

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

Location of Construction: 119 Tucker Ave. Ext. Lot 12 04102		Owner: Design Dwellings Inc.		Phone: 839-2631		FAX 839-4509		Permit No: 220707	
Owner Address: 33 Cypress Street			Lessee/Buyer's Name: Bryan Oza		Phone:		Business Name:		
Contractor Name: Design Dwellings Inc.			Address: 65 Main St. Gorham, ME 04038			Phone:			
Past Use: Vacant		Proposed Use: New 1-Family		COST OF WORK: \$ 70,000		PERMIT FEE: \$ 370.00			
Proposed Project Description: Construct new single family 24/26x38 split foyer/ uni cellar.				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 49 Type 5/3 BOCA 96			
				Signature:		Signature: <i>Hilfer</i>			
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		CITY OF PORTLAND Zone: CBL: 332-D-010			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm			
Permit Taken By: SP			Date Applied For: June 21, 1999						

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
 - Building permits do not include plumbing, septic or electrical work.
 - Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.
- *****Call for Pick Up Marie at Design Dwellings
839-2631

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 21, 1999

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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *S*

CEO DISTRICT
ub 1

COMMENTS

7/13 Preconstruction on-site with Susan Duchaine (C)

~~7/27/99~~ 7/27/99 Foundation placed and back filled w/out inspection. Excavator dug it up for inspection. Everything OK including set backs. Excavator has promised to do it again! A New

8/30/99 Plumbing/Framing inspection. Pressure good in cold water pipes. (C) pressure in PVC drain pipes - called Richard Martin to set up apt. to re-check.

Framing - All egress good, Attic scuttle only 19"x22" Req. 22"x30", missing header in bulkhead door R.O., missing double joists below partition walls (3), handrail on P.T. stair exit. Stair Rise, Run & Head height Good JB

Left Tag (red) to site specific framing that needs attention - from above
8/31 checked drain pressure OK JB called contractor to notify of Framing issues.

10/12 Final w/ D. Caddell - All Framing issues corrected except still need handrail on side steps. Check w/ Mike C. on Electric issues: Panel in closet near H₂O supply line, 20 Amp washer socket, & Service attached to house at bottom of side egress. Also! H₂O supply line shows signs of leaking = must see dry! JB

10/13 OK (C) ← C (C) (C)

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 119 Tucker Ave. Portland CBL 332-D-016

Issued to Design Dwellings Inc.

Date of Issue 10/14/99

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. 990707, 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

First Floor

APPROVED OCCUPANCY

Single Family Dwelling
Use Group R-3
Type 5B
BOCA 96'

Limiting Conditions:

**This certificate supersedes
certificate issued**

Approved:

10/14/99

(Date)

[Signature]

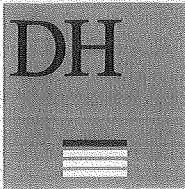
Inspector

[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.

[Handwritten initials]



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

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

MEMORANDUM

TO: Code Enforcement – Mike Nugent

FROM: Steve Bushey, P.E., Development Review Coordinator

DATE: October 14, 1999

RE: Certificate of Occupancy
119 Tucker Avenue (332-D-16)

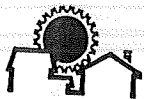
On October 13, 1999, I reviewed the single-family residence for compliance with the approved site plan.

It is my opinion that the work is in compliance with the site plan and a **Permanent Certificate of Occupancy can be issued**, assuming Code Enforcement has no outstanding issues.



Stephen R. Bushey, P.E.

c: Kandi Talbot, Planner



Design Dwellings, Inc.

65 MAIN STREET
GORHAM, MAINE 04038
207-839-2631

EXPLANATION	AMOUNT

52-7451/2112

2398

PAY
AMOUNT
OF

Lisly

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	DOLLARS
10/6/99	City of Portland	Tucker Lox 12 - C/O	2398	

CHECK
AMOUNT

\$ 50.00

NORWAY SAVINGS BANK
WINDHAM, MAINE

Marie LaViolette

⑈002398⑈ ⑆211274515⑆0699 0022144⑈

Check Bottom
in Cash Box
let Kathy know
when issued!
332-D-16



PLUMBING APPLICATION

332-D-016

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation: Portland
 Street: 119 Tucker Ave Ext. Lot #12
 Subdivision Lot #

PROPERTY OWNERS NAME

Last: DeSegin Dwellings First:
 Applicant Name: Richard P. Martin
 Mailing Address of Owner/Applicant (If Different): 36 Constitution Dr. Westbrook Me. 04092

PORTLAND Permit Issued: 8 26 99 PERMIT # 7001 STATE COPY \$ 1316 If Double Fee Charged
 L.P.I. # 01124
 621 Local Plumbing Inspector Signature

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: [Signature] Date: 8-26-99

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: [Signature] Date Approved: 10/1/99

PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>02727</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.	2	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	1	Sink
		Drinking Fountain	1	Wash Basin
OR TRANSFER FEE \$[6.00]		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor	1	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	7	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			9	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			36	Permit Fee (Total)

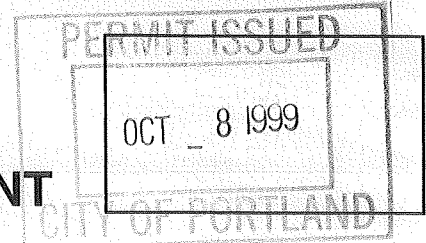
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

#1



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



332-D-016

991109

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location Tucker Ave Ext lot #12 Use of Building _____ Date 10/7/99

Name and address of owner of appliance Design Dwellings

Installer's name and address Richard McDonald - 352 Warren Ave Unit 3A
Portland 04103 Telephone 856-1806

Location of appliance:
 Basement Floor
 Attic Roof

Type of Fuel:
 Gas Oil Solid

Appliance Name: New Yorker
 U.L. Approved Yes No

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

IF NO Explain: _____

Type of Chimney:
 Masonry Lined Metal
 Factory built _____
 Factory Built U.L. Listing # _____

Direct Vent
 Type _____ UL# _____

Type of Fuel Tank
 Oil Gas

Size of Tank 275 gallons

Number of Tanks 1

Distance from Tank to Center of Flame 12 feet.

Cost of work - 3,500
 Fee 48.00

The Type of License of Installer:

Master Plumber # _____
 Solid Fuel # _____
 Oil # 5104
 Gas # _____
 Other _____

Approved

Approved with Conditions

Fire: _____
 Ele.: _____
 Bldg.: _____

See attached letter or requirement

Signature of Installer

[Signature] For Rick McDonald

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

Applicant: Design Dwellings INC Date: 6/25/99

Address: Tucker Ave Ext - lot #12 C-B-L: 332-D-16

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct new single family split foyer dwelling ^{24x38'}

Sevage Disposal - City

Lot Street Frontage - 50' req - 80' shown

Front Yard - 25' req - 30' shown

Rear Yard - 25' req - ~90' shown

Side Yard - 14' req - 16'; 23' shown

Need to show on the plan → Projections - bulkhead - left side deck & stairs

Width of Lot - 80' req - 80' shown

Height - 2 story

Lot Area - 10,000^{sq ft} req 12,000^{sq ft} shown

Lot Coverage/ Impervious Surface - 20% of 2,400^{sq ft} MAX

Area per Family - 10,000^{sq ft} min

24x38 = 912^{sq ft}

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 1 Zone C

REAR Buffer ① A 20' wide undisturbed/natural buffer shall be maintained
② Any grading change which significantly deviates from the intended lot grading plan shall require an AP.

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: 24 June 99 ADDRESS: 20742 Tucker Ave. CBL: 332-D-016
 REASON FOR PERMIT: Single Family dwelling
 BUILDING OWNER: Design Dwellings Inc.
 PERMIT APPLICANT: SAO Contractor Design Dwellings Inc.
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B.

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 damp proofing 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)
- X19. 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.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X27. 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.**
- X28. All requirements must be met before a final Certificate of Occupancy is issued.
- X29. 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).
- X30. 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*
- X32. 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.
- X33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

34. _____

35. _____

36. _____

[Signature]
 D. Samuel Hoffes, Building Inspector
 cc: E. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

****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

19990080
I. D. Number

Design Dwellings Inc.
Applicant
65 Main St, Gorham, ME 04038
Applicant's Mailing Address

6/17/99
Application Date
Tucker Ave Ext. Lot 12
Project Name/Description

Consultant/Agent
839-2631 839-4509
Applicant or Agent Daytime Telephone, Fax

Tucker Ave
Address of Proposed Site

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) _____
988 12000 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 _____ Subdivision _____ Engineer Review \$300.00 Date: 6/17/99

Inspections Approval Status:

Reviewer Marge Schumkal

Approved Approved w/Conditions see attached Denied

Approval Date 6/28/99 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	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	
<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**

19990080

I. D. Number

Design Dwellings Inc.

Applicant

65 Main St, Gorham, ME 04038

Applicant's Mailing Address

6/17/99

Application Date

Tucker Ave Ext. Lot 12

Project Name/Description

Consultant/Agent

839-2631 839-4509

Applicant or Agent Daytime Telephone, Fax

Tucker Ave

Address of Proposed Site

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

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 and drainage easement shall be maintained.
3. Any grading changes which significantly deviate from the intended lot grading plan shall require written approvals from the Planning Division.
4. Separate permits shall be required for future decks, sheds, pool, and/or garage.

Fire Conditions of Approval

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

19990080
I. D. Number

Design Dwellings Inc.
Applicant
65 Main St, Gorham, ME 04038
Applicant's Mailing Address

6/17/99
Application Date
Tucker Ave Ext. Lot 12
Project Name/Description

Consultant/Agent
839-2631 **839-4609**
Applicant or Agent Daytime Telephone, Fax

Tucker Ave
Address of Proposed Site

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

988 **12000** **R-2**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review **\$300.00** Date: **6/17/99**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved Approved w/Conditions
see attached Denied

Approval Date **6/29/99** Approval Expiration **6/29/00** 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	_____		
	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	_____	_____	
	date	signature	



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

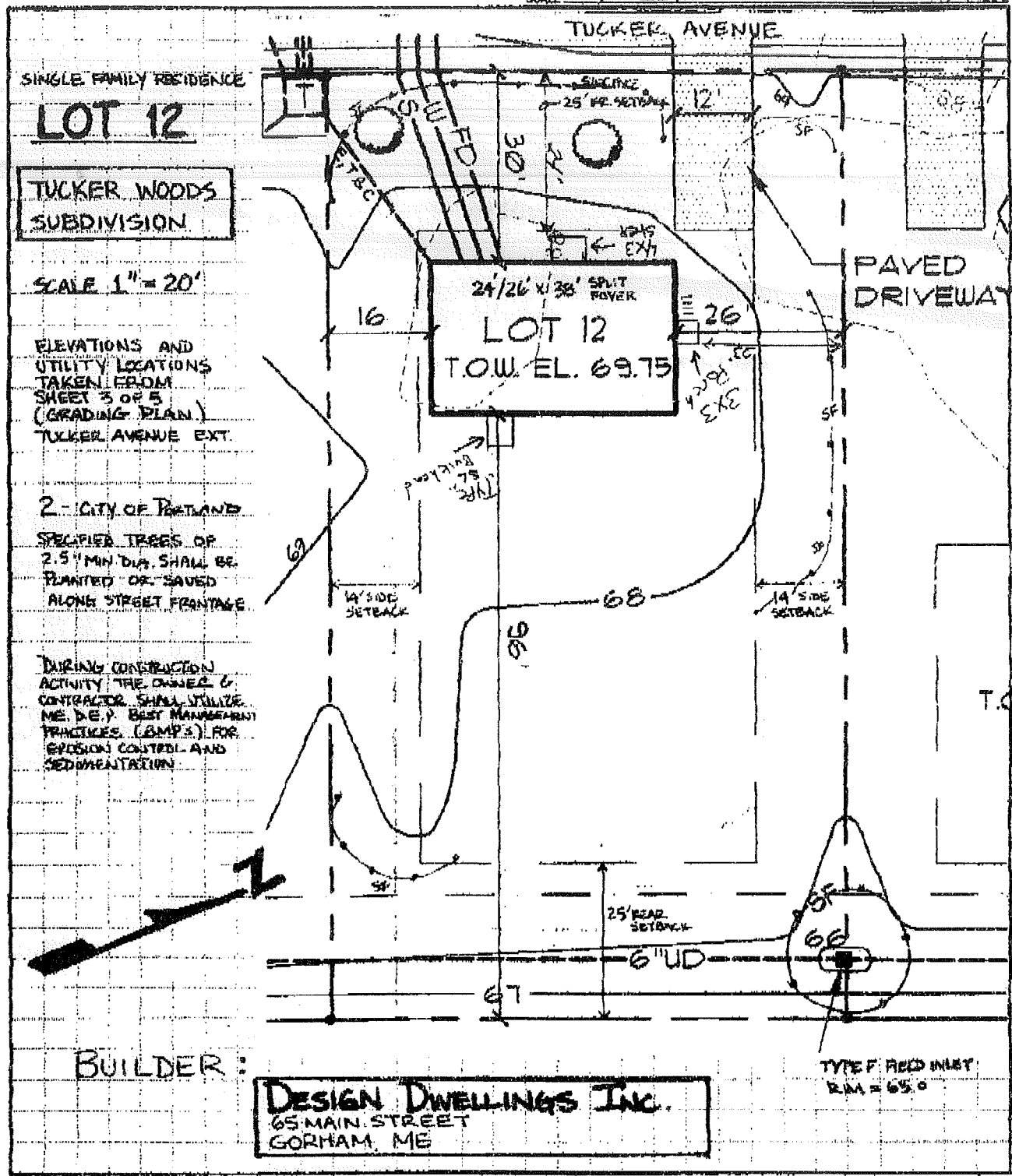
It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

SEBAGO TECHNICS, INC.
 12 Westbrook Common
 P.O. Box 1339
 WESTBROOK, MAINE 04098
 (207) 856-0277 FAX (207) 856-2206

JOB _____ OF _____
 SHEET NO. _____ OF _____
 CALCULATED BY JRS DATE 6-14-99
 CHECKED BY _____ DATE _____
 SCALE 1" = 20 FT.



*Received
 6/29/99*

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

Valuation: \$70,000.00 Plan Review # _____
 Fee: \$370.00 Date: 24 June 99

Building Location: 207[#]12 Tucker Ave. CBL: 332-D-016

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 & building code requirements must be completed before a Certificate of occupancy can or will be issued	111.0
2.	Foundation drains	1813.5.2
3.	Foundation anchors	2305.12
4.	Waterproofing & dampproofing	1813.0
5.	Chimneys & Vents	NSFPA 211 BOCA Mech/93 Chapter 12.0
6.	Guardrails & handrails	1021.0 1022.0
7.	Headroom	1204.0
8.	STAIR CONSTRUCTION	1014.0
9.	Sleeping room egress	1018.6
10.	Smoke detectors	921.0
11.	Crawl & attic spaces	1210.0
12.	Fastening Schedule	Table 2305.2

Correction List		
NO:	Description	Code Section
13.	Ventilation of spaces BOCA mech/93	chapter 16
14.	Boring, Cutting & Notching [2305.4.4, 2305.5.1, 2305.5.3	chapter 24
15.	Glass & Glazing	

rev: PSH 6-28-98

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)
~~SR~~ Water proofing and damp proofing Section 1813
~~X~~ Sill plate (2305.17)
~~X~~ Anchorage bolting in concrete (2305.17)
~~X~~ Columns (1912)
~~SR~~ Crawl space (1210.2) Ventilation
~~SR~~ Crawl opening size (1210.2.1)
~~SR~~ Access to crawl and attic space (1211.0)

Floors (Chapter 16-23)

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

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~X~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SR~~ 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
- ~~SR~~ 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)
- ~~SA~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~SA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

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)
- NFPA 211

**Mechanical
1993 BOCA Mechanical Code**

-
-
-
-
-
-
-
-

State Plumbing Code

Load Design Criteria

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

Glazing (Chapter 24)

<u>SA</u>	Labeling (2402.1)
_____	Louvered window or jalousies (2402.5)
_____	Human impact loads (2405.0)
_____	Specific hazardous locations (2405.2)
_____	Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

<u>NA</u>	General (407)
_____	Beneath rooms (407.3)
_____	Attached to rooms (407.4)
_____	Door sills (407.5)
_____	Means of egress (407.8)
_____	Floor surface (407.9)

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~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
- ~~SL~~ Power source

Dwelling Unit Separation
Table 602



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: <u>Tucker Ave Exd. 1st #12</u>		TAXES ok	
Total Square Footage of Proposed Structure <u>988</u>	Square Footage of Lot <u>12,000</u>		
Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:	
Chart# <u>332</u> Block# <u>D</u> Lot# <u>016</u>	<u>Design Dwellings Inc.</u>	<u>839-2631</u>	
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work:	Fee:
<u>Bryant Oja</u>	<u>33 Cypress St.</u>	<u>\$70,000</u>	<u>\$370</u>
Proposed Project Description:(Please be as specific as possible)			
<u>Single Family 24/26x38 Split Foyer. UNF cellar.</u>			
Contractor's Name, Address & Telephone			Rec'd By:
<u>Design Dwellings Inc. 65 Main St - Gorham</u>			<u>04038</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

4) Building Plans (Sample Attached)

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

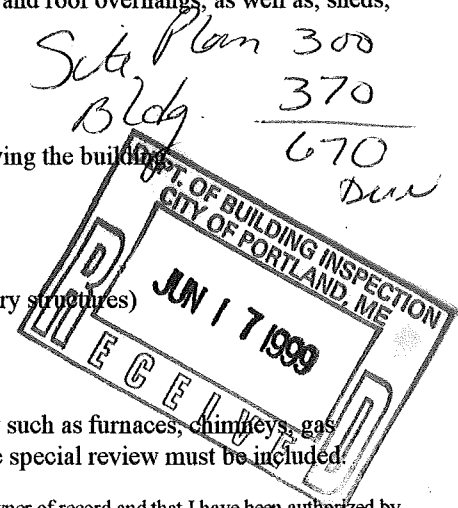
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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>[Signature]</u> <u>Design Dwellings Inc.</u>	Date: <u>6-3-99</u>
---	---------------------

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.



* call for P/O
839-2631
maria
Design Dwellings

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

19990080

I. D. Number

Design Dwellings Inc.

Applicant
65 Main St, Gorham, ME 04038
Applicant's Mailing Address

6/17/99

Application Date
Tucker Ave Ext. Lot 12
Project Name/Description

Consultant/Agent
839-2631 839-4509
Applicant or Agent Daytime Telephone, Fax

Tucker Ave
Address of Proposed Site
0 332-D-016
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)

988 12000
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 Subdivision Engineer Review \$300.00 Date: 6/17/99

Inspections Approval Status:

Reviewer _____

Approved Approved w/Conditions see attached Denied
 Approval Date Approval Expiration Extension to Additional Sheets Attached
 Condition Compliance signature date

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit 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

May 6, 1999

Received of Angela + Bryant Jfa

of 33 Cypress St. Portland ME

Telephone number _____ deposit held by the seller, the sum of
(\$ 2,000.) Two thousand - 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 12 Tucker Woods, Portland

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

1
-
4
4
4
5
1

www.2-10hbw.com

Home Buyers Warranty®
New Home 800-488-8844/Resale 800-795-9595



2000.

Dollars payment to be made as follows:

_____ing of this contract.

due _____

completion.

IGN DWELLINGS, INC., subject to the

1. That **DESIGN DWELLINGS, INC.** shall hold said earnest money and act as escrow agent
until transfer of title; that 2 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.

Angela Jfa 5-11-99
Bryant Jfa 05.11.99
[Signature]
15111

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. ^{and start of construction} 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. ML
5/11/99

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 FHA loan mortgage loan of 97 % of the purchase price, at an interest rate not to exceed prevailing % 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 21 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.

ML
5/11/99
AMU
5-11-99
SSO
5/11/99

au void



Home Buyers
New Home 800-488-8844

www.2-10h

ods, this contract shall be
rchaser.

and/or clearly est/pupaid
d by the lender for the

5-11-09

9. The Seller agrc
above requested mc

10. The Purchaser is en _____ Is regarding any specific
issue or concern. It is rec _____ 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>XX</u>	within ___ days
b. Sewage Disposal	___	<u>XX</u>	within ___ days
c. Radon Air Quality	___	<u>XX</u>	within ___ days
d. Radon Water Quality	___	<u>XX</u>	within ___ days
e. Asbestos	___	<u>XX</u>	within ___ days
f. Lead Paint	___	<u>XX</u>	within ___ days
g. Other	___	<u>XX</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 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.

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

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

[Signature]
Witness Date

Anzela Oja 004-58-9913
Purchaser Soc. Sec.#

to both 5/11/99
Witness Date

[Signature] 003-52-6908
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.

[Signature]
Witness Date

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

I further agree to pay the broker a commission for his/her services 6 % of the purchase price.

Broker: Lisa Saldanha / Randy Lager

Soc. Sec.# _____

[Signature]
Susan J. Duchaine
President: Design Dwellings, Inc.

Effective date of contract: 5/12/99

EXTENSION

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

Witness our hands this _____ day of _____.

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 sidelin 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.

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

19990080

I. D. Number

Design Dwellings Inc.

Applicant

65 Main St, Gorham, ME 04038

Applicant's Mailing Address

6/17/99

Application Date

Tucker Ave Ext. Lot 12

Project Name/Description

Consultant/Agent

839-2631

839-4609

Applicant or Agent Daytime Telephone, Fax

Tucker Ave

Address of Proposed Site

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved, subject to wite 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 119 Tucker Ave.

, 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 . 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 located at the proposed curb cut.

All disturbed areas shall be stabilized with 4" loam, permanently seeded, and mulched.

Planning Conditions of Approval

Inspections Conditions of Approval

**CITY OF PORTLAND, MAINE
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.