

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0439	Issue Date: MAY 17 2001	CBL: 294 D014001
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Location of Construction: 0 Avalon Road 6 ARDMORE ST.	Owner Name: PVA Limited Partnership	Owner Address: 100 Forest Hill	Phone: 107-878-8818
Business Name: n/a Jim Fisher 883-1000	Contractor Name: Richard, Steve 831-2426	Contractor Address: 18 maple Street South Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: R-3

Past Use: Vacant	Proposed Use: New Single Family 28 x 24 2001 - 0072	Permit Fee: \$432.00	Cost of Work: \$68,000.00	CEO District: 1
Proposed Project Description: New Single Family		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: BOC PERMIT ISSUED WITH REQUIREMENTS	

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

Permit Taken By: gg	Date Applied For: 04/27/2001	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>panel 7 zone</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan # 2001-0072</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: <i>3/5/15/01</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>S</i></p>
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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

BUILDING PERMIT REPORT

DATE: 07/11/04 ADDRESS: Division Rd. CBL: 241-2-14

REASON FOR PERMIT: To Construct a Single Family Dwelling

BUILDING OWNER: PVA Limited Partnership

PERMIT APPLICANT: CONTRACTOR Steve Richard

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 68,000 PERMIT FEES: 732.00

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, *7, *9, *13, *14, *16, *20, *22, *28, *29, *30, *31, *32, *33, *34, *35, *36, *38

- 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.
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.
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.
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.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

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

2001-0374

Application I. D. Number

Fisher, Jim

Applicant

18 Maple St., Portland, ME 04106

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 878-8818 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

04/30/2001

Application Date

Avalon Rd. New Single Family

Project Name/Description

Avalon Rd., Portland, Maine

Address of Proposed Site

294 D014

Assessor's Reference: Chart-Block-Lot

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 The driveway should be a minimum of 38 ft long in order to accommodate 2 cars off-street.
- 4 It is understood that a revised plan will be submitted to show the left hand side porch and stairs.

Approval Conditions of DRC

- 1 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.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your street address has not been assigned as of 5/16/2001, however, 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 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 7 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.
- 8 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Applicant: TWA Limited Partnership 3/15/01

Address: Avalon Rd.

C-B-I: 294-D-14

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - Z-3

Interior or corner lot -

Proposed Use/Work - New single family 24' x 28' / 4.83 x 24 front porch

Sewage Disposal - City - No garage

Lot Street Frontage - 50' req - 77.46' shown No Decks

Front Yard - 25' req - 25' shown No chimneys

Rear Yard - 25' req - 25' shown No bulkhead

Side Yard - 14' req - 14' & 39' shown

Projections - front porch 4.83 x 24'

Width of Lot - 75' req - 77.46' shown

Height - 35' MAX

Lot Area - 6,500[#] min req - 6,503[#] shown

Lot Coverage/ Impervious Surface - 25% = 1625.75 MAX allowed

Area per Family - 6,500[#]

check in the field - this is a condition

Off-street Parking - 2 req - needs to expand parking to at least 30' frontage

Loading Bays - N/A

24 x 28 = 672

4.83 x 24 = 115.92

Site Plan - minor/minor # 2001-0072

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 zone X

787.92

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

Valuation: \$68,000.00 Plan Review # 467/01
 Fee: \$732.00 Date: 29 APRIL 2001
 Building Location: Avalon Rd. CBL: 294-D-14
 Building Description: Single Family dwelling
 Reviewed By: S. Hoffes
 Use or Occupancy: R-3 Type of Construction: 5B
 *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

NO:	Correction List Description	Code Section
1.	All site plan & building code requirements shall be completed before a Certificate of occupancy can or will be issued	111.0 118.0
2.	Before placing concrete for foundation call this office for setback check -	111.0
3.	All steel beams shall require a design statement by a structural engineer.	107.7
4.	Foundation anchors shall comply with section 2305.17	2305.17
5.	Foundation drains shall comply with section 1813.5.2	1813.5.2
6.	Waterproofing & damp proofing shall comply with section 1813.0	1813.0
7.	Chimneys and vents shall comply with NFPA 211	NFPA 211
8.	Guardrails and handrails shall comply with sections 1021, 1022.0	1021.0 1022.0
9.	Stair construction shall comply with section 1014	1014.0
10.	Sleeping room egress or rescue windows shall comply with section 1010.4	1010.4
11.	Smoke detectors shall comply with section 920.3.2	920.3.2
12.	Ventilation of crawl space and attic shall comply with sections 1210 - 1211.	1210.0 1211.0

REV: PSH 4-7-00

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
MA Installation

Footings (1807.0)

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

Foundation Walls

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

Floors (Chapter 16-23)

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

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SA~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
- ~~X~~ 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
- ~~SA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~X~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- ~~100~~ 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)
- ~~X~~ Fire classification (1506)
- ~~X~~ Material and installation requirements (1507)
- ~~100~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

- ~~52~~ Masonry (1206.0)
- ~~|~~ Factory - built (1205.0)
- ~~|~~ Masonry fireplaces (1404)
- ~~|~~ Factory - built fireplace (1403)
- ~~50~~ NFPA 211

**Mechanical
 1993 BOCA Mechanical Code**

State Plumbing Code
 Public Water
 Page 5 Sewer

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>42 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>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)
 - ~~SR~~ Sleeping room window (1010.4)
 - ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
 - ~~SR~~ Landings (1014.3.2) stairway
 - ~~NA~~ Ramp slope (1016.0)
 - ~~SR~~ Stairways (1014.3) 36" W
 - ~~SR~~ Treads (1014.6) 10" min.
 - ~~SR~~ Riser (1014.6) 7 3/4" max.
 - ~~SR~~ Solid riser (1014.6.1)
 - ~~NO~~ Winders (1014.6.3)
 - ~~NA~~ Spiral and Circular (1014.6.4)
 - ~~SR~~ Handrails (1022.2.2.) Ht.
 - ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
 - ~~SR~~ Guards (1012.0) 36" min.
-
-
-

Smoke Detectors (920.3.2)

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

**Dwelling Unit Separation
Table 602**

NA

CITY OF PORTLAND, MAINE
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2001-0072

Application I. D. Number

04/30/2001

Application Date

Avalon Rd. New Single Family

Project Name/Description

Fisher, Jim

Applicant

18 Maple St., Portland, ME 04106

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 878-8818 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Avalon Rd., Portland, Maine

Address of Proposed Site

294 D014

Assessor's Reference: Chart-Block-Lot

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 The driveway should be a minimum of 38 ft long in order to accommodate 2 cars off-street.
- 4 It is understood that a revised plan will be submitted to show the left hand side porch and stairs.

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
 PLANNING DEPARTMENT PROJECT NO. 01014
Insp Copy

Application I. D. Number

04/30/2001

Application Date

Avalon Rd. New Single Family

Project Name/Description

Fisher, Jim

Applicant

18 Maple St., Portland, ME 04106

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 878-8818 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Avalon Rd., Portland, Maine

Address of Proposed Site

294 D014

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) _____

790 SqFt

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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date: 05/01/2001

Insp Approval Status:

Approved

Approved w/Conditions
See Attached

Denied

Reviewer Marge Schmuckal

Approval Date 05/15/2001

Approval Expiration 05/15/2002

Extension to _____

Additional Sheets
Attached

Condition Compliance

Marge Schmuckal
signature

05/15/2001
date

Performance Guarantee

Required*

Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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
Insp Copy**

2001-0072

Application I. D. Number

4/30/01

Application Date

Avalon Rd. New Single Family

Project Name/Description

Fisher, Jim

Applicant

18 Maple St., Portland, ME 04106

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 878-8818 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Avalon Rd., Portland, Maine

Address of Proposed Site

294 D014

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) _____

790 SqFt

Proposed Building square Feet or # of Units

Acreeage 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 **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **5/1/01**

Insp 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 | _____ | <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 | |

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: Avalon Road

Total Square Footage of Proposed Structure 790 SF	Square Footage of Lot 6,503 SF
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Tax Assessor's Chart, Block & Lot Number Chart# 294 Block# D Lot# 14	Owner: PVA Limited Partnership ATTN: Jamie Whelan	Telephone#: 878-8818
---	---	-------------------------

Lessee/Buyer's Name (If Applicable) Steve Richard	Owner's/Purchaser/Lessee Address: RR & Co. 18 Maple Street South Portland, ME 04106	Cost Of Work: 68,000. Fee: \$
--	--	----------------------------------

Current use: Vacant lot. Proposed use: single family residential home
Project description: Construction of a single family residential house with foundation and front porch.

Contractor's Name, Address & Telephone Steve Richard; 18 Maple Street, South Portland 04106	Rec'd By: <i>4/25/01</i>
--	--------------------------

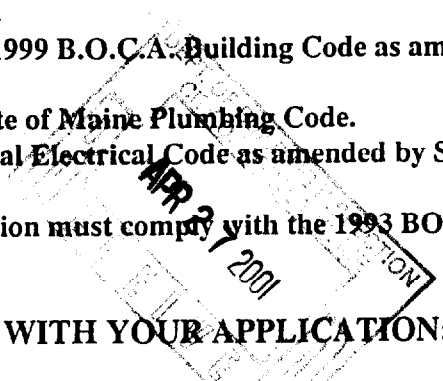
**Call 883 1000 Jim Fisher*

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

- 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.

