

Permit No: **990295**

PERMIT ISSUED
APR - 8 1999
CITY OF PORTLAND

Zone: **CBL: 336-B-001**

Zoning Approval: *OK for the condition 2/25/99*

Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: *99*

CEO DISTRICT 1

Location of Construction: **20 Saugus St** Owner: **Custom Built Homes of Maine** Phone: **892-3149**

Owner Address: **27 Main St Windham 04062** Lessee/Buyer's Name: _____ Phone: _____ Business Name: _____

Contractor Name: **SAA** Address: _____ Phone: _____

Past Use: **Vacant** Proposed Use: **1-family**

COST OF WORK: \$ 80,000 **PERMIT FEE: \$ 420**

FIRE DEPT. Approved Denied **INSPECTION: Use Group: 43 Type: 5B**
 Signature: *BOCA 96* Signature: *Boyer*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved with Conditions Denied

Proposed Project Description:
Construct 1-family dwelling

Signature: _____ Date: _____

Permit Taken By: **SP** Date Applied For: **March 11, 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..

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

Signature of Applicant: _____ Address: _____ Date: **March 11, 1999** 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

COMMENTS

4/21/99 Foundation Insp & Subbacks OK DE

6/16/99 Final w/ Glen Green's Toilet Set temporary banding
to be installed @ rear sliding door DE

Inspection Record

	Type	Date
Foundation:	OK	5/11/99
Framing:	OK	"
Plumbing:	OK	"
Final:		
Other:		



Certificate of Occupancy

LOCATION 20 Saugus St. 336-B-001

Issued to Custom Built Homes Of Maine

Date of Issue

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. 990295, 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
Use Group R3
Type 5B
Boca 96

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

6/24/99 *[Signature]*

(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.

AW
for
MC

[Handwritten mark]

BUILDING PERMIT REPORT

DATE: 14/MAR/99 ADDRESS: Saugus ST. CBL: 336-B-001
 REASON FOR PERMIT: To Construct a single Family dwelling
 BUILDING OWNER: Custom BUILT Homes of MAINE
 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:

#31

Approved with the following conditions: *1, *2, *3, *4, *5, *6, *9, *11, *12, *13, *14, *15, *19, *26, *27, *29, *30, *32, *33, **

- * 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 76". (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.
- *26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *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.**
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- *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).
- *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*
- *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.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. _____
- 35. _____
- 36. _____

[Signature]
 P. Samuel Hoffses, Building Inspector
 cc: Lt. 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.

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, PE, Development Review Coordinator

DATE: June 24, 1999

RE: Certificate of Occupancy
20 Saugus Street (336-B-001)

On June 24, 1999 a review of the completion of the site work based on the site plan approval dated 4/6/99 and previous comments was completed. We offer the following comment:

It is my opinion that all the conditions of the site plan approval have been satisfactorily completed and a permanent certificate of occupancy could be issued, assuming Code Enforcement has no outstanding issues.

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

19990026
I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Ted

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

3/11/99

Application Date

Saugus St

Project Name/Description

Saugus St

Address of Proposed Site

336-B-001

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. No deck is being approved with this permit. You will need to satisfy the Code Enforcement Officer as to door security from openings to potential decks.
3. 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
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3/11/99
Application Date
Saugus St
Project Name/Description

Saugus St
Address of Proposed Site
336-B-001
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved Subject to Site Plan Review Addendum Conditions of Approval:

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

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

Your new street address is now 20 Saugus Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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

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

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

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

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

The 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 shall be installed at the curb cut for the lot.

The new curb cut shall be constructed to City standards and constructed by a City of Portland licensed contractor.

All roof drainage shall be directed by swales to Saugus Street. No roof runoff shall drain to abutters properties.

No Certificate of Occupancy shall be recommended until an easement is executed and recorded to this lot and lot 108 at the corner of Saugus Street and formerly Hingham Street for the sanitary and storm services for these lots. The easement must be signed by owners of the existing 50' private sewer and utility easements; formerly a portion of Hingham Street. The Buca Run Subdivision notes that the existing easement is for lots 20, 21, 22 and 23.

Planning Conditions of Approval

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

19990026

I. D. Number

Custom Built Homes of Maine

Applicant _____

27 Main St, Windham, ME 04062

Applicant's Mailing Address _____

Ted _____

Consultant/Agent _____

892-3149 _____

Applicant or Agent Daytime Telephone, Fax _____

3/11/99

Application Date _____

Saugus St _____

Project Name/Description _____

Saugus St

Address of Proposed Site _____

336-B-001 _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply):

- Office
 Retail
 Manufacturing
 New Building
 Warehouse/Distribution
 Building Addition
 Change Of Use
 Parking Lot
 Residential
 Other (specify) **No garage / no deck**

944 _____ 16200 _____ 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: **3/11/99**

DRC Approval Status:

Reviewer Jim Wendel

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date 4/6/99 Approval Expiration 4/6/00 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 4/6/99
 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, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990026

I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Ted

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

3/11/99

Application Date

Saugus St

Project Name/Description

Saugus St

Address of Proposed Site

336-B-001

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 / no deck**
 944 16200 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: **3/11/99**

Inspections Approval Status:

Reviewer Marge Schmuckal

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

Approval Date 3/25/99 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			

Applicant: Ted / Custom Built Homes Date: 3/15/99
Address: Saugus St C-B-L: 336-B-1-

