

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

Location of Construction: 112 Tucker Ave. Lot #3 04103		Owner: *Design Dwellings		Phone: 839-2631		Permit No: 000016
Owner Address: *22 MacArthur Circle So. Port. 04105		Lessee/Buyer's Name: Sargey Migunora		Business Name:		
Contractor Name: Design Dwellings		Address: 65 Main St. Gorham 04038		Phone: 839-2631		Permit Issued: PERMIT ISSUED JAN 11 2000
Past Use: Vacant		Proposed Use: Single Family		COST OF WORK: \$ 70,000.00 PERMIT FEE: \$ 444.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group 4-3 Type 53 BOCA 96 Signature: <i>[Signature]</i>		
Proposed Project Description: Construct New Split Foyer Single Family Home				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		Zone: CBL: Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: GD		Date Applied For: GD January 6, 2000				

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

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: January 6, 2000	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

COMMENTS .

10-12-00 See Amended permit

CBC: 332-B-012

permit: 000016

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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

20000004

I. D. Number

Design Dwellings Inc.

Applicant

65 Main Street, Gorham, ME

Applicant's Mailing Address

SAA

Consultant/Agent

839-2631

Applicant or Agent Daytime Telephone, Fax

1/6/00

Application Date

single family split foyer #3

Project Name/Description

112 Tucker Ave, Portland Maine 04103

Address of Proposed Site

332-B-012

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) Lot 3 unfin. basement no gara

975
Proposed Building square Feet or # of Units

10,379

Acreage of Site

R-2

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 \$300.00 Subdivision _____ Engineer Review _____ Date: 1/6/00

DRC Approval Status:

Reviewer Gordon Smith for Steve Bushey

- Approved Approved w/Conditions see attached Denied

Approval Date 1/12/00 Approval Expiration 1/12/01 Extension to _____ Additional Sheets Attached

Condition Compliance Gordon Smith for Steve Bushey signature 1/12/00 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	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	
	date	remaining balance	
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	
	date		
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	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	
	date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	submitted date	amount	expiration date

1/13/00

Permit Issued
without DRC
Sign - I was out
Sick - I mailed
copy of req.
to owner
@

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

20000004

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single family split foyer #3

Project Name/Description

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Address of Proposed Site

332-B-012

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved Subject to Site Plan Review Addendum Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 112 Tucker Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

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.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage. Construction of 20' wide drainage easement between lot 3 & 4 of Tucker Woods Subdivision shall be completed prior to occupancy. This must be coordinated with the owner of lot 4.

The applicant shall be responsible for all installation and maintenance of necessary erosion control measures. The applicant shall minimize and be responsible to sweep all tracking of mud onto Tucker Avenue.

The applicant shall NOT remove any trees within the 20' undisturbed buffer.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

2. Separate permits shall be required for future decks, sheds, pools, and/or garage.

3. This permit is not approving any rear decks nor any garages.

4. Please note to pass on to potential purchaser: There is a 20' undisturbed/Natural buffer and drainage easement on the rear of this

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

Valuation: \$70,000.00 Plan Review # 0022/2000
 Fee: \$444.00 Date: 7 January 2000

Building Location: 112 Tucker Ave. (Lot #3) CBL: 332-B-012

Building Description: Single Family Dwelling

Reviewed by: S. Noffses

Use or Occupancy: R-3 Type of Construction: 5-B

Correction List		
NO:	Description	Code Section
1.	All site plan and building Code requirements shall be completed before a Certificate of occupancy can or will be issued	111.0
2.	Foundation drains shall comply with section 1813.5.2	1813.5.2
3.	Foundation anchor shall comply with Section 2305.17	2305.17
4.	Water proofing & damp proofing shall comply with Section 1813.0	1813.0
5.	Concrete protect shall comply with section 1908.0	1908.0
6.	Chimney & Vents shall comply with NFPA 211 - BOCA Mech. 93 Chapter 12	NFPA 211
7.	Guardrails & Handrails shall comply with	1021.0 1022.0