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached) ON PAPER NO LARGER THAN 11" x 17" if you are doing anything other than interior rehab work.



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 "minor/minor" site plan review is required for New Single Family Homes Only. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COMPLETE PACKETS OF ALL SUBMISSIONS ARE REQUIRED FOR NEW SINGLE FAMILY HOMES SHOWING CONSTRUCTION AND SITE DETAILS ON 32" x 48". ALONG WITH ONE SET ON PAPER NO LARGER THAN 11" X 17".

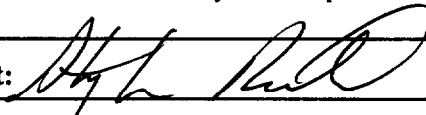
ON ALL OTHER BUILDING PERMIT SUBMISSIONS ONE SET OF SUBMISSIONS IS REQUIRED ON 11' X 17" AND ONE SETS ON 32" X 48" with the below stated details. (Sample Attached) Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.

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

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and 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.

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: <i>4/24/2001</i>
---	------------------------

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



**NORTHEAST
CIVIL
SOLUTIONS, INC.**

153 U.S. Route 1
Scarborough, Maine 04074
(800) 882-2227 / (207) 883-1000
FAX: (207) 883-1001

LETTER OF TRANSMITTAL

TO: CITY OF PORTLAND	JOB No 21662
ADDRESS: CONGRESS STREET	DATE: 04/27/01
CITY: PORTLAND	STATE: 04101
ATTN: BUILDING INSPECTIONS OFFICE	FROM: CAMILLE ALDEN/CD
RE: GRADING PLANS FOR LOTS A & B ON AVALON & ARDMORE STREETS; PREPARED FOR STEVE RICHARDS	

PLEASE BE ADVISED THAT WE ARE FAXING THE FOLLOWING:

Under separate cover via _____ the following items:

- Letter Plan(s) Prints
 Copy of Letter Other

No.	COPIES	DESCRIPTION
	2	Check # 3287 & 3288 for application fees of the above described properties
	2	B.P. applications for the above described properties
	2	Purchase & Sales Agreements for the above described properties
	2	Plan sets of the above described properties (Lots A&B)
	2	Sets of construction drawings of the above described properties

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmitting copies for approval
 For your use Approved as noted Submitting copies for distribution
 As requested Returned for corrections Returning corrected prints
 For review and comment Prints returned after loan to us
 Other

Notes:

Copy To: _____ file

Signed Crystal Daw
(Crystal Daw)

PURCHASE AND SALE AGREEMENT LAND ONLY

March 18, 2001

April 2, 2001 Effective Date
The use of days in this agreement refers to calendar days from the effective date

1. PARTIES: This Agreement is made this 18th day of March, 2001, between Stephen Richard and/or Assigns (hereinafter called "Buyer") of South Portland, ME and Princeton Properties (hereinafter called "Seller") of Portland, ME.

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy the following described real estate: A lot of land approximately 0.500 SE as per sellers

situated in municipality of Portland County of Cumberland State of Maine located at Lot B, Avalon Road. Being (all part of) the property at the above address owned by Princeton Properties (hereinafter called "Seller") and described in deed recorded at said County's Registry of Deeds Book 13403, Page 75.

3. CONSIDERATION: For such Deed and conveyance Buyer is to pay the sum of PRICE \$ 38,000.00 of which DEPOSIT \$ 1,200.00 is included herewith as an earnest money deposit, and an additional amount of DEPOSIT \$ will be paid by The balance due amount of BALANCE DUE \$ 37,000.00 is to be paid by certified or bank check, upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. EARNEST MONEY/ACCEPTANCE: Re/Max by the Bay shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until April 2, 2001 (date) 4:00 AM/ PM; and, in the event of Seller's non-acceptance, this earnest money shall be returned promptly to Buyer.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on May 14, 2001 (closing date) or before if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

6. DEED: The property shall be conveyed by a Quitclaim deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the proposed use of the property which is

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, real estate taxes (based on municipality's fiscal year), association fees, (other). Buyer and Seller will each pay their transfer tax as required by State of Maine.

10. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue or concern.

11. INSPECTIONS: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Rev. 2000

Page 1 of 4

Buyer's Initials SR

Seller's Initials [Signature]

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Agent makes no warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer.

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
Purpose:	_____				
2. SOILS TEST	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
Purpose:	_____				
3. LOCAL PERMITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>14 days</u>	<u>buyers</u>	<u>buyers</u>
Purpose:	<u>To construct 2-story dwelling</u>				
4. HAZARDOUS WASTE REPORTS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
Purpose:	_____				
5. SUB-DIVISION APPROVAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
Purpose:	_____				
6. DEPLURC APPROVALS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>14 days</u>	<u>buyers</u>	<u>buyers</u>
Purpose:	_____				
7. ZONING VARIANCE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
Purpose:	_____				
8. OTHER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
Purpose:	_____				

Further specifications regarding any of the above:

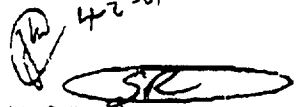
Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying the Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

12. FINANCING: This Agreement is subject to Buyer obtaining an approved Construction mortgage of 95 % of the purchase price, at an interest rate not to exceed prime % and amortized over a period of n/a years.

a. Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification information, is qualified for the loan requested within five days from the Effective Date of the Agreement.

Page 2 of 4 Buyer's Initials SR Seller's Initials JK

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21 

- b. Buyer to provide Seller with mortgage commitment letter from lender showing that Buyer has secured the loan commitment within 30 days of the Effective Date of the Agreement.
- c. If either of these conditions is not met within said time periods, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
- d. After (a) and (b) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed with the financing. Any failure by Buyer to notify Seller within 48 hours of receipt by Buyer of notice from the lender shall be a default under this Agreement.
- e. Buyer agrees to pay no more than 0 points. Seller agrees to pay \$ 0 toward points and/or Buyer's closing costs.

13. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following agency relationships:

The James Conolly of Remax by the Bay represents Seller
 Listing Agent Agency

The Ann Cowan of Remax by the Bay represents Buyer
 Selling Agent Agency

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

14. MEDIATION: Any dispute or claim arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

15. DEFAULT: In the event of default by the Buyer, Seller shall retain the earnest money as liquidated damages as sole remedy. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. The escrow agent may require written releases from both Buyer and Seller prior to disbursing the earnest money to either Buyer or Seller.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.



18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

19. ADDENDA: Yes Explain: _____ No

20. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to Buyer and Seller or to their agents. Agent is authorized to complete Effective Date on page 1 of this Agreement.

21. AGENCY CONFIDENTIALITY: Buyer and Seller understand that the terms of this Agreement are confidential but authorize the agent(s) to disclose information to the parties' attorneys, lenders, appraisers, inspectors and others necessary for the purpose of closing this transaction. Buyer and Seller authorize their agents to receive a copy of the entire closing statement.

22. OTHER CONDITIONS.

Rev 7000 Page 3 of 4 Buyer's Initials  Seller's Initials 

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** TOTAL PAGE.09 **

A copy of this Agreement is to be received by Buyer and Seller and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Bureau of Taxation.

[Signature]
BUYER

007-84-1919
SS# OR TAXPAYER ID#

BUYER

SS# OR TAXPAYER ID#

Buyer's Mailing address is 18 Maple Street, South Portland, ME

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement. If the earnest money is forfeited by Buyer, it shall be distributed as follows: _____

Signed this 2ND day of Apr 2001

[Signature]
SELLER
RS: RESIDENT MANAGER

SS# OR TAXPAYER ID#

SELLER

SS# OR TAXPAYER ID#

Seller's Mailing address is _____

Offer reviewed and refused on _____

SELLER

SELLER

EXTENSION: The time for the performance of this Agreement is extended until _____
DATE

