



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

CBL: 324-A-001001

BUILDING PERMIT # 2011-02-476-DUP

BUILDING PERMIT

This is to certify that William Jipson has permission to Change of Use- Interior alterations (add provided that the person or persons, firm or corporation accepting this permit comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Located At 1920 Forest Ave.

Notification of inspection and written permission must be completed by owner before this building or part thereof is lathed or closed-in. 48 HOUR NOTICE IS REQUIRED.	A fire certificate must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.
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Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CARD.

PERMIT ISSUED

MAR - 7 2011

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Job No: 2011-02-476-DUP	Date Applied: 2/18/2011	CBL: 324 - - A - 001 - 001 - - - - -	MAR - 7 2011	
Location of Construction: 1920 FOREST AVE	Owner Name: William Jipson	Owner Address: P.O Box 7015 AVE SCARBOROUGH, ME 04070	City of Portland	Phone: 229-3423
Business Name:	Contractor Name:	Contractor Address:	Phone:	
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-DW - Change of Use - Dwelling	Zone: B-2	
Past Use: 1 st floor retail & second floor one dwelling unit	Proposed Use: Two dwelling units – change of use	Cost of Work: 20000.00	CEO District:	
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: R3 SB IR, 2009 Signature: <i>[Signature]</i>	
Proposed Project Description: 1920 Forest Ave – Change of use to 2 dwelling units		Pedestrian Activities District (P.A.D.)		

Permit Taken By:	Zoning Approval		
<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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK w/ condition 2/22/11 ABU	Zoning Appeal <input checked="" type="checkbox"/> Variance <i>Practical Difficulty</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 60 <input type="checkbox"/> Denied Date: 2/13/11	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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: ABU
	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	PHON

4-25-11

OK to close in
WPA

OK for Smoke tests
at final
WPA



General Building Permit Application

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

Location/Address of Construction: <u>1920 Forest Ave</u>		
Total Square Footage of Proposed Structure/Area <u>1998</u>	Square Footage of Lot <u>5604</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>324</u> Block# <u>A</u> Lot# <u>001</u>	Applicant *must be owner, Lessee or Buyer Name <u>William Simpson</u> Address <u>P.O. Box 7015</u> City, State & Zip <u>Scarborough Me 04070</u>	Telephone: <u>207-229-3423</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>2 Unit - 2 Residential</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>unknown - 1 residential / 1 retail</u> Proposed Specific use: <u>2 residential units</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>1 building consisting of 2 residential units each containing 3 bedrooms. Units will be upgraded and brought up to code. Separate garage will be added + roofing installed</u>		
Contractor's name: <u>William Simpson</u>		
Address: <u>P.O. Box 7015</u>		
City, State & Zip <u>Scarborough Me 04070</u>		Telephone: <u>207-229-3423</u>
Who should we contact when the permit is ready: <u>S/A</u>		Telephone: _____
Mailing address: <u>S/A</u>		

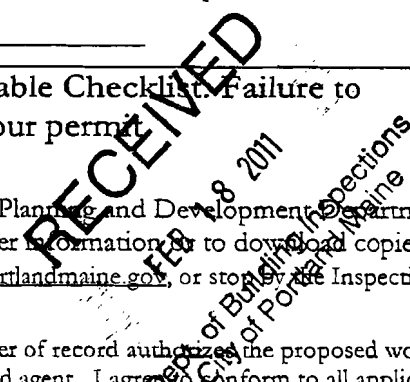
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorized the proposed work 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: [Signature] Date: 2-12-11

This is not a permit; you may not commence ANY work until the permit is issued





Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Job Summary Report
Job ID: 2011-02-476-DUP

Report generated on Feb 24, 2011 11:54:55 AM

Page 1

Job Type:	Duplex	Job Description:	1920 Forest Ave	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	721	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	20,000	Square Footage:			
Related Parties:	William Jipson		<i>Property Owner</i>		

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 34554

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
D31440	324 A 001 001		M				-70.321563	43.700819

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				1920 FOREST AVENUE NORTH

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
TWO FAMILY		NOT APPLICABLE	B-2				DISTRICT 8	RIVERSIDE

Structure Details

Structure: Duplex

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Two Family Dwelling	0			1920 FOREST AVENUE NORTH

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value
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Permit #: 20111511

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
34554	Duplex	Initialized	Change of use to 2 Residential			

Inspection Details

Job Summary Report
Job ID: 2011-02-476-DUP

Report generated on Feb 24, 2011 11:54:55 AM

Page 2

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Certificate of Occupancy Fee	\$75.00							
Job Valuation Fees	\$220.00							

Permit # 2011-02-476-DUP.

Building Conditions of Approval.

1. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
2. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
4. Mechanical or natural ventilation is required in the bathrooms.
5. The Owner indicated each bedroom will have a code compliant egress window, using two 2x8 inch headers for each opening.
6. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
7. See attached sheet for bathroom clearances and headroom requirements.
8. Owner will submit specs for installation of a header near the 1st floor bedrooms prior to construction.
9. Due to the building being vacant a field inspection will verify compliance with our minimal code requirements for occupancy.
10. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

-
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
 2. With the issuance of this permit and the certificate of occupancy, this property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Ann Machado - 1920 Forest Avenue

From: Barbara Barhydt
To: Machado, Ann
Date: 2/8/2011 2:19 PM
Subject: 1920 Forest Avenue

Hi Ann:

William Jipson is proposing a change of use from a retail use to a second dwelling unit at 1920 Forest Avenue. The change of use is 999 square feet and the threshold for requiring site plan review for a change of use is 10,000 square feet. As I understand it, the proposal does not include any additions to the building nor any changes to the site, thus a site plan review is not required. Secondly, a Level I Minor Residential is for the construction of single and two-family buildings and the addition of a unit to a two unit or multi-family dwelling that does not trigger subdivision review. This proposal does not fall within this framework.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Matthew Morgan
Gordan Smith-secretary
Mark Bower
William Getz
Elyse Wilkinson

February 8, 2011

William Jipson
PO Box 7015
Scarborough ME 04070

RE: 1918-1920 Forest Avenue
CBL: 324 A001
ZONE: B-2

Dear Mr. Jipson:

At the February 3, 2010 meeting, the Zoning Board of Appeals voted 6-0 to grant your practical difficulty appeal to allow approximately 5,608 square feet of land area instead of the required 6,000 square feet in order to be able to change the use of the property to two residential dwelling units. I am enclosing a copy of the Board's decision.

I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of February 3, 2010, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

Now that the practical difficulty appeal has been approved, you need to submit an application to change the use of the property to two residential dwelling units. You have six months from the date of the hearing, February 3, 2011, referenced under section 14-473(e), to obtain the building permit and start construction, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,



Ann B. Machado
Zoning Specialist

SCANNED

Cc. file

RECEIVED

FEB 18 2011

Dept. of Building Inspections
City of Portland Maine



Doc#: 8506 Bk:28517 Pg: 290

CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the third day of February, 2011, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

- 1. **Current Property Owner:** William A. Jipson, Jr.
- 2. **Property:** 1918-1920 Forest Avenue, Portland, ME CBL: 324-A-001
Cumberland County Registry of Deeds, Book 27867, Page 183
Last recorded deed in chain of Title: June 23, 2010
- 3. **Variance and Conditions of Variance:**
To grant relief from section 14-14-120(a) & (b) of the closest residential zone, R-5, which rules this location for residential uses, to allow approximately 5,608 square foot of land area instead of the required 6,000 square foot.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 3rd day of February 2011.