No.	DESCRIPTION	Code Section
7,	with sections 1021-1022.0	1021
		1022
8,	STAIR Construction shall comply with section 1014.0	1014.0
9,	Sleeping room egress shall comply with section 1010.4	1010.4
10,	Smoke detectors shall comply with section 920.3.2	920.3.2
11,	Ventilation of attic or crawl space shall comply with section 1210.0	1210.0
12,	Fastening Schedule shall comply with section Table 2305.2	Table 2305.2
13,	Boring, cutting and notching shall comply with sections 2305.3, 2305.3.1, 2305.4.c) §2305.5.1.	2305.3 2305.3.1 2305.4.c) 2305.5.1
14,	Bracing shall comply with section 2305.16	2305.16
15,	Glass and glazing shall comply with section 2405.0	2405.0

Foundations (Chapter 18)

Wood Foundation (1808)

- NA Design
- NA Installation

Footings (1807.0)

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

Foundation Walls

- X Design (1812.1)
- X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- SR Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- SR Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- SR ^{Attic} Crawl space (1210.2) Ventilation
- SR Crawl opening size (1210.2.1)
- _____
- _____
- _____
- _____

Floors (Chapter 16-23)

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

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

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

Roof Coverings (Chapter 15)

- X Approved materials (1404.1)
- X Performance requirement (1505)
- X Fire classification (1506)*
- X Material and installation requirements (1507)
- NO Roof structures (1510.0)
- X Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- SR Masonry (1206.0)
- NA Factory - built (1205.0)
- NA Masonry fireplaces (1404)
- NA Factory - built fireplace (1403)

**Mechanical
1993 BOCA Mechanical Code**

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

State Plumbing Code

Public water
Public sewer

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

- SA 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)

- NA General (407)
- | Beneath rooms (407.3)
- | Attached to rooms (407.4)
- | Door sills (407.5)
- | Means of egress (407.8)
- | Floor surface (407.9)
- _____
- _____

Egress (Chapter 10)

- X One exit from dwelling unit (1010.2)
- SA Sleeping room window (1010.4)
- X EXIT DOOR (1017.3) 32" W 80" H
- X Landings (1014.3.2) stairway
- NA Ramp slope (1016.0)
- SA Stairways (1014.3) 36" W
- SA Treads (1014.6) 10" min.
- SA Riser (1014.6) 7 3/4" max.
- SA Solid riser (1014.6.1)
- NA Winders (1014.6.3)
- NA Spiral and Circular (1014.6.4)
- SA Handrails (1022.2.2.) Ht.
- SA Handrail grip size (1022.2.4) 1 1/4" to 2"
- SA Guards (1012.0) 36" min.

Smoke Detectors (920.3.2)

- SA Location and interconnection
- SA Power source

Dwelling Unit Separation
Table 602

NA

Applicant: Design Dwellings

Date: 1/10/2000

Address: 112 Tucker Ave (lot #3)

C-B-L: 332-B-012

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - on street New 1 family dwelling - split foyer

24' (foundation) x 38'

26' (top floor)

Sevage Disposal - City

No garage - No Deck

Lot Street Frontage - 50' req - 80' shown

Front Yard - 25' req. - 34' to the 2' overhang (36' to the foundation)

Rear Yard - 25' req. - 45' shown from edge of B.H.

Side Yard - 14' req - 15' & 27' shown

Projections - rear bulkhead - 2ft front cantilever - left side entry & stairs

Width of Lot - 80' req - 80' shown

Height - Considered 2 story

Lot Area - 10,000[#], 10,379[#] shown

Lot Coverage/ Impervious Surface - 20% or 2075.0[#] max ok

Area per Family - 10,000[#]

24' x 38' = 912[#]

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - mm or minor # 2000000[#]

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Flood Panel #1 - Zone C

- * 20' undisturbed/natural buffer and drainage easement
- * 10' drainage easement along the right lot line

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

20000004

I. D. Number

Design Dwellings Inc.
Applicant
65 Main Street, Gorham, ME
Applicant's Mailing Address
SAA
Consultant/Agent
839-2631
Applicant or Agent Daytime Telephone, Fax

1/6/00
Application Date
single family split foyer #3
Project Name/Description

112 Tucker Ave, Portland Maine 04103
Address of Proposed Site
332-B-012
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) Lot 3 unfin. basement no gara
975 10,379 R-2
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 \$300.00 Subdivision _____ Engineer Review _____ Date: 1/6/00

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved **Approved w/Conditions** see attached Denied
Approval Date 1/10/00 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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

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

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DRC Conditions of Approval

Planning Conditions of Approval

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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. This permit is not approving any rear decks nor any garages.
4. Please note to pass on to potential purchaser: There is a 20' undisturbed/Natural buffer and drainage easement on the rear of this property. It shall not be destroyed nor filled in without written permission from the City. The 20' buffer is also used as part of your rear set back requirement. This office shall require a written notification from the planning division prior to any construction activities that require reduced setbacks.
5. Please also note to pass on the potential purchaser: There is a 10' drainage easement along the right side lot line which shall be properly maintained.

Fire Conditions of Approval

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DEVELOPMENT REVIEW APPLICATION
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single family split foyer #3
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Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Lot 3 unfin. basement**
975 **10,379**
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
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 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **1/6/00**

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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

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	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

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

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

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

Location/Address of Construction: <i>lot #3 Tucker Ave ext. - 112 Tucker Ave Extension</i>			
Total Square Footage of Proposed Structure <i>975</i>		Square Footage of Lot <i>10,379</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>332</i> Block# <i>B</i> Lot# <i>12</i>		Owner: <i>* Design Dwellings Inc.</i>	Telephone#: <i>839-2631</i>
Lessee/Buyer's Name (If Applicable) <i>Sergey Migunora</i>		Owner's/Purchaser/Lessee Address: <i>50, Portland</i>	Cost Of Work: <i>\$70,000</i> Fee: <i>\$444.00</i>
Proposed Project Description:(Please be as specific as possible) <i>24/26x38 Split Foyer / unF cellar. - S Family</i>			
Contractor's Name, Address & Telephone <i>Design Dwellings Inc. 65 main St. Gorham</i>			Rec'd By: <i>(Signature)</i>

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

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

4) Building Plans (Sample Attached)

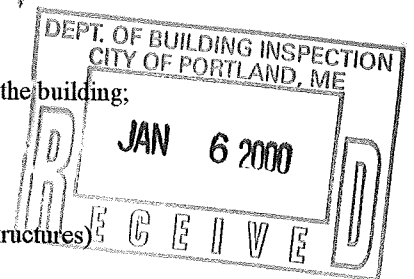
- A complete set of construction drawings showing all of the following elements of construction:
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and dampproofing
 - Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

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

Signature of applicant: <i>(Signature)</i>	Date: <i>1-6-00</i>
--	---------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



CITY OF PORTLAND, ME PERMIT REQUEST STREET OPENINGS

PERMIT NUMBER _____
DIG SAFE NUMBER _____

24 HOUR NO: _____

Company Name: Design Dwellings Inc. Date of Request 1-6-00
Address: 65 Main St. Gorham Phone No: 839-2631
Hereby request permission to excavate lot #3 Tucker Ave Ext.

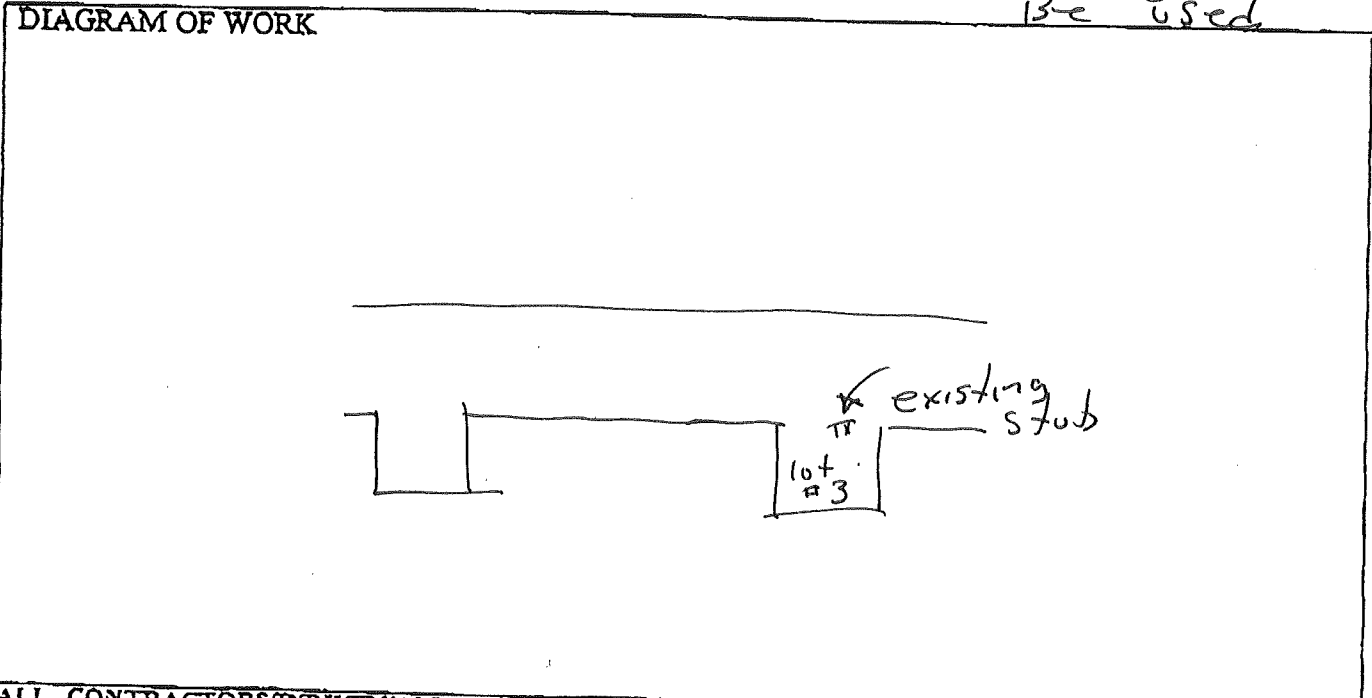
Beginning _____ Ending _____ dates of proposed work.

Purpose, scope, and limits of work to be done; including the utility and description of materials to be used:
Connection of Sewer SDR-35 to existing
Stub on lot

If this is an EMERGENCY, has work been completed? YES _____ NO _____

Location, size, and number of pavement cuts anticipated: None - this work
will not enter the City's R.O.W.

Method of excavation and backfill with certified soil test; gravel reports must include stockpile location address: Excavator - Backfill with native Soil no gravel to
Be used



ALL CONTRACTORS/INDIVIDUALS MUST NOTIFY THE CITY OF PORTLAND, PUBLIC WORKS STREET OPENING INSPECTOR AT 874-8841, 24 HOURS BEFORE EXCAVATING. ALSO, YOU MUST NOTIFY PPW WASTEWATER & DRAINAGE AT 874-8467 FOR INSPECTION BEFORE BACKFILLING SEWER DRAIN CONNECTIONS FOR INSPECTIONS. A MINIMUM OF 4 HOURS NOTICE IS NEEDED. FIVE WORKING DAYS NOTIFICATION MUST BE GIVEN FOR ALL SEWER CONNECTIONS MADE BY THE CITY.

Book 14510
06019 1/29/99

DESIGN.QUITCLAIM.DMK.2
01.14.99

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Portland, a body politic and corporate in the County of Cumberland, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by Design Dwellings, Inc., a Maine corporation with a place of business at 65 Main Street, Gorham, County of Cumberland, State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim to the said Design Dwellings, Inc., its successors and assigns, a certain lot or parcel of land described in Schedule A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Duane G. Kline, its duly authorized Director of Finance, this 14 day of January, 1999.

Janette Josephi
Witness

CITY OF PORTLAND
By: [Signature]
Duane G. Kline
Director of Finance

STATE OF MAINE
CUMBERLAND, ss.

Date: Jan. 14, 1999

Personally appeared the above-named Duane G. Kline in his capacity as the Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,
Donna M. Katsiafikas
Notary Public/Attorney at Law

Donna M. KATSIAFIKAS
Printed Name

Legal Description
Land to be conveyed
from the City of Portland
to Design Dwellings, Inc.

EXHIBIT A

A certain lot or parcel of land, together with the improvements thereon, situated on the easterly side of Tucker Avenue, in the City of Portland, County of Cumberland, and the State of Maine, being more particularly bounded and described as follows:

Beginning at an 5/8 inch rebar with cap "STI" to be set at the most westerly corner of land now or formerly of Bernard Higgins, at the southeasterly sideline of Tucker Avenue Extension, being approximately 217.04 feet southwesterly of its intersection with Newell Street;

Thence S 62°-01'-08" E along land now or formerly of Higgins and of Robert Titcomb, a distance of 150.00 feet to a 5/8 inch rebar with cap "STI" to be set at the northwesterly sideline of Beal Street;

Thence S 27°-58'-42" W along the northwesterly sideline of Beal Street, a distance of 450.00 feet to the northeasterly sideline of land formerly of Theresa M Risbara;

Thence N 62°-01'-18" W along land formerly of Risbara, a distance of 150.00 feet to the southeasterly sideline of Tucker Avenue Extension;

Thence N 27°-58'-42" E along the southeasterly sideline of Tucker Avenue Extension, a distance of 230.00 feet to a 5/8 inch rebar with cap "STI" to be set at land now or formerly of Donna L. Currier;

Thence S 62°-01'-18" E along land now or formerly of Currier, a distance of 75.00 feet to a 5/8 inch rebar with cap "STI" to be set;

Thence N 27°-58'-42" E along land now or formerly of Currier, a distance of 120.00 feet to a 5/8 inch rebar with cap "STI" to be set;

Thence N 62°-01'-18" W along land now or formerly of Currier, a distance of 75.00 feet to a 5/8 inch rebar with cap "STI" to be set;

Thence N 27°-58'-42" E along the southeasterly sideline of Tucker Avenue Extension, a distance of 90.00 feet to the Point of Beginning.

The total area of the here-in-described parcel is approximately 58,500 square feet.

Reference is made to a plan entitled "Final Subdivision Plan of Tucker Avenue Extension for Design Dwellings, Inc."; by Sebago Technics, Inc., dated October 6, 1998, and still under revision, to be recorded at the Cumberland County Registry of Deeds.

Meaning and intending to describe the following City of Portland Tax Lots:

Map 332, Block D, Lots 12-19, 23-33, 47

Map 330, Block D, Lots 2-4, 13-15

MWE:mwe/jc

January 4, 1999

A certain lot or parcel of land located on the easterly side of Riverside Industrial Parkway in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the easterly sideline of Riverside Industrial Parkway at the northerly corner of land now or formerly of Melvin E. Ireland as described in a deed recorded in the Cumberland County Registry of Deeds in Book 2981, Page 724 and at the westerly corner of land now or formerly of Theresa M. Risbara as described in a deed recorded in said Registry in Book 6947, Page 144;

Thence by the following courses and distances:

N 62°-01'-18" W, a distance of 20.00 feet to a point;

N 27°-59'-41" E, a distance of 691.28 feet to a point and the southerly sideline of Newell Street;

N 82°-58'-48" E by the southerly sideline of said Newell Street, a distance of 97.50 feet to a point in the southerly sideline of said Newell Street and the westerly sideline of Tucker Avenue;

S 14°-28'-57" W along the westerly sideline of said Tucker Avenue, a distance of 213.09 feet to an angle point in the westerly sideline of said Tucker Avenue;

S 27°-58'-42" W along the westerly sideline of said Tucker Avenue, a distance of 180.00 feet to a point and the easterly corner of land now or formerly of Theresa M. Risbara as recorded in a deed in said Registry in Book 7011, Page 156;

N 62°-01'-18" W by land of said Risbara, a distance of 109.70 feet to a point;

S 27°-59'-41" W by land of said Risbara, a distance of 150.00 feet to a point;

S 62°-01'-18" E by land of said Risbara, a distance of 109.74 feet to a point and the westerly sideline of said Tucker Avenue;

S 27°-58'-42" W by the westerly sideline of said Tucker Avenue, a distance of 120.00 feet to a point and the easterly corner of land now or formerly of Theresa M. Risbara as described in a deed recorded in said Registry in Book 6947, Page 144;

N 62°-01'-18" W by land of Risbara, a distance of 109.77 feet to a point;

S 27°-59'-41" W by land of said Risbara, a distance of 90.00 feet to the point of beginning.

The above described parcel contains 63,183 square feet, or 1.44 acres, and being shown as land now or formerly of the City of Portland on a plan entitled, "Recording Plat of Tucker Avenue Extension by Sebago Technics, Inc. dated October 6, 1998 and revised January 6, 1999.

Bearings are referenced to True North.

Meaning and intending to convey the interest acquired by the City of Portland by virtue of the following Collector's Tax Deeds:

Deed dated February 28, 1956, recorded March 27, 1958 in Book 2401, Page 236;

Deed dated February 26, 1971, recorded June 6, 1973 in Book 3407. Page 193;

Deed dated February 27, 1965 recorded August 2, 1967 in Book 3005, Page 520;

Deed dated February 28, 1935, recorded March 23, 1945 in Book 1776, Page 227;

Deed dated February 27, 1970, recorded June 6, 1973 in Book 3407, Page 187;

Deed dated February 24, 1932, recorded March 23, 1945 in Book 1776, Page 123.

Also meaning and intending to convey a portion of the lot acquired by the City of Portland from the following warranty deeds:

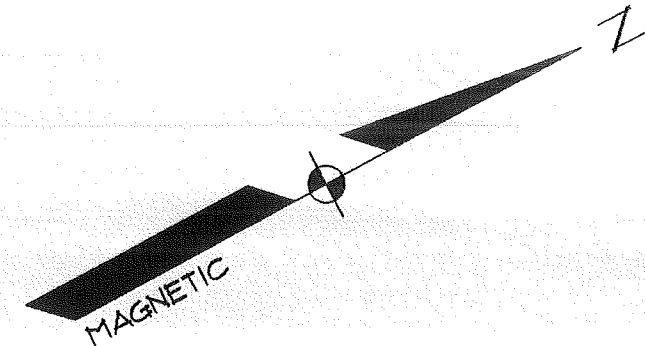
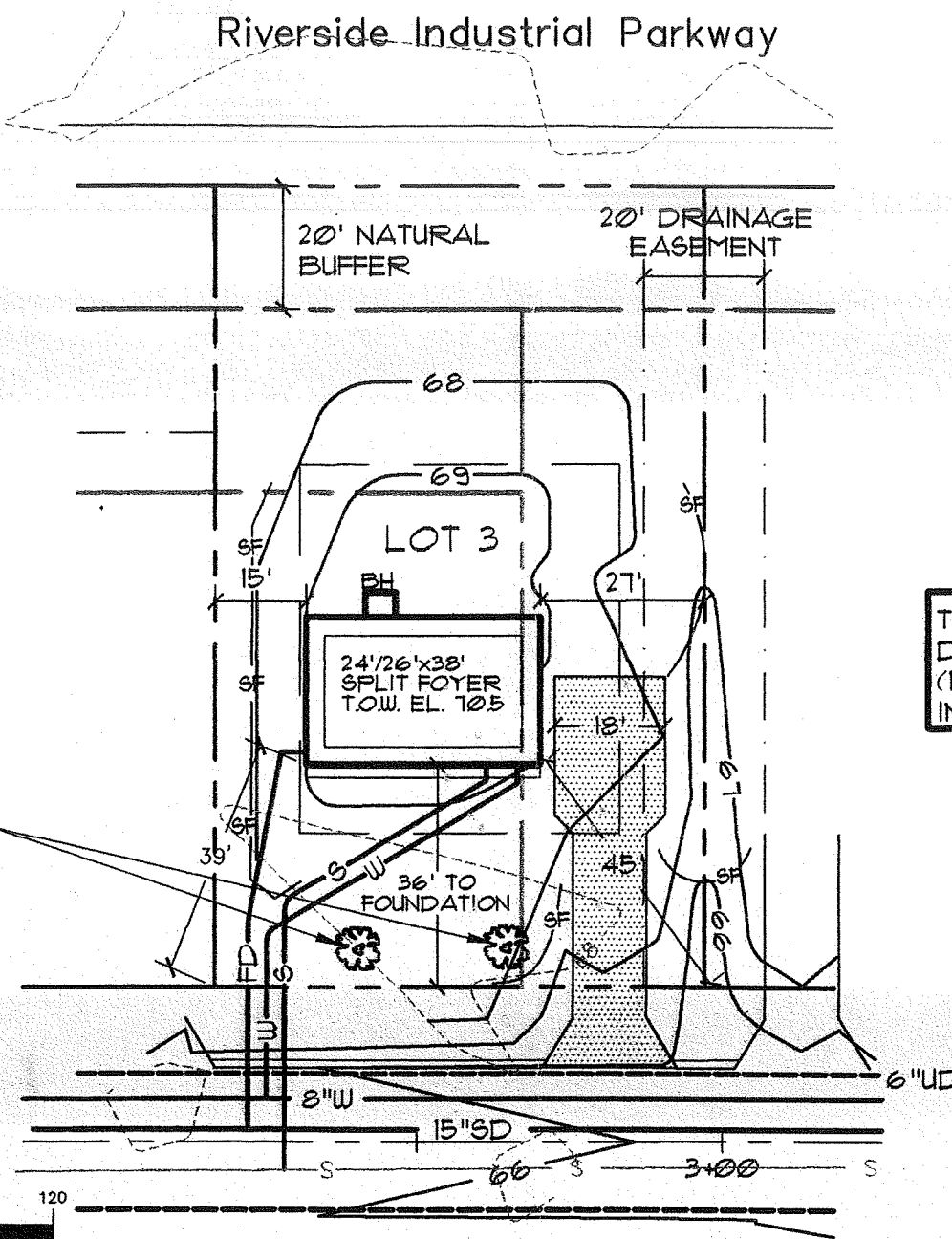
1. Deed of Olive M. Williamson to City of Portland, dated January 11, 1965 recorded in Book 2879, Page 84;
2. Deed of Catherine Connolly to City of Portland, dated March 31, 1964, recorded in Book 2814, Page 327;
3. Deed of Catherine H. Myatt to City of Portland, dated March 31, 1964, recorded in Book 2816, Page 178;
4. Deed of Thomas E. Greaney to City of Portland, dated March 12, 1964, recorded in Book 2816, Page 192;
5. Deed of Melvin E. Ireland and Katherine G. Ireland to City of Portland, dated March 31, 1964, recorded in Book 2816, Page 184;
6. Deed of Albert T. Webster to City of Portland, dated November 18, 1963, recorded in Book 2816, Page 198.

All deeds recorded in the Cumberland County Registry of Deeds.

NOTE:

1. ELEVATION AND UTILITY LOCATION TAKEN FROM SHEET 3 OF 5 (GRADING PLAN) TUCKER AVENUE EXTENSION.
2. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. " BEST MANAGEMENT PRACTICES (B.M.P.'S) FOR EROSION CONTROL & SEDIMENTATION CONTROL
3. IF TWO TREES EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK, THEY MAY BE SUBSTITUTED FOR THE PROPOSED STREET TREES AS LONG AS THE SPECIES IS ON THE CITY'S APPROVED LIST.

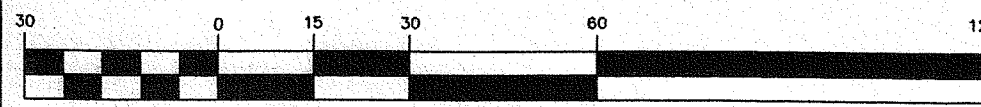
Riverside Industrial Parkway



TBM
DMH-2 RIM EL = 66.6
(MIDDLE OF STREET
IN FRONT OF LOT 2)

REQUIRED STREET TREES
TO BE PLANTED, SEE
NOTE 3.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Sebago Technics
Engineering & Planning for the Future
12 WESTBROOK COMMON
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

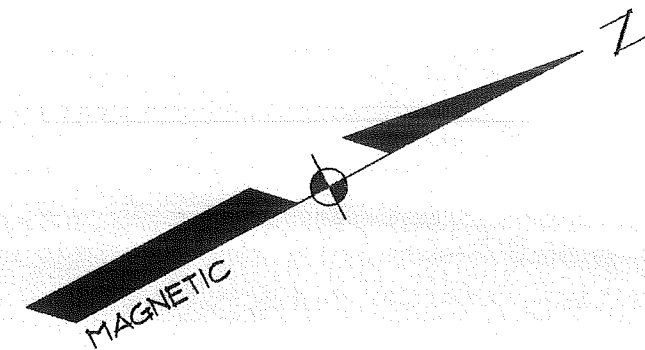
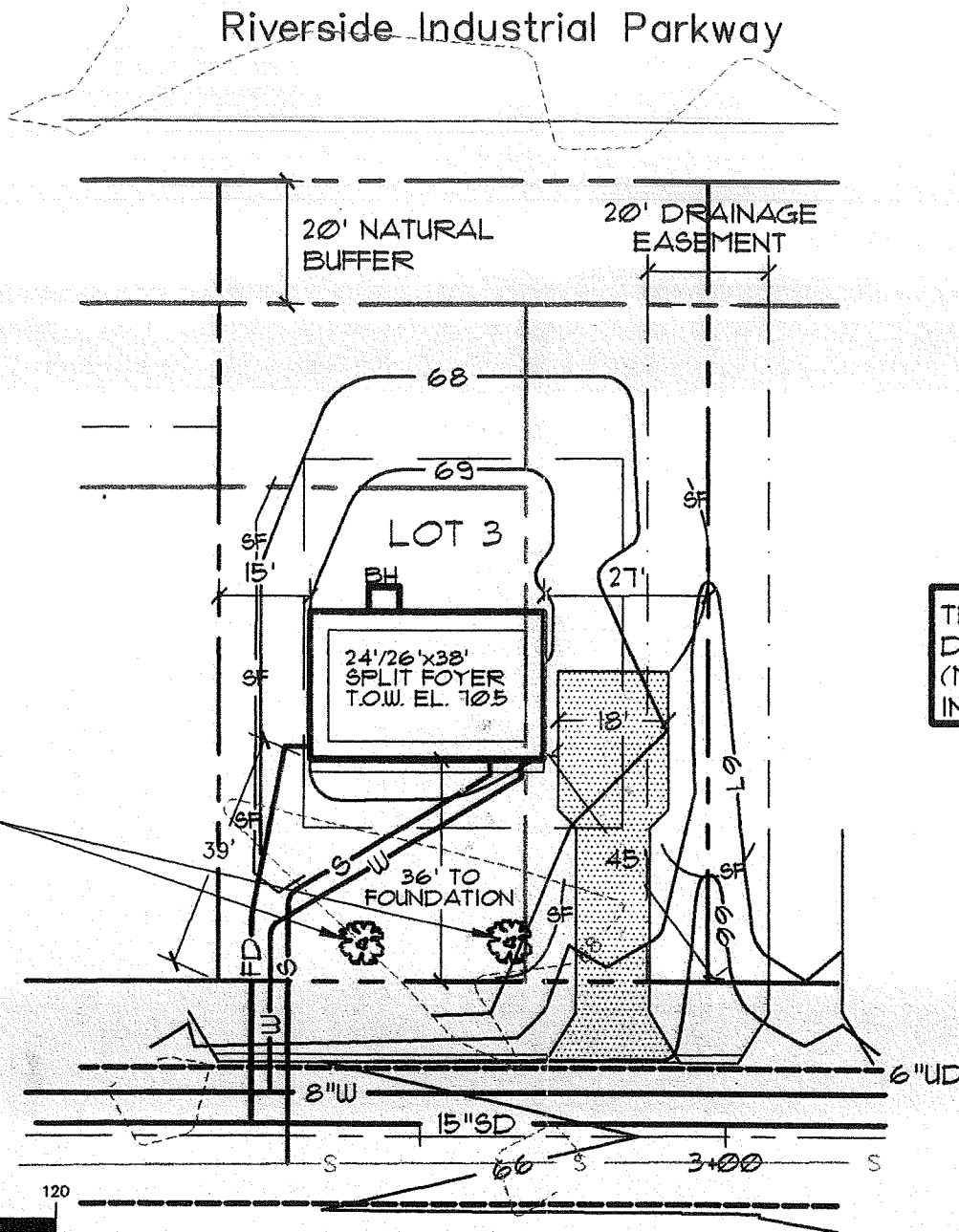
SINGLE FAMILY RESIDENCE PLOT PLAN
OF:
LOT 3 TUCKER WOODS SUBDIVISION
TUCKER AVENUE
PORTLAND, ME
FOR:
DESIGN DWELLINGS, INC.
65 MAIN STREET
GORHAM, ME 04038

DESIGN BY:	
DRAWN BY:	PLS
CHECKED BY:	JRS
DATE:	1-04-00
SCALE:	1"=30'
FIELD BK:	-----
PROJ. NO:	98475
DRAWING:	LOT3.DWG
SHEET 1 OF 1	

NOTE:

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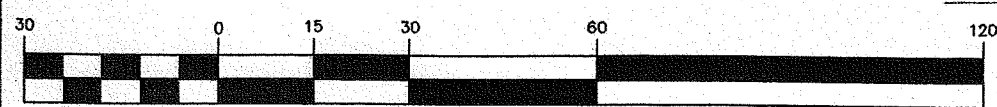
Riverside Industrial Parkway



TBM
DMH-2 RIM EL = 66.6
(MIDDLE OF STREET
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REQUIRED STREET TREES
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