

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

Location of Construction: 7 Buca Run		Owner: Diversified Properties		Phone: 773-4988		Permit No: 790020 PERMIT ISSUED Permit issued: JAN 8 1999 CITY OF PORTLAND Zone: <u>R-2</u> CBL: 336-E-064 Zoning Approval: OK with conditions 12/30/98 Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Zone C <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input checked="" type="checkbox"/>		
Owner Address: Forest Ave Portland		Lessee/Buyer's Name: Custom Built Homes of ME		Phone: 892-3149			BusinessName:	
Contractor Name: Custom Built Homes of ME		Address: 27 Main St Windham		Phone: 892 892-3149			COST OF WORK: \$ 80,000 PERMIT FEE: \$ 420.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <u>R-3</u> Type: <u>5B</u> Signature: <u>BOCA 96 Hoffman</u>	
Past Use: Vacant		Proposed Use: 1-family dwelling		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			Proposed Project Description: Construct 1-family dwelling	
Permit Taken By: SP			Date Applied For: December 29, 1998					

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

December 30, 1998

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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

CEO DISTRICT 1
AR/DC

COMMENTS

2/1 Foundation OK requested copy of P survey DC

2/19 Framing Inspection stairways to be modified headroom 1st floor, stairtreads & risers basement

3/19/49 Final - Installing Handrails, Cover plates. Request Surveyor's Statement - received 3/24 DC

Type	Inspection Record	Date
Foundation:	_____	2/1
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

DATE: 8-January 99 ADDRESS: 7BUCA RUN CBL 336-E-064
REASON FOR PERMIT: To Construct a single family dwelling
BUILDING OWNER: Diversified Properties
CONTRACTOR: Custom Built Homes of ME.
PERMIT APPLICANT: ↑
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, *2.5, *2.6, *3, *6, *8, *9, *10, *12, *16, *24, *26, *29, *30

- *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)
- *2.5 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
- *2.6 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)
- *3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
5. 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)
- *6. 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
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- *8. 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 34" 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)
- *9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *10. 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)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
- *12. 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)

13. 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

14. 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

15. 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

X16. 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

17. 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

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21. 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".

22. 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 to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

X24. 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.

25. All requirements must be met before a final Certificate of Occupancy is issued.

X26. 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).

27. 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)

28. Please read and implement the attached Land Use-Zoning report requirements.

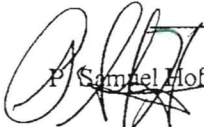
X29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

X30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

31. _____

32. _____

33. _____



P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
THE TOTAL SALES/BROKERS COMMISSION based on price \$117450.00 @ 6% =			
701	to		
702	to		
100. Commission paid at settlement			
704	to		
100. FEES PAYABLE IN CONNECTION WITH LOAN			
801	Loan application fee	to	
802	Loan discount	to	
803	Appraisal fee	to Property Financial Services (p.p.c. 275.00)	
804	Credit report	to Central NY Credit Services (p.p.c. 45.00)	
805	Final inspection fee	to Property Financial Services	75.00
806	Underwriting fee	to OneWest Mortgage Services, Inc.	275.00
807	Flood Certification Fee	to First Portland Mortgage Corporation	18.00
808	Processing fee	to First Portland Mortgage Corporation (p.p.c. 25.00)	25.00
809	Yield Spread Premium (from CMS)	to First Portland Mortgage Corporation (p.p.c. 1,312.50)	
810	to		
811	to		
900. FEES REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901	Interest from 02/28/99 to 04/01/99 @ \$20,781.33/day		168.25
902	Mortgage insurance premium for mo.	to	
903	Mortgage insurance premium for yr.	to	
904	to		
905	to		
1000. RESERVES DEPOSITED WITH LENDER			
1001	Hazard insurance	3 mo. @ \$15.50 per mo.	46.50
1002	Mortgage insurance		
1003	City/sewer taxes	4 mo. @ \$244.47 per mo.	977.88
1004	County property taxes		
1005	Annual assessments		
1006	to		
1007	to		
1008	Aggregate Adjustments Analyst	mo. @ \$ per mo.	-75.50
1100. TITLE CHARGES			
1101	Settlement or closing fee	to	
1102	Abstract or title search	to Holstrom & Abbondanza, P.A.	334.00
1103	Title examination	to	
1104	Title insurance binder	to	
1105	Document preparation fee	to	
1106	Notary fee	to	
1107	Attorney's fee	to First Title of Maine	275.00
Includes above items No.:			
1108	Title insurance	to First American Title Insurance Company	233.75
Includes above items No.:			
1109	Lender's coverage	\$105,000.00	\$233.75
1110	Owner's coverage		
1111	to		
1112	to		
1113	to		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201	Recording Fee	based \$13.00 mortgage \$31.00 Release \$11.00	44.00
1202	City/sewer assessments		11.00
1203	State tax / Stamp / Deed		258.50
1204	Return Assignment		11.00
1300. ADDITIONAL SETTLEMENT CHARGES			
1301	Mortgage Inspection Fee	to Livingston & Thayer	125.00
1302	to		
1303	Energy Audit/Check	to First Title of Maine	1,500.00
1304	to		
1305	to		
1306	to		
1307	to		
1308	to		
1300 TOTAL SETTLEMENT CHARGES (entered on lines 101 Section I and 512 Section E)		2,727.38	1,768.50