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - Construct 1 family dwelling - No garage - No deck

Sewage Disposal - City

Lot Street Frontage - 50' req - 90' shown

Front Yard - 25' req - 45' shown

Rear Yard - 25' req - 111' shown

Side Yard - 2 story on right - 14' req - shows 13' (add 1' to other side)
1 story on left - 12' req - shows 36' (needs at least 13' including 1 foot from other side)

Projections - rear bulkhead
front steps -

Width of Lot - 80' req - 90' shown

Height - 2 story on right - 14' req -
1 story on left - 12' req -

Lot Area - 10,000^{sq} req 16,200^{sq} shown

Lot Coverage/ Impervious Surface - 20% -

Area per Family - 10,000^{sq} 24 x 40^{sq} - 960^{sq}

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/none

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C

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

19990026

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Applicant

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Applicant's Mailing Address

Ted

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

3/11/99

Application Date

Saugus St

Project Name/Description

Saugus St

Address of Proposed Site

336-B-001

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) _____

944 16200
 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review **\$300.00** Date: **3/11/99**

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

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
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	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
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	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

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

Building or Use Permit 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>Saugus St. Port</u>		
Total Square Footage of Proposed Structure <u>944</u>	Square Footage of Lot <u>16200</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>336</u> Block# <u>B</u> Lot# <u>1-8</u>	Owner: <u>Custom B.H. Homes of ME, Inc</u>	Telephone#: <u>892-3149</u>
Owner's Address: <u>27 Main St. Windham ME 04062</u>	Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Cost Of Work: <u>\$ 80000 + 300</u> <u>700</u>
Proposed Project Description: (Please be as specific as possible) <u>Construct new single family dwelling</u>		
Contractor's Name, Address & Telephone <u>SAME AS ABOVE</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)

Site Plan 300
Permit 420

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>	Date: <u>3/11/99</u>
--	----------------------

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Ted

DIVERSIFIED PROPERTIES, INC.
P.O. BOX 10127
PORTLAND, MAINE 04104
(207) 773-4988
FAX (207) 773-6875

FACSIMILE TRANSMITTAL SHEET

TO: Sheri	FROM: Jim Wit
COMPANY: City of Portland	DATE:
FAX NUMBER: 874-8716	TOTAL NO. OF PAGES INCLUDING COVER: 3
PHONE NUMBER:	
Fidellafferty Property, Sawyer Street	

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Attached is a copy of the deed being given to CBHM. They do have the permission of D.P.I. to build on said property

This communication is intended for the use of the addressee named herein and may contain legally privileged and confidential information. If you are not the intended recipient of this facsimile, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us by telephone and return the original communication to us at the address above via United States Postal Service. We will reimburse any costs you incur in notifying us and returning the communication to us. Thank you.

STATUTORY WARRANTY DEED

DIVERSIFIED PROPERTIES, INC., a Maine corporation with a mailing address of P.O. Box 10127, Portland, Maine 04104,

For Consideration Paid, GRANTS with WARRANTY COVENANTS TO:

CUSTOM BUILT HOMES OF MAINE, INC., a Maine Corporation with a mailing address of 27 Main Street, Windharn, Maine, 04062,

Certain lots or parcels of land located on the southerly side of Saugas Street in the City of Portland, County of Cumberland and State of Maine, being lots numbered 311, 312, 313, 314, 315 and 316 as shown on Plan of lots at Woodfords Gardens, belonging to J.W. Wilbur Co., Inc., said Plan being made by Ernest W. Branch, C.E., dated November 16, 1916 and recorded at the Cumberland County Registry of Deeds in Plan Book 113, Page 75.


For Grantors source of title, reference is made to deeds from the Lafferty heirs, recorded at the Cumberland County Registry of Deeds in Book 14384, Page 237; Book 14493, Pages 89, 92, 95 and 101; and Book 14511, Pages 341 and 344.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland, subject to proration at the closing, which the Grantee herein by its acceptance of this deed hereby assume and agree to pay.

IN WITNESS WHEREOF, the said DIVERSIFIED PROPERTIES, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Lloyd B. Wolf, its President thereunto duly authorized this ^{9th} day of ~~February~~ ^{MARCH}, 1999.

DIVERSIFIED PROPERTIES, INC.

By: _____


Lloyd B. Wolf
Its President

STATE OF MAINE
CUMBERLAND, SS.

MARCH
~~February~~ 9, 1999

Then personally appeared the above-named Lloyd B. Wolf, President of DIVERSIFIED PROPERTIES, INC. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Joyce M. Yates
Attorney at Law/Notary Public

JOYCE M. YATES
NOTARY PUBLIC MAINE
MY COMMISSION EXPIRES SEPTEMBER 16, 2003





Ted Wardishin

CUSTOM BUILT HOMES OF MAINE, INC.
27 Main Street, Windham, Maine 04062
Office (207) 892-3149 Home (207) 627-7263
Fax (207) 892-1383 cell ph. 329-1402

fax t r a n s m i t t a l

To: Marge
Fax: 874-8716
From: Ted
Date: 3/15
Re: hafferty deed

NOTES:

STATUTORY WARRANTY DEED

DIVERSIFIED PROPERTIES, INC., a Maine corporation with a mailing address of P.O. Box 10127, Portland, Maine 04104,

For Consideration Paid, GRANTS with WARRANTY COVENANTS TO:

CUSTOM BUILT HOMES OF MAINE, INC., a Maine Corporation with a mailing address of 27 Main Street, Windham, Maine, 04062,

Certain lots or parcels of land located on the southerly side of Saugas Street in the City of Portland, County of Cumberland and State of Maine, being lots numbered 311, 312, 313, 314, 315 and 316 as shown on Plan of lots at Woodfords Gardens, belonging to J.W. Wilbur Co., Inc., said Plan being made by Ernest W. Branch, C.E., dated November 16, 1916 and recorded at the Cumberland County Registry of Deeds in Plan Book 113, Page 75.