BUYER DATE

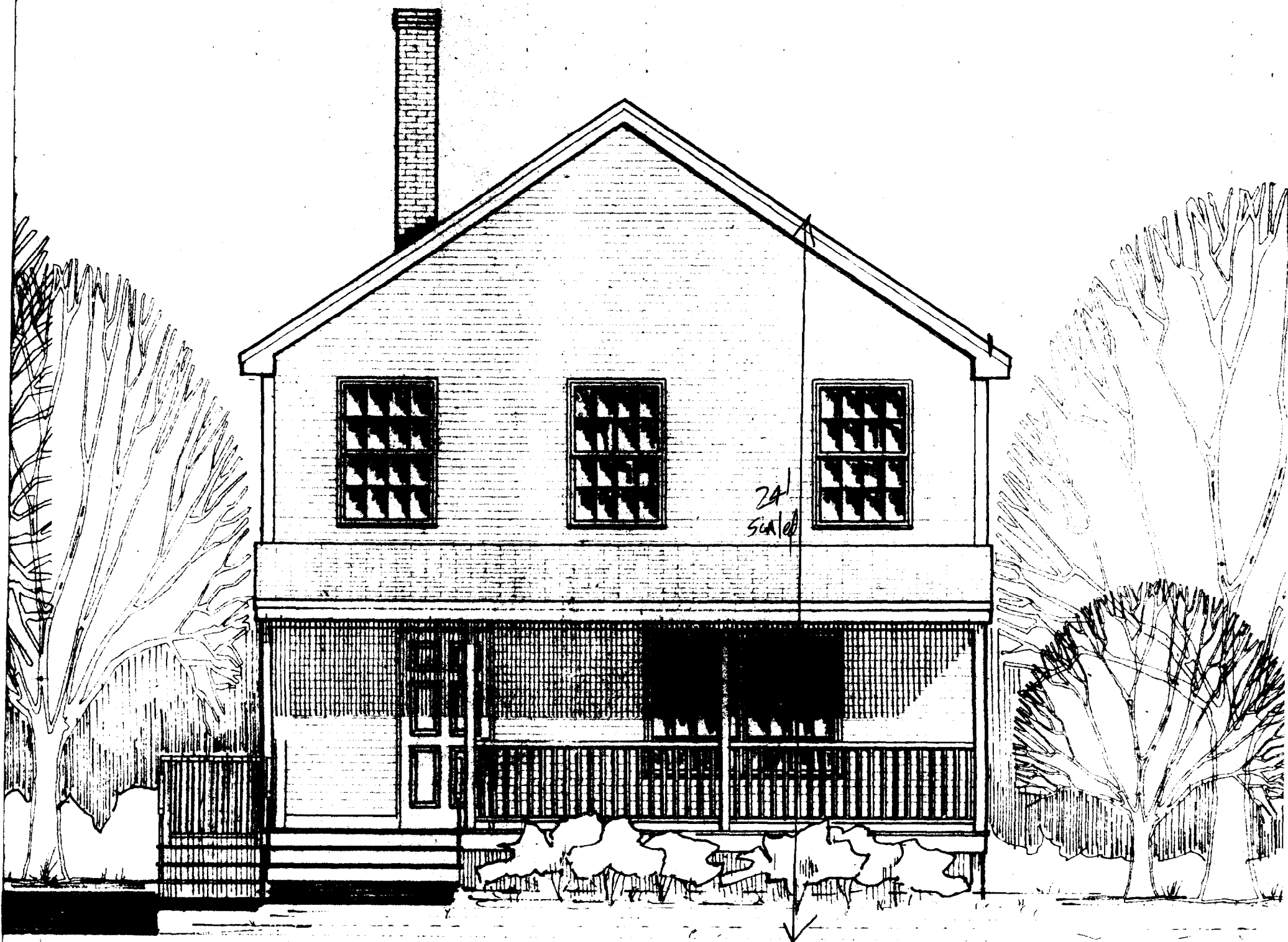
SELLER DATE

BUYER DATE

SELLER DATE

MAINE ASSOCIATION OF REALTORS®/Rev. 2000
All Rights Reserved.





FRONT ELEVATION

1/4" = 1'-0"

PROPOSED HOUSE

13 AVALON ROAD

PORTLAND, MAINE

WILDER

**RICHARD
Homebuilders
South Portland, Maine
-799-5694**

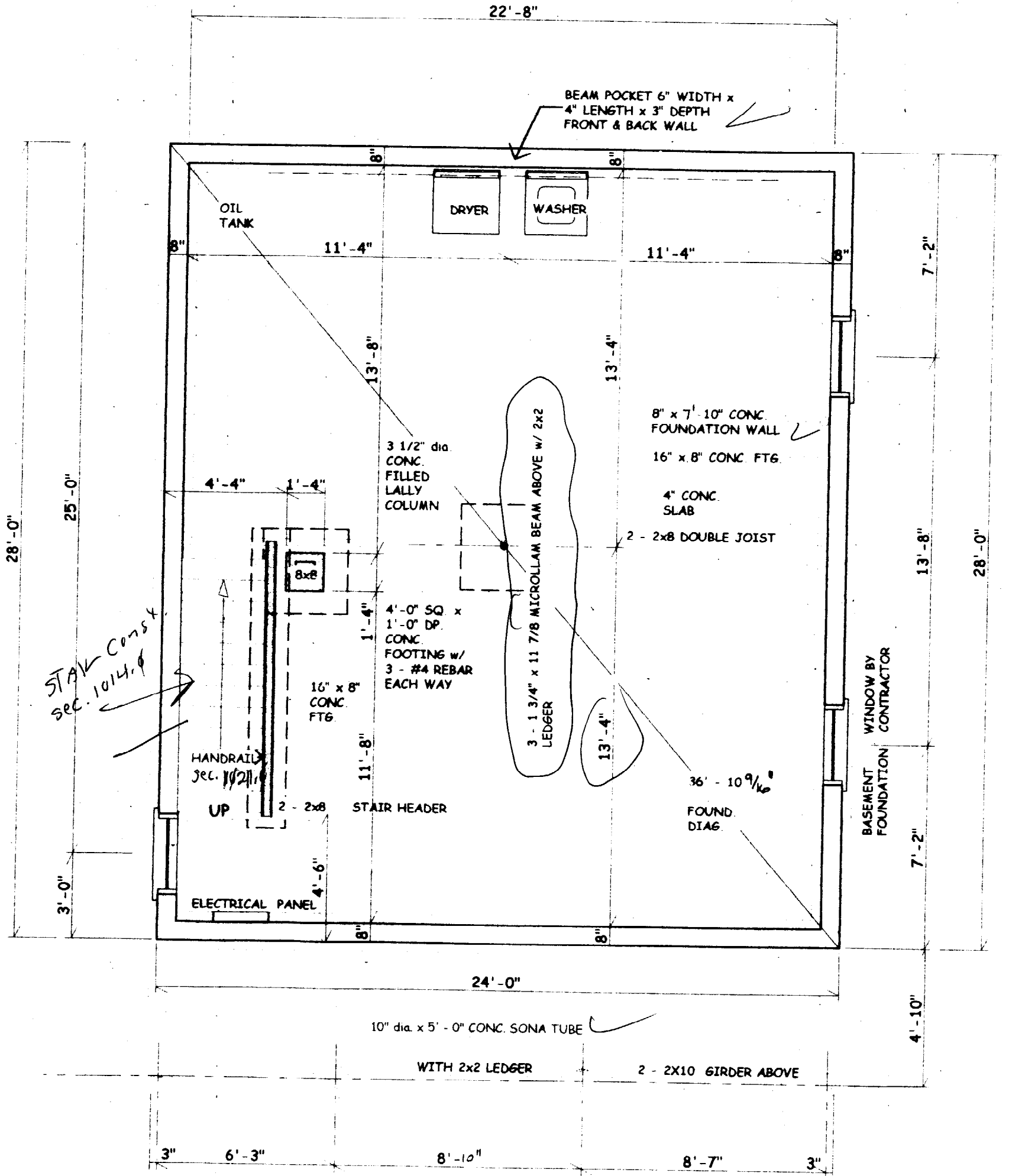
DRAWINGS PREPARED BY

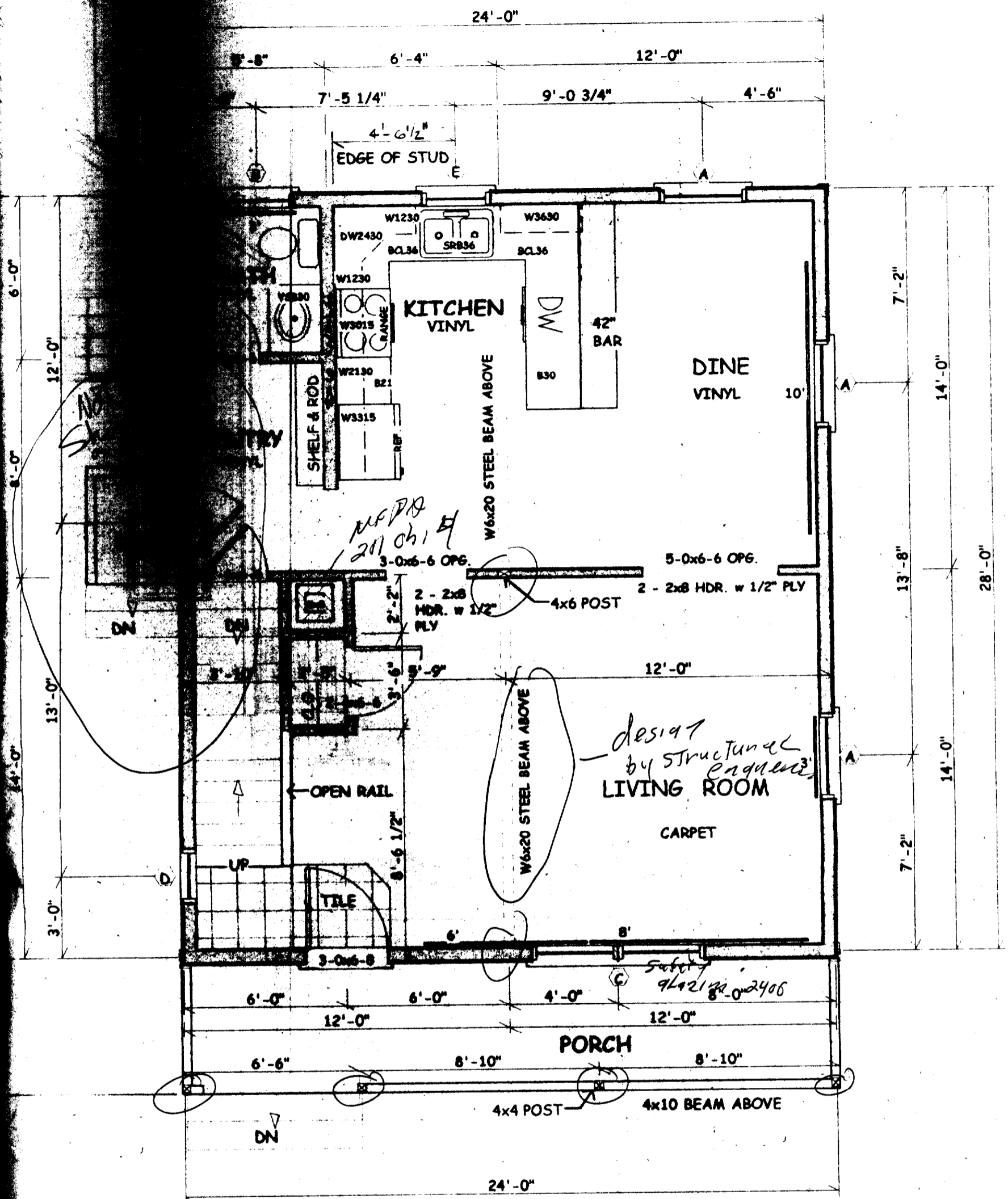
**JERRY DUGAL &
1036 Pinkham Brook Road -
207-353**