CERTIFICATION

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Richard R. Flagg
 Elaine T. Roy
 BORROWERS

Custom Ruth Thomas of Maine
 BY
 TTS Authorized Agent
 SELLERS

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.



LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kampha, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
Edward M. Lawrence, PLS

March 24, 1999

Mr. Dave Kadeil
Code Enforcement Office
City of Portland
Portland, Maine.

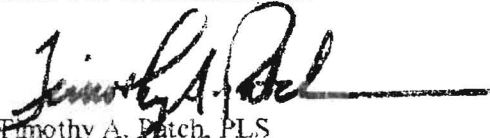
RE: Buca Run - Lot 14
Project No. 1851.06

Dear Mr. Kadeil:

This letter is to verify that on January 12, 1999, Land Use Consultants, Inc. completed a field effort to lay out the house on Lot 14. The house was laid out on the ground as depicted in the attached sketch.

I trust this will meet your needs. Please contact me directly if you have any questions regarding this submittal.

Sincerely
Land Use Consultants, Inc.


Timothy A. Patch, PLS
Surveying Engineering Manager

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

19980173
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 _____

12/29/98

Application Date

Buca Run #7

Project Name/Description

7 Buca Run

Address of Proposed Site

336-e-064

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 decks**

24 x 32

21,665 sq ft

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: **12/30/98**

DRC Approval Status:

Reviewer **Jim Wendel**

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

Approval Date **1/5/99** Approval Expiration **1/5/00** 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: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: March 22, 1999

RE: Request for Certificate of Occupancy
7 Buca Run (lot 14) 336 E 064

On March 22 1999, the site was reviewed for compliance with the conditions of approval dated January 5, 1999.

My comments are:

1. The landscape work could not be completed due to the time of year. This work must be completed by June 15, 1999.

It is my opinion that a **temporary certifiicate of occupancy could be issued**, assuming that code enforcement has no outstanding issues.

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

19980173
I. D. Number

Custom Built Homes of Maine

12/29/98

Applicant

Application Date

27 Main St, Windham, ME 04062

Buca Run #7

Applicant's Mailing Address

Project Name/Description

Ted

7 Buca Run

Consultant/Agent

Address of Proposed Site

892-3149

336-e-064

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved, subject to site plan review addendum conditions of approval:

1. 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.
2. 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.
3. Your new street address is now 7 Buca Run, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
4. 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.
5. Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.
6. 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.
8. 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.
9. The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. 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.
11. 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.
12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. Eroded soil shall be contained on-site. A crushed stone construction entrance shall be installed at the curb cut. Silt fence shall be placed dowgradient of all disturbed areas.
14. Relocation of the curb cut, if required, shall be in conformance with the city technical standards and by a licensed city contractor.

