

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

Location of Construction: 125 Tucker Avenue Lot#11		Owner: Design Dwellings Inc.		Phone: 839-2631 839-4509		Permit No: 990750	
Owner Address: 50 Ledgewood Drive, Falmouth, ME		Lessee/Buyer's Name: David Horr		Phone:		Business Name:	
Contractor Name: **Design Dwellings Inc.		Address: 65 Main St. Gorham, ME 04038		Phone: 839-2631		Permit Issued: JUL 15 1999	
Past Use: vacant		Proposed Use: New 1-Family with split foyer.		COST OF WORK: \$ 80,000		PERMIT FEE: \$ 420.00	
Proposed Project Description: Build new single family dwelling with split foyer.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 43 Type 5 BOCA 96		CITY OF PORTLAND	
		Signature:		Signature: <i>Huff</i>		Zone: CBL: R-2 332-D-018	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		Zoning Approval: <input type="checkbox"/> 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 major <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: UB		Date Applied For: June 25, 1999					

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..

\*\*\* Mail to: Design Dwellings Inc.  
65 Main St.  
Gorham, ME 04038

**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

June 25, 1999

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

2

COMMENTS

7/13 Reconstructions For Subdivision with See DuChaine & Brian Leavitt

8/3 Foundation - body of foundation, drainage, damp proof set backs ok, except for bulkhead protrusion. Discussed on-site with Brian Leavitt. Phone call with See DuChaine agrees to move bulkhead to side as depicted on approved site plan (DC)

8/11 Bulkhead moved Foundation OK (DC)

9-2 checked septic under slab w/ Dave Caddell, will have to pour slab 6" to account for pitch, Framer (Rick) will adjust Framing heights per code. JB

10/1/99 Framing & Rough Plumbing all ok except headroom in storage area basement discussed w/ Rick Ober (DC)

11/2/99 Final - All ok except need to ~~send~~ <sup>send</sup> appropriate 1st Floor plan and Right side elevation (mirrored) as built, extend minimum 30" Landing at side steps for electric service code requirement, build permanent step at egress window in basement for minimum 44" height. JB

11/3 First Floor plans sent  
Landing extended  
Step of basement window installed JB

Inspection Record

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 125 Tucker Avenue 332-D-018

Issued to Design Dwellings

Date of Issue November 2, 1999

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. 990751, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single family  
Type 5B  
Use group R-3  
BOCA 1996

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

11-3-99 *Jennie Barte*

(Date)

Inspector

*[Signature]*

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

11/4/99

*[Signature]*

**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.

**NOTE\*\*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>Tucker Ave Exd, lot #11</u>			
Total Square Footage of Proposed Structure <u>1423</u>		Square Footage of Lot <u>12,000</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>332</u> Block# <u>D</u> Lot# <u>18</u>		Owner: <u>Design Dwellings, Inc.</u>	Telephone#: <u>839-2631</u>
Lessee/Buyer's Name (If Applicable) <u>David Harr</u>		Owner's/Purchaser/Lessee Address: <u>50 Redwood Drive Fern.</u>	Cost Of Work: <u>\$20,000</u> Fee: <u>\$420.00</u>
Proposed Project Description:(Please be as specific as possible) <u>Single Family Split Foyer.</u>			
Contractor's Name, Address & Telephone <u>Design Dwellings, Inc. 65 Main St. Gorham, Me</u> <u>839-2631</u> <u>04038</u> Rec'd By: <u>WBS</u>			

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:

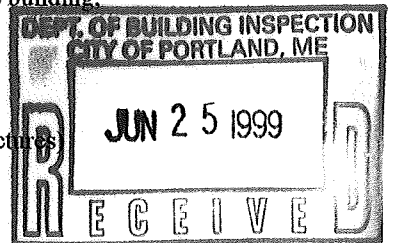
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- 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

420.00 CBST  
+ 300.00 MN/SITE FEE  
720.00 /MN

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: <u>Marie LaViolette</u>	Date: <u>6/25/99</u>
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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.



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 778 1121  
FAX 207 778 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

*Journal*

**TO:** Code Enforcement

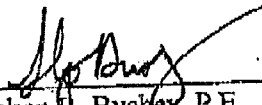
**FROM:** Steve Bushey, Acting Development Review Coordinator

**DATE:** November 3, 1999

**RE:** Request for Permanent Certificate of Occupancy  
#125 Tucker Avenue (Lot 11)

On November 2, 1999, DeLuca-Hoffman Associates, Inc. staff reviewed the single-family residence at #125 Tucker Avenue for compliance with the site plans conditions of approval and a request for a certificate of occupancy.