LOT B

FOUNDATION NOTES:

1. BOND OUT FOR WATER & SEWER TO BE FIELD LOCATED BY CONTRACTOR ✓
2. SUMP PUMP AND/OR FLOOR DRAIN TO BE FIELD LOCATED BY CONTRACTOR ✓
3. CONCRETE SHALL BE 2500 PSI FOR FOOTINGS AND 3000 PSI FOR WALLS AND ✓
4. ANCHOR BOLTS SHALL BE 1/2" dia x 8" @ 6'-0" O.C. AND AT EACH CORNER EACH ✓
5. FOUNDATION WALLS SHALL HAVE 2 - #4 REBAR CONTINUOUS HORIZONTAL ✓
6. FOUNDATION FOOTINGS SHALL HAVE A KEYWAY OR #4 REBAR 24" lg. VERTICAL AT ✓
7. FOUNDATION FOOTING DRAINS SHALL BE 4" DIA PERFORATED DRAIN PIPE EACH SIDE OF FOOTINGS AND SLOPED TO POSITIVE ✓
8. SOIL BEARING ASSUMED TO BE 2000 PSI ✓
9. FOUNDATION WALLS SHALL BE COATED WITH ASPHALT WATERPROOFING BELOW FINISH GRADE. ✓



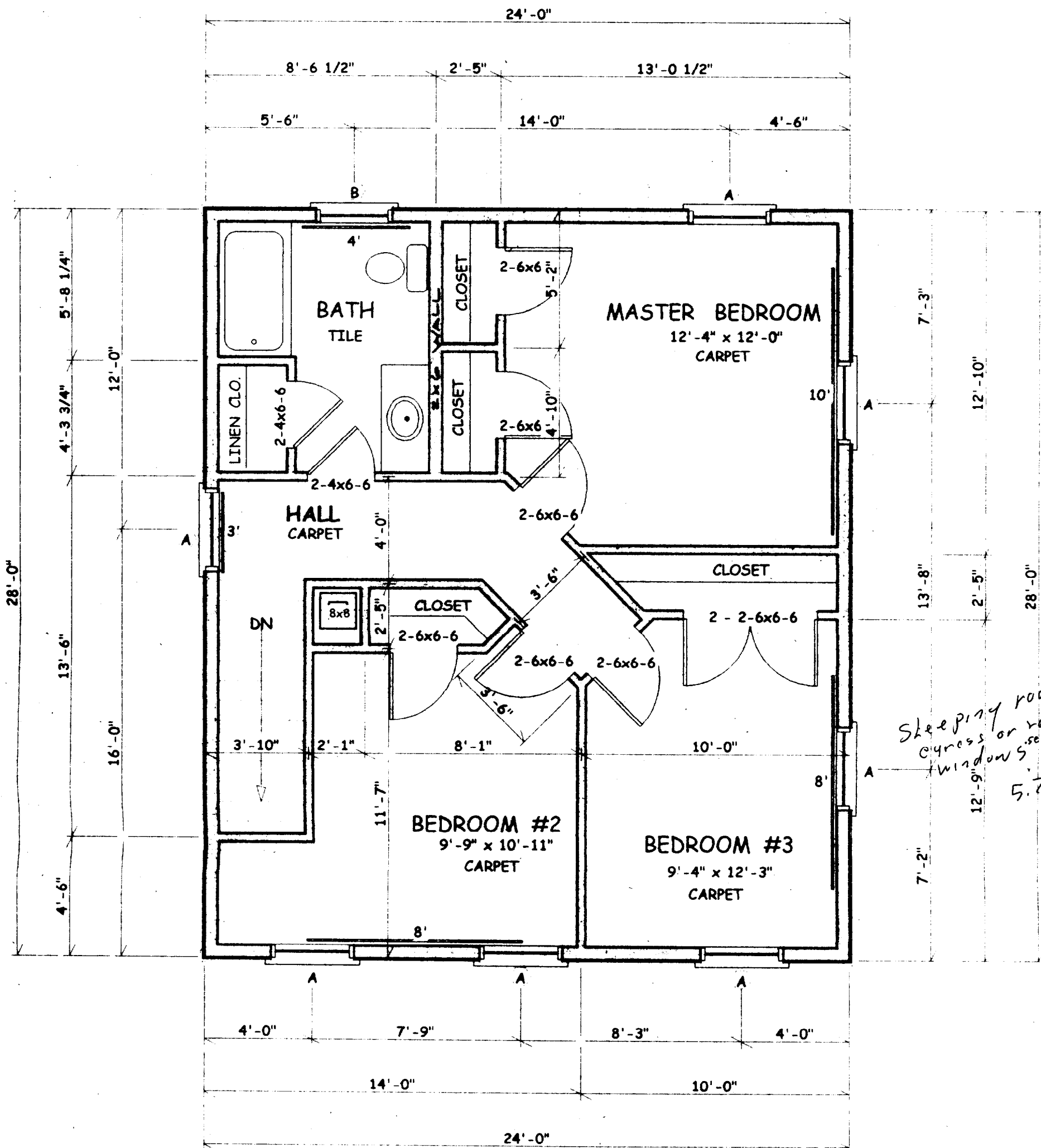


FIRST FLOOR PLAN

FIRST FLOOR 672 sq. ft.
 SECOND FLOOR 672 sq. ft.
 TOTAL LIVING AREA 1344 sq. ft.

WINDOW SCHEDULE

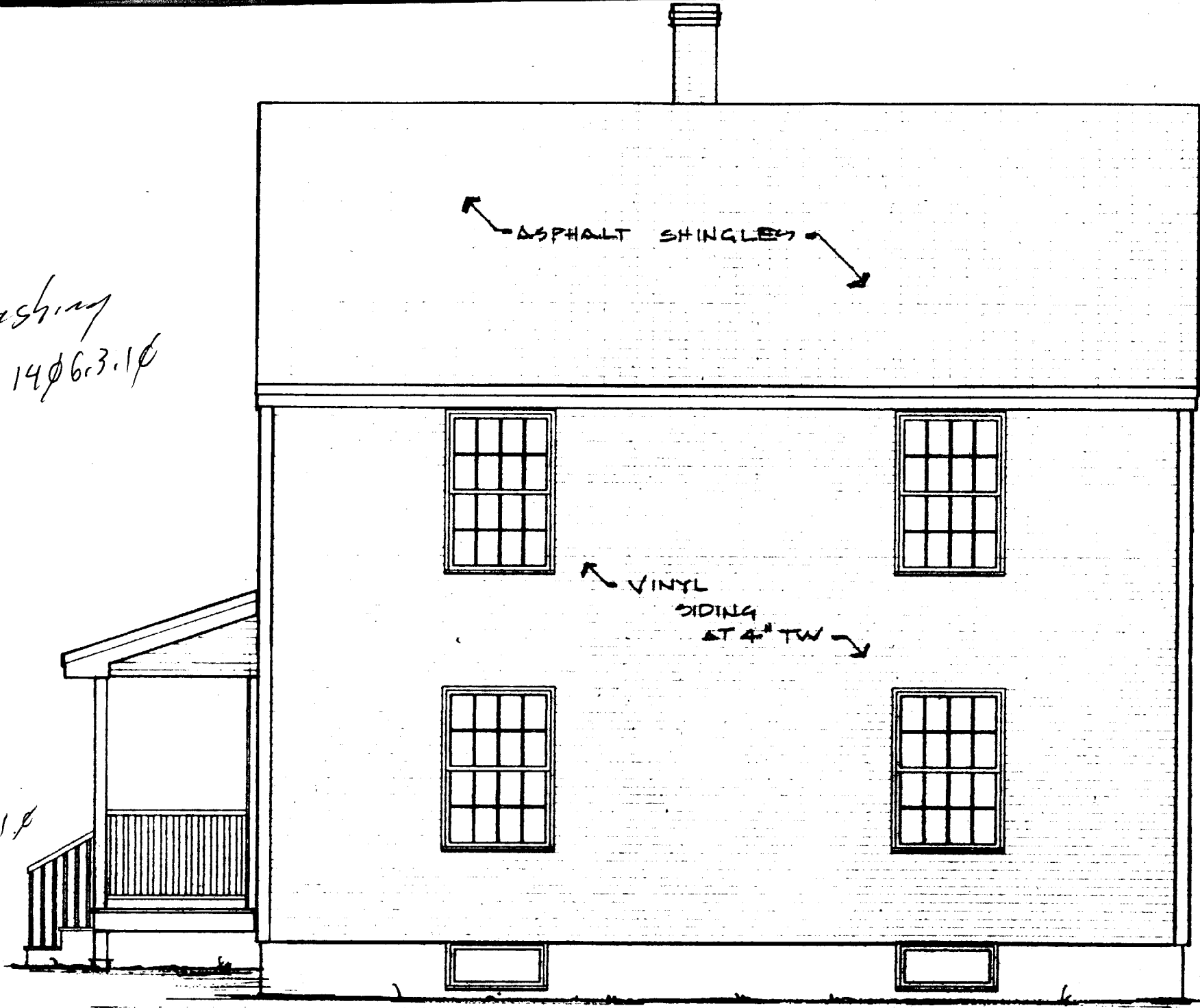
MK.	QTY.	TYPE	DESCRIPTION	ROUGH OPENING
A	10	DOUBLE HUNG	CAPITOL 3-0x4-6	38 1/2" x 57 1/4"
B	2	DOUBLE HUNG	CAPITOL 2-8x2-10	34 1/2" x 41 1/4"
C	1	TWIN DOUBLE HUNG	CAPITOL 3-0x4-6 - 2	76 1/2 x 57 1/4"
D	1	OCTAGON	CAPITOL 2020	24 1/2" x 24 1/2"
E	1	DOUBLE HUNG	CAPITOL 2-4x2-10	30 1/2" x 41 1/4"