Planning Conditions of Approval

Inspections Conditions of Approval

Applicant: Ted

Date: 12/30/98

Address: 7 BUCA Run (Lot #14)

C-B-L: 336-E-64

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 decks

Sewage Disposal - City

Lot Street Frontage - 50' req - 50' shown

Front Yard - 25' req - 50'+ shown

Rear Yard - 25' req - 50'+ shown

Side Yard - 14' req 15' & 20'+ shown

Projections - front door - left side door & steps - rear bulkhead - rear exit, no Deck → Needs to show how the door will be secured

Width of Lot - 80' min - 85' shown

Height - 2 Story

Lot Area - 10,000^{sq ft} min 21,655^{sq ft} OK

Lot Coverage/ Impervious Surface - 20% 24 x 32 = 768^{sq ft}

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

Off-street Parking - 2 req - 2 shown in drive

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 1 zone C

Soil elevation is 77.6' & lowest bldg opening 76.1'

Building windows as shown on the recorded site plan represent the MAXIMUM Bldg area for houses



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."

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: 7 Buca Run, Portland ME 04103		
Total Square Footage of Proposed Structure: 1408	Square Footage of Lot: 21,655	
Tax Assessor's Chart, Block & Lot Number Chart# 336 Block# E Lot# 64	Owner: Diversified Properties	Telephone#: 773 4988
Owner's Address: Forest Ave, Portland	Lessee/Buyer's Name (If Applicable): Custom Bld. Homes of ME	Cost Of Work: \$ 80000
Proposed Project Description:(Please be as specific as possible) New single family dwelling		
Contractor's Name, Address & Telephone same as buyer - 27 Main St. Windham ME 04062		

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

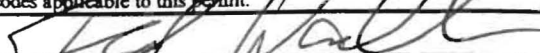
4) Building Plans (Sample Attached)

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

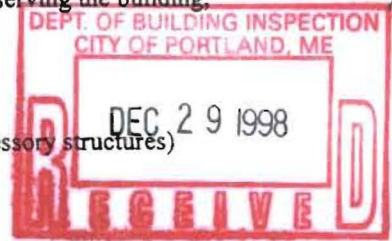
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: 	Date: 12/29/98
-------------------------------------------------------------------------------------------------------------	-----------------------

*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.



*Site Plan 300.⁰⁰
Permit fee 420.⁰⁰
720.⁰⁰*

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

19980173

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

12/29/98

Application Date

Buca Run #7

Project Name/Description

7 Buca Run

Address of Proposed Site

336-e-064

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 decks

24 x 32

21,655 sq ft

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: 12/30/98

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions see attached Denied

Approval Date 12/30/98 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

- Performance Guarantee Accepted date amount expiration date
- Inspection Fee Paid date amount
- Building Permit Issued date
- Performance Guarantee Reduced date remaining balance signature
- Temporary Certificate of Occupancy date Conditions (See Attached)
- Final Inspection date signature
- Certificate Of Occupancy date
- Performance Guarantee Released date signature
- Defect Guarantee Submitted submitted date amount expiration date
- Defect Guarantee Released

Diversified Properties, Inc.

*P.O. Box 10127, Portland, ME 04104
Tel 207-773-4988 • Fax 207-773-6875*

December 7, 1998

**TO: Building Inspection
City of Portland**

FROM Diversified Properties, Inc.

RE: Buca Run

Diversified Properties, Inc. gives permission for Custom Built Homes of Maine to receive a building permit for construction on Lot 14, Buca Run.

If you have any questions, please contact Diversified Properties.