For Grantors source of title, reference is made to deeds from the Lafferty heirs, recorded at the Cumberland County Registry of Deeds in Book 14384, Page 237; Book 14493, Pages 89, 92, 95 and 101; and Book 14511, Pages 341 and 344.

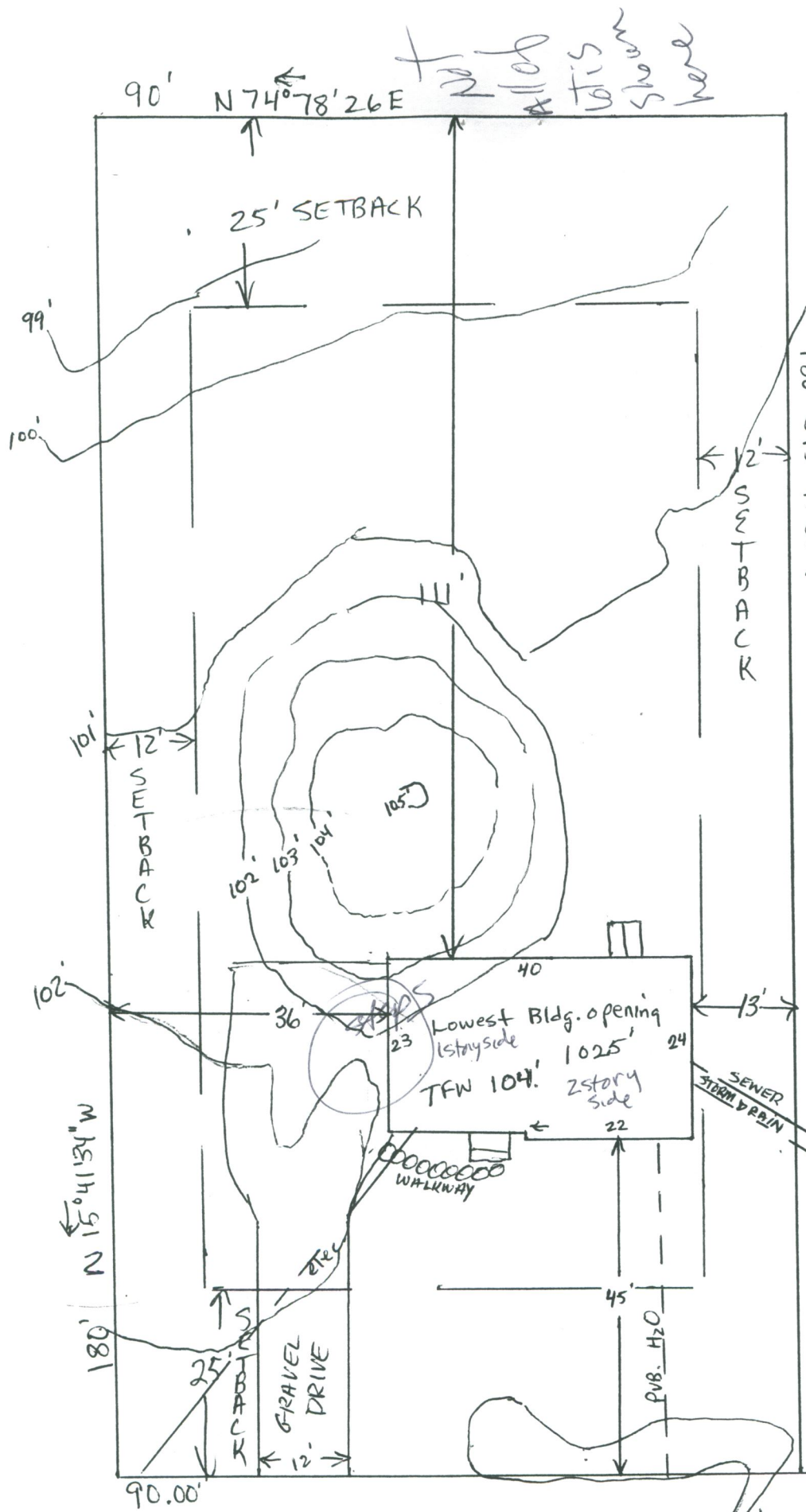
This conveyance is made SUBJECT to the current real estate taxes to the City of Portland, subject to proration at the closing, which the Grantee herein by its acceptance of this deed hereby assume and agree to pay.

IN WITNESS WHEREOF, the said DIVERSIFIED PROPERTIES, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Lloyd B. Wolf, its President thereunto duly authorized this 9th day of February, 1999. *MAR 4*

DIVERSIFIED PROPERTIES, INC.