All the conditions of the site plan approval have been met. It is my opinion that a permanent certificate of occupancy could be issued, providing Code Enforcement has no outstanding issues.

  
 \_\_\_\_\_  
 Stephen R. Bushey, P.E.

c: Kendi Talbot, Planning Department

September 8, 1999

Dave Cardell  
City of Portland  
Zoning Office  
Portland, Maine

Re. Tucker Avenue, Design Dwellings

Dear Mr. Cardell:

I was hired by Design Dwellings Inc. to set property pins and foundation locations for Lots 9, 10, 11 and 12 Tucker Avenue Subdivision.

After construction said foundations were field-checked and were found to conform to zoning setback requirements.

Respectfully,

 #1172

Daniel J. Dalfonso  
Land Surveyor  
119 Scamman Street  
South Portland, Maine 04106  
(207) 799-5931



BUILDING PERMIT REPORT

DATE: 30 June 99 ADDRESS: LOT #11 Tucker Ave. CBL: 332-D-018  
 REASON FOR PERMIT: Single Family Dwelling  
 BUILDING OWNER: Design Dwelling Inc  
 PERMIT APPLICANT: " "  
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-B

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \* 1, 2, 3, 4, 5, 9, 11, 12, 13, 14, 15, 19, 26, 27, 28, 29, 30, 32, 33 #31

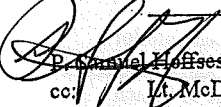
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be

installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.

20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- X 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X 28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- X 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *see attached*
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34.
- 35.
- 36.

  
Marge Schmuckal, Building Inspector  
cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

PSH 12-14-98

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**



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

19990086

I. D. Number

**Design Dwellings**

Applicant \_\_\_\_\_

65 Main St, Gorham, ME 04038

Applicant's Mailing Address \_\_\_\_\_

Marie Laviolet

Consultant/Agent \_\_\_\_\_

839-2631

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

6/28/99

Application Date

Tucker Ave Lot 11

Project Name/Description

125 Tucker Ave

Address of Proposed Site

332-D-018

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) **no garage**

1423 sq. ft.

12000 sq. ft.

R-2

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid:    Site Plan \_\_\_\_\_    Subdivision \_\_\_\_\_    Engineer Review **\$300.00**    Date: **6/28/99**

**Inspections Approval Status:**

Reviewer Marge Schmuckal

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

Approval Date 7/14/99    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**

19990086

I. D. Number

**Design Dwellings**

Applicant  
**65 Main St, Gorham, ME 04038**  
Applicant's Mailing Address  
**Marie Laviolet**  
Consultant/Agent  
**839-2631**  
Applicant or Agent Daytime Telephone, Fax

6/28/99

Application Date

**Tucker Ave Lot 11**

Project Name/Description

**125 Tucker Ave**

Address of Proposed Site

**332-D-018**

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 (2" - 2 1/2" caliper deciduous or 6' - 7' evergreen).

Your new street address is now 125 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.

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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on site. A crushed stone construction entrance shall be placed at the proposed curb cut.

**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. A 20' wide undisturbed/natural buffer & drainage easement shall remain in a natural state per individual lot deed.
3. Separate permits shall be required for future decks, pool, sheds, and/or garage.

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

19990086

I. D. Number

**Design Dwellings**

Applicant

**65 Main St, Gorham, ME 04038**

Applicant's Mailing Address

**Marie Laviolet**

Consultant/Agent

**839-2631**

Applicant or Agent Daytime Telephone, Fax

**6/28/99**

Application Date

**Tucker Ave Lot 11**

Project Name/Description

**125 Tucker Ave**

Address of Proposed Site

**332-D-018**

Assessor's Reference: Chart-Block-Lot

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**Fire Conditions of Approval**

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

Valuation: \$180,000.00 Plan Review # 883-99  
 Fee: \$420.00 Date: 30 June 99

Building Location: LOT 411 Tucker Ave. CBL: 332-D-018

Building Description: Single Family dwelling

Reviewed by: S. Hoffses

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

Correction List		
NO:	Description	Code Section
1.	All site plan's building code requirements shall be completed before a Certificate of occupancy can or will be issued	111.0
2.	Foundation drains	1813.5.2
3.	Foundation anchors	2305.17
4.	Waterproofing & damp proofing	1813.0
5.	Chimneys & Vents NFPA #211 BOCA Mech. / 92 Chapter #12	
6.	Guardrails & Handrails	1014.2
7.	Stair Construction	1014.0
8.	Sleeping room egress window	1010.1
9.	Smoke detectors	920.3.2
10.	Ventilation attic/crawl spaces	1210.0
11.	bdg. Fastening Schedule	Table 2305.2
12.	Ventilation space BOCA Mech/93 Chapter M16.	