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

Valuation: \$80,000.00 Plan Review # 1-99
 Fee: \$420.00 Date: 8 Jan. 99

Building Location: 7 Buca RUN CBL: 336-E-064

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 Building Code & Site Plan requirements MUST be completed before a Certificate of Occupancy can or will be issued	111.0
2.	Foundation drainage	1813.5.2
3.	Waterproofing & dampproofing	1813.0
4.	Chimney & Vents BOCA Mech./93 Chapter 12	NFPA 211
5.	Guardrails & Handrails	
6.	Headroom	1204.0
7.	STAIR CONSTRUCTION	1014.0
8.	Sleeping room egress window	1018.6
9.	Smoke detectors	920.3.2
10.	Fastening Schedule	Table 2305.2
11.	Boring, Cutting & Notching 2305.4.4 - 2305.5.1	2305.3
12.	Glass & glazing	Chapter 24

Foundations (Chapter 18)

Wood Foundation (1808)

- NA Design
- NA Installation

Footings (1807.0)

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

Foundation Walls

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

Floors (Chapter 16-23)

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

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
- _____ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~X~~ Stairways (1014.3) 36" W
- ~~SR~~ Treads (1014.6) 10" min.
- ~~SR~~ Riser (1014.6) 7 3/4" max.
- ~~SO~~ 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)

- ~~SO~~ Location and interconnection
- ~~SO~~ Power source

Dwelling Unit Separation Table 602

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~X~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ 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
- _____ Grade
- ~~X~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)
- _____
- _____
- _____

State Plumbing Code

Load Design Criteria

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

Glazing (Chapter 24)

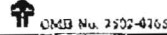
- SR Labeling (2402.1)
- | Louvered window or jalousies (2402.5)
- | Human impact loads (2405.0)
- | Specific hazardous locations (2405.2)
- | Sloped glazing and skylights (2404)
- _____
- _____
- _____
- _____
- _____

Private Garages (Chapter 4)

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

A Settlement Statement

U.S. Department of Housing and Urban Development



M. TYPE OF LOAN			
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FHLBA 3. <input type="checkbox"/> Conventional		4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Govt. Ins.	
6. File Number FM98382		7. Loan Number 1192839	
8. Mortgage Insurance Case Number			
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "None" were paid outside the closing. They are shown here for informational purposes and are not included in the total.			
D. NAME OF BORROWER Richard R. Free Sr. Elaine T. Roy Lot 14 Boca Run Portland, Maine 04103		E. NAME OF SELLER Custom Built Homes of Maine	
F. NAME OF LENDER First Portland Mortgage Corporation 1321 Washington Avenue Portland ME 04103			
G. PROPERTY LOCATION Lot 14 Boca Run Portland, Maine 04103		H. SETTLEMENT AGENT First Title of Maine PLACE OF SETTLEMENT 465 Congress St. Portland, ME 04103	
I. DATE OF SETTLEMENT 3/24/99			
J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	117,459.00	401. Contract sales price	117,459.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	2,727.38	403. Settlement charges to seller	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes 03/24/99 to 06/30/99	44.45	406. City/town taxes 03/24/99 to 06/30/99	44.45
107. County taxes		407. County taxes	
108.		408.	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
120. GROSS AMOUNT DUE FROM BORROWER	120,186.38	420. GROSS AMOUNT DUE TO SELLER	117,503.45
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit of earnest money	6,000.00	501. Deposit of earnest money	6,000.00
202. Principal amount of new loan (L)	105,000.00	502. Settlement charges to seller	1,769.50
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504.	
205.		505.	
206.		506.	
207. Coupon Credit from PMAC	110.00	507.	
208.		508.	
209.		509.	
210.		510.	
211.		511.	
212.		512.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
213. City/town taxes		513. City/town taxes	
214. County taxes		514. County taxes	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/OR FOR BORROWER	111,180.00	520. TOTAL REDUCTION AMOUNT DUE TO SELLER	1,769.50
300. CASH AT SETTLEMENT FROM BORROWER		600. CASH AT SETTLEMENT TO/FROM SELLER	
301. Check amount due from borrower (line 120)	120,180.38	601. Gross amount due to seller (line 420)	117,503.45
302. Less amount paid by borrower (line 220)	(111,180.00)	602. Less reductions in amount due seller (line 520)	(1,769.50)
303. CASH FROM [] TO BORROWER	9,140.83	603. CASH FROM [] TO SELLER	109,733.95

File No.

The First Title Settlement Agent hereby certifies that I have prepared a true and accurate account of this transaction. I have issued or will cause the funds to be disbursed in accordance with this statement.