City of Portland Zoning Board, Philip Saucier, Chair of

SCANNED

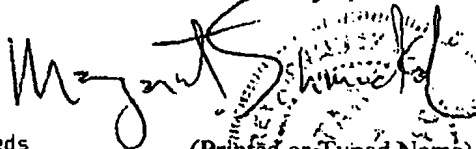
(Printed or Typed Name)

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on February 3, 2011

SEAL

Received
Recorded Register of Deeds
Feb 11, 2011 09:35:41A
Cumberland County
Pamela E. Lovley


(Printed or Typed Name)
Notary Public
Margaret Schmuckal
My term expires June 28, 2012

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Terry Smith, Esq.

1920 Forest Avenue
Portland, Maine

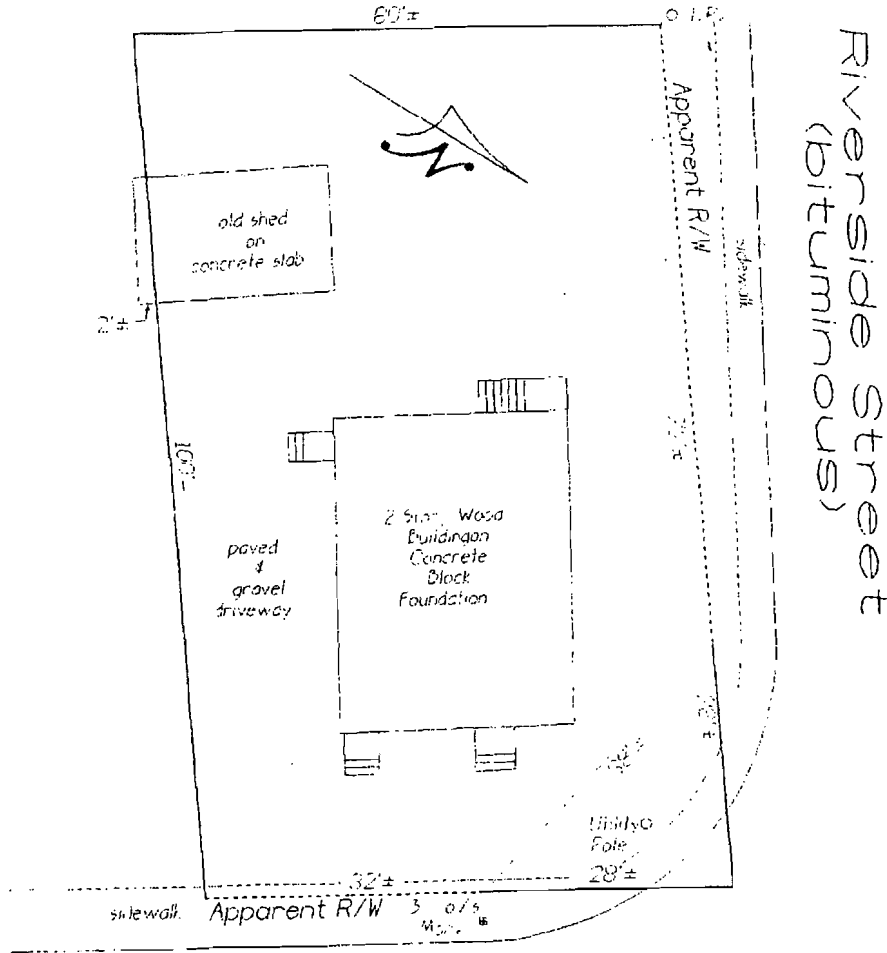
Job Number: 411-10

Inspection Date: 12-20-10

Scale: 1" = 20'

The monumentation is ~~not~~ in harmony with current deed description. Deed is Vague
 The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"
 The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.
 The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 230051 0001 B

BUYER: William A. Jipsom, Jr.
 SELLER: MeCap, LLC



Forest Avenue
(bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Handwritten signature

Bruce R. Bowman
 S. REGISTERED
 184 John Small Road
 Chebeague Island, Maine 04017
 Phone: (207) 846-1663
 Fax: (207) 846-1664



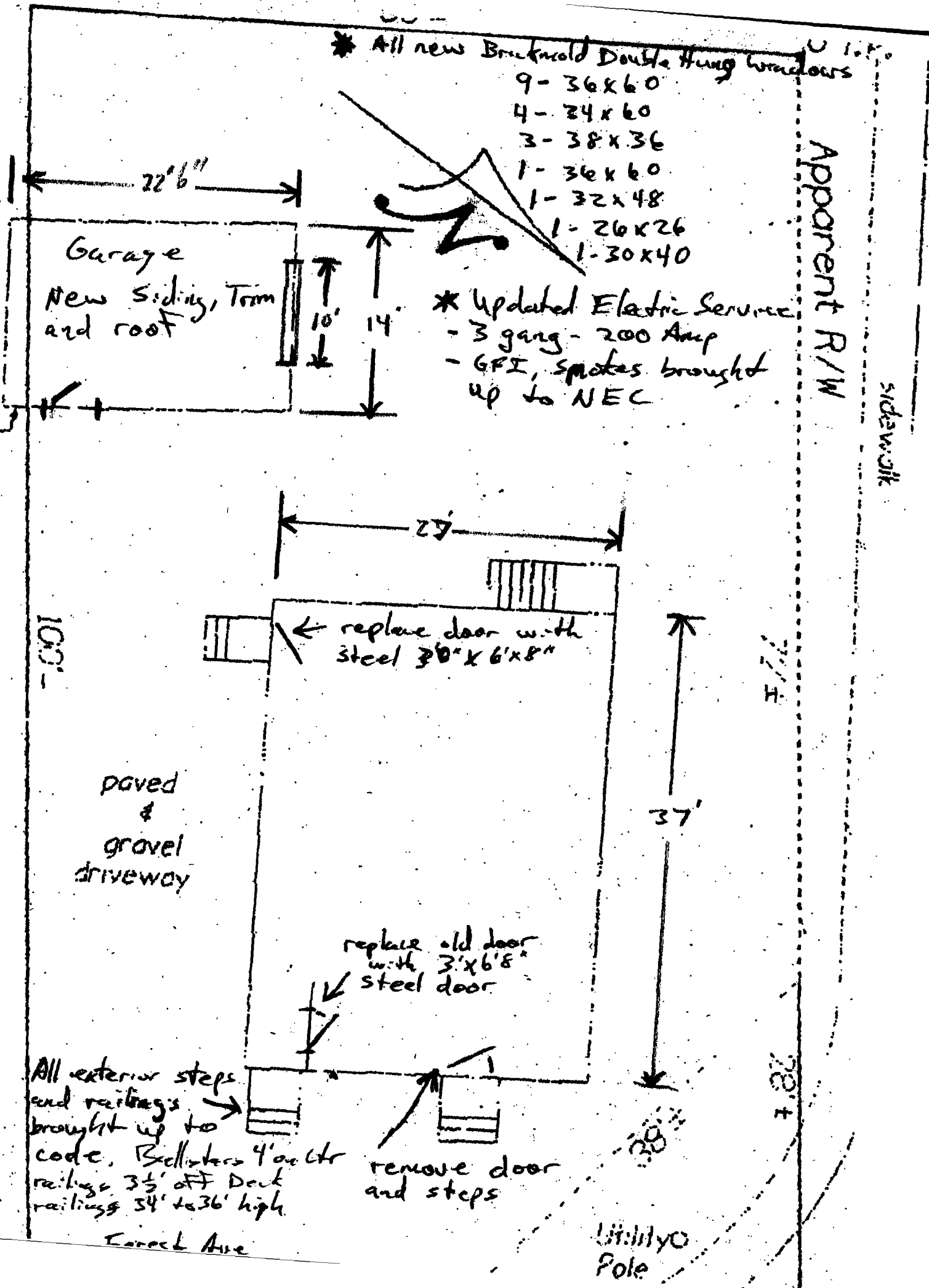
PLAN BOOK _____ PAGE _____ LOT _____
 DEED BOOK 27867 PAGE 183 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: _____