Correction List

	Correction List	
NO:	Description	Code Section
13	Boring Cutting and Notching 2305.4.4	2305.5.1-2305.5.3
14	Glass & Glazing	Chapter 24

Foundations (Chapter 18)

Wood Foundation (1808)

- ~~NA~~ Design
- ~~NA~~ Installation

Footings (1807.0)

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

Foundation Walls

- ~~X~~ Design (1812.1)
- ~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- ~~SA~~ Water proofing and damp proofing Section 1813
- ~~X~~ Sill plate (2305.17)
- ~~SA~~ Anchorage bolting in concrete (2305.17)
- ~~X~~ Columns (1912)
- ~~SA~~ Crawl space (1210.2) Ventilation
- ~~SA~~ Crawl opening size (1210.2.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Floors (Chapter 16-23)

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

### Floors (contd.)

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

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



Egress (Chapter 10)

- ~~1~~ 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

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 жалousies (2402.5)  
\_\_\_\_ Human impact loads (2405.0)  
\_\_\_\_ Specific hazardous locations (2405.2)  
\_\_\_\_ Sloped glazing and skylights (2404)  
\_\_\_\_  
\_\_\_\_  
\_\_\_\_  
\_\_\_\_

Private Garages (Chapter 4)

NCA General (407)  
\_\_\_\_ Beneath rooms (407.3)  
\_\_\_\_ Attached to rooms (407.4)  
\_\_\_\_ Door sills (407.5)  
\_\_\_\_ Means of egress (407.8)  
\_\_\_\_ Floor surface (407.9)  
\_\_\_\_  
\_\_\_\_  
\_\_\_\_

**Roof-Ceiling Construction (Chapter 23)**

- Roof rafters - Design (2305.15) spans
- Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- Roof trusses (2313.3.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Roof Coverings (Chapter 15)**

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

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

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

**Mechanical  
1993 BOCA Mechanical Code**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Applicant: Design Dwelling Tax Date: 7/6/99  
Address: 125 Tucker Ave, (lot #11) C-B-L: 332-D-10

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New  
Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - Construct New single family dwelling with split  
10 garage Foyer

Sevage Disposal - City

Lot Street Frontage - 50' req - 50' shown

~~Front~~ Front Yard - 25' req - ~~21' shown~~ 26' shown

Rear Yard - 25' req - ~~30' shown~~ 25' shown

Side Yard - 14' req - 28' & 40' shown

~~Set on~~ ~~Site~~ ~~at~~ ~~Plot~~ ~~Plan~~ ~~Revised~~ Projections - off side steps, deck - front stairs - 2' front cantilever -  
rear bulkhead → shown