First Title of Maine

SETTLEMENT AGENT

DATE

SHERRY
874-8716



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 7 Buca Run 336-E-064

Issued to **Diversified Properties**

Date of Issue **March 24, 1999**

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. **990020**, 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

APPROVED OCCUPANCY

Entire

Single Family Dwelling
Use Group R3
Construction Type 5B
BOCA 96

Limiting Conditions:

Temporary Until June 15, 1999
Monies held in escrow for final landscaping

This certificate supersedes
certificate issued

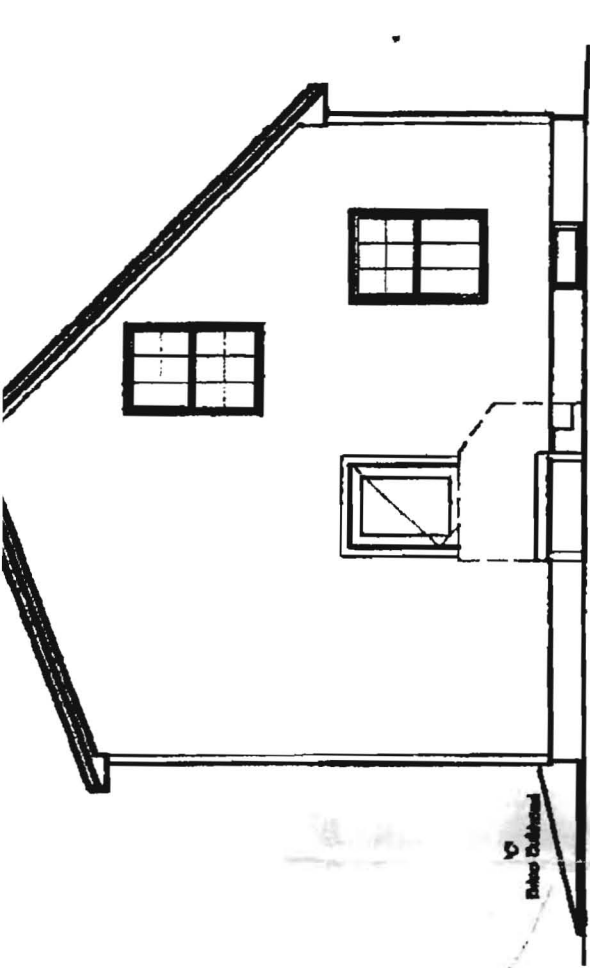
Approved:

3/24/99 *[Signature]*
.....
(Date) Inspector

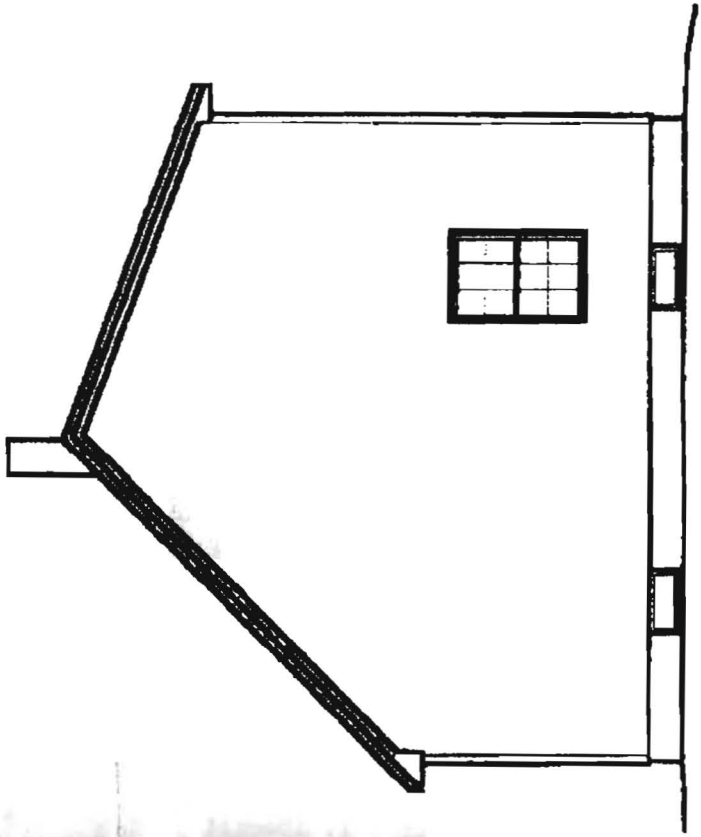
[Signature]
.....
Inspector of Buildings

[Handwritten initials]

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.