* All new Brunknold Double Hung windows

- 9 - 36x60
- 4 - 24x60
- 3 - 38x36
- 1 - 36x60
- 1 - 32x48
- 1 - 26x26
- 1 - 30x40

* Updated Electric Service
 - 3 gang - 200 Amp
 - GFI, splices brought up to NEC



Garage
New Siding, Trim
and roof

22'6"

10'
14'

27'

← replace door with
steel 30" x 6' x 8"

paved
&
gravel
driveway

replace old door
with 3' x 6' 8"
steel door

All exterior steps
and railings
brought up to
code. Ballisters 4' oc ctr
railings 3 1/2' off Deck
railings 34" to 36" high

remove door
and steps

Apparent R/W

sidewalk

37'

Utility
Pole

Kareck Ave

Thru

JELD-WEN

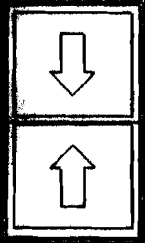
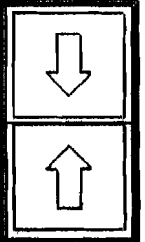
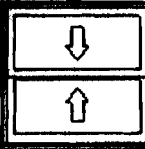
WINDOWS & DOORS

QUOTE BY: scook
SOLD TO: Bill Jipson

QUOTE #: J56900081
SHIP TO:

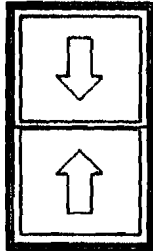
PO#:

PROJECT NAME: 1920 Forest Ave
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	NET UNIT PRICE	QTY	EXTENDED PRICE
Line- 1	Rough Opening: 36 X 60	VDH3660 Frame Size: 35 1/2 x 59 1/2 Brickmould Vinyl Double Hung Window Brickmould, White Ext, White Int, Vent Height = 30 , Low-E Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, AAMA, DP-20, U-Factor: 0.35, SHGC: 0.32, VLT: 0.55 PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA				
						
	Viewed from Exterior. Scale: 1/4" = 1'		\$204.42		9	\$1,839.78
Line- 2	Rough Opening: 34 X 60	VDH3460 Frame Size: 33 1/2 x 59 1/2 Brickmould Vinyl Double Hung Window Brickmould, White Ext, White Int, Vent Height = 30 , Low-E Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, AAMA, DP-20, U-Factor: 0.35, SHGC: 0.32, VLT: 0.55 PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA				
						
	Viewed from Exterior. Scale: 1/4" = 1'		\$198.92		4	\$795.68
Line- 3	Rough Opening: 38 X 36	VDH3836 Frame Size: 37 1/2 x 35 1/2 Brickmould Vinyl Double Hung Window Brickmould, White Ext, White Int, Vent Height = 18 , Low-E Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, AAMA, DP-20, U-Factor: 0.35, SHGC: 0.32, VLT: 0.55 PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA				
						
	Viewed from Exterior. Scale: 1/4" = 1'		\$165.04		3	\$495.12

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line- 4
Rough Opening:36 X 60

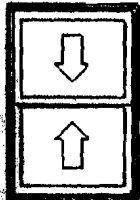


Viewed from Exterior. Scale: 1/4" = 1'

VDH3660
Frame Size: 35 1/2 x 59 1/2
Brickmould Vinyl Double Hung Window Brickmould, White Ext, White Int,
Vent Height = 30 ,
Low-E Clear Tempered ,
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Style Cam Lock(s), 2 Locks,
AAMA, DP-20,
U-Factor: 0.35, SHGC: 0.32, VLT: 0.54
PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA

\$299.56 1 \$299.56

Line- 5
Rough Opening:32 X 48

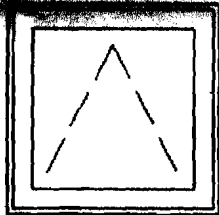


Viewed from Exterior. Scale: 1/4" = 1'

VDH3248
Frame Size: 31 1/2 x 47 1/2
Brickmould Vinyl Double Hung Window Brickmould, White Ext, White Int,
Vent Height = 24 ,
Low-E Clear
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Style Cam Lock(s), 2 Locks,
AAMA, DP-20,
U-Factor: 0.35, SHGC: 0.32, VLT: 0.55
PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA

\$174.15 2 \$348.30

Line- 6
Rough Opening:26 X 26

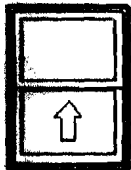


Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 25 1/2 x 25 1/2
Brickmould Vinyl Awning Window Brickmould, White Ext, White Int,
Venting,
Low-E Clear
Standard Screen with Fiberglass Mesh,
White Int Hardware,
AAMA, DP-50,
U-Factor: 0.30, SHGC: 0.27, VLT: 0.46
PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA

\$193.62 1 \$193.62

Line- 7
Rough Opening:30 X 40



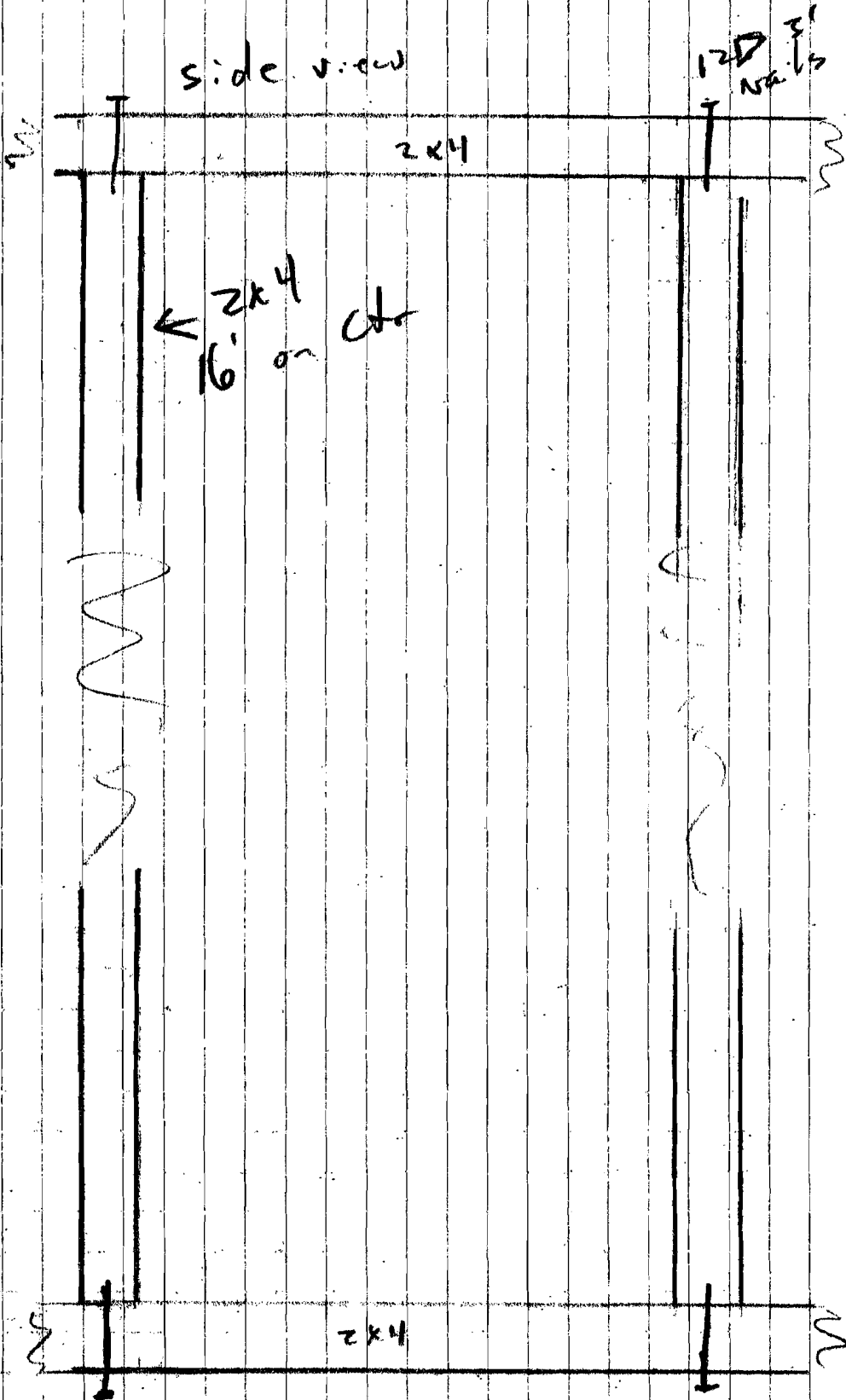
Viewed from Exterior. Scale: 1/4" = 1'

Frame Size: 29 1/2 x 39 1/2
Brickmould Vinyl Single Hung Window Tilt Brickmould, White Ext, White Int,
Vent Height = 20 ,
Low-E Clear
Standard Screen with Fiberglass Mesh,
White Int Hardware, Wen-Lock(s), 1 Lock,
AAMA, DP-20,
U-Factor: 0.35, SHGC: 0.33, VLT: 0.56
PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA

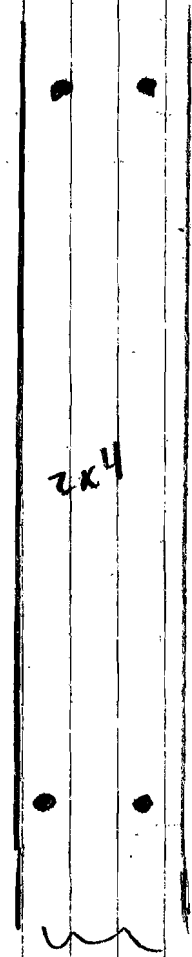
\$119.01 1 \$119.01

Total: \$4,091.07
Sub Total: \$4,091.07
NET TOTAL: \$4,091.07
Total Units: 21

Cross section



over view



T A X R E C E I P T
City of Portland, Maine
P O Box 544
Portland ME 041120544
207-874-8856

Paid by: JIPSON JR WILLIAM
PO BOX 7015
SCARBOROUGH ME 04070

Receipt#: 38609 / 924704
Batch: KELLYG 2/18/2011 00
Date paid: 2/18/2011

Account ID: 110257 Description: 119193-04
1920 FOREST AVE SEWER USER
Owner: MOSES KELLY &
 BRIAN STONE JTS
Account Number STONE, BRIAN

Year		Value	Rate	Base	Pen & Int	Coll fee	Total paid
2007	1 SW DEL	11270	0.01000	112.70	47.47		160.17
2007	1 SW LATE	96	0.01000	.96			.96
2007	1 FEE		1.00	1.00			1.00
2007	1 LIEN FEE		1.00	1.00			1.00
2007	1 FCLFEE		1.00	3.00			3.00
2007	1 MAIL 1		4.42	15.63			15.63
2007	1 MAIL 2		3.94	15.63			15.63
2007	1 MORT 3		6.80	21.28			21.28
2007	1 LIEN		35.00	45.00			45.00
	Year total:			216.20	47.47		263.67
2010	1 SW DEL	9932	0.01000	99.32	7.37		106.69
2010	1 SW LATE	180	0.01000	1.80			1.80
2010	1 FEE		3.00	3.00			3.00
2010	1 LIEN FEE		3.00	3.00			3.00
2010	1 MAIL 1		5.54	16.62			16.62
2010	1 MAIL 2		5.54	5.54			5.54
2010	1 LIEN		45.00	45.00			45.00
	Year total:			174.28	7.37		181.65
2011	1 SW DEL	42708	0.01000	427.08			427.08
2011	1 SW LATE	449	0.01000	4.49			4.49
	Year total:			431.57			431.57

Printed: 2/18/11 15:21:55

Receipt total: 876.89

Tender: CHECK 1223 1,098.29

Thank you for your tax payment; City of Portland, Maine Treasury Staff

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MECAP, LLC, a Maine Limited Liability Company, with a mailing address of 5 Milk Street, Portland, in the County of Cumberland, State of Maine, for Consideration Paid, GRANT with WARRANTY COVENANTS TO William A. Jipson, Jr., an individual with a mailing address of P.O. Box 7015, Scarborough, _____, the following described real estate: Maine 04070

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

Commencing at the point of intersection of the westerly side line of said Forest Avenue with the southerly sideline of Riverside Street, so called;

Thence southerly by said Forest Avenue line sixty (60) feet to a point;

Thence westerly and parallel with the southerly side line of said Riverside Street one hundred (100) feet to a point;

Thence northerly and parallel with said Forest Avenue line sixty (60) feet to said Riverside Street line;

Thence easterly by said Riverside Street line one hundred (100) feet to said Forest Avenue line and the point of beginning.

Excepting a lot or parcel of land described in deed of Jennie G. Doten to the City of Portland, recorded in Book 9548, Page 322 of the Cumberland County Registry of Deeds.

Meaning and intending to convey the same property as described in a deed from U.S. Bank National Association to MECAP, LLC of even date.

Reference is made to a deed of foreclosure recorded at Book 27867, Page 183 in said Registry.

In Witness Whereof, MECAP, LLC has caused this instrument to be executed this 5th day of ~~December, 2010.~~ January, 2011.