Width of Lot - 80' req - 100' +

Height - 2 Story

Lot Area - 10,000 sq ft req - 12,000 sq ft shown

Lot Coverage/ Impervious Surface - 20%

Area per Family - 10,000 sq ft ~~12,000~~

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor 19990086

Shoreland Zoning/ Stream Protection - N/A

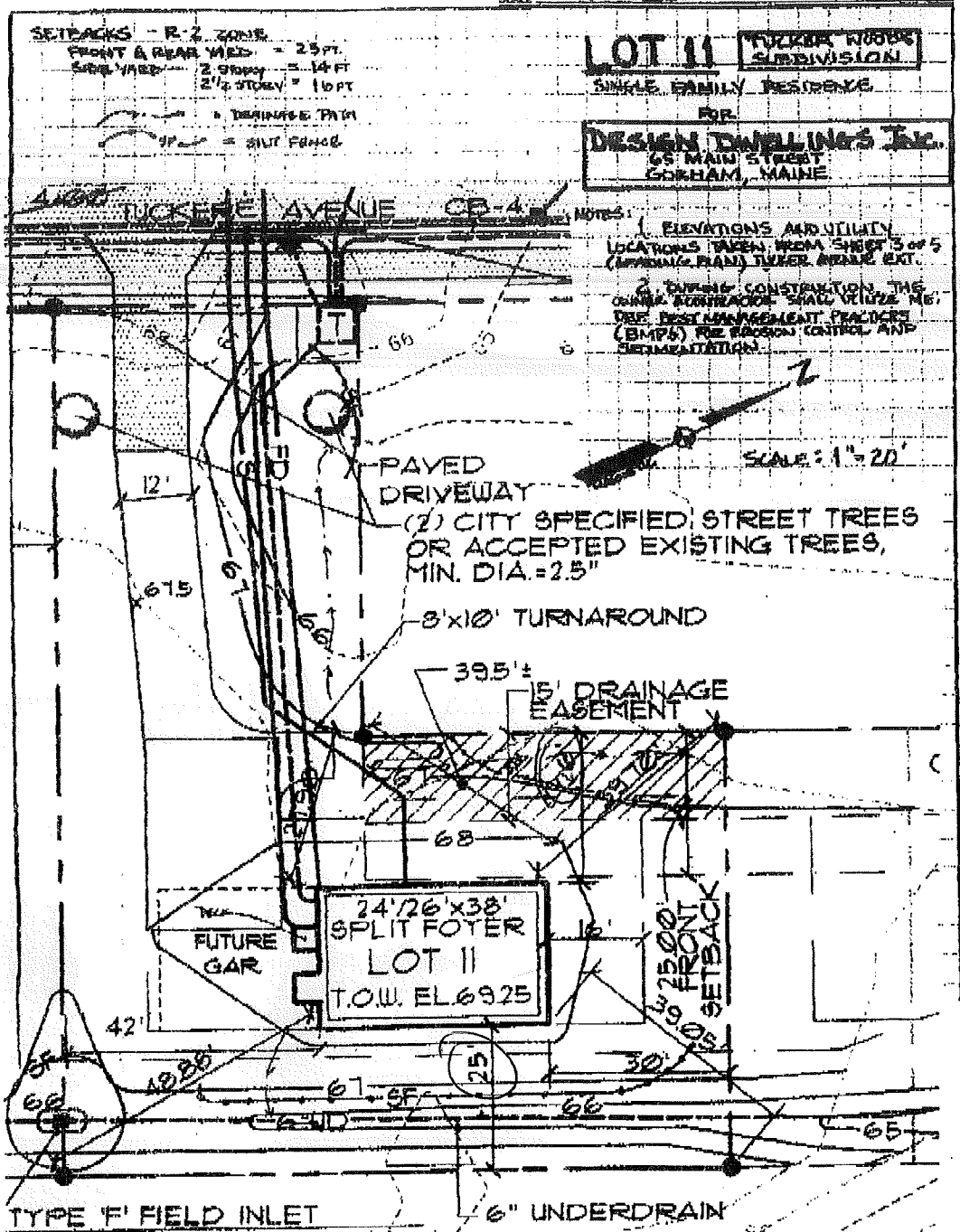
Flood Plains - Panel 1 - Zone C

A 20' wide undisturbed/natural buffer & drainage easement shall remain  
in a natural state per individual lot deed.

received New  
plot plan 7/14/99

P.O. Box 1339  
WESTBROOK, MAINE 04098  
(207) 856-0277 FAX (207) 856-2206

CALCULATED BY: JBS DATE: 6-17-99  
CHECKED BY: DATE: 8-7-99  
SCALE: 1" = 20'



*use for plot plan*

*received 7/14/99*

# PLUMBING APPLICATION

332 D 010

Department of Human Sciences  
Division of Health Engineering

## PROPERTY ADDRESS

Town or Plantation: City of Portland  
 Street: 125 Tucker Ave. Lot # 11  
 Subdivision Lot #

## PROPERTY OWNERS NAME

Last: Design Dwellings Inc.

Applicant Name: Solersky & Son's Plg & Htg.

Mailing Address of Owner/Applicant (If Different): P.O. Box 242 Cape Elizabeth, Me. Cape Elizabeth Maine 04107

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

9.02.99

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PORTLAND Permit Issued: 19 12 1999 PERMIT # 7006 \$ 48 STATE COPY FEE  Double Fee Charged

626 Local Plumbing Inspector Signature L.P.I. # 011241

## PERMIT INFORMATION

### This Application is for

### Type of Structure To Be Served:

### Plumbing To Be Installed By:

- NEW PLUMBING
- RELOCATED PLUMBING

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY \_\_\_\_\_

- MASTER PLUMBER
  - OIL BURNERMAN
  - MFG'D. HOUSING DEALER/MECHANIC
  - PUBLIC UTILITY EMPLOYEE
  - PROPERTY OWNER
- LICENSE # 02309