SECOND FLOOR PLAN

ashing
14' 6" x 3.1'

21'



RIGHT ELEVATION

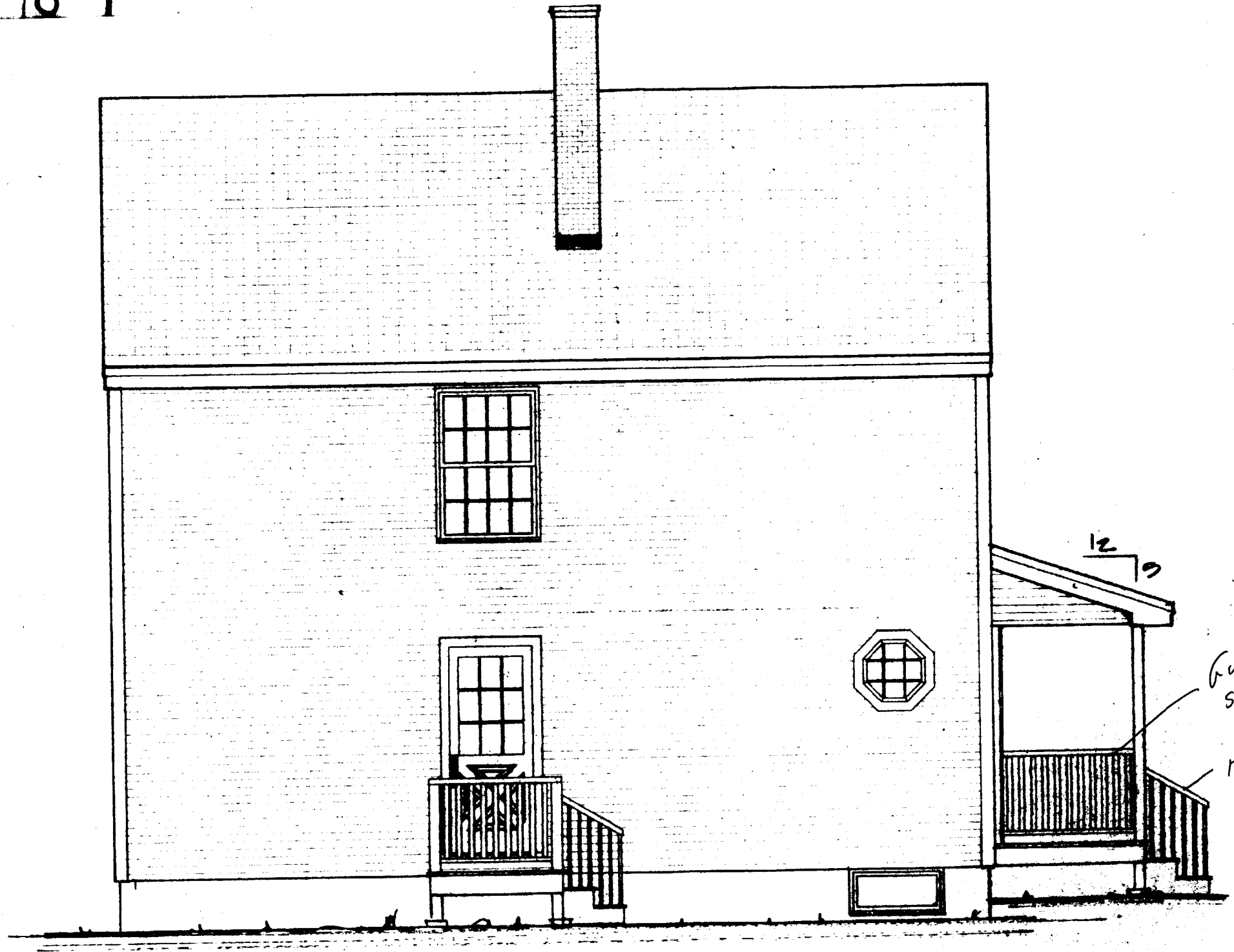
PROJECT NUMBER: H 0119
 DATE: 04/13/01
 DRAWING NUMBER: A-2
 SHEET NO. 4 OF 6

SCALE: 1/4" = 1'-0"
 DRAWN BY: [Signature]
 CHECKED BY:
 REVISIONS:
 1.
 2.
 3.

PROPOSED ADDITION FOR:
RESIDENCE AT
Lot 13 AVALON ROAD
Portland, Maine

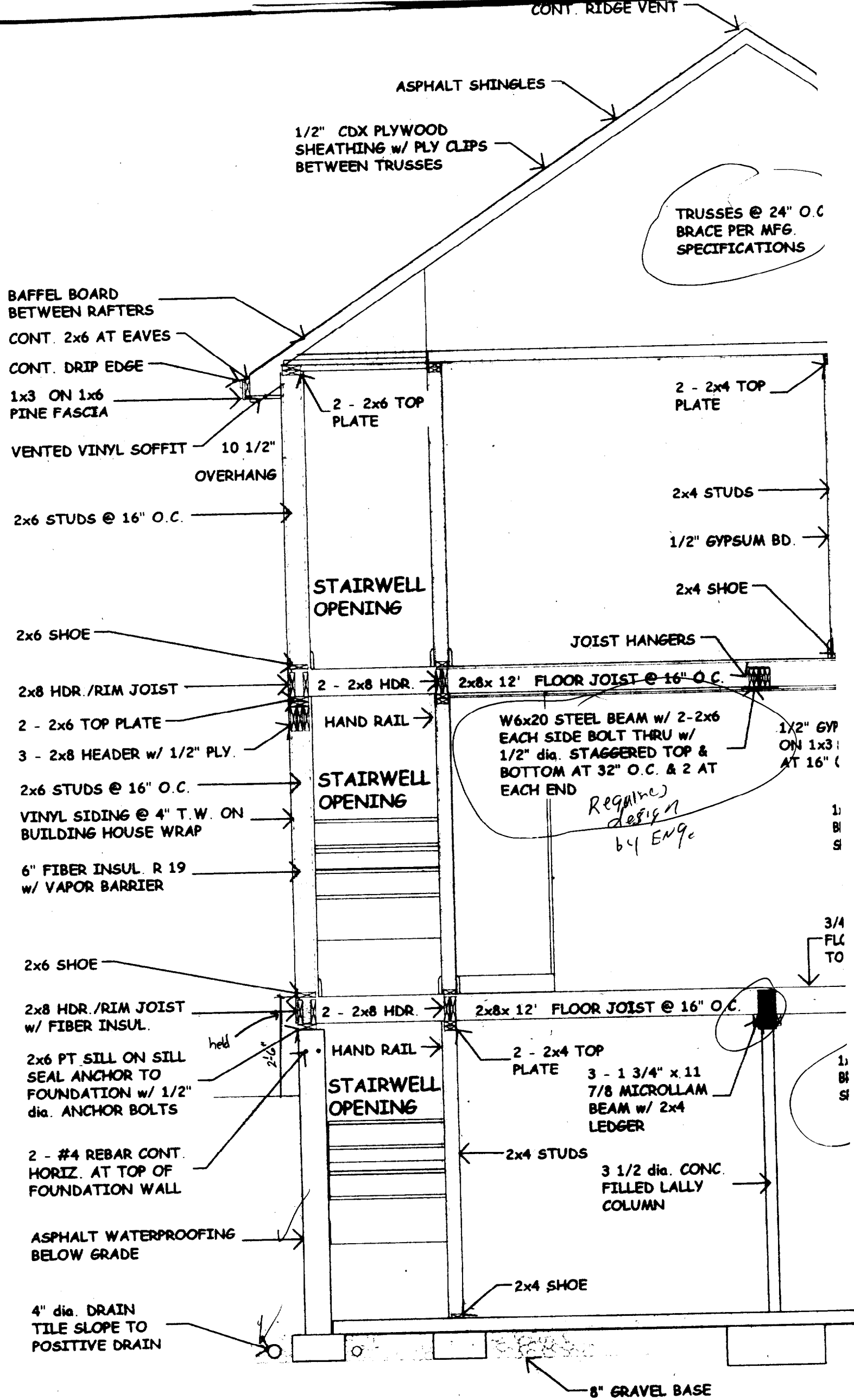
DRAWING TITLE: **ELEVATION**
 DRAWINGS PREPARED BY:
JERRY DU
 1036 Pink
 Tel. 207-3