Signed, Sealed and Delivered
In the presence of:

MECAP, LLC

By:
Its manager

STATE OF MAINE
CUMBERLAND, SS

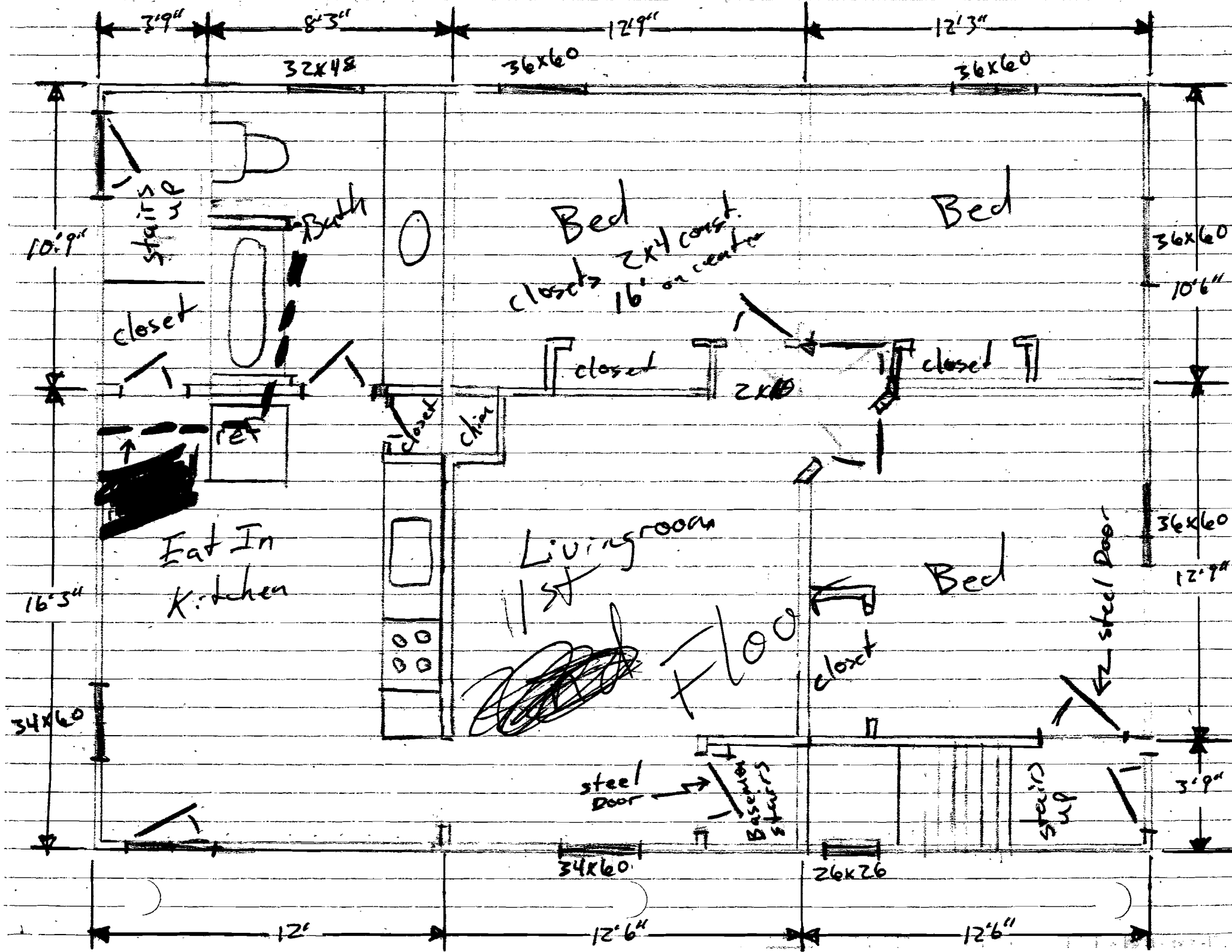
Dated: January 5, 2011

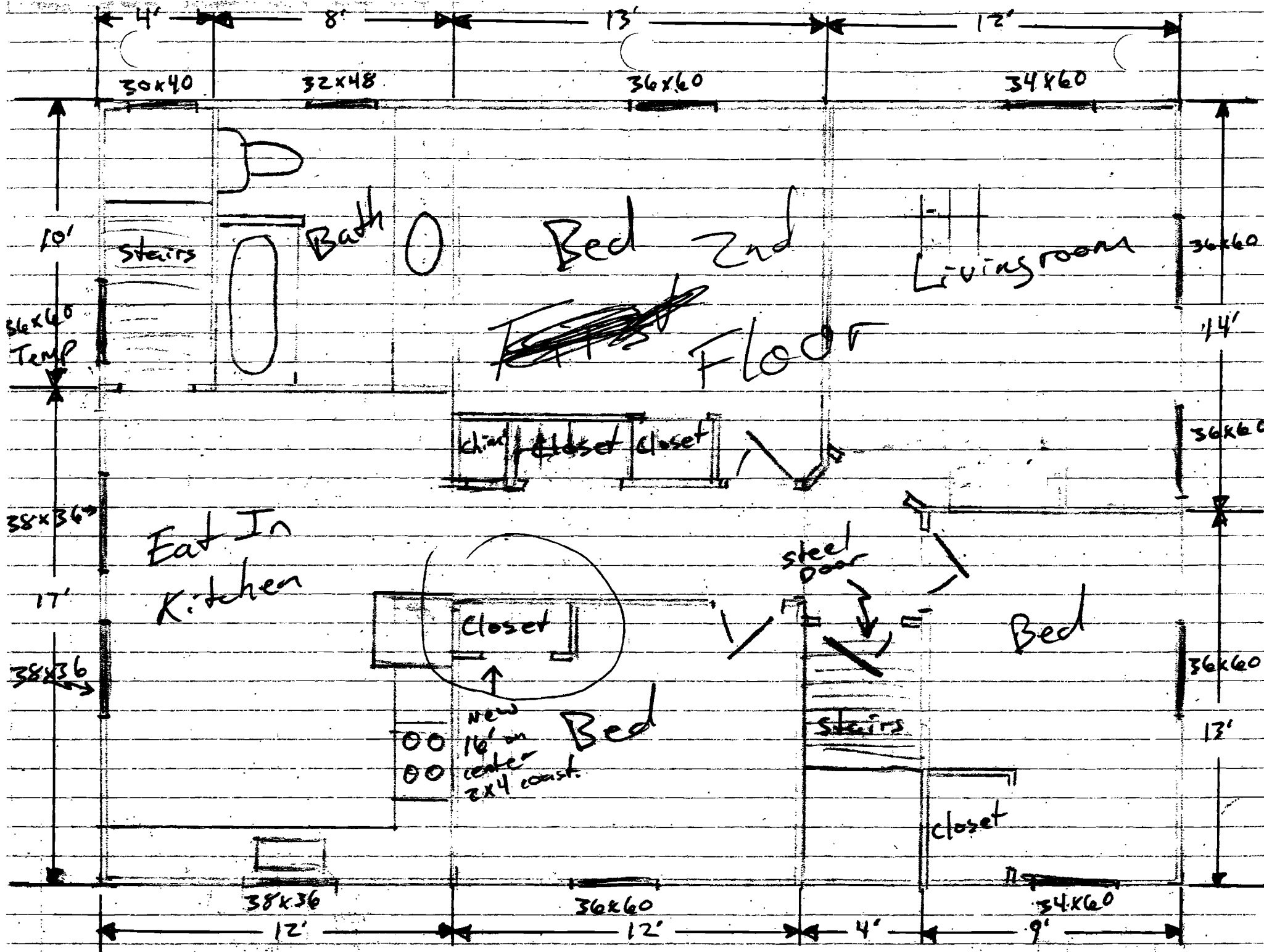
Personally appeared the above-named Scott Lalumiere in his capacity as manager of MECAP, LLC, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Company.