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	<u>2</u>	Hosebibb / Sillcock	<u>1</u>	Bathtub (and Shower)
		Floor Drain	<u>2</u>	Shower (Separate)
<b>OR</b>		Urinal	<u>1</u>	Sink
		Drinking Fountain	<u>2</u>	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	<u>2</u>	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	<u>1</u>	Clothes Washer
		Grease / Oil Separator	<u>1</u>	Dish Washer
<b>OR</b>		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
TRANSFER FEE (\$6.00)		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	<u>10</u>	Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			<u>2</u>	Fixtures (Subtotal) Column 2
			<u>12</u>	<b>Total Fixtures</b>
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			<u>48</u>	<b>Permit Fee (Total)</b>

DESIGN DWELLINGS, INC.  
CONTRACT FOR THE SALE OF REAL ESTATE

June 10, 1999

Received of David Hork

of 50 Ledgewood dr, Falm. Me

Telephone number 775 6583 deposit held by the seller, the sum of  
(\$ \_\_\_\_\_) \_\_\_\_\_ dollars as earnest money

and in part payment on account of the purchase price of the real estate situated in the

County of CUMBERLAND, and State of Maine described as follows:

LOT 11 Ficker Ave w/ 2426/38 split per plans  
And Specs.

The following items to be included in the sale are represented in the plans and specification sheets which is signed of the same date by all parties.

The total purchase price being (\$ \_\_\_\_\_),

\_\_\_\_\_ Dollars payment to be made as follows:

\$ \_\_\_\_\_ deposit upon signing of this contract.

\$ \_\_\_\_\_ additional deposit due on or before June 25, 1999

\$ \_\_\_\_\_ Balance upon completion.

Said earnest money is received and held by DESIGN DWELLINGS, INC., subject to the following conditions:

1. That **DESIGN DWELLINGS, INC.** shall hold said earnest money and act as escrow agent until transfer of title; that 1 days shall be given for obtaining the Seller's acceptance and in the event of the Seller's non-acceptance, this earnest money shall be promptly returned to the Purchaser.



2. That a good and sufficient deed showing marketable title shall be delivered to the purchaser, and it is agreed that this transaction shall be closed and the Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of this purchase within 90 days from the final approval of the lender. Should the title prove defective, however, then the seller shall have a reasonable time after due notice of such defect or defects to remedy the title and hereby agrees to use diligent efforts to cure any such defects. If, after such time, the defect or defects are not corrected so that there is a marketable title, then the Purchaser may, at his option, withdraw said earnest money and be relieved from all obligations hereunder.

Both seller & purchaser agree to close at the bank/lenders earliest convenient upon receiving the final inspection from the bank/lender and/or the Town. Generally closing can take place three (3) business days after the final inspection. The seller shall schedule the closing.

3. The property shall be conveyed by a WARRANTY deed and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record and shall be subject to applicable land use laws and regulations.

4. That full possession will be immediately upon transfer of title, unless otherwise agreed to in writing by both purchaser and seller.

5. The following items shall be pro-rated as of transfer of title: Real Estate taxes for the fiscal year in the town of Portland, Seller is responsible for any unpaid taxes from prior years. Electricity yes no ✓; Fuel yes no ✓; Water yes no ✓; Sewer yes no ✓; Rents yes no ✓; Association fees yes no ✓

6. Purchaser and Seller will each pay their transfer tax as require by the State of Maine.

7. The risk of loss or damage to said premises by fire or otherwise, until transfer of title is assumed by the Seller.

8. This contract is subject to an approved MSHA mortgage loan of 75% of the purchase price, at an interest rate not to exceed prevail % and amortized over a period of not less than 30 years.

A. The purchaser is under a good-faith obligation to actively seek and accept financing on the above described terms and shall make application for said mortgage within seven (7) days of the Effective date of this contract. The purchaser acknowledges that a breach of this good-faith obligation will a breach of this contract.

B. This contract is subject to a written or verbal statement from the lender within fifteen (15) days of the Effective Date indicating that the Purchaser has made application and that based upon the information given and subject to verification, is qualified for the loan requested. Final loan approval shall be obtained within 10 days of the Effective Date of this contract. The Seller may at their option waiver this condition and proceed on good faith through verbal communications with the lender.

If either of these loan approvals is not obtained within said time periods, this contract shall be null and void and earnest money shall be promptly returned to the Purchaser.

9. The Seller agrees to pay up to 0 points, which may be required by the lender for the above requested mortgage.

10. The Purchaser is encouraged to seek information from professionals regarding any specific issue or concern. It is recommended that the Purchaser have the following inspections. This contract is subject to the following inspections with results being satisfactory to the Purchaser.