By: _____

Lloyd B. Wolf
Lloyd B. Wolf
Its President



90 x 180 = 16200

SETBACKS:
FRONT & REAR - 25'
SIDES - 12'

1" = 20'

PORTION OF TAX MAP 336/B/1-8

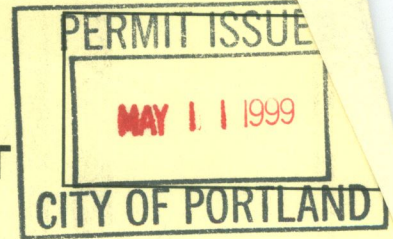
to 2nd lot this shows here



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

990452



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location / CBL 20 Saugus St 336-B-001 Use of Building 1-family Date 5/7/99
 Name and address of owner of appliance *** Strumphy's Plumbing & Heating
191 A Buck St Gorham 839-5479
 Installer's name and address Custom Built of Maine, 27 Main St Windham ME 04062
 Telephone _____

Location of appliance:

- Basement Floor
 Attic Roof

Type of Fuel:

- Gas Oil Solid

Appliance Name:

U.L. Approved Yes No

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

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # 7368
 Solid Fuel # _____
 Oil # _____
 Gas # _____
 Other _____

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

Number of Tanks 1

Distance from Tank to Center of Flame 6 feet.

Cost of Work: \$ 2500.00

Permit Fee: \$ 35

Approved

Approved with Conditions

Fire: _____
 Ele.: _____
 Bldg.: _____

- See attached letter or requirement

Inspector's Signature _____

Date Approved _____

Signature of Installer Thomas Strumphy

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

PLUMBING APPLICATION

336-B-001

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation	Portland
Street Subdivision Lot #	20 Saugus St

PROPERTY OWNERS NAME

Last: **Custom Built Homes** First:

Applicant Name: **Strumphy P & H**

Mailing Address of Owner/Applicant (If Different): **191A Buck St Gorham**

PORTLAND PERMIT # 6870 STATE COPY

Date Permit Issued: 5.7.99 \$ 115.00 FEE Double Fee Charged

L.P.I. # 0124

200 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.

Thomas Strumphy

Signature of Owner/Applicant

Date

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

PERMIT INFORMATION

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type of Structure To Be Served:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER - SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>7368</u></p>
--	---	--

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<p>OR</p> <p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p>	2	Hosebibb / Sillcock	2	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain	2	Wash Basin
		Indirect Waste	2	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: _____	1	Water Heater
		11	Fixtures (Subtotal) Column 1	
	2	Fixtures (Subtotal) Column 2		
		13	Total Fixtures	
			Fixture Fee	
			Transfer Fee	
			Hook-Up & Relocation Fee	
			Permit Fee (Total)	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

52
20
72

Corporation Counsel

Gary C. Wood



CITY OF PORTLAND

Associate Counsel

Charles A. Lane
Elizabeth L. Boynton
Donna M. Katsiaficas
Penny Littell

March 19, 1999

Terry N. Snow, P.A.
Attorney at Law
P.O. Box 275
Cumberland Center, Maine 04021-0275

Re: Buca Run Subdivision

Dear Terry:

I spoke with Alex Jaegerman regarding the alteration to Lot 22 of the Buca Run subdivision to include land formerly belonging to an abutter. As this change constitutes a change to the subdivision plat that was approved by the Planning Board, the plat must be amended. Under the circumstances, such a change will be reviewed administratively without the need to go before the Planning Board. No building permit will issue until the plat is amended.

In addition, could you update me on where you are in remedying the issues surrounding lot 23. The last I knew you were still working on resolving the title issue.

Thank you for your attention to these matters.

Sincerely,

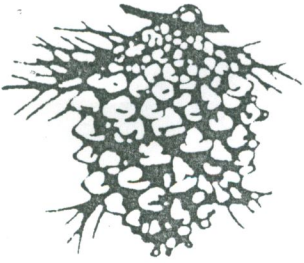
Penny Littell

Associate Corporation Counsel

Cc: Marge Schmukal
Alex Jaegerman

→ 3/24/99 per voice mail - Penny released this permit - The plat is being changed by Jim Wolf →

O:\WP\PENNY\LTRS\snow319.doc



CUSTOM BUILT HOMES
OF MAINE, INC.

27 Main Street
Windham, Maine 04062
(207) 892-3149
Fax: (207) 892-1383
E-mail: cbhm@gwi.net

Home Building Contract

Agreement, by and between **CUSTOM BUILT HOMES OF MAINE, INC.** (hereinafter referred to as Seller), **DIVERSIFIED PROPERTIES, INC.** and (hereinafter collectively referred to as Purchaser)