Before me,

Notary/Attorney at Law
Alan C. White

Received
Recorded Register of Deeds
Jan 05, 2011 03:37:43P
Cumberland County
Pamela E. Lovley







Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division



Issued to: William Jipson
Date Issued: 9/06/2011

Location: 1920 Forest Ave
CBL: 324 A001001

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-02-476, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Two Family Residence
Use Group R-3
Type 5B

Limiting Conditions: This is a change of use only permit and is not intended to certify building code compliance.

Approved: 9-6-11

Inspector

Inspections Division Director

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

Job No: 2011-02-476-DUP - #2011-2335	Date Applied: 3/30/2011	CBL: 324 - - A - 001 - 001 - - - - -	
Location of Construction: 1920 FOREST AVE	Owner Name: William Jipson	Owner Address: P.O Box 7015 AVE SCARBOROUGH, ME - MAINE 04070	Phone:
Business Name:	Contractor Name: GUY N DEROSIER	Contractor Address: PO BOX 1863 BIDDEFORD MAINE 04005	Phone: (207) 283-0401
Lessee/Buyer's Name:	Phone:	Permit Type: HVAC	Zone: B-2
Past Use: Two Family Dwelling	Proposed Use: Same: Two Family Dwelling - to install oil hot water boiler	Cost of Work: \$20,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: Signature: <i>AR</i>
Proposed Project Description: 1920 Forest Ave - instal oil hot water boiler		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
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 electrial work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>All original conditions on ch of use</i> <input type="checkbox"/> Wetlands <i>still in force</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Date: <i>3/30/11</i>	Zoning Appeal <input checked="" 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 checked="" type="checkbox"/> Not in Dist 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: <i>S</i>
	<div style="font-size: 4em; opacity: 0.5; position: absolute; top: -50px; left: 50%; transform: translate(-50%, -50%);">SCANNED</div> CERTIFICATION		

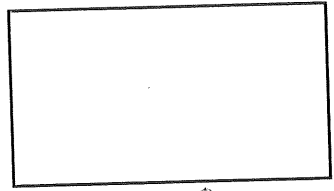
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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	PHON



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



Front Page Clearance info Venting info

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL 1920 Forest Ave. Portland Use of Building multi Family Date 3/29/11
 Name and address of owner of appliance Bill Jipson
P.O. Box 7015 Scarborough Me 04070
 Installer's name and address Guy Orosier 27 Bay St. Biddeford Me 04005
Applicant Telephone 207-283-0401

Location of appliance:

- Basement
- Attic
- Floor
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Budens
 U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # MS 5166
- Solid Fuel # _____
- Oil # MS 30007243
- Gas # _____
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____
- Metal
Factory Built U.L. Listing # _____
- Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank existing 275 gal

Number of Tanks 1

Distance from Tank to Center of Flame 8 feet.

Cost of Work: \$ 9000.00

Permit Fee: \$ 110

RECEIVED

MAR 30 2011

Dept. of Building Inspections
City of Portland Maine

Approved

Fire: _____
 Ele.: _____
 Bldg.: _____

Approved with Conditions

- See attached letter or requirement

Inspector's Signature

Date Approved

Signature of Installer

[Handwritten Signature]

3/30/11
2011-2335

Job Summary Report
Job ID: 2011-02-476-DUP

Report generated on Mar 30, 2011 2:39:24 PM

Job Type: Duplex New	Job Description: 1920 Forest Ave	Job Year: 2011
Building Job Status Code: In Review	Pin Value: 721	Tenant Name:
Job Application Date:	Public Building Flag: N	Tenant Number:
Estimated Value: 20,000	Square Footage:	<i>Property Owner</i>
Related Parties:	William Jipson	<i>PLUMBING CONTRACTOR</i>
	Derosier Plumbing & Heating - GUY DEROSIER	<i>ELECTRICAL CONTRACTOR</i>
	RANDYLL G. THOMPSON - RANDYLL THOMPSON	

oil hot water boiler

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
----------------------	---------------	--------------------------	-------------------	--------------	----------------	----------------	---------------------------	--------------------	---------------------

Location ID: 34554

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
D31440	324 A 001 001		M				-70.321563	43.700819

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				1920 FOREST AVENUE NORTH

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
TWO FAMILY		BUSINESS COMMUNITY					DISTRICT 8	RIVERSIDE

Structure Details

Structure: Duplex

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Two Family Dwelling				1920 FOREST AVENUE NORTH

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference

User Defined Property	Value
Fans	3
Fixtures-Incandescent	18
Meters	1

in Que

Job Summary Report
Job ID: 2011-02-476-DUP

Report generated on Mar 30, 2011 2:39:24 PM

User Defined Property	Value
Meters	3
Panels - Service	1
Panels - Service	2
Panels - Service	3
Ranges	2
Receptacles	20
Receptacles	60
Services Overhead under 800	1
Smoke Detectors	1
Smoke Detectors	6
Smoke Detectors	9
State ID	11582
Switches	12
Switches	30

Permit #: 20111511

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
34554	Duplex	Initialized	Change of use to 2 Residential			

Inspection Details

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Certificate of Occupancy Fee	\$75.00			2/24/11	1522	\$75.00		
Job Valuation Fees	\$220.00			2/24/11	1522	\$220.00		

Permit #: 20112332

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
34554	Duplex	Initialized	1920 Forest Ave			

Job Summary Report
Job ID: 2011-02-476-DUP

Report generated on Mar 30, 2011 2:39:24 PM

Page 3

Inspection Details								
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Plumbing Permit Fees	\$70.00							

Permit #: 20112334

Permit Data								
Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date		
34554	Duplex	Initialized	1920 Forest Ave					
Inspection Details								
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Electric Commercial Permit Fee	\$55.00							

Permit #: 20112335

Permit Data								
Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date		
34554	Duplex	Initialized	Install a Buderus in basement					
Inspection Details								
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
HVAC Permit Fee	\$110.00							



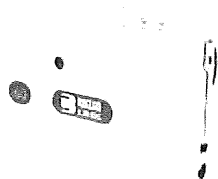
40-SERIES

OVERVIEW

DIMENSIONS

TECHNICAL DATA

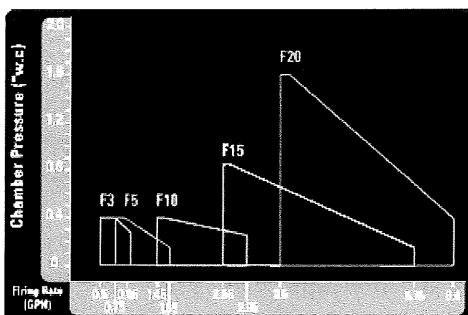
FEATURES



40-Series F3 - F20

On-Off • 0.5 - 6.4 GPH

Technical Data



Model

0.50 - 0.95	0.75 - 1.65	1.45 - 2.95	2.55 - 5.75	3.50 - 6.40
70 - 133	105 - 231	203 - 413	357 - 805	490 - 896
20 - 39	30 - 67	59 - 121	104 - 236	143 - 263