TYPE OF INSPECTION	YES	NO	
a. General Building	___	<u>X</u>	within ___ days
b. Sewage Disposal	___	<u>X</u>	within ___ days
c. Radon Air Quality	___	<u>X</u>	within ___ days
d. Radon Water Quality	___	<u>X</u>	within ___ days
e. Asbestos	___	<u>X</u>	within ___ days
f. Lead Paint	___	<u>X</u>	within ___ days
g. Other	___	<u>X</u>	within ___ days

If the purchaser chooses to have an inspector other than (the Town and the Lender), it shall be paid for by the Purchaser. Design Dwellings, Inc. shall be notified twenty-four (24) hours in advance of any inspections so that they may have a representative present. If the results of any inspections is unsatisfactory to the purchaser, the Seller may correct the problem with forty-eight (48) hours. If the Seller does not agree that a problem exist, another inspector shall be employed by both parties or the lenders inspector will make the determining decision. Any inspector hired by the purchaser shall be a licensed home (new construction) inspector. In the absence of an inspector as listed above the Purchaser is relying on the lenders inspector.

11. If the water supply to the premises is private, Seller, at his expense, will supply a recent New Water Supply test conforming to the requirements of the State Bureau of Health and/or lending institution prior to closing.

The purchaser acknowledges receipt of written disclosures regarding:

Water source: yes  no \_\_\_; Sewage Disposal: yes  no \_\_\_ Insulation: yes X no \_\_\_  
Hazardous Waste: yes  no \_\_\_ If any of the above items is marked "NO" this contract is subject to the purchaser receiving and approving that information within five (5) days of the Effective date of this contract.

12. If the Purchaser fails to make either of the payments, or any part thereof, or to perform any of the covenants on his part made or entered into, this contract, at the option of the Seller, shall be terminated and the Purchaser shall forfeit said earnest money and the same shall be retained by the Seller as liquidated damages, and the escrow agent is hereby authorized by the Purchaser to pay over to the Seller the earnest money.

13. This contract shall extend to and be obligatory upon heirs, personal representatives, successor and assigns of the respective parties.

14. If a Real Estate broker is involved in this transaction his/her name and commission amount must be noted on the signature page of this contract. If not noted and the Buyers have entered into any sort of "Buyers Agreement" it shall be the Buyers obligation to pay the agreed upon commission. The Seller will not be obligated to pay any commission unless it agreed to in this contract.

15. This contract completely expresses the obligation of the parties, and this contract is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not contained in this contract made by the other or on his behalf.

WHEN FULLY EXECUTED THIS IS A BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY. A COPY OF THE CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND BY SIGNATURE RECEIPT OF A COPY IS HEREBY ACKNOWLEDGE.

**Additional conditions and Disclosures for the purpose of complying with the requirements of Maine's Home Construction Act, Title 10 M.R.S.A. Section 1486 et seq.,**

1. Warranty. In addition to any additional warranties agreed to by the parties, the Contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; and constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

2. Resolution of Disputes. If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for the following method of dispute resolution, as indicated herein:

Binding arbitration as regulated by the Main Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrators's decision.

3. Change Orders. Any alteration or deviation from the above contractual specifications that results in a revision of the contract price will be executed only upon the parties entering into a written Change Order. The Change Order must detail all changes to the original contract that result in a revision of the contract price. The previous contract price must be stated and the revised price shall also be stated. Work performed pursuant to Change Orders shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

4. Energy Standards. Any construction pursuant to this agreement shall meet or exceed the standards for minimum energy efficiency for a new residential construction as developed and approved by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("ASHRAE 90") pursuant to Title 10 M.R.S.A. Section 1411, et seq.

5. Incorporation: Waiver. The parties agree, as indicated herein, to either:  
 X incorporate, the additional conditions and disclosures for the purpose of complying with the requirements of Maine's Home Construction Act, Title 10 M.R.S.A. Section 1486 et se items 1 thru 4 as stated above in this contract. as set forth herein.

to waive the requirements of the Maine Home Construction Act, Title 10 M.R.S.A. Section 1486, et seq. the additional conditions and disclosures for the purpose of complying with the requirements of Maine's Home Construction Act, Title 10 M.R.S.A. Section 1486 et se items 1 thru 4 as stated above in this contract. as set forth herein.

Buyer shall provide seller w/ final plans within 10 days  
Received final on 6/10/99

I/We hereby agree to purchase the above described property at the price and upon the terms and conditions set forth.

Witness \_\_\_\_\_ Date to all

Paul Alan Hall  
Purchaser Soc. Sec.# \_\_\_\_\_

Witness \_\_\_\_\_ Date \_\_\_\_\_ Purchaser Soc. Sec.# \_\_\_\_\_

I/We hereby accept the offer and agree to deliver the above described property at the price and upon the terms and conditions above stated.