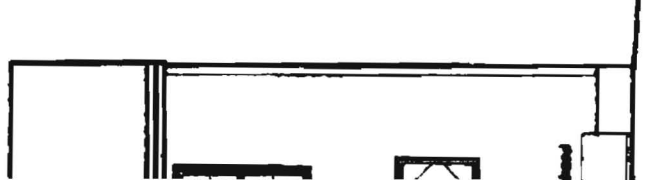
LEFT ELEVATION
Scale: 1/4" = 1'-0"



RIGHT ELEVATION
Scale: 1/4" = 1'-0"



ATION



VATION

5'-0" F.V.

24'-6"

C
Bilco
Bulkhead

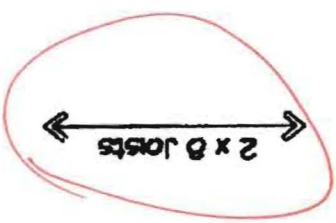
Provide 2" lip to prevent
basement leakage.

2 x 8 Joists

Drop wall 1'-3"



Field vent
washer/dryer
location



4' Concrete Slab

2013

8'

5'-8"

5'-8"

7'-6"

7'-6"

6 x 8 Flue

(3) - 2X10 Wood Beam
w/ Ledger

15'-3"

Boiler

(2)-2x8's

3'-2 1/2"

5'-0"

3 1/2" Lilly Columns
16'-8" (Typ.) w/ 12"x24"x24" Pads

13'-7 3/4" F.V.

7'-4" F.V.

(2)-2x8's

4'-3 1/2" F.V.

7'-6"

11'-0" F.V.

2013

6'-0"

5'-6"

6'-6"

