

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 041381

This is to certify that Wa One /Dwight Brackett
has permission to Multi - Family 2-unit/ Build a x40 2 st Dwelling
23 A & B
AT Carriage Ln 341 A037001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 10/1/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1381	Issue Date:	CBL: 341 A037001
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Location of Construction: 23 A & B Carriage Ln (LT #17)	Owner Name: Wa One	Owner Address: Po Box 10127	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Lessee/Buyer's Name	Phone:		Zone: R5

Past Use:	Proposed Use: Multi - Family 2-unit/ Build a 30x40 2 story Dwelling	Permit Fee: \$1,266.00	Cost of Work: \$130,000.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R Type: 5 BOCA 1999	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 09/16/2004	Zoning Approval		
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<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>All lots reviewed under 2003-0004</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>9/20/04</i>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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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 provision of the code(s) applicable to such permit.

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

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1381	Date Applied For: 09/16/2004	CBL: 341 A037001
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Location of Construction: 23 A-B Carriage Ln -lot #17	Owner Name: Wa One	Owner Address: Po Box 10127	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone (207) 772-8629
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: Multi - Family 2-unit/ Build a 30x40 2 story Dwelling	Proposed Project Description: Multi - Family 2-unit/ Build a 30x40 2 story Dwelling
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Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 09/27/2004

Note: **Ok to Issue:**

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext .8822. 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.
- 3) 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.

Location of Construction: 23 A-B Carriage Ln -lot #17	Owner Name: Wa One	Owner Address: Po Box 10127	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone (207) 772-8629
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	
Dept: Planning	Status: Approved	Reviewer: Jay Reynolds	Approval Date: 09/27/2004
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

341-A-37

Lot ~~10~~ Carriage Dwight @ 772-8629
#17 Permit # 04-~~1381~~ 1381

Soil type/Presumptive Load Value (Table 401.4.1)

STRUCTURAL

Footing Dimensions/Depth
(Table 403.1.1 & 403.1.1(1),
Section 403.1.2)

OK Shows
8'-7 1/2"

Went over ft

Foundation Drainage Damp proofing
(Section 406)

OK Note #1 sheet A2

Shows drainage -
Need 2 1/2" for #6's

Ventilation (Section 409 U)
Crawls Space ONLY H

N/A

Anchor Bolts/Straps (Section 403.1.4)

5/8" @ 3'0" - OK

Lally Column Type,
Spacing and footing sizes (Table 502.3.4(2))

OK - 3-~~3~~ 5" S - 5 1/2' largest span
3-2x12's OK

Built-Up Wood Center Girder
Dimension/Type

OK

(Table 502.3.4(2))

Sill/Band Joist Type & Dimensions

2x6 PT - OK

First Floor Joist Species
Dimensions and Spacing
(Table 503.3.1(1) & Table 503.3.2(1))

2x12 - 12" OC

OK

Second Floor Joist Species
Dimensions and Spacing Table(503.3.1(1) &
Table 503.3.2(1))

2x12's - 12" OC

OK

2x12" - 12" MAX CENTER TO CENTER

3-2x8's under
Bearing walls

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	Trussced - OK		
Roof Rafter Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	11	11	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK		
Fastener Schedule (Table 602.3(1) & (2))			
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	N/A		
Fire separation			
Fire rating of doors to living space Door with fire rating (1402.5.1(1))	Separating wall - Went over w/ Dwight - 1 hour - R. 10/20		
Egress Windows (Section 310)	OK		Bsmnt
Roof Covering (Chapter 9)	OK		
Safety Glazing (Section 308)	OK Shows Temp in baths		
Attic Access (BOCA 1211.1)	Size ? 22" x 30"	Min	OK Rev. w/ DW
Draft Stopping around chimney	OK N/A		

OK




OK
 No Chimney system?
 Heating Direct vent
 OK

Header Schedule	1	OK	
Type of Heating System		Boiler	Boiler
Stairs			
Number of Stairways			
Interior	4		
Exterior			
Treads and Risers (Section 314)	OK	10" x 7 1/2 to 7 3/4' Rise - OK	
Width	3-6 finished - OK		
Headroom	6'-8" OK		
Guardrails and Handrails (Section 315)	OK Enclosed	Stairs - handrail detail OK	
Smoke Detectors Location and type/Interconnected		Ad + shown -	OK - vent over w/ Div.
Plan Reviewer Signature			

See Chimney Summary Checklist

OK SPRINKLERS?
 OK will get state approval
 OK
 OK
 OK
 OK

All Purpose Building Permit Application

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

Location/Address of Construction: <u>LOT # 17 CARRIAGE LANE</u>		
Total Square Footage of Proposed Structure <u>1200 S.F.</u>	Square Footage of Lot <u>8,909 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>341</u> Block# <u>A A</u> Lot# <u>37</u>	Owner: <u>WALNUT HILL INVESTMENT</u> <u>P.O. BOX 307</u> <u>CUMBERLAND ME 04001</u>	Telephone: <u>829-3373</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>BEN GROVER</u> <u>P.O. BOX 307</u> <u>CUMBERLAND ME</u>	Cost Of Work: \$ <u>130,000⁰⁰</u> Fee: \$
Current use: <u>MULTY</u> <u>04021</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>2 UNIT</u>		
Project description: <u>30x40 2 UNIT</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>DWIGHT BRACKETT</u> Mailing address: <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u> We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>72-864702756-0687</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: [Signature] Date: 9/6/14

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Applicant: Dwight Brackett

Date: 9/22/04

Address: 23^A & B Carriage LN (Lot #17)

C-B-L: 341-~~037~~^A

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development permit # 04-1301