Witness \_\_\_\_\_ Date \_\_\_\_\_

Susan J. Duchaine  
Susan J. Duchaine  
President: Design Dwellings, Inc.  
Fed. ID# 01-0422077

I further agree to pay the broker a commission for his/her services 4 % of the purchase price.

Broker: Waf Saldanha + Kevin Bernane + Kevin Cloutier

Soc. Sec.# \_\_\_\_\_

Susan J. Duchaine  
Susan J. Duchaine  
President: Design Dwellings, Inc.

Effective date of contract: June 10, 1999

**EXTENSION**

The time for the performance of this contract is extended until \_\_\_\_\_.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_.

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 Joseph  
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. Carrier;

Thence S 62°-01'-18" E along land now or formerly of Carrier, 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 Carrier, 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 Carrier, 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.

*Revelwood Designs*

61 Sebago Road  
Hiram, Maine 04041  
Phone & Fax (207) 625-4387  
revelwood@cybertours.com

To: Jeanie Bourke

From: Kathryn M. Joiner, A.I.B.D.  
Certified Professional Building Designer

Date: November 2, 1999

Re: Lot #11 Tucker Avenue *As built plans*

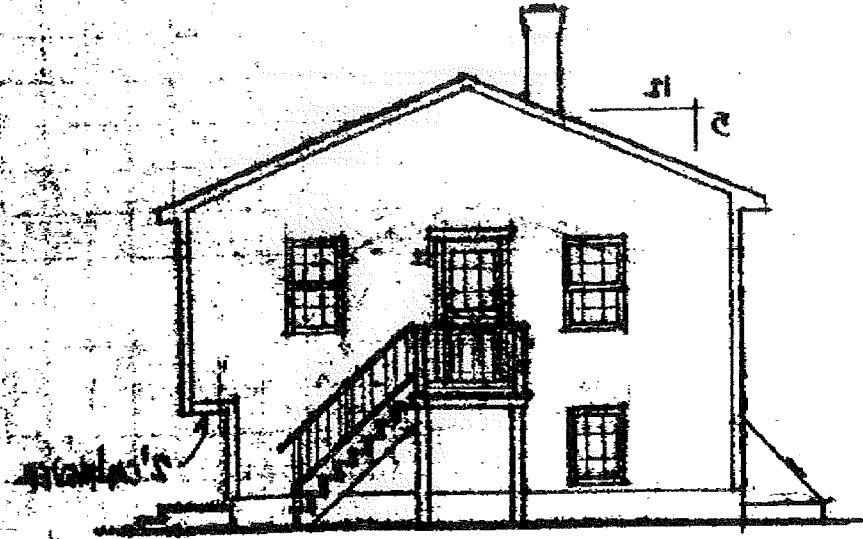
Jeanie;

The following two pages are the mirror image floor plan and side elevation for lot #11 Tucker Avenue. Please call if you need any further information.

Thank you,

*Kathryn Joiner*

LOT 11 TUCKER AVE.