No heavier than Number 2 (Optional pump required for kerosene)

120v 60Hz 3250rpm

2.2amp

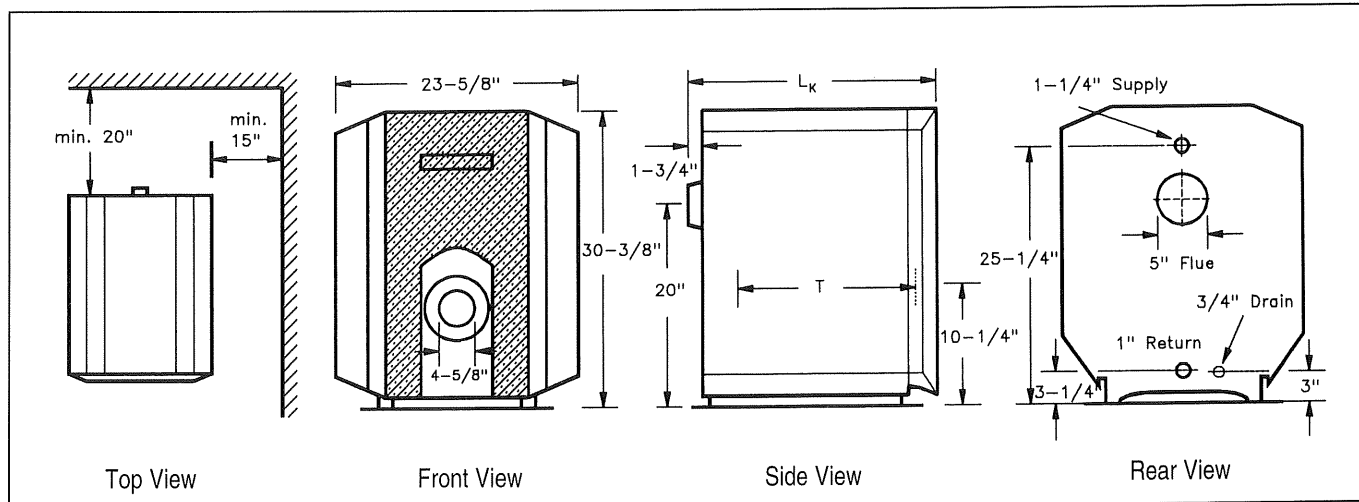
4.3amp

120 - 200 psi

40-Series oil burners are UL and CSA approved.



Dimensions and Technical Data for G115 Series Boilers



Note: G115 boiler approved for 6" side clearance. Above clearances are recommended for ample access.

Logano G115: Models from 74,000-120,000 BTU/Hr Heating Capacity



Boiler size	Number of sections	D.O.E. Heating Capacity	Net Rating	Firing Rate	Boiler Length L _K in.	Combustion Chamber Length T in.	Flue connection dia D _A in.	Water Content Gal.	Net Weight lbs.	AFUE %
		BTU/Hr.	BTU/Hr.	GPH						
21	3	74,000	64,000	0.60	21 1/8	16	5	8.7	331	86.5
28	4	98,000	85,000	0.80	25 3/4	20 1/2	5	10.8	403	86.8
34	5	120,000	104,000	1.00	30 1/2	25	5	12.9	476	86.0

Ratings based on a heating value of 140,000 Btu/gal of No. 2 Fuel Oil, breaching draft of -.02 to -.03 In. W.C. and 13% CO₂. Minimum chimney height: 15'. Buderus recommends the use of customized Becket AF11, Carlin EZ-1 and Riello F3 and F5 burners when firing G115 boilers with oil in chimney vent applications. Buderus Hydronic Systems, Inc. offers above burners customized, complete with L8148A aquastat, flexible oil line, circulator and flanges.

Logano G115 Sealed Combustion Oil Boilers

One of two ETL certified terminations are required for use with G115 Series boilers for direct vent applications. Both terminations are "zero clearance" systems for easy and versatile applications.

ETL approved with 2 4" 90° elbows and up to 6' of 4" regular smoke pipe for short vent runs. For longer runs, use up to 10 ft. of flexible stainless steel insulated oil vent.

Clearance requirements to combustibles for boiler and exhaust systems:

Front of Boiler	Side of Boiler	Rear of Boiler	Top of Boiler	Galv. Vent Pipe	Flex. Insulated Oil Vent	AT-4 Exhaust only Termination	FT-4 Concentric Pipe in Pipe Termination
24"	6"	18"	6"	18"	1"	1"	1"



Built in accordance with the requirements of the ASME Boiler and Pressure Vessel Code

Burner Options for Sealed Combustion: Carlin P10, Riello BF3 and BF5.

- Use 4" metal pipe for air intake. It is recommended to have at least 6' to 8' of 4" metal pipe as air intake in conditioned space in cold climates (below -20°F).
- Sealed combustion burners equipped with pre and post-purge cycles for complete exhaust of all combustion products and cools oil burner nozzle for positive shut-off.
- Extreme quiet operation with sealed combustion boilers eliminates chimney and lowers total system cost.

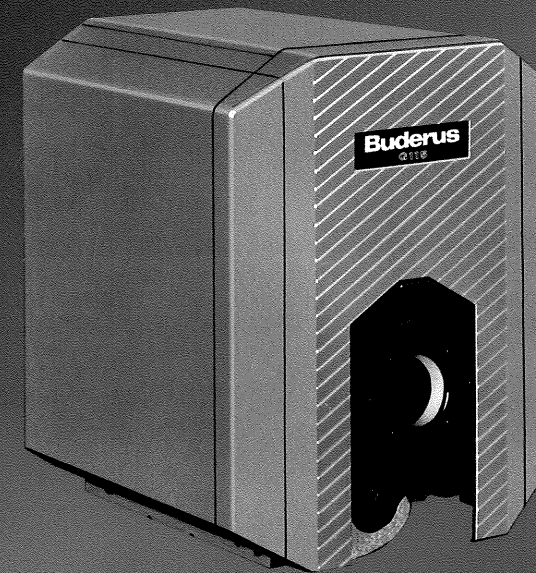
Buderus
HYDRONIC SYSTEMS

16 Industrial Way • Salem, NH 03079
Phone: (603) 898-0505 • Fax: (603) 898-1055
Website: www.buderus.net

Subject to change without notice.

Logano Residential Hot Water Boilers

Flexible, Corrosion Resistant GL-180M Cast Iron
High Efficiency, AFUE's above 86%
Full Swing Burner Door for Excellent Serviceability
Chimney and Sealed Combustion Options
74,000 to 120,000 BTU/Hr Models

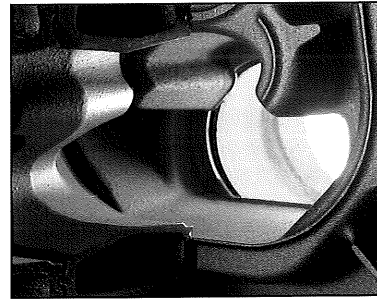


Logano G115 Series

Buderus Sets the World Standard in Service and Quality

Buderus is widely recognized as the world leader in hot water heating technology with boilers made from special low-temperature adapted, flexible and corrosion resistant GL-180M cast iron sections. Profiled and beveled steel push nipples ensure long leak-free life. Special sealing material provides a gas tight seal for operation. The G115 modified three pass boiler is unsurpassed in efficiency without leaving any residue due to:

- 1) Optimized combustion with positive pressure fired boilers and optimum chamber geometry without a heat consuming refractory or target wall.
- 2) Minimal stack losses with modified three pass flue design with large heat transfer areas.
- 3) Low standby losses with 3" thermal insulation around entire block (even underneath).

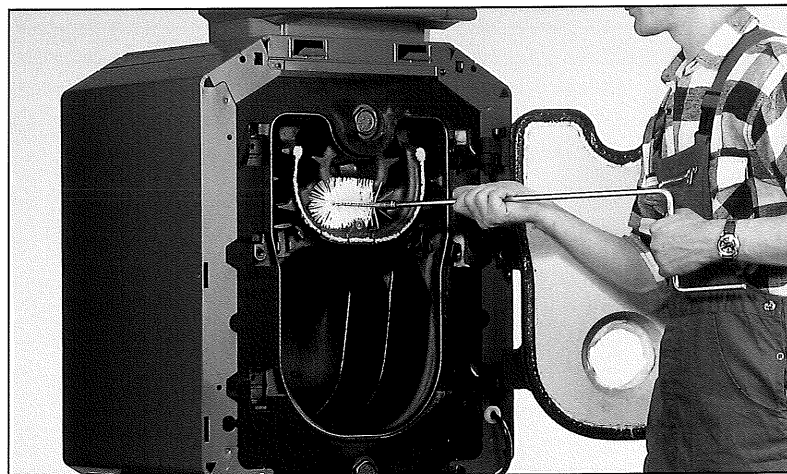


The Buderus special grey cast iron allows the combustion chamber and heating surface geometry to be ideally matched to the flame geometry and heat flow.

Logano G115 boilers extract and deliver more heat from every fuel dollar.

Installation and Maintenance Features:

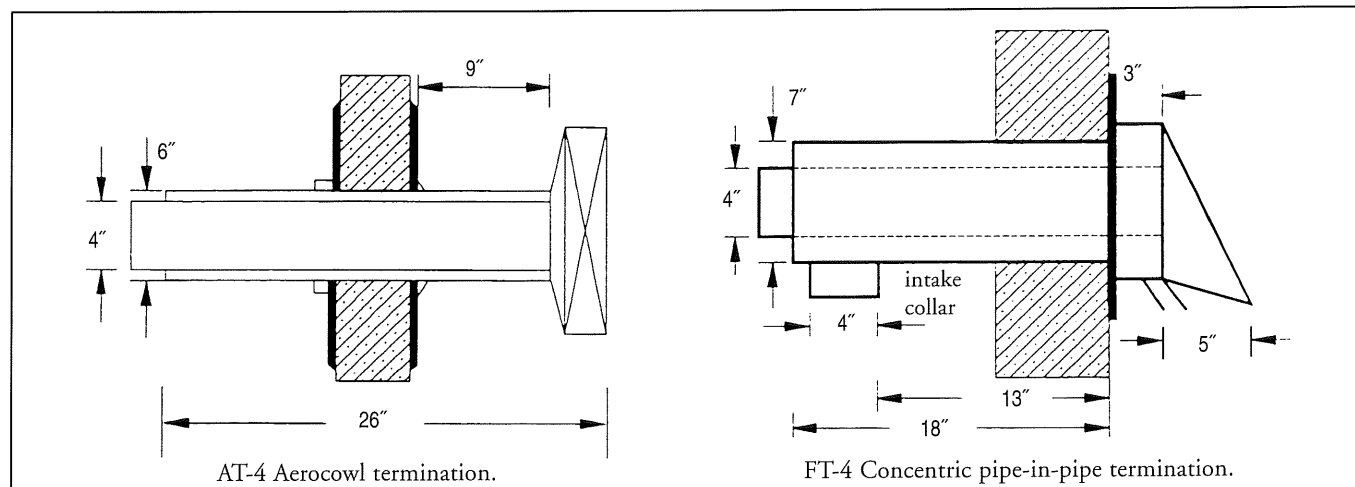
- 1) Full swing, reversible swing burner door for easy access, quick and thorough cleaning.
- 2) Adjustable screw-in feet for boiler leveling.
- 3) All rear tappings and flue connection for clean, finished appearance.
- 4) No refractory or target wall in chamber reduces maintenance and service costs.
- 5) Baffles and clips for adjusting stack temperatures.
- 6) Compact dimensions and integrated handles simplify transport and installation.
- 7) Front access plugs permit flushing of the water side of the boiler.



Buderus created the swing door on its combustion chamber for easy, thorough and proper cleaning. In fact, the Buderus boiler can be cleaned in a fraction of the time it takes to clean a conventional boiler, since it does not require disassembly.

Two Venting Options: Chimney Vent and Sealed Combustion without Power Venter.

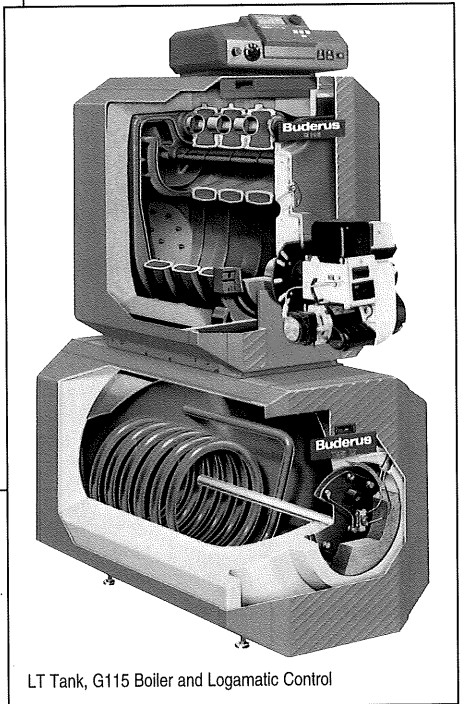
Vent into a chimney or directly through the wall with two ETL approved direct vent options.



Possible System Upgrades

Complement the G115 boiler with an indirect fired DHW storage tank

- Horizontal LT-tanks for small foot print.
- LT models from 36 to 79 gallons for every need.
- Vertical models for side by side installations.
- Vertical models from 42 to 106 gallons.
- Easy access port for cleaning of tank interior.
- "Duoclean" interior tank coating assures corrosion resistance for long life and easy cleaning.
- Large diameter coiled heat exchanger with excellent recovery rates.
- Heat exchanger capacity increases with tank size.
- Magnesium or electric anode rod for active corrosion protection.



Logano G115 and LT Tank Stackable Combinations

	G115/21	G115/28	G115/34
LT135	•	•	
LT160	•	•	
LT200	•	•	•
LT300	•	•	•

Buderus Logamatic Control Systems

- Low temperature boiler control for superior comfort, maximum fuel efficiency and quiet system operation.
- Complete heating system control based on outdoor temperature and indoor feedback with BFU sensor.
- Priority DHW heating with intelligent post-purge.
- Custom operation with adjustable factory heating programs.
- Fine-tuned radiant floor control with FM241 module.
- Dual boiler or 2-stage single boiler firing with FM242 module.
- Continuous self diagnostics with error display.
- Integrates all major control functions of hydronic systems.
- Emergency switch for override operation.