1. Seller agrees to sell the lot described in the Customer Preconstruction Worksheet attached hereto and incorporated herein and to construct on said lot a dwelling as described therein and Purchaser agrees to buy and accept same. Seller warrants that it holds good and marketable title to said lot, free and clear of all encumbrances and that said lot is buildable within the framework of State and Federal statutes, State regulations, Local ordinances, and good building practices. Seller agrees to furnish all necessary labor, materials, equipment, tools and services necessary to perform and complete in a workmanlike manner all work required for construction of the project in accordance with the basic plans and specifications identified in the Customer Preconstruction Worksheet. Seller reserves the right, without notice, to substitute for the materials described in the specifications, materials of equal or better quality. Materials delivered but not incorporated into the dwelling shall remain the property of the Seller and may be removed at any time by the Seller.
2. Subject to the adjustments hereinafter described, Purchaser agrees to pay and Seller agrees to accept in full payment for the performance of this contract the amount of \$ 79,400.00 payable as follows:
 - A. \$ 1,000.00 Down payment on the signing of this agreement.
 - B. Deeding over Lot # ^{14 DJM Qm} ~~16~~ Buca Run, Portland ME. , Upon completion of the foundation.
 - C. Deeding over Lot # ^{16 DJM Qm} ~~14~~ Buca Run, Portland ME. Upon completion of the construction of exterior shell of the house.
 - D. \$ 18,400.00 When the contract is completed and prior to taking possession.
 - E. In addition to the contract sum, Purchaser shall be responsible for any ledge excavation and any fill which must be brought to the site. Purchaser agrees to make any such payment upon completion of the foundation.
 - F. If the site is not accessible, Purchaser agrees to bear all costs to bring materials from the nearest accessible point to the site. Purchaser agrees to make any such payment prior to taking possession.
 - G. If Purchaser fails to make any payment within 10 days after receiving

CUSTOM BUILT HOMES OF MAINE, INC.

3. In the event that Purchaser secures bank financing for all or a portion of the payment it is obligated to make hereunder, payment shall be made in accordance with the payment schedule prescribed by the lending institution, subject to approval of said schedule by the Seller. If Purchaser secures only partial financing, Purchaser shall be obligated to supplement the payments from the lending institution so as to meet the payment schedule set forth in section 2. Purchaser's obligations hereunder are not to be affected or modified by the terms of any bank financing secured by Purchaser unless Seller shall consent in writing.
4. Seller contemplates that construction shall begin within **60 days from the date of this agreement and shall be completed 100 days** after it begins. If for any reason outside of Seller's control, construction does not commence within 45 days from the date of this agreement, Purchaser shall be liable for any increase in materials or labor occasioned by said delay. Seller shall not be liable for failure to perform, or for delay in performing this agreement, for any cause beyond Seller's control including, but not limited to, strikes, lockouts, industrial disturbances, floods, accidents, fire and the elements, war, rebellion, civil strife, transportation, condition of ground, or acts of God.
5. In the event that seasonal weather conditions or other circumstances beyond Seller's control, make performance of certain part or parts of Seller's obligations impractical, Purchaser shall escrow with Norway Savings Bank, Windham, Maine an amount equal to the cost of said uncontrollably delayed work, and all other sums due under this Agreement shall be paid to Seller in accordance with the payment schedule set forth in section 2. The said escrow amount shall be limited to the specific delayed work on terms which Seller and Purchaser shall agree to in writing at the time of said escrow. In the event that Seller fails to in said performance, Norway Savings Bank shall be directed in said escrow agreement to deliver to Purchaser said escrowed amount upon such failure. In all events, Norway Savings Bank shall be released and held harmless with respect to any liability for any acts in good faith pursuant to said escrow agreement.
6. Any alteration or deviation from the plans and specifications identified in the Preconstruction Worksheet that results in a revision of the contract price will be executed only upon the parties entering into a written change order. Buyer shall pay any increases in the contract price as a result of a change order no later than the payment described in section 2 (d) above.
7. The closing shall occur on xxxxxxxx or within 5 days of issuance of an occupancy permit by the appropriate authority, whichever event shall occur later and it is agreed that at such closing Purchaser shall pay all sums due under contract. If the closing does not occur within said time, Purchaser shall pay to Seller, in addition to all other sums due hereunder, the sum of One Hundred Fifty Dollars a day for each day the closing is delayed. At the time of closing, a good and sufficient warranty deed showing marketable title shall be delivered to Purchaser. Said lot shall be conveyed subject to covenants, easements and restrictions of record, and shall further be subject to all applicable land use laws and regulations. Should title prove to be defective, Seller shall have 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. At the closing real estate taxes shall be prorated. Both parties shall pay their respective transfer taxes as required by the laws of the State of Maine.
8. Seller warrants that the work will be free from faulty materials, constructed according to the standards of the building code applicable for

CUSTOM BUILT HOMES OF MAINE, INC.

9. this location, constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract. Seller shall not be liable for consequential or special damages and the liability of Seller on any claim arising in connection with this contract shall not exceed the price of that part of the contract involved in the claim, and the foregoing shall be the sole remedy of the Purchaser. EXCEPT AS SPECIFICALLY STATED HEREIN SELLER MAKES NO WARRANTIES OF ANY NATURE, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
10. Purchaser acknowledges that the presence of radon gas in a home, whether from the ground, from the private water supply or from any other source, may pose certain health risks. Seller makes absolutely no warranty, and undertakes no liability with respect to the same, or with respect to any other aspect of the domestic water supply and agree to have all wells meet the State of Maine well drilling standards.
 - A. Seller makes no warranty and undertakes no liability with respect to the domestic water supply, City water pressure and quality of water in drilled wells. Water quality is the sole responsibility of the Purchaser.
11. Maine law (10 M.R.S.A. 1411 § et seq.) establishes minimum energy efficient standards for new residential buildings and additions to existing buildings. The work which Seller will perform will (circle one) meet/exceed those standards.
12. Seller may suspend work or terminate this agreement upon ten days written notice to the Purchaser for any of the following reasons:
 - A. If an order of any court or other public authority causes the work to be stopped or suspended for a period of ninety days through no act or fault of the Seller or his employees.
 - B. If the Purchaser fails to make any payment specified in section 2 within 15 days of receiving written notice that such payment is due.
 - C. If Purchaser falsifies any warranty or statement herein or any statement to a lending institution in connection with financing for this contract, dies, becomes insolvent or seeks the protection of the bankruptcy court, makes an assignment for the benefit of creditors, or liens, encumbers or in any way jeopardizes the safety or security of Seller's investment.