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - to construct 2 family Dwelling 30' x 40' - NO GARAGE

Sevage Disposal - City

Lot Street Frontage - 50' min \approx 107' scaled

Front Yard - 20' min - 20' shown to bldg

Rear Yard - 20' min - 27' shown

Side Yard - 12' min $\left(11' \times 37' \text{ scaled } \rightarrow \text{Not allowed to reduce one side to No less than 0', but for every 1' taken off, 1' to be added on the other side} \right)$

Projections - front stoop & stairs in front setback ok per 14-425; 2 rear ~~stoops~~ ^{bulkheads 5' x 5'}

Width of Lot - 60' min - 80' scaled

Height - 35' max - 23.5' scaled

Lot Area - 6,000^{sq} ft or 8,909^{sq} ft given

Lot Coverage/Impervious Surface - 40% max or 3563.6^{sq} ft max

Area per Family - 3,000^{sq} ft/fam or 6,000^{sq} ft

Off-street Parking - 2 pkg spaces per unit or 4 req - 4 shown

Loading Bays - N/A

Site Plan - All lot reviewed under 2003-0004

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7

Zone X

NO Daylight Basement Shown

3563.6^{sq} ft max

OK
30' x 40' = 1200
5 x 8 = 40
2(5 x 5) = 50
1290^{sq} ft

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that **BONO, INC.**, doing business under its assumed name of **BROADWAY DEVELOPMENT**, a Maine corporation with a principal place of business in **Portland**, in the County of **Cumberland** and State of **Maine** ("Grantor"), grants to **WALNUT HILL INVESTMENTS LLC**, a Maine limited liability company with a principal place of business in **North Yarmouth**, in the County of **Cumberland** and State of **Maine**, with a mailing address of **P.O. Box 307, Cumberland, Maine 04021** ("Grantee"), with warranty covenants, the land and any structures thereon located in the City of **Portland, Cumberland County, Maine**, described as follows:

Lots 15 and 17 as depicted on a certain plan entitled "Sub-division Plan, Carriage Lane, Portland, Maine, Made for Broadway Development" prepared by **Titcomb Associates**, dated **June 24, 1999**, recorded in the **Cumberland County Registry of Deeds in Book 204, Page 266** (the "Plan"), together with and subject to the rights of others to **Carriage Lane**.

Being a portion of the premises described in a deed from **W.A. One** to the Grantor herein dated **April 26, 2004**, and recorded in the **Cumberland County Registry of Deeds in Book 21182, Page 231**.

This conveyance is subject to and with the benefit of the following:

1. **Drainage Easement from Bono, Inc. to City of Portland dated May 12, 2004, recorded at said Registry of Deeds in Book 21444, Page 340.**
2. **Sewer Easement from Bono, Inc. to City of Portland dated May 12, 2004, recorded at said Registry of Deeds in Book 21445, Page 1,**
3. **Pedestrian Easement Deed from Bono, Inc. to City of Portland dated May 12, 2004, recorded at said Registry of Deeds in Book 21445, Page 4.**

4. **Stormwater Drainage System Maintenance Agreement of Bono, Inc. dated May 12, 2004 filed with the City of Portland,**
5. **Pedestrian Easement Deed from W.A. One to City of Portland dated May 12, 2004, recorded at said Registry of Deeds in Book 21445, Page 8.**

Excepting and reserving to the Grantor, its successors and assigns, all right, title and interest that the Grantor may have in and to the fee interest in "Carriage Lane", so-called, as shown on the Plan. The purpose of this reservation is to preserve the Grantor's right in and to such way pursuant to 23 M.R.S.A. §3031(4) and 33 M.R.S.A. §460 et seq., together with the right to convey said Carriage Lane to the City of Portland; provided, however, Grantor, or its designee shall provide for curbside trash pickup until acceptance of Carriage Lane by the City of Portland.

The premises are conveyed subject to such state of facts as depicted, Easements & Encumbrances 1-7, and Notes 1-24 as set forth on said Plan, including without limiting the foregoing, the following:

1. **Lots 15 and 17 are subject to a drainage easement and are subject to and with the benefit of a thirty foot wide common driveway easement as shown on said Plan. Lots 15 and 17 are also subject to a transformer easement to Central Maine Power Company as depicted in Plan Book 204, Page 266 as shown on said Plan.**
2. **Lots 15 and 17 are subject to the condition that no sidewalk shall be constructed in front of them as set forth in Note 24 on said Plan.**

Grantee further covenants and agrees by acceptance of this deed that the following restrictions shall apply to the lot herein conveyed, which restrictions shall be binding upon Grantee, its successors and assigns:

1. **The lot herein conveyed shall not be further subdivided without the written and recorded approval by Bono, Inc. or its successors and assigns. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.**

2. Lots 15 and 17 shall be limited to not more than two (2) residential units per lot. No business related activities are allowed on Lots 15 and 17.
3. Any changes to the site plans shall require the written approval of Bono, Inc., or its successors and assigns, which approval shall be recorded at the Cumberland County Registry of Deeds.

The premises are further conveyed subject to any and all easements, restriction and encumbrances of record, and together with any and all rights, easements, privileges and appurtenances pertaining thereto. The premises are also conveyed subject to, and together with, any and all easements, restrictions, encumbrances, rights and privileges as are indicated on the Plan.

IN WITNESS WHEREOF, the said BONO, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President thereunto duly authorized this 7th day of July, 2004.

BONO, INC.

Joyce M. Yates

By:

James M. Wolf
Its President

STATE OF MAINE
CUMBERLAND, SS.

July 7th, 2004

Then personally appeared the above-named JAMES M. WOLF, President of BONO, 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 10, 2010