

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED		CBL:
Permit No: 01-1547	Issue Date: FEB 26 2002	347 A007001

Location of Construction: 134 Pennell Ave	Owner Name: Maggie Lane Development Llc	Owner Address: Po Box 10127	Phone: 207-773-4988
Business Name: n/a	Contractor Name: Custom Build Homes of Maine	Contractor Address: 32 Main Street Windham	Phone: 2078923149
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type:	Zone: R-3

Past Use: Vacant	Proposed Use: New Single Family 24' x 36' split 2 bedroom home.	Permit Fee:	Cost of Work: \$85,000.00	CEO District: 2
Proposed Project Description: Build New 24' x 36' Single Family		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type SB BOCA 94	
		Signature: _____		
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: gg	Date Applied For: 12/20/2001	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>NA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>panel 7 zone</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan</p> <p><i># 2001-0318</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: <i>5/26/02</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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

2001 0318

011347

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 # 34+35 Pennel Ave. (Lot B)</u>		
Total Square Footage of Proposed Structure <u>960</u>	Square Footage of Lot <u>7,500 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>347</u> Block# <u>A</u> Lot# <u>7</u> <u>Res Don Hall</u>	Owner: <u>Magic Lane Development</u> <u>Custom Built Homes</u>	Telephone: <u>773-4988</u> <u>892-3149</u>
Lessee/Buyer's Name (If Applicable) <u>Custom Built Homes of ME</u>	Applicant name, address & telephone: <u>27 Main St</u> <u>Windham, ME</u>	Cost Of Work: \$ <u>85,000</u> Fee: \$ <u>534.00</u>
Current use: <u>Vacant</u>		<u>Site 300.00</u>
If the location is currently vacant, what was prior use: <u>Land</u>		<u>4834.00</u>
Approximately how long has it been vacant: _____		
Proposed use: <u>Single Family</u>		
Project description: <u>24x36 split 2 Bedroom</u>		
Contractor's name, address & telephone: <u>Custom Built Homes of ME</u>		
Who should we contact when the permit is ready: <u>Danny McCarthy</u>		<u>Call</u>
Mailing address: <u>27 Main St</u> <u>Windham ME</u>		<u>or Then mail</u>
		Phone: <u>892-3149</u>

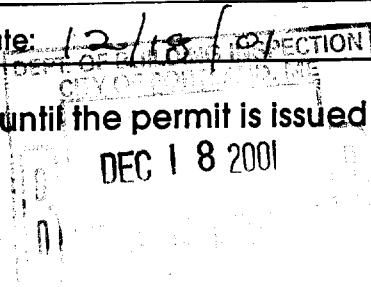
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Daniel J. McCarthy</u>	Date: <u>12/18/01</u>
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This is not a permit, you may not commence ANY work until the permit is issued

DEC 18 2001



SPACE AND BULK REQUIREMENTS – R-3 ZONE

MINIMUM LOT SIZE: 6,500 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT.

SIDE YARD*

1 STORY 8 FT.

1 1/2 STORY 8 FT.

2 STORY 14 FT.


2 1/2 STORY 16 FT.

MINIMUM LOT WIDTH: 75 FT.
OTHER USES:

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

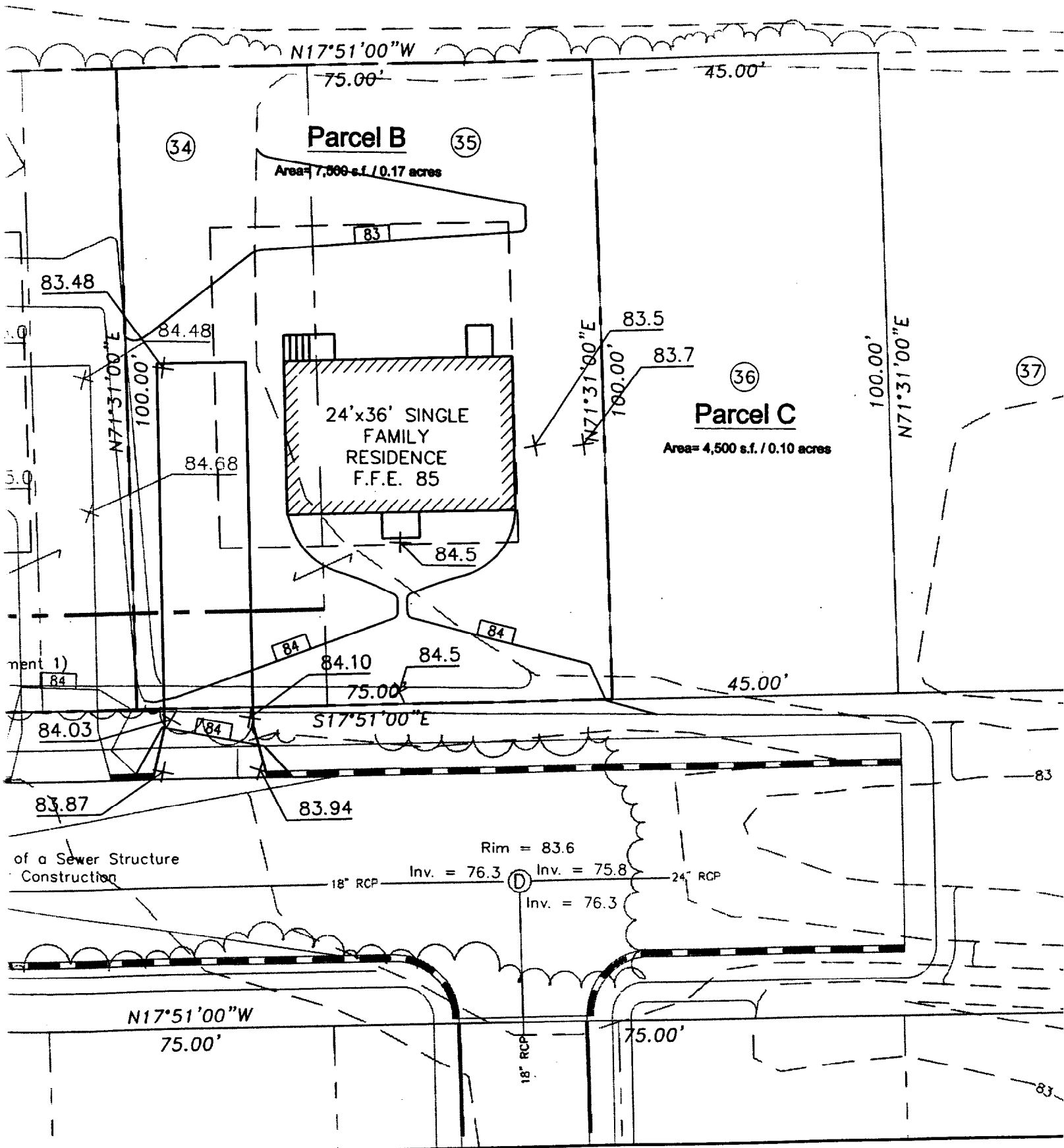
THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 1/2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: SEPT 2001
Draft: CAH	Job No.: 384.3
Checked: AMP	Scale: NTS
File Name: 384_3-SP.dwg	

 GP	<i>Traffic and Civil Engineering Services</i>
	PO Box 1237, 26 Main Street Gray, ME 04039 207-657-6910

Drawing Name: Space & Bulk Requirements
Project: PENNELL AVENUE, PORTLAND

Figure No. 1



N17°51'00"W

75.00'

Parcel B

Area = 7,000 s.f. / 0.17 acres

(34)

(35)

45.00'

83.48

84.48

N71°31'00"E
100.00'

84.68

24'x36' SINGLE
FAMILY
RESIDENCE
F.F.E. 85

84.5

N71°31'00"E
100.00'

83.5

83.7

(36)

Parcel C

Area = 4,500 s.f. / 0.10 acres

100.00'

N71°31'00"E

(37)

5.0

ment 1)

84

84

84.10

84.5

84

75.00'

45.00'

84.03

84

S17°51'00"E

83.87

83.94

of a Sewer Structure
Construction

18" RCP

Rim = 83.6

Inv. = 76.3

(D)

Inv. = 75.8

24" RCP

Inv. = 76.3

N17°51'00"W

75.00'

18" RCP

75.00'

Engineers, Inc.

PO Box 1237
26 Main Street
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpcel@maine.rr.com

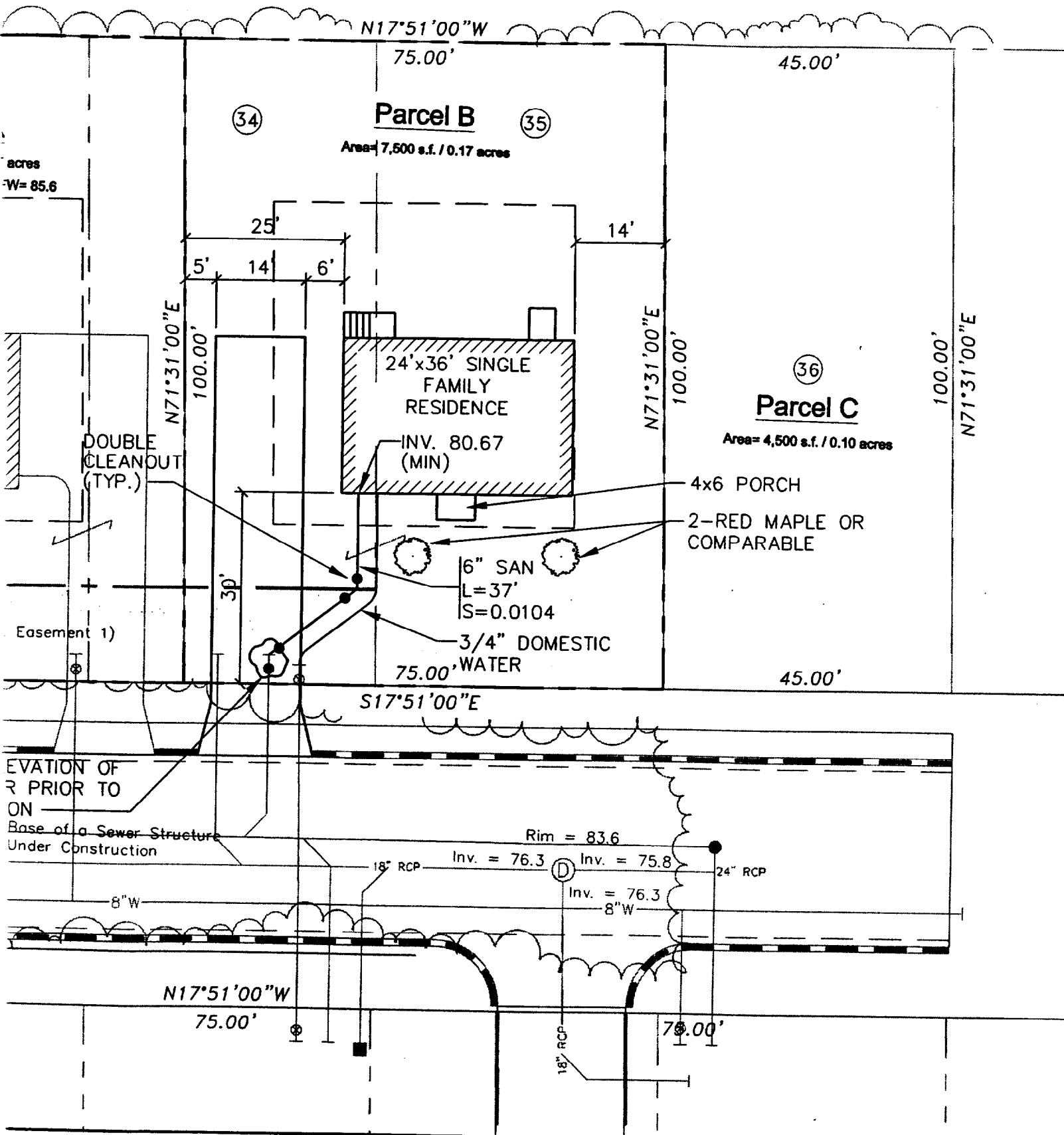
Drawing Name:

Grading and Drainage Plan

Project:

PENNELL AVENUE - PARCEL B

ing Services



Engineering Services
 Engineering Engineers, Inc.
 PO Box 1237
 26 Main Street
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: gpece@maine.rr.com

Drawing Name: Site Layout and Utility Plan
 Project: PENNELL AVENUE - PARCEL B

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

2001-0318
Application I. D. Number
12/20/2001
Application Date

Maggie Lane Development Lic
Applicant
Po Box 10127, Portland, ME 04104
Applicant's Mailing Address
Danny McCarthy
Consultant/Agent
Agent Ph: 892-3149 Agent Fax: 892-1383
Applicant or Agent Daytime Telephone, Fax

Pennell Ave Lot 34 & 35
Project Name/Description
134 - 134 Pennell Ave, Portland, Maine
Address of Proposed Site
347 A007001
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) _____

960 sq ft **7500 sq ft**
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 **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **12/18/2001**

DRC Approval Status:

Approved Denied
See Attached

Approval Expiration **02/26/2003** Extension to _____ Additional Sheets Attached
 Condition Compliance **Jay Reynolds** **02/26/2002**
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	02/25/2002 date	\$44,000.00 amount	11/15/2002 expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ 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)	_____ expiration 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
ADDENDUM**

2001-0318

Application I. D. Number

12/20/2001

Application Date

Pennell Ave Lot 34 & 35

Project Name/Description

Maggie Lane Development Lic

Applicant

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

Agent Ph: 892-3149

Agent Fax: 892-1383

Applicant or Agent Daytime Telephone, Fax

134 - 134 Pennell Ave, Portland, Maine

Address of Proposed Site

347 A007001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 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 134 PENNELL AVE., 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 (874-8632) 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 A sewer permit is required for your 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.
- 6 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.)
- 7 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.
- 8 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Approval Conditions of Zoning

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garages. Only a rear bulkhead and a rear 4' x 4' stoop and stairs are shown on the submitted plans and are being approved. Any enlargements or additions to this work SHALL REQUIRE A SEPARATE PERMIT.
- 3 This street (Pennell Ave) is considered to be a 14-403 street and shall be brought up to City Standards from the end of the closest pavement to the farther end of this property PRIOR to a temporary or permanent Certificate of Occupancy permit.

Application ID Number: 1-1547

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Companion: 134 Pennell Ave.

Approval Date: 02/06/2002

Start On Date: 12/21/2001

Add to Issue Record Name: Marge Schmuckal Date: 02/06/2002

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages. Only a rear bulkhead and a rear 4' x 4' stoop and stairs are shown on the submitted plans and are being approved. Any enlargements or additions to this work SHALL REQUIRE A SEPARATE PERMIT.

This street (Pennell Ave) is considered to be a 14-403 street and shall be brought up to City Standards from the end of the closest pavement to the farther end of this property PRIOR to a temporary or permanent Certificate of Occupancy permit.

Create Date: 12/20/2001 By: gg Update Date: 02/06/2002 By: mes

Applicant: Maggie Lane Dev. LLC

Date: 12/21/01

Address: 134 Pennell Ave

C-B-L: 347-A-007

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Construct single family dwelling

Sewage Disposal - city

Lot Street Frontage - 50' req - 75' shown

Front Yard - 25' min - 26' scaled

Rear Yard - 25' req - 41' scaled

Side Yard - 14' req - 14' & 25' shown

Projections - front steps - rear Bulkhead - rear Stoop & stairs

Width of Lot - 75' min - 75' shown

Height - 35' MAX - 35' scaled

Lot Area - 7,500 sq ft shown 6,500 sq ft

Lot Coverage/ Impervious Surface - 25% max of 1875 sq ft

Area per Family - 6,500 sq ft ok

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

Loading Bays - N/A

Site Plan - minor/none # 2001-0318

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

24' x 36'
No garage
No full rear deck
only 4x4 with stairs

24 x 36	=	864
4 x 5	=	20
4 x 8	=	32
4 x 6	=	24
		<u>940</u>

* No COHO til street is completed

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

2001-0318
Application I. D. Number
12/20/2001
Application Date
Pennell Ave Lot 34 & 35
Project Name/Description

Maggle Lane Development Llc
Applicant
Box 10127, Portland, ME 04104
Applicant's Mailing Address
Annny McCarthy
Consultant/Agent
Agent Ph: 892-3149 Agent Fax: 892-1383
Applicant or Agent Daytime Telephone, Fax

134 - 134 Pennell Ave, Portland, Maine
Address of Proposed Site
347 A007001
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) _____

30 sq ft
Proposed Building square Feet or # of Units
7500 sq ft
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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date: 12/18/2001

Zoning Approval Status:

Approved Approved w/Conditions See Attached Denied
Reviewer: Marge Schmuckal

Approval Date 02/06/2002 Approval Expiration 02/06/2003 Extension to _____ Additional Sheets Attached
 Condition Compliance Marge Schmuckal signature 02/06/2002 date

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration 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

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

2001-0318

Application I. D. Number

12/20/2001

Application Date

Pennell Ave Lot 34 & 35

Project Name/Description

Maggie Lane Development Llc

Applicant

Post Office Box 10127, Portland, ME 04104

Applicant's Mailing Address

Jenny McCarthy

Consultant/Agent

Agent Ph: 892-3148

Agent Fax: 892-1383

Applicant or Agent Daytime Telephone, Fax

134 - 134 Pennell Ave, Portland, Maine

Address of Proposed Site

347 A007001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Zoning

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- 3 This street (Pennell Ave) is considered to be a 14-403 street and shall be brought up to City Standards from the end of the closest pavement to the farther end of this property PRIOR to a temporary or permanent Certificate of Occupancy permit.

Corporation Counsel

Gary C. Wood



CITY OF PORTLAND

Associate Counsel

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

January 31, 2002

VIA FACSIMILE

Terry N. Snow, Esquire
Terry N. Snow, PA
PO Box 275
Cumberland Center ME 04021-0275

Dear Terry:

Your clients are proposing to submit building permit applications for two house lots situated on the easterly side of Pennell Ave. The lots at issue are those identified on the original subdivision of this property as lots 89, 90, 92 and 93. These lots are owned (in some corporate configuration) by your clients. Lot 91 currently is owned by an unrelated individual, although, as I understand it, your clients have a purchase and sale agreement/or an option to buy the parcel.

In order to create buildable lots (lots with no less than 75 feet of frontage), your client has conveyed 30 feet of lot 90 to the abutting lot 89, leaving a 15 foot parcel remaining. In addition, it is your intention to divide original parcel 90, retaining 30 feet with parcel 91, (to create a lot with 75 feet of frontage), the remaining 15 feet to be separated out. It is expected that your clients will eventually purchase original lot 91 and add to it the two outstanding 15 foot sections of property to create an additional lot with 75 feet of frontage.

While the City carefully examines such conveyances for subdivision issues, it appears in this case, given the lack of ownership of original lot 91, no subdivision has occurred by the transfer of property to an abuttor.

It is understood, however, that Diversified Properties, in conjunction with the submission of the two building permit applications referenced herein, has agreed to and will be submitting a detailed drainage and erosion control plan, lot grading plans, and a draft of the easement and turnaround (On these plans, street lights and fire hydrants should be identified.) applicable to the area so that the City may comprehensively evaluate this area

Parcel B

STATUTORY WARRANTY DEED

COPY

WE, ANDREA DEFORTE and ANTOINETTE DEFORTE, both of Portland, in the County of Cumberland and State of Maine,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 10127, Portland, Maine 04104

A certain lot or parcel of land situated at Pennell Avenue in the City of Portland, County of Cumberland and State of Maine, and being more particularly described in Exhibit A annexed hereto and made a part hereof.

Being the same premises conveyed to Grantors herein by deed of Paul A. Hutchinson dated June 25, 1987 and recorded at the Cumberland County Registry of Deeds in Book 7845, Page 282.

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.

WITNESS our hands this 15th day of October, 2001.

Joyce M. Jones

Andrea Deforte

Joyce M. Jones

Antoinette Deforte

16844/267

Oct. 15, 2001

EXHIBIT A

COPY

Warranty Deed from
Andrea Deforte and Antoinette Deforte
to Maggie Lane Development, LLC

A certain lot or parcel of land, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Being Lot No. 35 on plan of "The Holmsteads" made by E. C. Jordan, C.E., dated September, 1921, and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 70, to which reference may be made for a more particular description.

Also another lot or parcel of land, being that portion of Lot No. 34 on said plan "The Holmsteads", which is bounded and described as follows:

BEGINNING at a point on Pennell Avenue at the dividing line between Lots 34 and 35 on said plan; thence southwesterly along said line 100 feet to the rear line of Lot 35; thence southeasterly along said rear line 30 feet to a point; thence northeasterly at right angles to said rear line 100 feet to Pennell Avenue; thence northwesterly by Pennell Avenue 30 feet to the point of beginning.

Also conveying the right and easement to enter upon a 15 foot strip of land extending across the front of Lots 26 to 34, inclusive, on said plan of "The Holmsteads", as reserved in deeds of James A. Shackley and Paul A. Hutchinson to Jean J. Labelle and Suzanne L. Labelle, and to John G. Shelley III and Josee L. Shelley, dated June 22, 1986 and June 23, 1986 and recorded in the Cumberland County Registry of Deeds at Book 7253, Pages 7, 8, 10, 11, 13, 14, 16 and 17, and as reserved in deeds of Paul A. Hutchinson to James A. Shackley recorded in said Registry of Deeds in Book 7233, Pages 344 and 347.

88784560282

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

037279

Know all Men by these Presents,

That I, Paul A. Hutchinson

of South Portland, County of Cumberland, State of Maine
for consideration paid, grant to Andrea Deforce and Annelinette Deforce

of Portland, County of Cumberland, State of Maine
whose mailing address is 666 Allen Avenue
Portland, ME 04103

with SURVIVORSHIP RIGHTS as joint tenants the land in
Portland, County of Cumberland
State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof for description of the
premises being conveyed.

Being the same premises conveyed to the Grantor by deeds dated June 22, 1986
and June 23, 1986, and recorded in the Cumberland County Registry of Deeds
in Book 7211, Page 343, and Book 7211, Page 345, respectively.

Sub

Witness my hand and seal this 25th day of the month of June 1987.

Signed, Sealed and Delivered
in presence of

[Signature] *[Signature]*
Paul A. Hutchinson

State of Maine, County of Cumberland as June 25, 1987

Then personally appeared the above named Paul A. Hutchinson

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public
Printed Name: _____

Not
Deed

Bein
date
in P
desc

Also
said

Regi
and
fact
this
year
by ?

Also
to e
lots
does
Bona
Jura
Regi
case
said

STATE OF MAINE
CUMBERLAND, SS.

OCTOBER 11 2001

COPY

Then personally appeared the above-named ANDREA DEFORTE and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

Jayce M. Gates
Attorney at Law/Notary Public

BK 7845 PG 283

DEEDIST A
Deed from Paul A. Hutchinson to Andrea Deforte and Antoinette Deforte

Being Lot Numbered 35 on a plan of "The Holmsteads" made by E.C. Jordan, C.E., dated September, 1921, and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 70, to which reference may be made for a more particular description.

Also another lot or parcel of land, being that portion of Lot Numbered 34 on said plan of "The Holmsteads", which is bounded and described as follows:

Beginning at a point on Ferrall Avenue at the dividing line between Lots 34 and 35 on said plan; thence south-westerly along said line one hundred (100) feet to the rear line of lot 35; thence south-easterly along said rear line thirty (30) feet to a point; thence north-easterly at right angles to said rear line one hundred (100) feet to Ferrall Avenue; thence north-westerly by Ferrall Avenue thirty (30) feet to the point of beginning.

Also conveying to the Grantee, his heirs and assigns, the right and easement to enter upon a fifteen foot strip of land extending across the front of lots 26 to 34, inclusive, on said plan of "The Holmsteads", as reserved in deeds of James A. Shackley and Paul A. Hutchinson to John J. Labella and Suzanne L. Labella, and to John G. Shelley III and James L. Shelley, dated June 22, 1986 and June 23, 1986 and recorded in the Cumberland County Registry of Deeds at Book 7253, Pages 7, 8, 10, 11, 13, 14, 16 and 17, and as reserved in deeds of Paul A. Hutchinson to James A. Shackley recorded in said Registry of Deeds in Book 7230, Pages 344 and 347.

RECEIVED
RECORDED DEEDS OF DEEDS
1987 JUN 26 - PM 2:27
CUMBERLAND COUNTY
James J. Walsh

KNIGHT

12/17/01

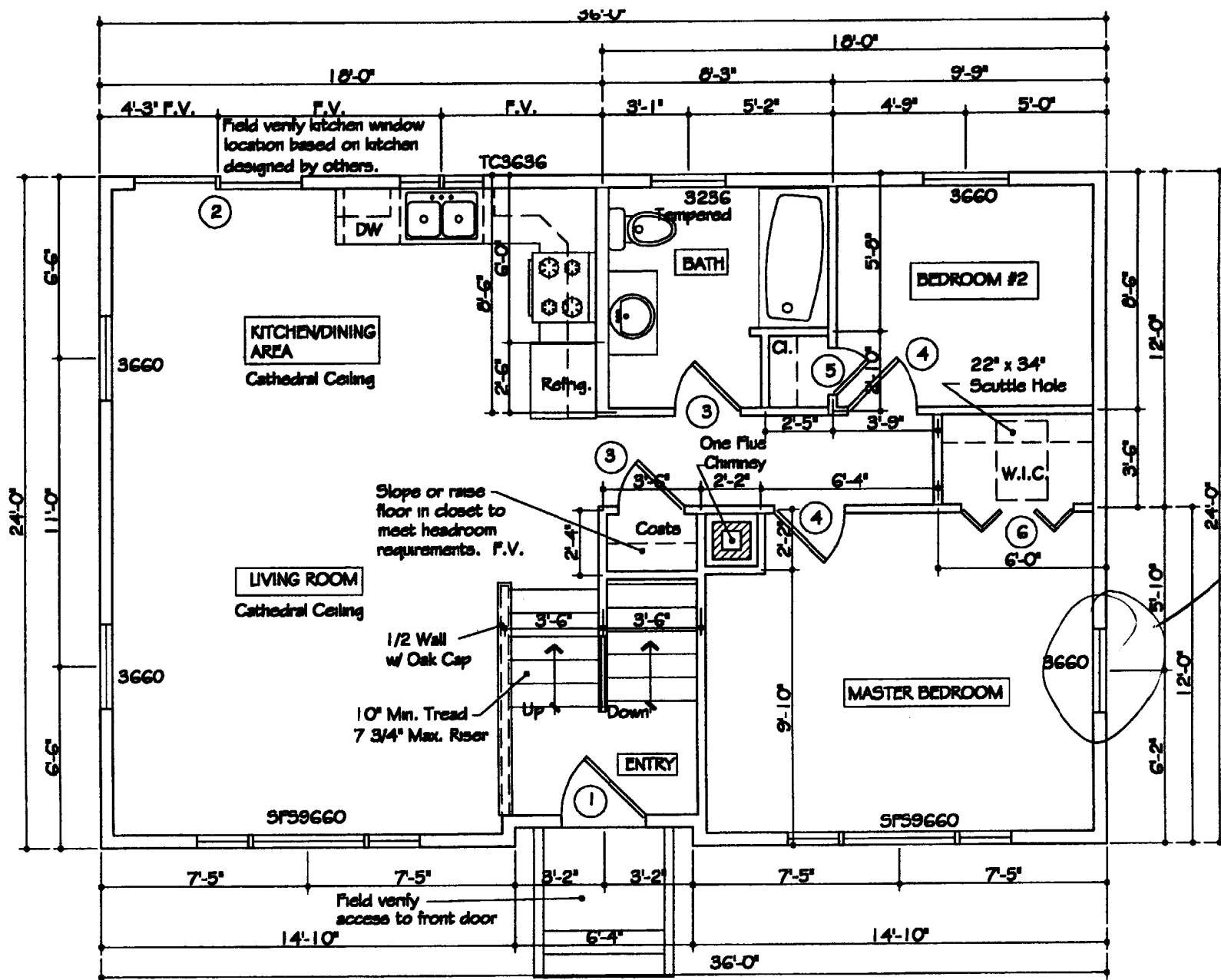


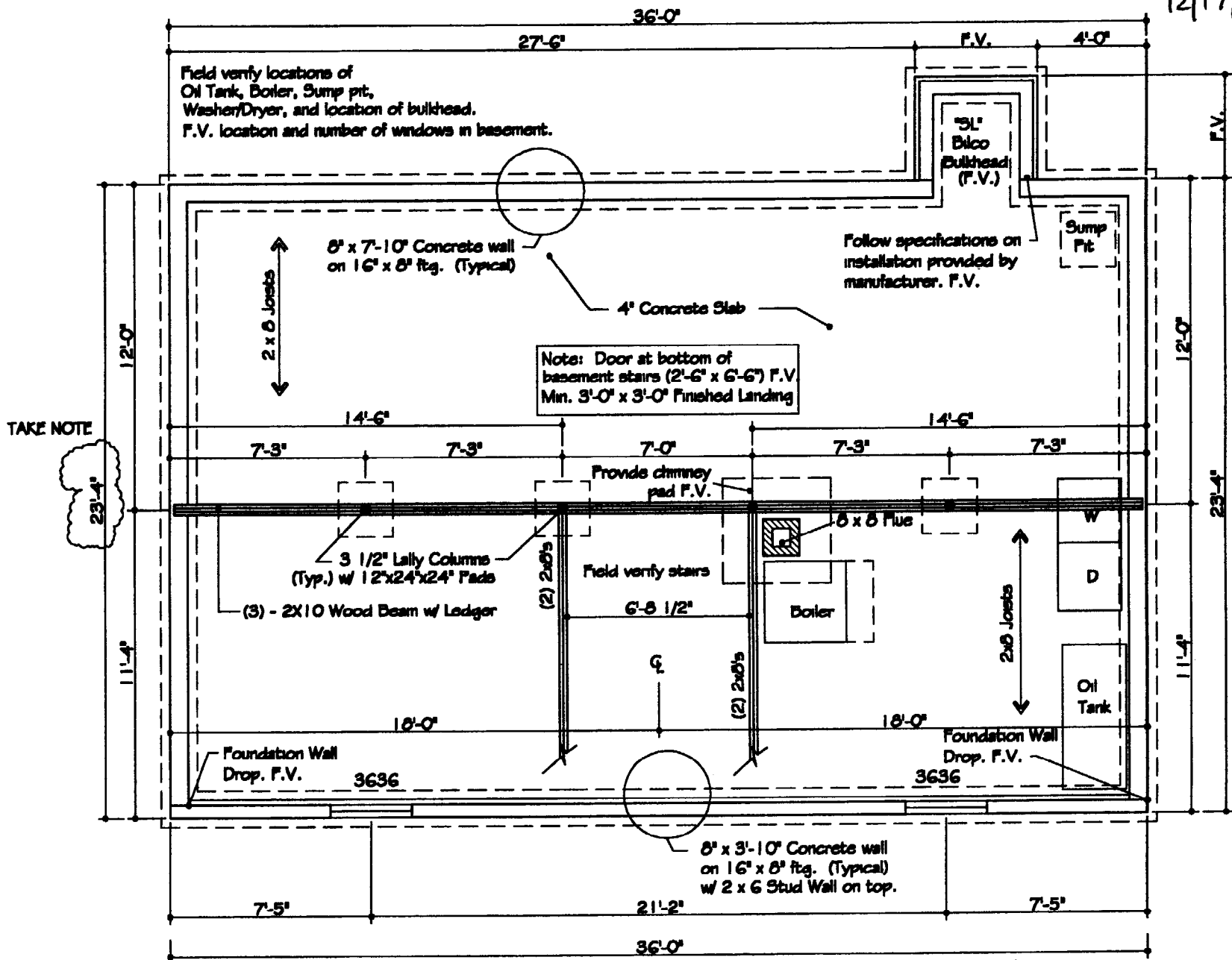
Fig 1005

FIRST FLOOR PLAN

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

KNIGHT

12/17/01



TAKE NOTE

FOUNDATION PLAN

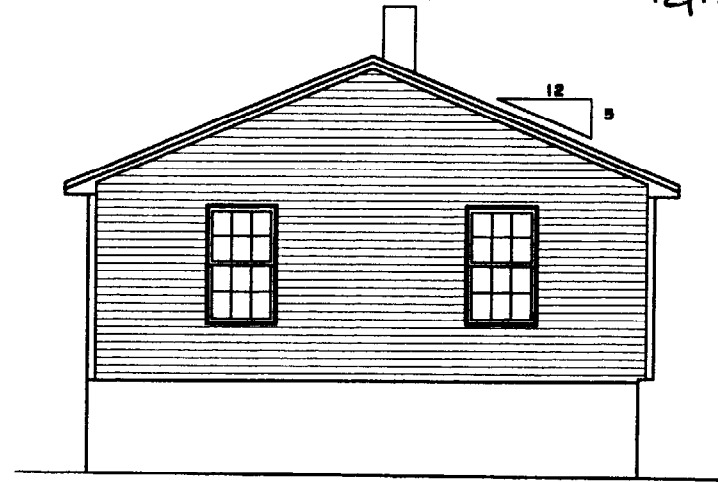
Scale: 1/4" = 1'-0"

KNIGHT

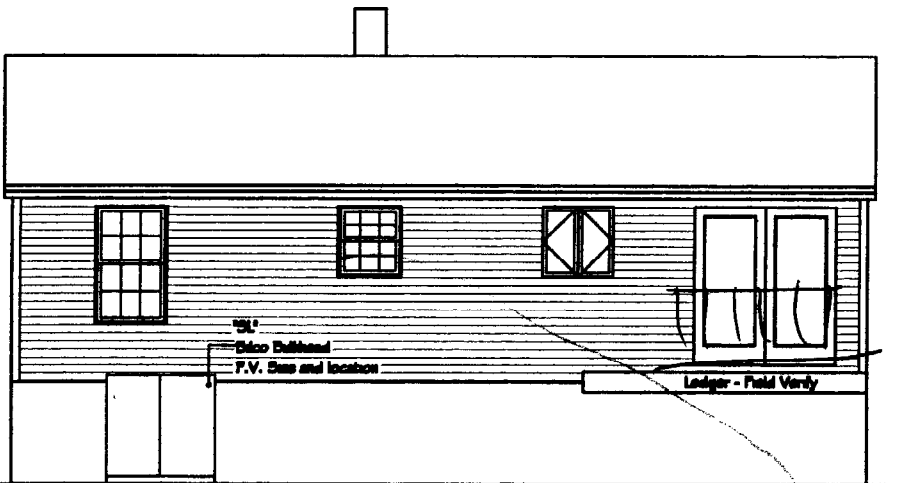
12/17/01



FRONT ELEVATION
Scale: N.T.S.

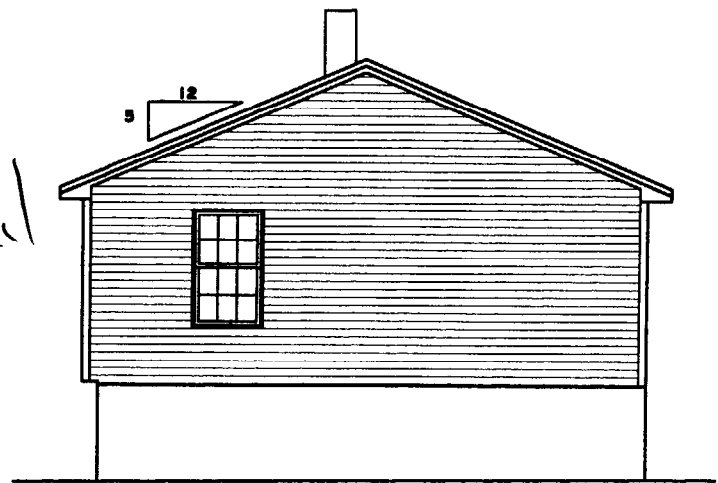


LEFT ELEVATION
Scale: N.T.S.



REAR ELEVATION
Scale: N.T.S.

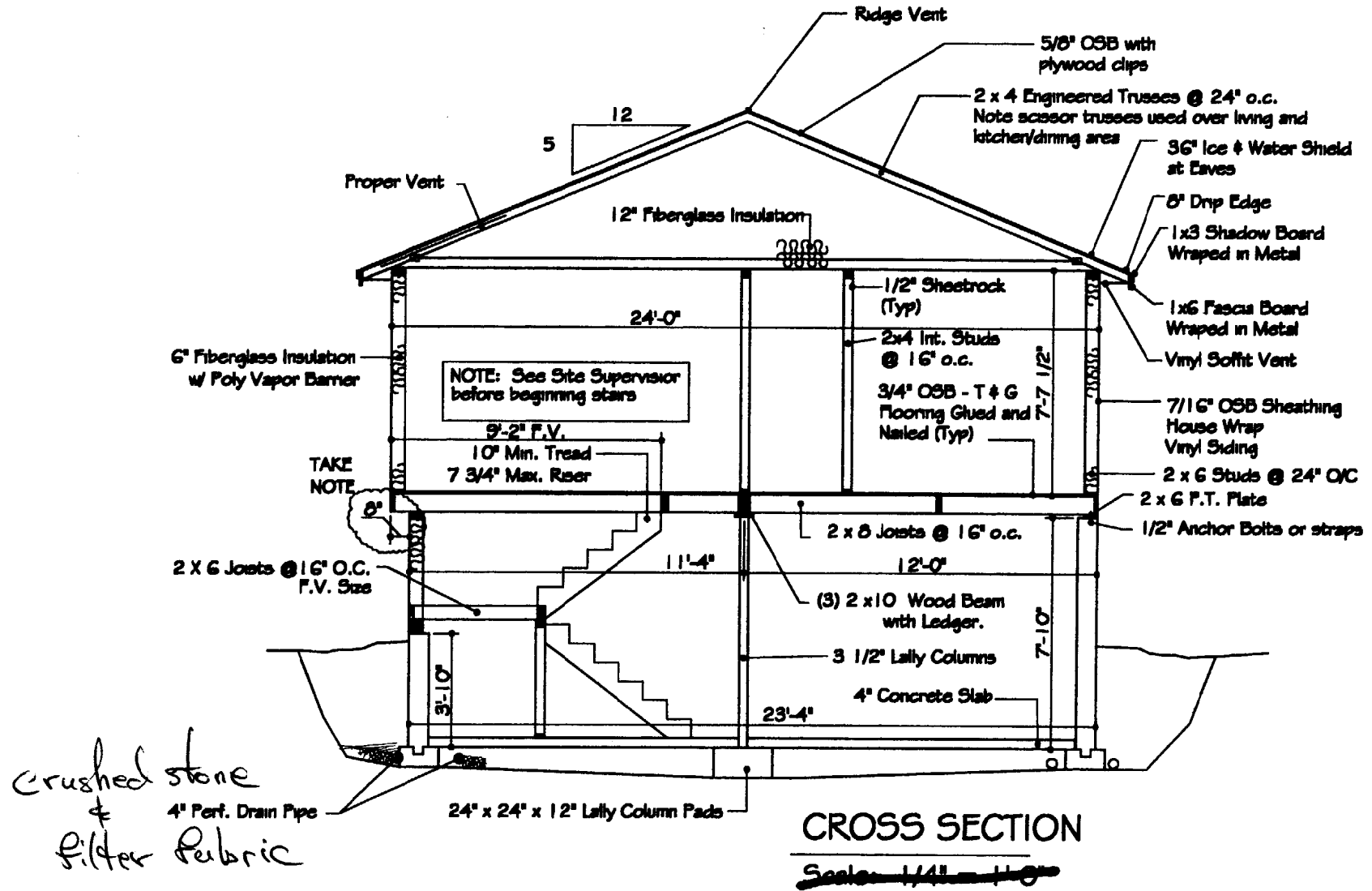
Guardrail



RIGHT ELEVATION
Scale: N.T.S.

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12/17/01



KNIGHT

12/17/01

DOOR SCHEDULE

1. 3'-0" x 6'-8" Entry
2. 6'-0" x 6'-8" Entry Slider
3. 2'-4" X 6'-6" Interior
4. 2'-6" x 6'-6" Interior
5. 1'-6" x 6'-6" Interior
6. 4'-0" x 6'-6" Interior Bifold

FOUNDATION SPECIFICATIONS

1. Concrete walls as indicated w/ keyway.
2. Anchors 6' o.c. \pm 1' from each corner.
3. Concrete @ 2500 psi footing.
3000 psi walls/slab
4. Soil bearing @ 2500 psi. All footings to frost depth.
5. 3 1/2" steel & concrete lally columns on
24" x 24" x 12" pad.
6. 4" concrete slab on 6 mil vapor barrier on 8" min.
crushed stone.
7. 4" dia. perforated underdrain pipes, both sides of
wall to sump pit or daylight by gravity flow
8. 4" dia. perforated radon pipes under slab @ 20'
max.. Connect to underdrain. Provide two (2) stubs
for future ventilation.
9. Control joints as indicated.
10. Asphalt paint exterior walls below grade.
11. 8" x 16" Footing, 2500 psi

FRAME SPECIFICATIONS

FLOOR SYSTEM:

Joists as indicated
Bracing at center
2 x 6 pt sill w/ sealer
Subfloor as indicated
Finish floor as per specs

EXTERIOR WALL:

2 X 6 studs as indicated
Sheathing as indicated
Air infiltration wrap
Vapor barrier
Siding/finish as indicated

INTERIOR WALLS:

2 x 4 studs as indicated

ROOF SYSTEM:

Rafters/trusses as indicated

Trusses (ea) fastened with Simpson H1
hurricane anchor, all holes filled per
Simpson Strong Tie.

Sheathing as indicated
15# underlayment
ice shield up to 3' min.
shingles as indicated

INSULATION:

Exterior walls - R19
Attic cap - R30
Sills - R19

VENTILATION:

Soffits - 2" cont. strip
Ridges - cont. ridge vent
Vents/louvers as indicated
Proper vents between
rafters/trusses

HEADERS:

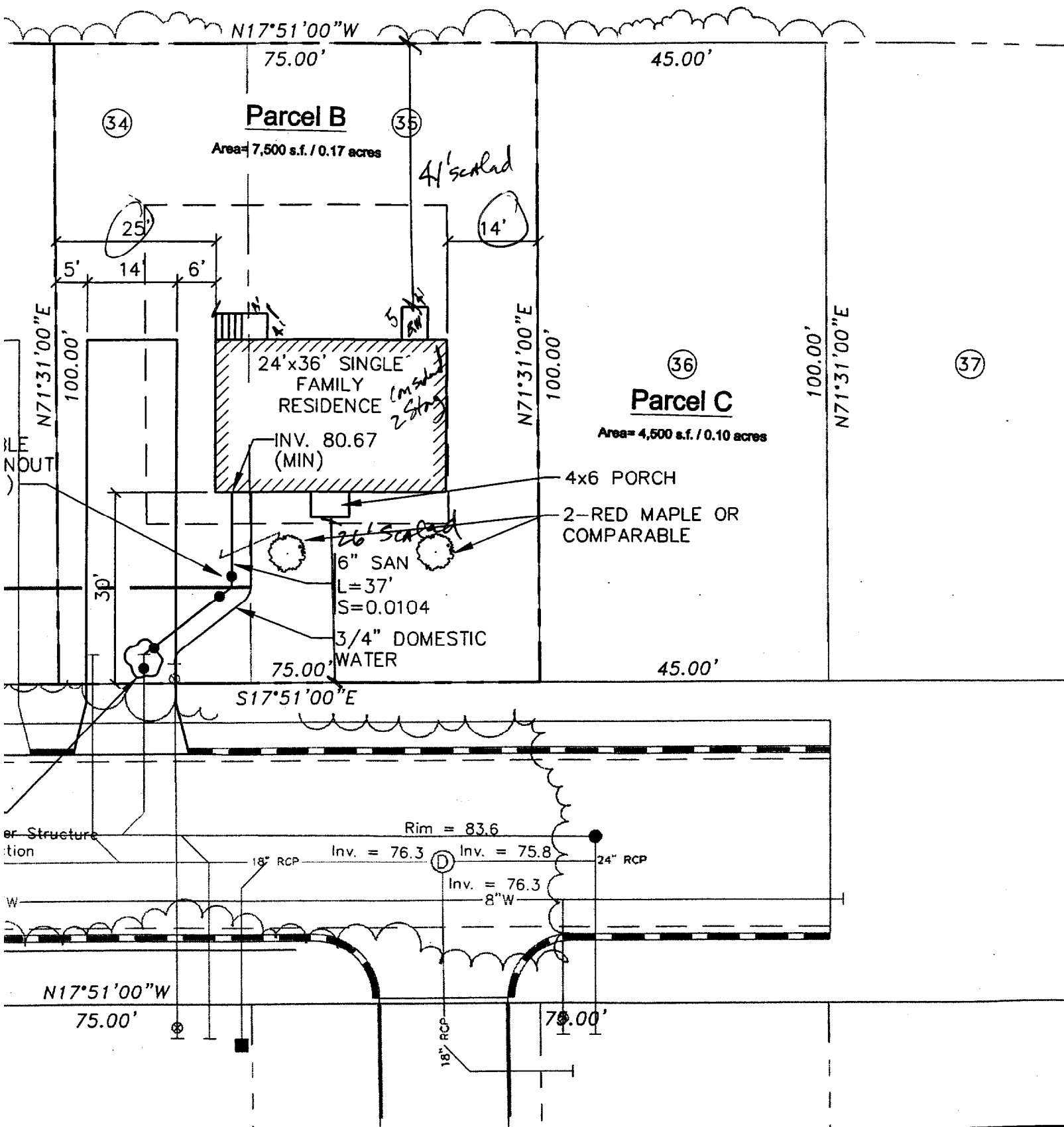
3 - 2 x 6 w/ plywood - 40' max. span
3 - 2 x 8 w/ plywood - 72' max. span
Beams as indicated
Min. 6" brg. all beams

INTERIOR FINISH:

1/2" gyp. bd. on walls/ceilings
Paint/stain as per specs

KNIGHT

12/17/01



GPCEI, Inc.
 PO Box 1237
 26 Main Street
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: gpcei@maine.rr.com

Drawing Name: **Site Layout and Utility Plan**
 Project: **PENNELL AVENUE - PARCEL B**

Figure No.
2