Upon termination of this agreement by Seller, Seller shall be entitled to pursue all its remedies in law and equity and shall specifically be entitled at its option to complete construction of the premises, to another purchaser, and to collect from Purchaser any losses occasioned by Purchaser's default. Seller at their option, may cancel contract at any time by paying back the Buyer all their direct cost to date plus \$1 in the event of irreconcilable differences.

13. To the extent that any claim, issue or dispute is not covered by any conflicting provision or any valid home owner's warranty insurance policy, all claims or disputes between the Seller and Purchaser arising out of or related to this Agreement and the terms and conditions hereof shall be decided by

CUSTOM BUILT HOMES OF MAINE, INC.

arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in force, unless the parties shall otherwise agree.

14. Notice of the demand for arbitration shall be filed in writing with the other party and with the American Arbitration Association and shall be made within a reasonable time after the dispute has arisen. The award rendered by the arbitrators shall be final and judgement may be entered upon it in accordance with applicable law in any court having jurisdiction thereof. Except by written consent of the person or entity sought to be joined no arbitration arising out of or relating to this Agreement shall include, by consolidation, joinder or in any other manner, any person unless it is shown at the time the demand for arbitration is filed that (1) such person or entity is substantially involved in a common question of fact or law, (2) the presence of such person or entity is required if complete relief is to be accorded in the arbitration, (3) the interest or responsibility of such person or entity on the matter is not insubstantial. The Agreement herein among the parties or any other written agreement or arbitrate referred to herein shall be specifically enforceable under the prevailing arbitration law.
- A. This Agreement may not be assigned by the Purchaser without the prior written consent of the Seller.
15. This contract and the Customer Preconstruction Worksheet attached hereto completely express the obligations of the parties, and this contract is entered into by each party after opportunity for investigation, neither party relying on any statements or representations made by the other not contained in this contract. This contract can be modified only by written agreement of both parties.
16. This contract is subject to approval of final plans and specifications by the Seller and the Purchaser.
 - A. All work and/or items provided by the Purchaser are not warranted by Seller.
 - B. All work performed by the Purchaser shall be done without deviation to the Seller's schedule.
17. Once a letter of commitment has been issued by the Purchasers lending institution which is acceptable to both parties, it is the sole responsibility of the Purchaser to close on the home as set forth in this contract. Any changes in the interest rates or changes in the Purchasers personal liabilities which effect the Sellers ability to close on the home are the Purchasers sole responsibility.
18. By signing this contract the Purchaser agrees that they have read and understood the Performances Standards attached hereto.
19. Purchaser acknowledges that \$-0- for landscaping will be deducted from the contract amount and place into an escrow account with the Purchasers lending institution. It is the responsibility of the Purchaser to rake and seed the house site (landscape) in accordance with the guidelines set forth by the lending institution. Should the lending institution require landscaping to be completed prior to closing, it is the sole responsibility of the Purchaser to complete landscaping without effecting Custom Built Homes of Maine, Inc. schedule. Any loam located on the site will become property of the Purchaser and will remain on the site. Custom Built Homes of Maine, Inc. does not warranty landscaping.

CUSTOM BUILT HOMES OF MAINE, INC.

Dated this 25th day of NOVEMBER, 1998.

CUSTOM BUILT HOMES OF MAINE, INC.