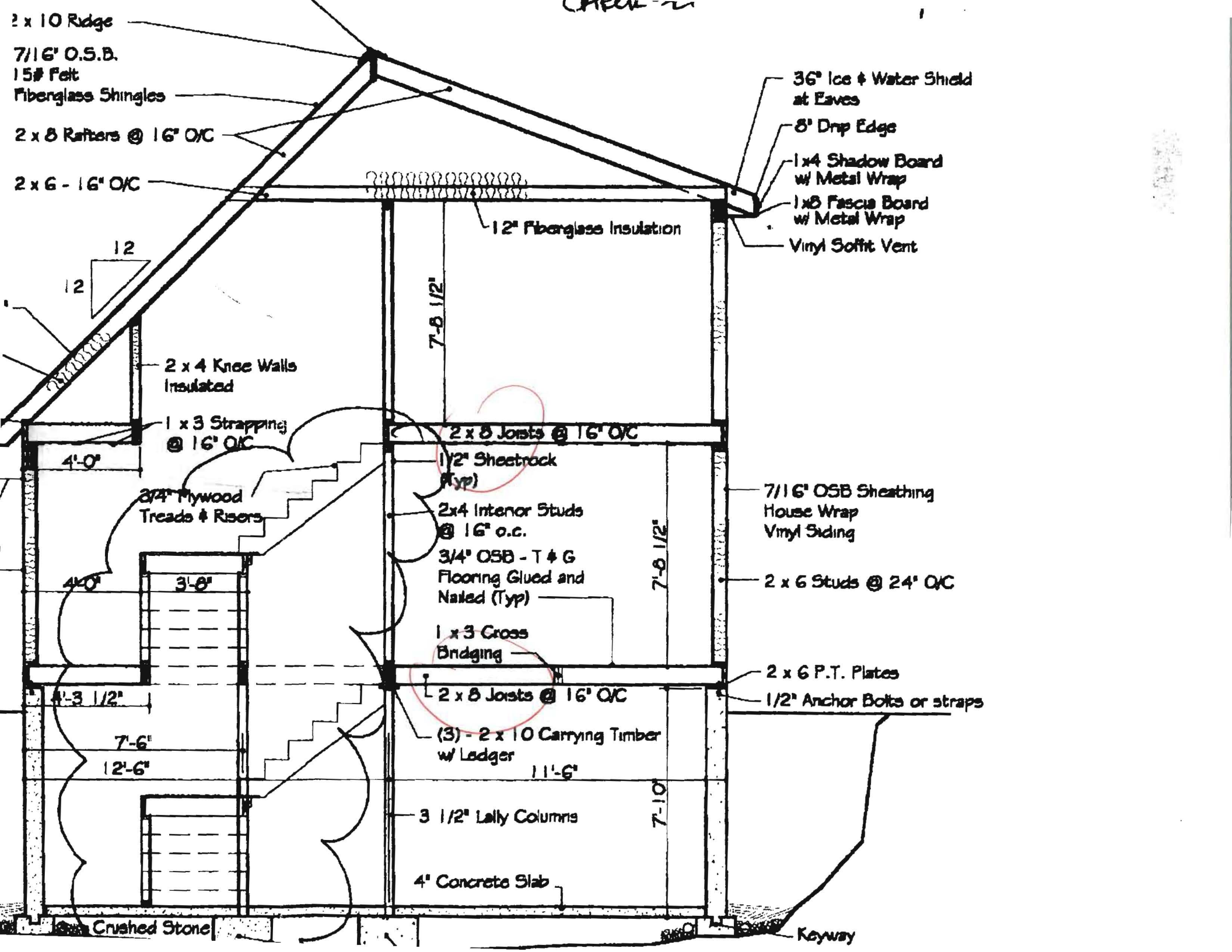
12'-6"

24'-0"

11'-6"

4" x 7'-10" concrete wall

CHECK - 2



2 x 10 Ridge

7/16" O.S.B.

15# Felt

Fiberglass Shingles

2 x 8 Rafters @ 16" O/C

2 x 6 - 16" O/C

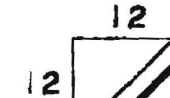
36" Ice & Water Shield at Eaves

8" Drip Edge

1 x 4 Shadow Board w/ Metal Wrap

1 x 8 Fascia Board w/ Metal Wrap

Vinyl Soffit Vent



12" Fiberglass Insulation

2 x 4 Knee Walls Insulated

1 x 3 Strapping @ 16" O/C

3/4" Plywood Treads & Risers

7'-8 1/2"

2 x 8 Joists @ 16" O/C

1/2" Sheetrock (Typ)

2x4 Interior Studs @ 16" o.c.

3/4" OSB - T & G Flooring Glued and Nailed (Typ)

1 x 3 Cross Bridging

7/16" OSB Sheathing House Wrap Vinyl Siding

2 x 6 Studs @ 24" O/C

7'-8 1/2"

2 x 6 P.T. Plates

1/2" Anchor Bolts or straps

2 x 8 Joists @ 16" O/C

(3) - 2 x 10 Carrying Timber w/ Ledger

3 1/2" Lally Columns

4" Concrete Slab

7'-10"

4'-0"

4'-0"

3'-8"

4'-3 1/2"

7'-6"

12'-6"

11'-6"

Crushed Stone

Keyway

Fraugh/Roy RESIDENCE

CHECK SET.

12/28/98

DOOR SCHEDULE

1. 2'-8" x 6'-8" Entry
2. 3'-0" x 6'-8" Entry
3. 6'-0" x 6'-8" Entry Atrium
4. 2'-4" x 6'-6" Interior
5. 2'-6" x 6'-6" Interior
6. 1'-6" x 6'-6" Interior
7. 1'-2" x 6'-6" Interior
8. 5'-0" x 6'-6" Interior Bifold
9. 2'-2" x 6'-6" Interior
10. 4'-0" x 6'-6" Interior Bifold