10
AL
N. B.
9-58
1077

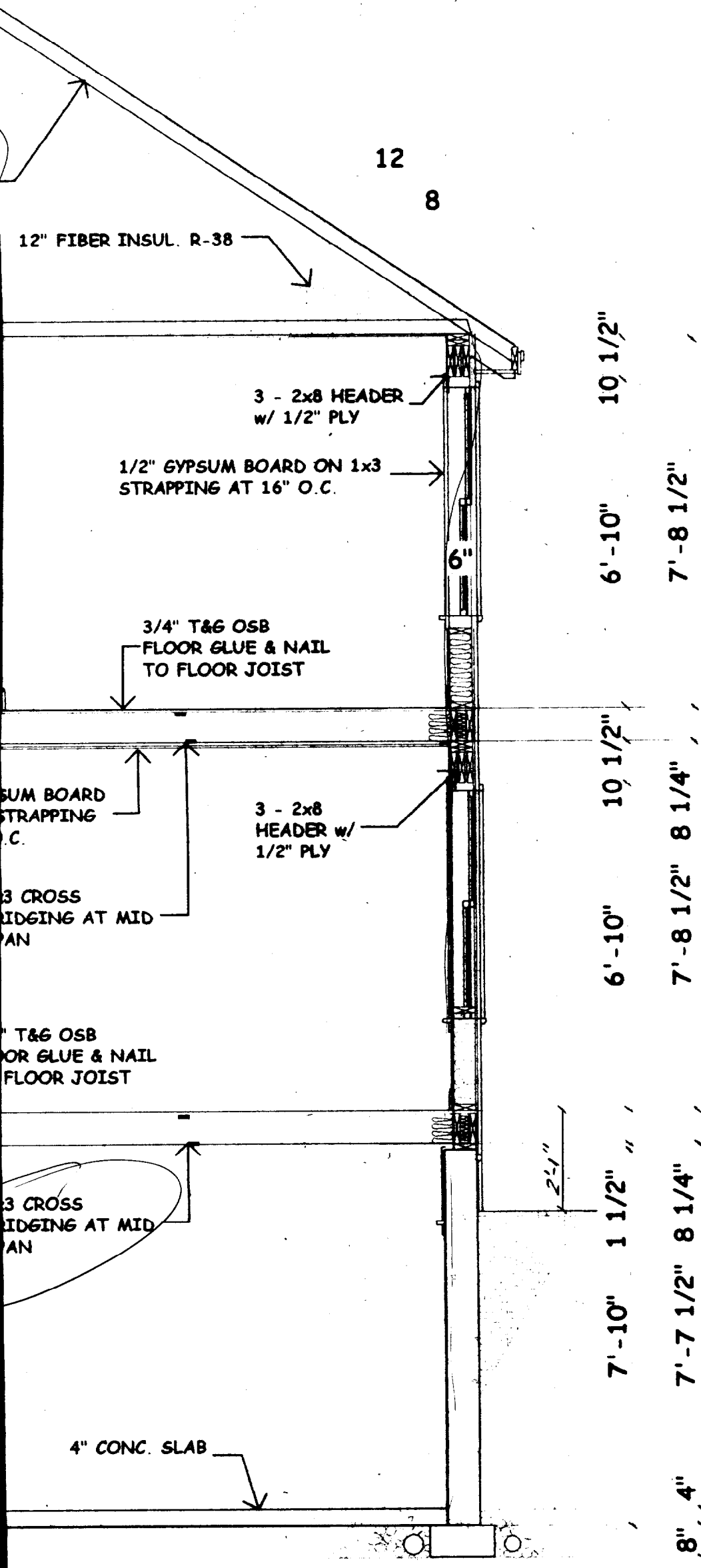


Guardrail
sec. 1φ22
Handrail
sec.

LEFT ELEVATION



HOUSE CROSS



CROSS-SECTION

NOTE:
 THIS DRAWING IS INTENDED FOR INFORMATIONAL PURPOSE ONLY. FOR CONSTRUCTION OF DIMENSIONAL CONSTRUCTION, MUST BE VERIFIED BY THE CONTRACTOR. UNLESS THIS DRAWING HAS BEEN REVIEWED AND APPROVED BY A LICENSED ENGINEER, JERRY DUGAL, THE DESIGN CONTAINED HEREIN IS INTENDED TO REFLECT STANDARD PRACTICE AND ALL WORK MUST BE IN ACCORDANCE WITH NATIONAL AND LOCAL BUILDING CODES.

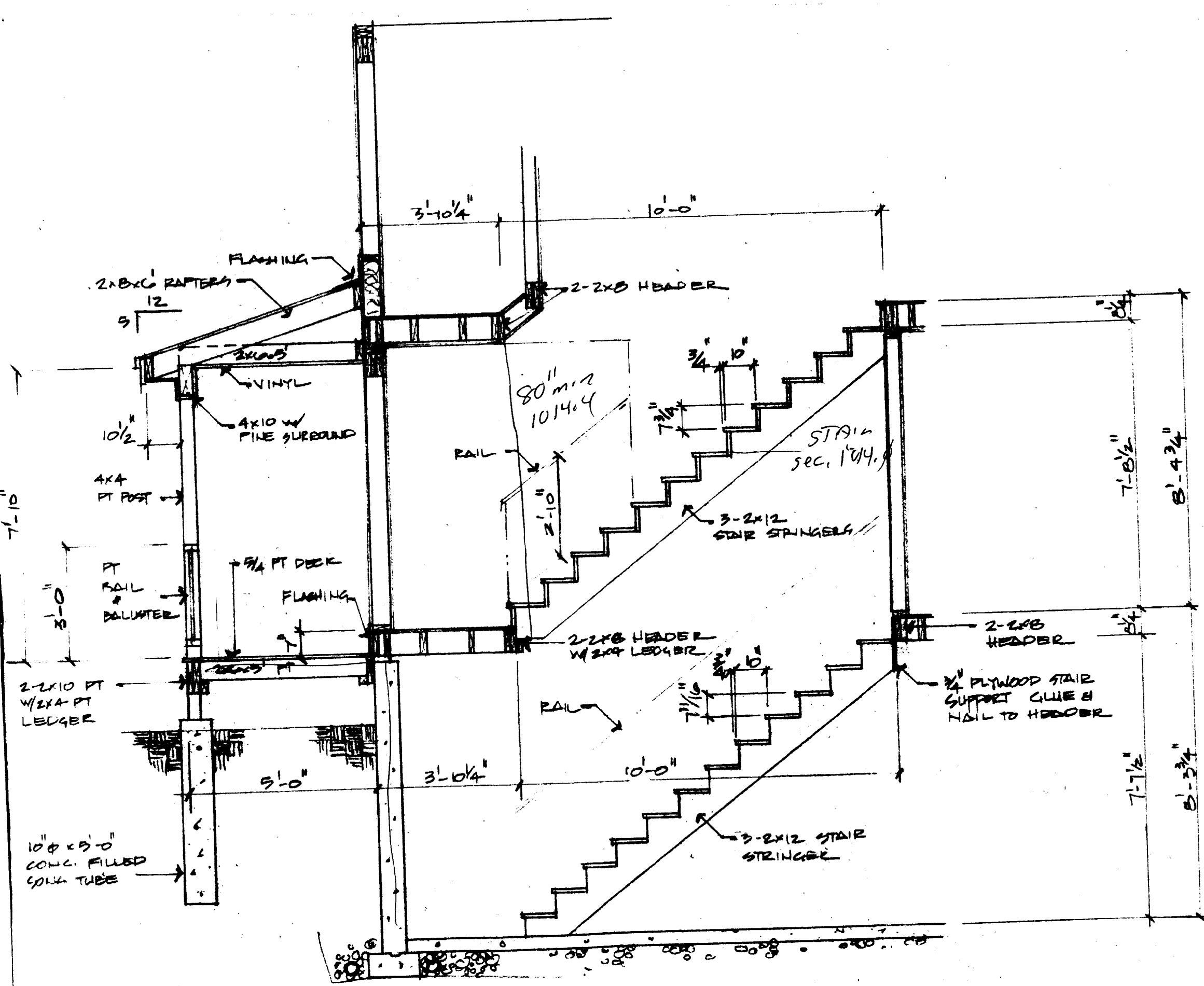
BUILDER:
STEVE RICHARD
REMODELING & HOMEBUILDERS
 18 Maple Street
 South Portland Maine 04106
 Tel. 207-799-5694

DRAWING TITLE:
HOUSE SECTION
 DRAWINGS PREPARED BY:
JERRY DUGAL & CO. INC.
 1036 Pinkham Brook Rd
 Durham ME, 04222
 Tel. 207-353-5915 Fax 207-353-1638

PROPOSED ADDITION FOR:
RESIDENCE AT
Lot 13 AVALON ROAD
Portland, Maine

SCALE: 3/8" = 1'-0"
 DRAWN BY: *[Signature]*
 CHECKED BY:
 REVISIONS:
 1.
 2.
 3.

