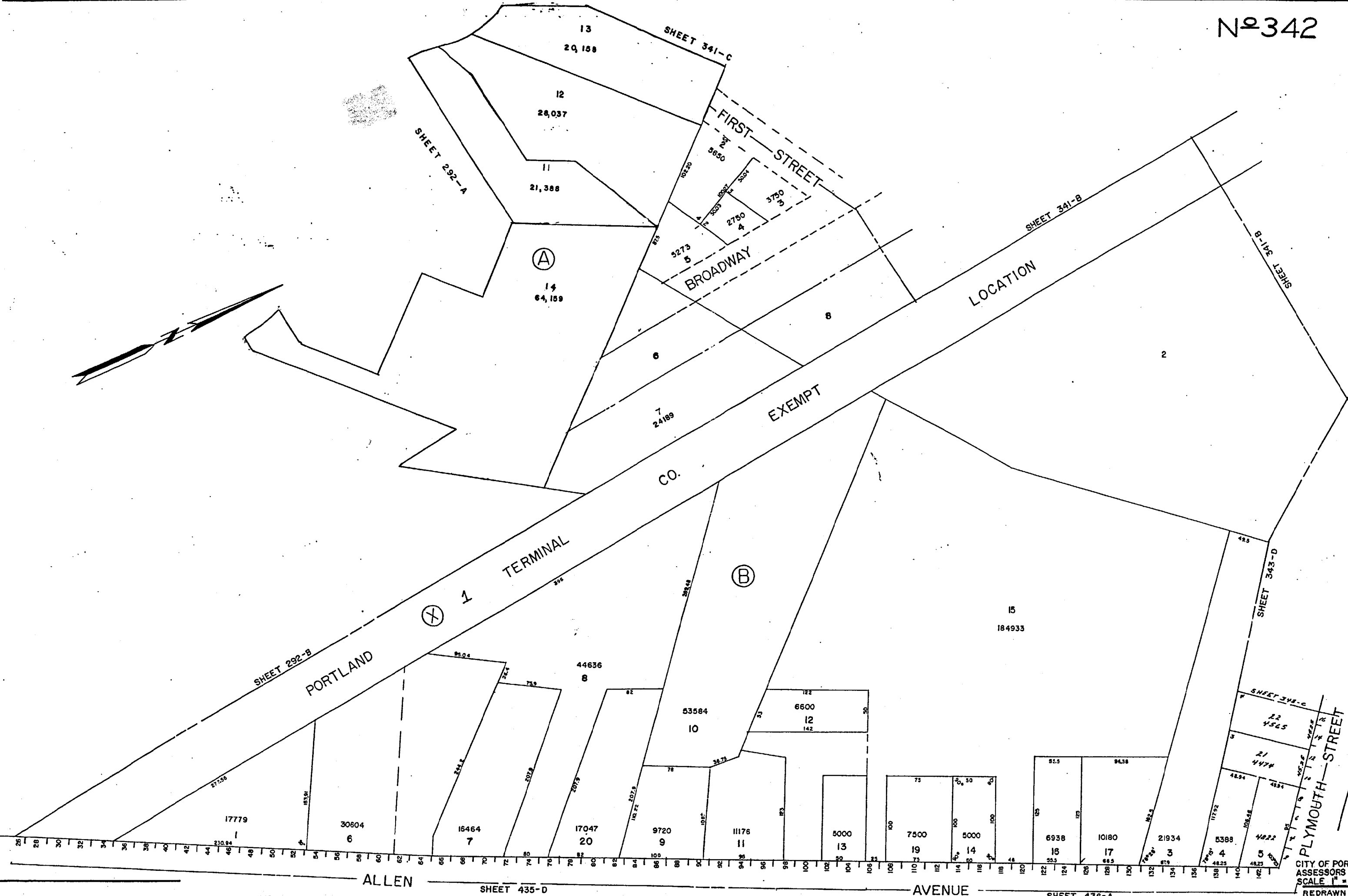
Sara Hopkins

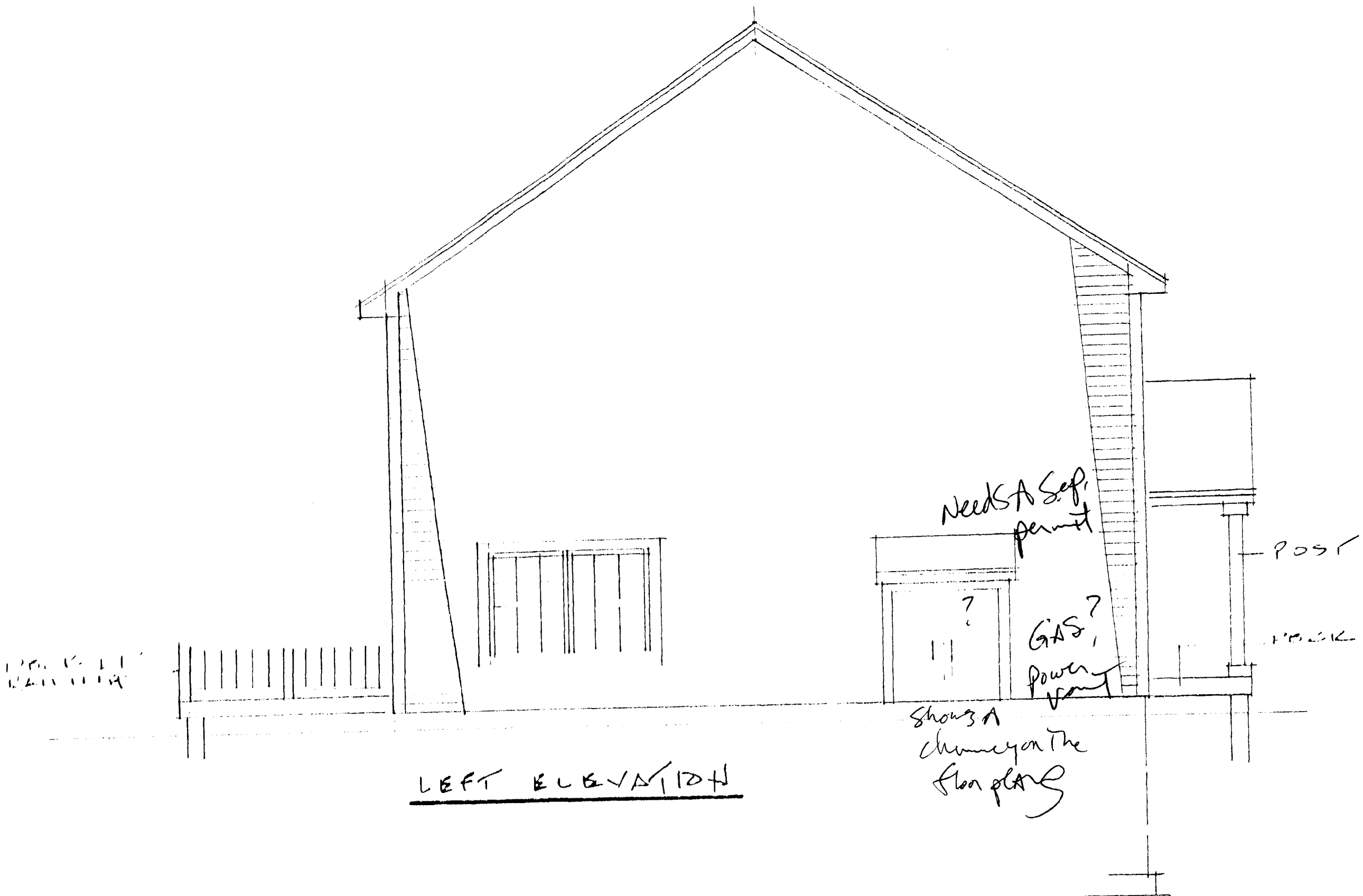


PART 0-14

INSERT

FOREST AVENUE
PROFESSIONAL
BUILDING
NOTE: For further reference 40810
see Cumberland County Registry
of Deeds, Declaration recorded
in 1925 Pg 218 Date 11-7-20





Needs a Sep. permit

GAS?
Power vent

Shows a chimney on the floor plan

POST

ROCK

LEFT ELEVATION

12' x 12' 1/2'



RIGHT ELEVATION

REVI



Flashed
sec. 1406.3.1φ

Sleeping room
sec. 1010.4

Safety of
GLAZING
sec. 2406.φ

Guardrail
sec. 1022.0

Handrails
sec. 1021.0

REAR ELEVATION

TENANT SEPARATION WALL
1 HR

SHINGLES

VINYL SIDING
& TRIMS

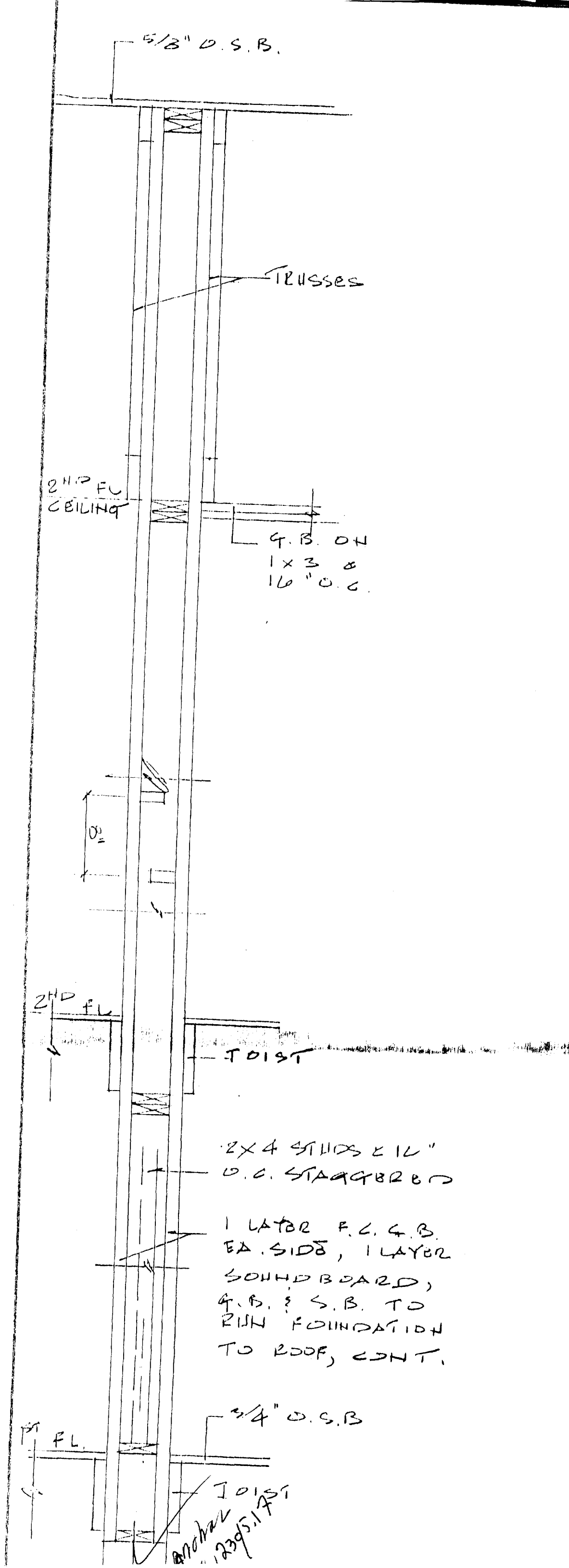
FRONT ELEVATION

DUPLEX TOWNHOUSE, MAGGIE LANE, PORTLAND, ME
MOORE RESIDENCE

Date | 1/2

Scale | 1/4"

Drawn



5/8" O.S.B.

TRUSSES

2ND FL
CEILING

G.B. ON
1x3 @
16" O.C.

0"

2ND FL

JOIST

2x4 STUDS @ 16"
O.C. STAGGERED

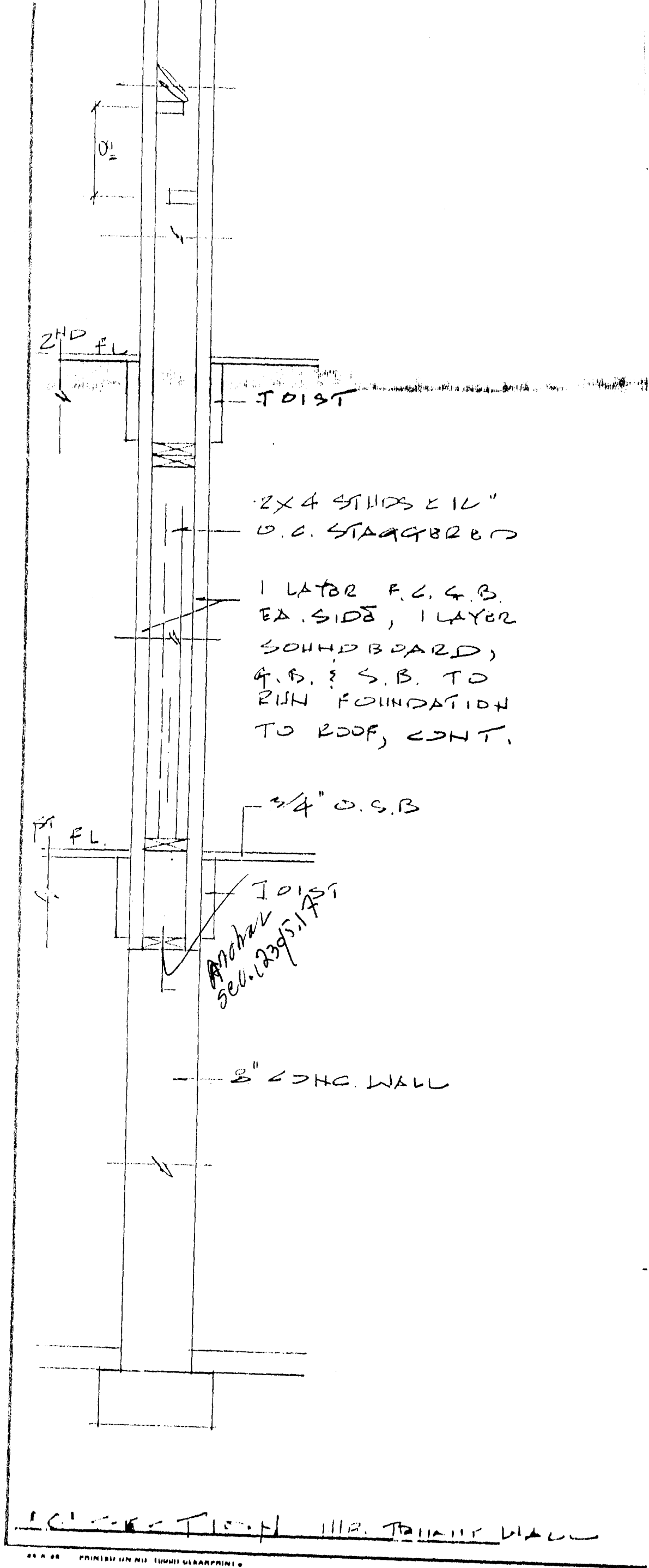
1 LAYER F.C. G.B.
EA. SIDE, 1 LAYER
SOHHD BOARD,
G.B. & S.B. TO
R/W FOUNDATION
TO ROOF, CONT.

5/4" O.S.B

1ST FL

JOIST

Anchor
1239517



2x4 STUDS @ 16"
O.C. STAGGERED

1 LAYER F.C.G.B.
EA. SIDE, 1 LAYER
SOUND BOARD,
G.B. & S.B. TO
RUSH FOUNDATION
TO ROOF, CONT.

3/4" O.S.B

JOIST
Anchor
sec. 1239517

8" CONCR. WALL

SECTION III. TYPICAL WALL