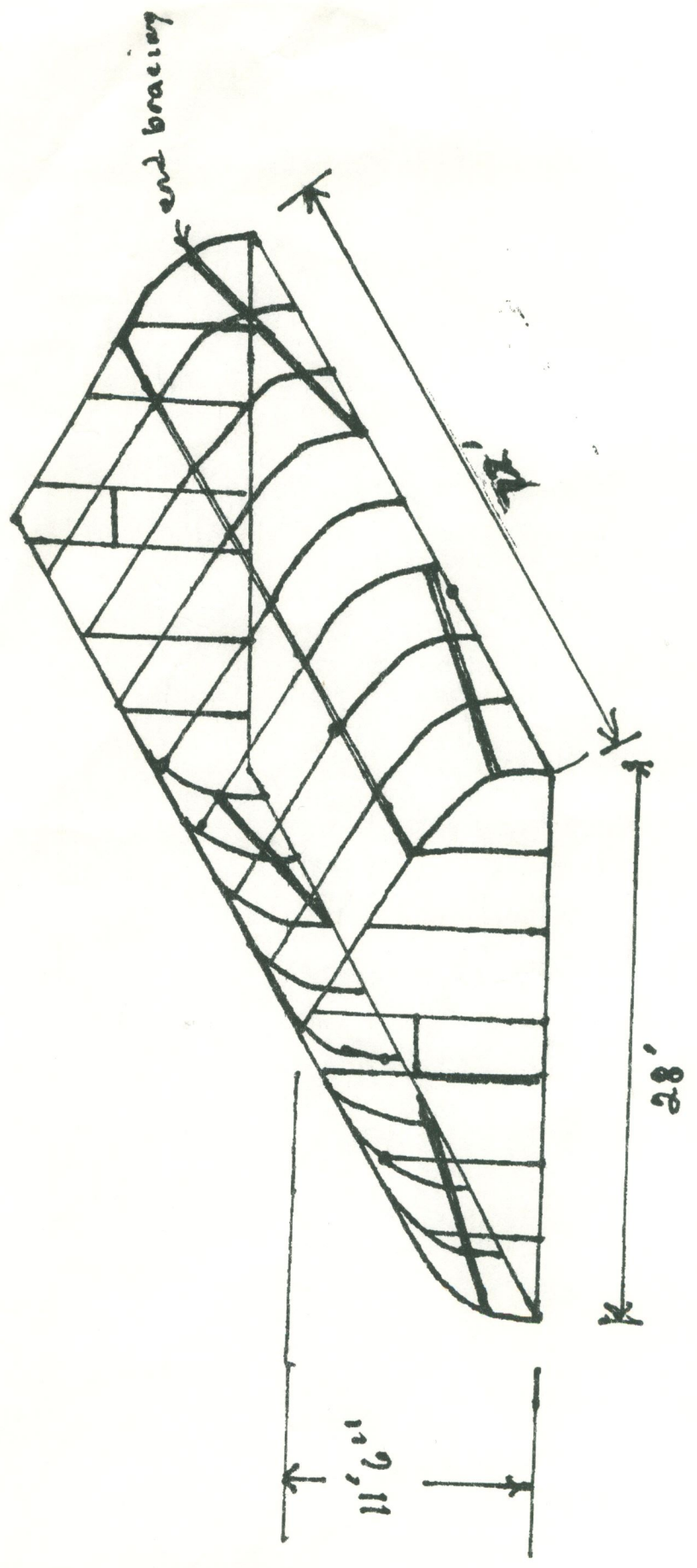
By: [Signature]
Its: PRESIDENT

Buyers: DIVERSIFIED PROPERTIES INC.
[Signature] For DPI
Printed Name: JAMES M. WOLF
Social Security Number: #01-0476397

Printed Name:
Social Security Number: _____

for L. Risbara (fixed greenhouse)

- 1 3/4" gal. steel bows
- 2" x 2' gal. ground stakes
- 2" x 4" end wall framing i.e.
- 2 layers 6 mil poly.
- forced warm air heat
- 2- 36" fan blowers
- 3- 36" motorized shutters
- gravel floor
- 4' front + rear service doors



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

Valuation: \$80,000.00 Plan Review # _____
 Fee: \$420.00 Date: 14 MARCH 1999
 Building Location: Saugus ST. CBL: 336-B-001
 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 drain	2803.52
3.	Foundation anchors	2305.10
4.	Waterproofing and damp proofing	1813.0
5.	Concrete protection	1908.0
6.	Chimney & Vents <small>BOCA Mechanical 1993 Ch. 12</small>	<small>NFPA</small> 211
7.	Headroom	
8.	STAIR CONSTRUCTION	1014.0
9.	STAIR headroom	1014.4
10.	Sleeping room egress window	1018.6
11.	Smoke detectors	920.3.2
12.	Crawl space ventilation	1210.0

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)
- SR 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 2305.6.1

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~X~~ Bridging (2305.16)
- ~~5a~~ Boring and notching (2305.5.1)
- ~~5a~~ Cutting and notching (2305.3)
- ~~5a~~ 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
- ~~5a~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~5b~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~5a~~ 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)
- ~~1a~~ Metal construction
- ~~NA~~ 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)

See Plu 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)

~~X~~ Approved materials (1404.1)

~~X~~ Performance requirement (1505)

~~X~~ Fire classification (1506)

~~X~~ Material and installation requirements (1507)

~~X~~ Roof structures (1510.0)

~~X~~ 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

SR

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>40 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)
<u>/</u>	Louvered window or jalousies (2402.5)
<u>/</u>	Human impact loads (2405.0)
<u>/</u>	Specific hazardous locations (2405.2)
<u>/</u>	Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

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

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

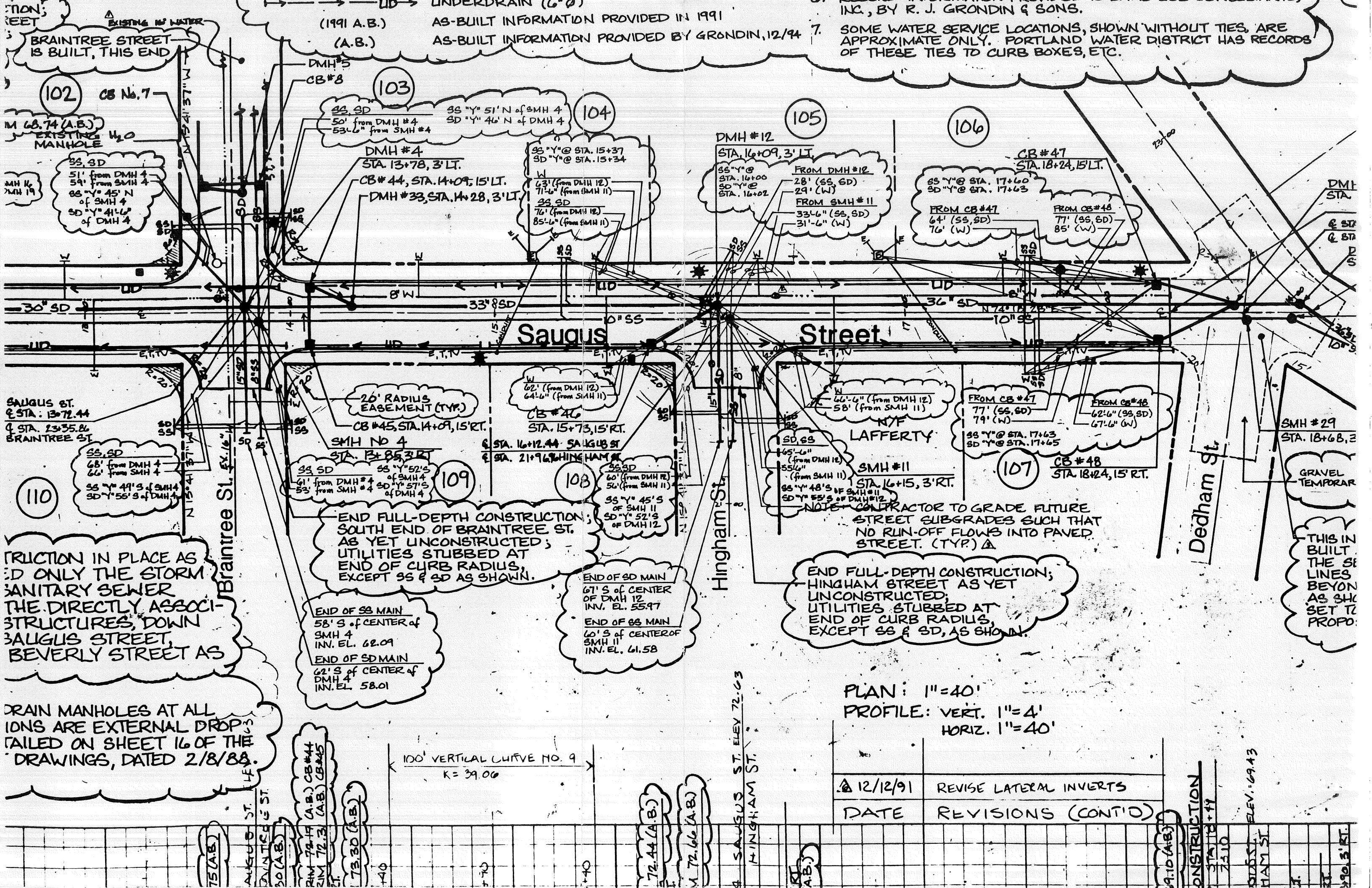
- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

**Dwelling Unit Separation
Table 602**

~~NA~~

**Electrical
NFPA #**

See Report.



INC., BY R. J. GRONDIN & SONS.
SOME WATER SERVICE LOCATIONS, SHOWN WITHOUT TIES, ARE APPROXIMATE ONLY. PORTLAND WATER DISTRICT HAS RECORDS OF THESE TIES TO CURB BOXES, ETC.

(1991 A.B.) AS-BUILT INFORMATION PROVIDED IN 1991
(A.B.) AS-BUILT INFORMATION PROVIDED BY GRONDIN, 12/94

BRAINTREE STREET IS BUILT, THIS END

M 68.74 (A.B.) EXISTING MANHOLE

SS, SD
51' from DMH #4
59' from SMH #4
68'-Y° 45' N of SMH #4
SD-Y° 41'-L of DMH #4

SAUGUS ST. & STA. 13+72.44
& STA. 13+35.86
BRAINTREE ST.

SS, SD
68' from DMH #4
66' from SMH #4
SS-Y° 49' S of SMH #4
SD-Y° 55' S of DMH #4

CONSTRUCTION IN PLACE AS SHOWN. ONLY THE STORM AND SANITARY SEWER STRUCTURES, DOWN SAUGUS STREET, BEVERLY STREET AS

DRAIN MANHOLES AT ALL LOCATIONS ARE EXTERNAL DROPPED ON SHEET 16 OF THE DRAWINGS, DATED 2/8/88.

END OF SS MAIN
58' S of CENTER of SMH #4
INV. EL. 62.09
END OF SD MAIN
62' S of CENTER of DMH #4
INV. EL. 58.01

END OF SD MAIN
67' S of CENTER of DMH #12
INV. EL. 55.97
END OF SS MAIN
60' S of CENTER of SMH #11
INV. EL. 61.58

END FULL-DEPTH CONSTRUCTION; HINGHAM STREET AS YET UNCONSTRUCTED; UTILITIES STUBBED AT END OF CURB RADIUS, EXCEPT SS & SD, AS SHOWN.

END FULL-DEPTH CONSTRUCTION; SOUTH END OF BRAINTREE ST. AS YET UNCONSTRUCTED; UTILITIES STUBBED AT END OF CURB RADIUS, EXCEPT SS & SD AS SHOWN.

NOTE: CONTRACTOR TO GRADE FUTURE STREET SUBGRADES SUCH THAT NO RUN-OFF FLOWS INTO PAVED STREET. (TYP.)

PLAN: 1"=40'
PROFILE: VERT. 1"=4'
HORIZ. 1"=40'

12/12/91	REVISE LATERAL INVERTS
DATE	REVISIONS (CONT'D)