PROJECT NUMBER:
 H 0119
 DATE: 04/13/01
 DRAWING NUMBER:
A-3
 SHEET NO. 9 of 9



CONSTRUCTION SPECIFICATIONS

1. FLOOR FRAMING SYSTEMS

- * 2x6 PT SILL w/ SILL SEAL & OPTIONAL TERMITE SHIELD ✓
- * JOIST SIZES AS INDICATED ON CROSS SECTIONS ✓
- * METAL or WOOD CROSS BRIDGING AT MID SPAN ✓
- * 3/4" T&G OSB FLOOR GLUE & NAIL JOIST ✓
- * FINISH FLOOR AS INDICATED ON PLANS w/APPROPRIATE UNDERLAY IF NEEDED ✓

2. EXTERIOR WALL FRAMING

- * 2x6 STUDS @ 16" OC w/ 2-2x6 TOP PLATE & 2x6 SHOE ✓
- * 7/16" OSB SHEATHING ✓
- * AIR INFILTRATION WRAP ✓
- * SIDING AS INDICATED ON ELEVATIONS ✓

3. HEADERS / BEAMS

- * DOORS & WINDOWS - 3-2x8's w/1/2" PLYWOOD OR AS INDICATED ON FLOOR PLANS ✓
- * STRUCTURAL BEAMS AS INDICATED ON FLOOR PLANS ✓

4. ROOF FRAMING SYSTEM

- * TRUSSES & RAFTER SIZES AS INDICATED ON CROSS SECTIONS ✓
- * 1/2" CDX PLYWOOD SHEATHING w/PLYWOOD CLIPS BETWEEN RAFTERS & TRUSSES ✓
- * FIBERGLASS OR ASPHALT ROOF SHINGLES PER BUILDERS SPECIFICATIONS w/15 LB FELT UNDERLAYMENT IF REQUIRED BY SHINGLE MFG ✓
- * ICE & WATER SHILED IN ALL VALLEYS & AT EAVES UP MIN 36" ✓
- * METAL FLASHING AT TRANSITION BETWEEN ROOF TO WALLS ✓
- * METAL DRIP EDGE CONT. AT EAVES & GABLES ✓
- * CONT. RIDGE VENT & VETNED SOFFIT ✓

5. INTERIOR WALL FRAMING

- * 2x4 STUDS @ 16" OC w/ 2- 2x4 TOP PLATE & 2x4 SHOE ✓

6. CEILING FRAMING SYSTEM

- * JOIST SIZES AS INDICATED ON CROSS SECTIONS ✓
- * 1x3 STRAPPING @ 16" OC ✓

7. INSULATION

- * PER BUILDERS SPECIFICATIONS OR AS FOLLOWS ✓
- * FIRST FLOOR 6" FIBER INSUL. R-19 ✓
- * EXTERIOR WALLS 6" FIBER INSUL. R-19 w/POLY VAPOR BARRIER ✓
- * ATTIC 12" FIBER INSUL. R-38 ✓
- * SLOPED CEILING 9" FIBER INSUL. R-30 w/1" RIGID INSUL. BOARD R-10 ✓
- * BAFFLE BOARD BETWEEN TRUSSES/RAFTERS FOR AIR CIRCULATION IN ATTIC ✓

8. INTERIOR FINISH

- * 1/2" GYPSUM BOARD ON WALLS & CEILING ✓
- * WALLS, CEILING/TRIM TO BE PAINTED/STAINED PER BUILDERS SPECIFICATIONS ✓
- * INTERIOR TRIM PACKAGE PER BUILDERS SPECIFICATIONS ✓
- * GARAGE/HOUSE COMMON WALL/CEILING 5/8 TYPE X FIRE CODE GYPSUM BOARD. 1 HOUR RATED FIRE WALL ✓

NOTES CONTINUED

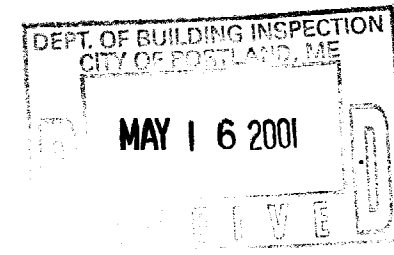
7. THE LOCUS DEED (13403/15) DESCRIBES A 33' EASEMENT OVER THE NORTHEASTERLY PORTION OF LOT 13. OUR RESEARCH INDICATES THAT THIS EASEMENT IS EXTINGUISHED FOR THE FOLLOWING REASON. THE EASEMENT WAS CREATED IN DEED BOOK 3108, PAGE 353 AS ACCESS TO PARCEL 294-D-21. SINCE PVA LIMITED PARTNERSHIP NOW OWNS BOTH PARCEL 294-D-21 AND LOT 13, THE EASEMENT APPEARS TO BE EXTINGUISHED DUE TO MERGER OF TITLE. HOWEVER, WE RECOMMEND A RELEASE DEED TO RESOLVE ANY POTENTIAL QUESTIONS SURROUNDING THIS ISSUE.

8. EXISTING TREES ARE TO BE PRESERVED WHEREVER POSSIBLE. TWO STREET TREES MAY BE PLANTED WITHIN 10 FEET OF THE RIGHT-OF-WAY IF THE EXISTING TREES CAN NOT BE PRESERVED.

NOTES

1. THE BOUNDARY LINES SHOWN HEREON WERE TAKEN FROM THE PLAN REFERENCED IN NOTE 3.a. BELOW.
2. RECORD OWNERSHIP OF THE PARCEL SHOWN HEREON CAN BE FOUND IN A DEED FROM PVA LIMITED PARTNERSHIP TO PVA LIMITED PARTNERSHIP DATED OCTOBER 28, 1997 AND RECORDED IN DEED BOOK 13403, PAGE 15.
3. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "STANDARD BOUNDARY SURVEY AND LOT SPLIT ON AVALON ROAD AND ARDMORE STREET," BY NORTHEAST CIVIL SOLUTIONS, INC., DATED JANUARY 17, 2001. (NOT RECORDED)
 - b. "SURVEY PLAN OF FOREST RIDGE CONDOMINIUM FOR VILLAGE ASSOCIATES," DATED 11/26/88 AND RECORDED IN U.O. FILE #65-1.
 - c. "PLAN OF AVALON HIGHLANDS," BY GEO. T. EDWARDS REAL ESTATE CO., DATED JUNE 1910, RECORDED IN PLAN BOOK 12, PAGE 11.
4. THE PARCEL SURVEYED IS LOCATED IN THE RESIDENTIAL 3 (R-3) ZONE. BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 6500 S.F.
 MINIMUM STREET FRONTAGE: 50'
 FRONT YARD SETBACK: 25'
 REAR YARD SETBACK: 25'
 SIDE YARD SETBACK: 8' (UP TO 1-1/2 STORY), 14' FOR 2 STORY, 16' FOR 2-1/2 STORY.
 SIDE YARD ON A SIDE STREET: 20'
 MINIMUM LOT WIDTH: 75'
5. THE PARCEL SHOWN HEREON IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 294, BLOCK D, PARCEL 13 AND A PORTION OF 14.
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.

No Decks or Patches shown - Name Approved see attached note

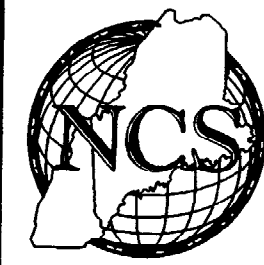


LOT B GRADING PLAN
IN
PORTLAND
MAINE

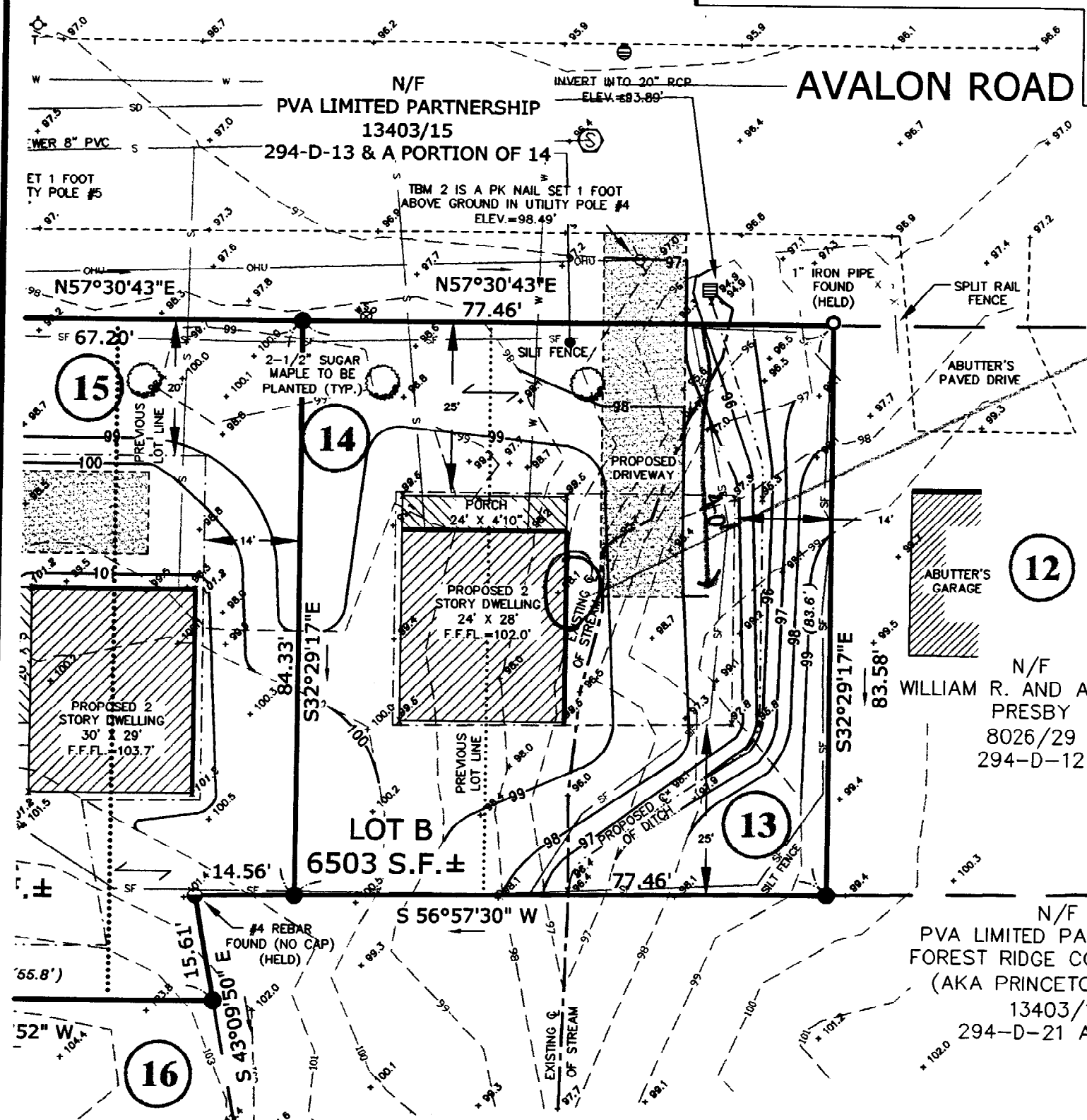
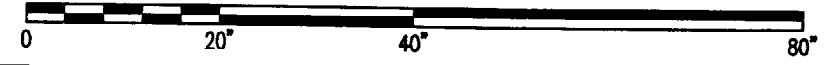
SCALE: 1"=20' APRIL 26, 2001
REVISED MAY 15, 2001
PREPARED FOR: STEVE RICHARDS
18 MAPLE STREET
SOUTH PORTLAND, MAINE 04106

JOB NUMBER: 21662 ACAD FILE: 21662

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
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N/F
WILLIAM R. AND ANNE M. PRESBY
8026/29
294-D-12

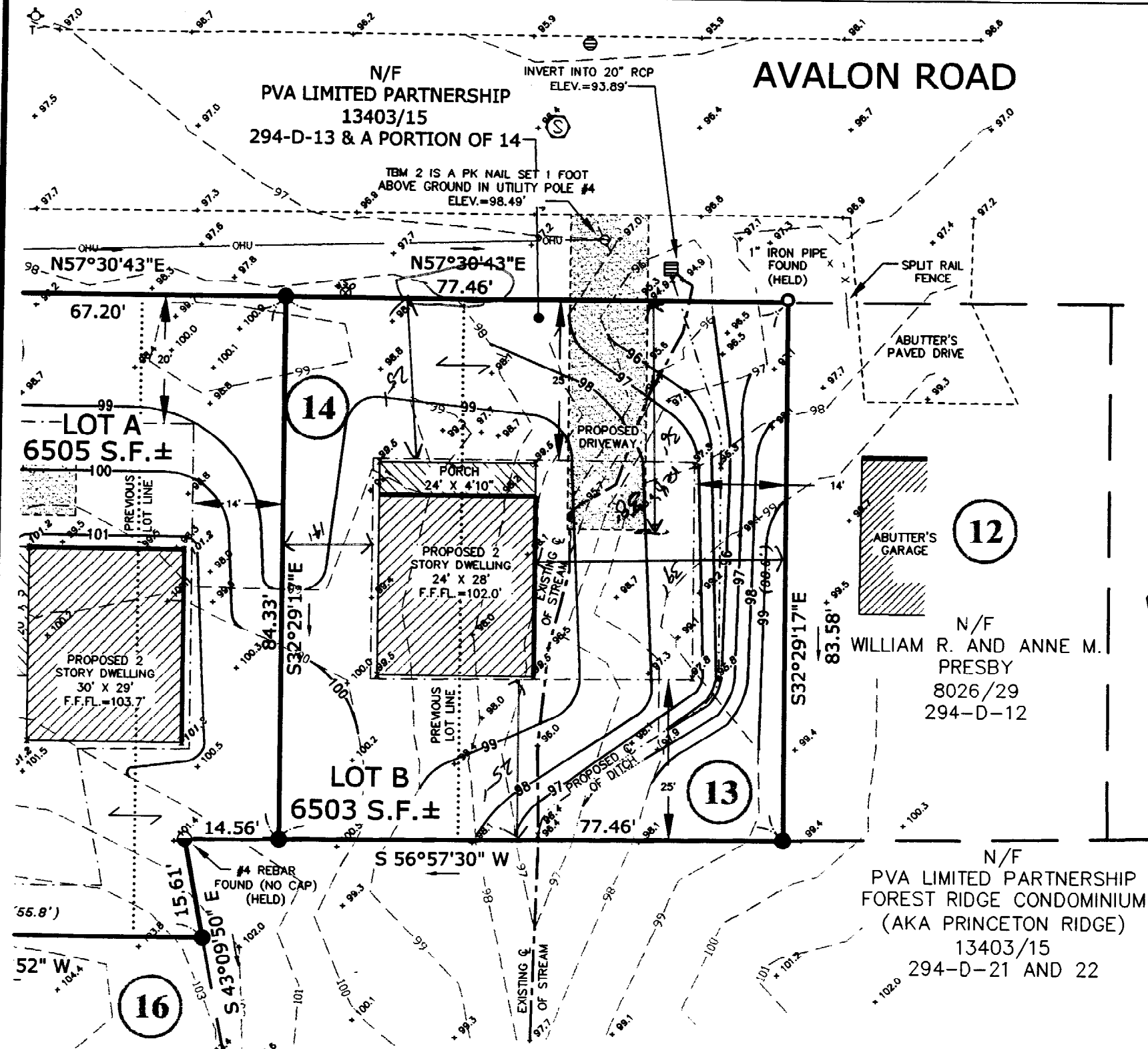
N/F
PVA LIMITED PARTNERSHIP
FOREST RIDGE CONDOMINIUM
(AKA PRINCETON RIDGE)
13403/15
294-D-21 AND 22

NOTES CONTINUED

7. THE LOCUS DEED (13403/15) DESCRIBES A 33' EASEMENT OVER THE NORTHEASTERLY PORTION OF LOT 13. OUR RESEARCH INDICATES THAT THIS EASEMENT IS EXTINGUISHED FOR THE FOLLOWING REASON. THE EASEMENT WAS CREATED IN DEED BOOK 3108, PAGE 353 AS ACCESS TO PARCEL 294-D-21. SINCE PVA LIMITED PARTNERSHIP NOW OWNS BOTH PARCEL 294-D-21 AND LOT 13, THE EASEMENT APPEARS TO BE EXTINGUISHED DUE TO MERGER OF TITLE. HOWEVER, WE RECOMMEND A RELEASE DEED TO RESOLVE ANY POTENTIAL QUESTIONS SURROUNDING THIS ISSUE.

NOTES

1. THE BOUNDARY LINES SHOWN HEREON WERE TAKEN FROM THE PLAN REFERENCED IN NOTE 3.a. BELOW.
2. RECORD OWNERSHIP OF THE PARCEL SHOWN HEREON CAN BE FOUND IN A DEED FROM PVA LIMITED PARTNERSHIP TO PVA LIMITED PARTNERSHIP DATED OCTOBER 28, 1997 AND RECORDED IN DEED BOOK 13403, PAGE 15.
3. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "STANDARD BOUNDARY SURVEY AND LOT SPLIT ON AVALON ROAD AND ARDMORE STREET," BY NORTHEAST CIVIL SOLUTIONS, INC., DATED JANUARY 17, 2001. (NOT RECORDED)
 - b. "SURVEY PLAN OF FOREST RIDGE CONDOMINIUM FOR VILLAGE ASSOCIATES," DATED 11/26/88 AND RECORDED IN U.O. FILE #65-1.
 - c. "PLAN OF AVALON HIGHLANDS," BY GEO. T. EDWARDS REAL ESTATE CO., DATED JUNE 1910, RECORDED IN PLAN BOOK 12, PAGE 11.
4. THE PARCEL SURVEYED IS LOCATED IN THE RESIDENTIAL 3 (R-3) ZONE. BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 6500 S.F.
 MINIMUM STREET FRONTAGE: 50'
 FRONT YARD SETBACK: 25'
 REAR YARD SETBACK: 25'
 SIDE YARD SETBACK: 8' (UP TO 1-1/2 STORY), 14' FOR 2 STORY, 16' FOR 2-1/2 STORY.
 SIDE YARD ON A SIDE STREET: 20'
 MINIMUM LOT WIDTH: 75'
5. THE PARCEL SHOWN HEREON IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 294, BLOCK D, PARCEL 13 AND A PORTION OF 14.
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION.



LOT B GRADING PLAN IN PORTLAND MAINE

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