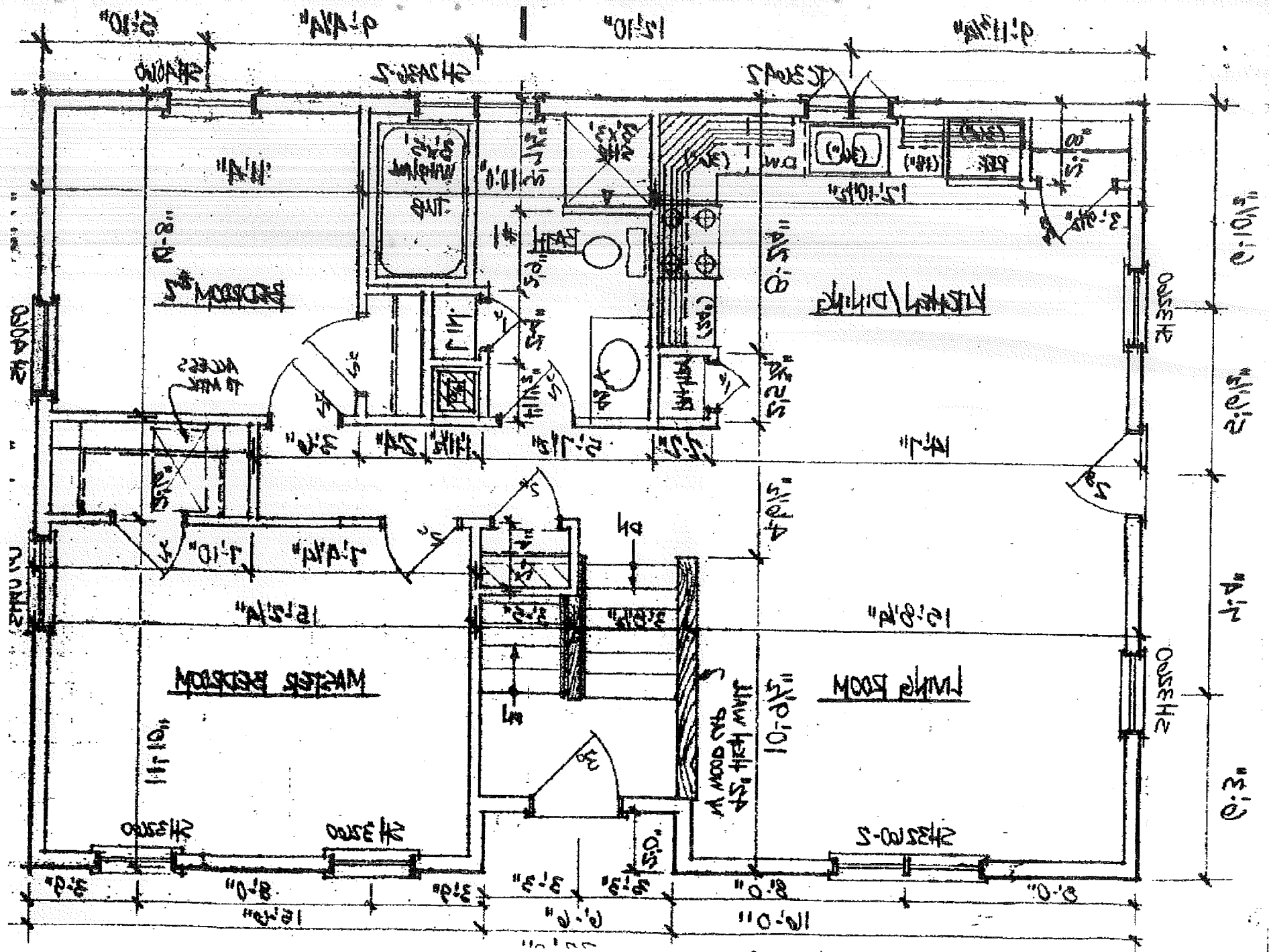



As built plans  
11-2-99

*JB*

Right Elevation  
~~LOT 11 TUCKER AVE~~

0-11-91: 21402



As built plans 11-2-99 



JB

# PLUMBING APPLICATION

332 D 018

Department of Human Sciences  
Division of Health Engineering

WB

### PROPERTY ADDRESS

Town or Plantation

City of Portland

Street  
Subdivision Lot #

125 Tucker Ave. / Lot # 11

### PROPERTY OWNERS NAME

Last:

Design Dwellings, Inc.

First:

Solevsky & Sons Plg & Htg.

Applicant Name:

Mailing Address of Owner/Applicant (If Different)

P.O. Box 242 Cape Elizabeth, Me  
Cape Elizabeth Maine 04107

PORTLAND Permit Issued: 9-14-99 7006 \$ TOWN COPY FEE Double Fee Charged

Local Plumbing Inspector Signature: *[Signature]* L.P.I. # 01124

### Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

9-02-99

### Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

*[Signature]* Jamie Bouke

9-14-00

## PERMIT INFORMATION

### This Application is for

- 1.  NEW PLUMBING
- 2.  RELOCATED PLUMBING

### Type of Structure To Be Served:

- 1.  SINGLE FAMILY DWELLING
- 2.  MODULAR OR MOBILE HOME
- 3.  MULTIPLE FAMILY DWELLING
- 4.  OTHER - SPECIFY \_\_\_\_\_

### Plumbing To Be Installed By:

- 1.  MASTER PLUMBER
  - 2.  OIL BURNERMAN
  - 3.  MFG'D. HOUSING DEALER/MECHANIC
  - 4.  PUBLIC UTILITY EMPLOYEE
  - 5.  PROPERTY OWNER
- LICENSE # 02309

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain	2	Shower (Separate)
OR		Urinal	1	Sink
		Drinking Fountain	2	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	2	Water Closet (Toilet)
OR		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
OR		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
TRANSFER FEE [\$6.00]		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	10	Fixtures (Subtotal) Column 1
		2	Fixtures (Subtotal) Column 2	
		12	<b>Total Fixtures</b>	
			Fixture Fee	
			Transfer Fee	
			Hook-Up & Relocation Fee	
		48	<b>Permit Fee (Total)</b>	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE