

**PERMIT ISSUED**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 01-108	Issue Date: <b>SEP 24 2001</b>	CBL: 353 D005001
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<b>Location of Construction:</b> 324 Palmer Ave	<b>Owner Name:</b> James Piacentini	<b>Owner Address:</b> 9 Grafton	<b>City of Portland</b>
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Piacentini, James	<b>Contractor Address:</b> 394 Palmer Ave Portland	<b>Phone:</b> 2078783801
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Single Family	<b>Zone:</b> R-2

<b>Past Use:</b> Vacant	<b>Proposed Use:</b> New single family / 32' x 28' colonial with 20' x 24' attached garage.	<b>Permit Fee:</b> \$564.00	<b>Cost of Work:</b> \$90,000.00	<b>CEO District:</b> 2
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R-3 Type: 53	

**Proposed Project Description:**  
Build 32' x 28' colonial with 20' x 24' garage.

Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 09/04/2001	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>Pand 1 Zonc C</i> <input type="checkbox"/> Subdivision <i>N/A</i> <input checked="" type="checkbox"/> Site Plan <i>2001-0203</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>9/11/01</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: _____
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**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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2007 0203

# 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: Lot 60 Palmer Avenue (324 Palmer Ave)

Total Square Footage of Proposed Structure 1792 sqft Square Footage of Lot 15,866 sqft

Tax Assessor's Chart, Block & Lot Chart# 353 Block# D Lot# 5 Owner: David Peno Telephone: 329-8154

Lessee/Buyer's Name (If Applicable) James Piacentini Applicant name, address & telephone: James Piacentini  
394 Palmer Avenue  
878-3801 Cost Of Work: \$ 90,000  
Fee: \$ 564.00

Current use: vacant Setback 300.00  
If the location is currently vacant, what was prior use: vacant \$864.00  
Approximately how long has it been vacant: \_\_\_\_\_  
Proposed use: single family residence  
Project description: construction of 2 story colonial 32x28  
with attached single story garage 20x24

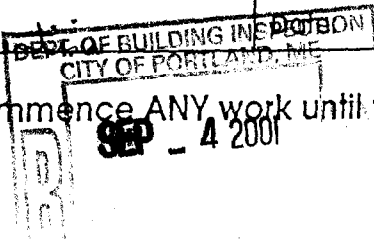
Contractor's name, address & telephone: James Piacentini 878-3801 Call  
394 Palmer Ave  
Who should we contact when the permit is ready: same  
Mailing address: 9 Grafton Street  
Portland ME 04103 Phone: 775-2148

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: James Piacentini 9/2/01

This is not a permit, you may not commence ANY work until the permit is issued 9/4/01



Call

BUILDING PERMIT REPORT

DATE: 5 September 2001 ADDRESS: 324 Palmer Ave. CBL: 353-D-1165

REASON FOR PERMIT: To construct a 28'x32' dwelling / 20'x24' attached garage.

BUILDING OWNER: David M. Pizo

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR James Piacentini

USE GROUP: A-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 90,000. PERMIT FEES: 956400

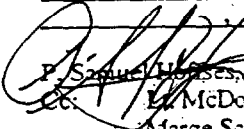
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*3, \*4, \*5, \*8, \*9, \*11, \*13, \*14, \*16, \*20, \*27, \*28, \*29, \*30, \*31, \*33, \*34, \*35, \*36, \*38, \*39, \*32

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- X 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- X 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- X 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- X 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- X 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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) R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- X 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria ~~after~~ section 1011.3 but not less than 36".
- X 16. 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 17. 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)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. 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)

- X-20. 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/1999), 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
- 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. 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".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- X-27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X-28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X-29. All requirements must be met before a final Certificate of Occupancy is issued.
- X-30. 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).
- X-31. 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)
- (32) Please read and implement the attached Land Use Zoning report requirements. *Attached site development review sheets, all requirements and conditions on the sheets shall be met.*
- X-33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- X-34. Bridging shall comply with Section 2305.16.
- X-35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X-36. All flashing shall comply with Section 1406.3.10.
- X-37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- X-38. *Your plans did not show size of headers over garage door opening. This shall be submitted for approval before work is started.*
- X-39. *Your plans did not show the size of floor joists.*
- As per your call wood structure designed the beam (2) 14x11 and 2x10 joist second floor.*

  
 P. Schuck, Building Inspector  
 L. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/100

\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )

\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00

**CITY OF PORTLAND, ME**  
**BOCA 1999 Plan Review Record**  
**One and Two Family Dwelling**

Valuation: \$90,000.00 Plan Review # 1032-01

Fee: \$564.00 Date: 5 Sept. 2001

Building Location: 324 Palmer Ave. CBL: 353-D-005

Building Description: Single Family dwelling attached private garage

Reviewed By: S. Hoffsee

Use or Occupancy: R-3 Type of Construction: 5-B

Numerals indicated in parenthesis are applicable code sections of the 1999 Edition of the BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with due regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings. It does not reference all code provisions, which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance.

\*NR: Not Required      NA: Not Applicable      SR: See Report      X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0 118.0
2.	Before placing concrete for foundation you shall call and received approval for setback requirements.	111.0
3.	Foundation drains shall comply with section 1805.0 1813.5.2	1805.0 2
4.	Foundation anchors shall comply with section 2305.17	2305.17
5.	Private garages shall comply with section 407.0	407.0
6.	Chimneys and vents shall comply with NFPA 211 Ch. 4 -	NFPA-211 Ch. 4
7.	Guardrails and handrails shall comply with sections 1021-1022	1021.0 1022.0
8.	STAIR construction shall comply with section 1014.0	1014.0
9.	Sleeping room egress or rescue windows shall comply with section 1010.4	1010.4
10.	Smoke detectors shall comply with section 920.3.2	920.3.2
11.	Ventilation of attic & crawl spaces shall comply with 1210.0 1211.0 (access also)	1210.0 1211.0

REV: PSH 6/16/01

- ~~NA~~ Roof rafters - Design (2305.15) spans
- ~~X~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~X~~ Roof trusses (2313.3.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Roof Coverings (Chapter 15)**

- ~~SA~~ Approved materials (1404.1)
- ~~|~~ Performance requirement (1505)
- ~~|~~ Fire classification (1506)
- ~~|~~ Material and installation requirements (1507)
- ~~|~~ Roof structures (1510.0)
- ~~|~~ Type of covering (1507)

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- ~~SA~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~NA~~ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)
- ~~SA~~ NFPA 211

**Mechanical  
1993 BOCA Mechanical Code**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SR~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NR~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~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)
- ~~NR~~ Metal construction
- ~~NR~~ Masonry construction (Chapter 21)
- ~~NR~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NR~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

### Roof-Ceiling Construction (Chapter 23)

**Egress (Chapter 10)**

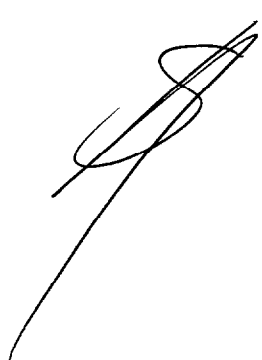
- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SR~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NO~~ Ramp slope (1016.0)
- ~~SR~~ Stairways (1014.3) 36" W
- ~~SR~~ Treads (1014.6) 10" min.
- ~~SR~~ Riser (1014.6) 7 3/4" max.
- ~~SR~~ Solid riser (1014.6.1)
- ~~NO~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SR~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ Guards (1012.0) 36" min.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Smoke Detectors (920.3.2)**

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

**Dwelling Unit Separation  
Table 602**

*N/A*





### Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSE</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Seismic Zone	<u>C</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>
Exterior balconies	<u>60 PSF</u>	<u>X</u>
Decks	<u>42 PSF</u>	<u>X</u>
Guardrails & Handrails	<u>200 Live Load</u>	<u>X</u>

### Glazing (Chapter 24)

- SN Labeling (2403.1)
- Louvered window or jalousies (2403.5)
- Human impact loads (2406.0)
- Specific hazardous locations (2406.2)
- Sloped glazing and skylights (2405)
- Safety glazing (2406.0)

### Private Garages (Chapter 4)

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

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

### Floors (Chapter 16-23)

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

## CORRECTION LIST (cont'd.)

No.	DESCRIPTION	Code Section
12.	Building Fastening elements shall comply with Table 2305.2	Table 2305.2
13.	Boring, cutting and notching shall comply with section 2305.0	2305.0
14.	Bridging shall comply with section 2305.16	2305.16
15.	Safety glazing shall comply with section 2406.0	2406.0
16.	Flashing shall comply with section 1406.3.10	1406.3.10
17.	Your plans does not show the header size over the private garage door - you shall submit this information for approval before work is started -	
18.	Also your plans does not show the floor joist size for the second floor this must also be submitted.	
19.	Roofing shall comply with section 1505.0	1505.0
	Called Contractor left message to call me on 17-18 req. #	
	Contractor called back. Sept. 5-01 Beam 2 1 3/4" x 11 1/2" paral. beams designed by wood structures. Floor joists 2' x 10' @ 16" o.c. 14' span.	
	OK. #	

Applicant: DAVID Pmo / James Piacentini Date: 9/11/01

Address: 324 Palmer Ave

C-B-L: 353-D-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot - construct 28' x 32' colonial style family with 20' x 24' attached garage.

Proposed Use/Work -

Sevage Disposal - City

Lot Street Frontage - 50' min, - 80' shown

Front Yard - 25' min - 30' scaled

Rear Yard - 25' min - 139' scaled

Side Yard - 4' min on right side - 15' scaled

2-story garage 12' min on left side - 13' scaled

1-story garage Projections - No Decks or bulkheads shown

Width of Lot - 80' min 80' shown

Height - 35' MAX - 21.5' scaled to ridge

Lot Area - 10,000<sup>sq</sup> min - 15,866<sup>sq</sup> shown

Lot Coverage/ Impervious Surface - 20% or 3173.2<sup>sq</sup> MAX

Area per Family - 10,000<sup>sq</sup>

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor #

2001-0203

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 1 - zone C

$$\begin{array}{r}
 20 \times 32 = 640 \\
 20 \times 24 = 480 \\
 \hline
 1120
 \end{array}$$

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

2001-0203  
Application I. D. Number  
09/04/2001  
Application Date  
Lot # 60 Palmer Ave  
Project Name/Description

Pino David M  
Applicant  
1 Two Rod Rd, Scarborough, ME 04074  
Applicant's Mailing Address

Consultant/Agent  
**Agent Ph:** \_\_\_\_\_ **Agent Fax:** \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

324 - 324 Palmer Ave, Portland, Maine  
Address of Proposed Site  
353 D005001  
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) 32'x28' colonial; 20'x24' gar.

1,792 sq. ft. 15,866 sq. ft.  
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 \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 09/05/2001

**DRC Approval Status:**

Reviewer Jay Reynolds

- Approved  **Approved w/Conditions**  Denied  
See Attached

Approval Date 09/20/2001 Approval Expiration 09/20/2002 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 09/20/2001  
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 Issue              | _____          |  |                 |
|   | 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 |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |

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

**2001-0203**  
Application I. D. Number

**09/04/2001**  
Application Date

**Lot # 60 Palmer Ave**  
Project Name/Description

**Pino David M**  
Applicant

**1 Two Rod Rd, Scarborough, ME 04074**  
Applicant's Mailing Address

Consultant/Agent

**Agent Ph:** \_\_\_\_\_ **Agent Fax:** \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

**324 - 324 Palmer Ave, Portland, Maine**

Address of Proposed Site

**353 D005001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Insp**

- 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 garage.
- 3 It is noted that there are no decks shown on your plans. Therefore, no decks are being approved.
- 4 It is noted that your plans do not show a day light basement. No day light basement is being approved with this permit.

**Approval Conditions of DRC**

- 1 PROPOSED GRADING IS NOT SHOWN ON THE SITE PLAN. IT HAS BEEN AGREED UPON WITH THE APPLICANT THAT FINISH GRADES SHALL BE CONSISTENT WITH NEIGHBORING PROPERTY GRADES. FILLED AREA SHALL MATCH INTO EXISTING GRADE IN THE VICINITY OF THE SILT FENCE (AS SHOWN ON THE PLAN). GRADES IN EXCESS OF 3 TO 1 (33%) SHALL REQUIRE RIP-RAP, EROSION CONTROL BLANKET, OR ANOTHER FORM OF SLOPE STABILIZATION.
- 2 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.
- 3 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.
- 4 Your new street address is now 324 Palmer Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 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.
- 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.

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

2001-0203  
Application I. D. Number  
  
09/04/2001  
Application Date  
  
Lot # 60 Palmer Ave  
Project Name/Description

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1,792 sq. ft. 15,866 sq. ft.  
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**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: 09/05/2001

**Insp Approval Status:**

Approved  Approved w/Conditions See Attached  Denied  
Approval Date 09/11/2001 Approval Expiration 09/11/2002 Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance Marge Schmuçkal 09/11/2001  
signature date

Performance Guarantee  Required\*  Not Required

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

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

**2001-0203**

Application I. D. Number

**09/04/2001**

Application Date

**Lot # 60 Palmer Ave**

Project Name/Description

**Pino David M**

Applicant

**1 Two Rod Rd, Scarborough, ME 04074**

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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- 3 It is noted that there are no decks shown on your plans. Therefore, no decks are being approved.
- 4 It is noted that your plans do not show a day light basement. No day light basement is being approved with this permit.



324 Palmer  
LOT # 60

COPY  
*[Signature]*  
Attorney-at-Law

# WARRANTY DEED

Know All Men By These Presents That I, David M. Pino  
of 1 Two Rod Road, Scarborough,  
County of Cumberland and State of Maine,

for consideration paid, grant to James Piacentini,,

of 9 Grafton, Portland  
County of Cumberland and State of Maine

with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in  
Portland County of Cumberland  
and State of Maine, more particularly described in Exhibit A attached hereto and  
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 20th day of  
September, 2001.

*[Signature]*  
Witness

*David M. Pino*  
David M. Pino

State of Maine  
County of Cumberland ss.

On this 20th day of September, 2001, personally appeared before me the  
above named David M. Pino

and acknowledged the foregoing to be his/her/their free act and deed.

*[Signature]*  
Notary Public, Attorney at Law  
*Kerry F. Kimball*

Return to: James Piacentini

**MAINE REVENUE SERVICES**

Property Tax Division  
P.O. Box 9106  
Augusta, Maine 04332



FILE BOTH COPIES OF THIS FORM WITH COUNTY REGISTRY OF DEEDS DO NOT DETACH!

COPY ATTACHED

**PLEASE READ INSTRUCTIONS ON REVERSE BEFORE COMPLETING DECLARATION**

**REAL ESTATE TRANSFER TAX DECLARATION** TITLE 36, M.R.S.A., SECTIONS 4641 through 4641-N

1. MUNICIPALITY OR TOWNSHIP <b>Portland</b>		COUNTY <b>Cumberland</b>		BOOK	PAGE <b>Attorney's Office</b>
GRANTEE (BUYER)					
2. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) <b>Piacentini, James</b>					<b>004 48 3407</b>
3. NUMBER AND STREET <b>9 Grafcon</b>		CITY OR TOWN <b>Portland</b>		STATE AND ZIP CODE <b>ME 04103</b>	
GRANTOR (SELLER)					
4. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) <b>Pino, David M.</b>					<b>010 52 9725</b>
5. NUMBER AND STREET <b>1 Two Rod Road</b>		CITY OR TOWN <b>Scarborough</b>		STATE AND ZIP CODE <b>Me 04074</b>	
<b>PROPERTY</b>	6. TAX MAP & LOT NUMBER (Required) <b>Map 353 Block D Lot 5</b>				Warning to Buyer! If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property.  <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable
	<input type="checkbox"/> MUNICIPALITY DOES NOT HAVE TAX MAPS (Please describe property)				
	7. DATE OF TRANSFER    MO.    DAY    YR. (Use numerals) <b>9   20   01</b>				
<b>CONSIDERATION</b>	8. Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether received in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If a gift or nominal consideration only is paid, consideration is based on the <u>value</u> of the property. Value is the estimated price the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller.) <b>If exempt, complete line 9.</b>				
	FULL VALUE	<b>\$ 48,000</b>	TAXABLE CONSIDERATION	<b>\$ 48,000</b>	
<b>EXEMPTION</b>	9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant to M.R.S.A. 36 §4641-C)				
<b>SPECIAL CIRCUMSTANCES</b>	10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange, or transfer tax was based on estimate value.) <b>PLEASE EXPLAIN.</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
<b>INCOME TAX WITHHELD</b>	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by §5250-A and will remit to Maine Revenue Services within 30 days after date of transfer. <input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> seller has qualified as a Maine resident, <input type="checkbox"/> a waiver has been received from the State Tax Assessor, <input checked="" type="checkbox"/> consideration for the property is less than \$50,000, <input type="checkbox"/> foreclosure sale: exempt per 36 MRSA 5250-A, sub§3-A				
<b>OATH</b>	12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.				
	GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE	
	<b>James Piacentini</b>	<b>9/20/01</b>	<b>David M Pino</b>	<b>9/20/01</b>	
<b>PREPARER</b>	13. Name and address of person or firm preparing this form. <b>Stewart Title</b>				

### Exhibit A - Deed

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

Lot 60, in Deering Run Subdivision-Phase II containing approximately 15,866 square feet, as shown on the recording plat of Deering Run Subdivision-Phase II dated April 30, 1987 and recorded in the Cumberland County Registry of Deeds in Book 164, Page 51.

This conveyance is made subject to the notes, easements and restrictions shown on said plan; an easement granted to the Portland Water District recorded in said Registry of Deeds in Book 7933, Page 179; a sewer and drainage easement granted to the City of Portland dated August 6, 1987 to be recorded; a Site Location Order issued by the Department of Environmental Protection recorded in said Registry of Deeds in Book 7804, Page 173; and the restrictions set forth in Exhibit A hereto, insofar as the above-referenced matters affect the above-described premises.

Also conveying all rights, easements, privileges and appurtenances belonging to the granted estates.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Deering Run Partnership dated September 17, 1987 to David M. Pino and, recorded in the Cumberland County Registry of Deeds in Book 7977, Page 132.



**CITY OF PORTLAND**

September 10, 2001

Mr. David Pino  
1 Two Rod Road.  
Scarborough, ME 04074

RE: Fill Permit/324 Palmer Ave.  
(ID#2001-0222, CBL#353D005001)

Dear applicant:

On September 10, 2001, the Portland Planning Authority granted approval for a permit to commence filling at the 324 Palmer Avenue location. Attached are the conditions of approval for this fill permit:

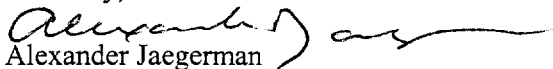
The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Erosion Control/Silt Fence will be installed around all areas of fill, as shown on the approved site plan.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
3. Filling/grading must conform to the City of Portland Guidelines (see attached).

If there are any questions, please contact the Planning Staff.

Sincerely,

  
Alexander Jaegerman  
Chief Planner

cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager  
✓ P. Samuel Hoffses, Chief of Building Inspections  
✓ Marge Schmuckal, Zoning Administrator  
Development Review Coordinator  
William Bray, Deputy Director/City Traffic Engineer  
Approval Letter File

PURCHASE AND SALE AGREEMENT

Buyer [Signature]  
Seller [Signature]

1. PARTIES. This agreement is made this 23rd day of August, 2001 hereinafter called BUYER,  
between **James Piacentini**  
of **Portland**  
and **David Pino** hereinafter called SELLER,  
of **Portland - Scarborough** D.P.

2. DESCRIPTION. Subject to the terms and conditions hereinafter set forth, SELLER agrees to sell and BUYER agrees to buy the following described premises:  
**a parcel of land known as Lot # 60 in Deering Run Subdivision, containing approximately 15,866 sq. ft**  
as more particularly described in a Deed dated September 17, 1987, and recorded in the Cumberland County Registry of Deeds in Book 7977, Page 132 being all the property owned by SELLER at this address.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES. Included in the sale as part of said premises are all buildings, structures, improvements and fixtures located in or on the premises belonging to SELLER and used in connection therewith including, if any, in "as is" condition, all electrical fixtures, blinds, curtain rods, window shades, wall-to-wall carpeting, screen and storm windows and doors. Items to be transferred to BUYER in "as is" condition and not considered part of the real estate are: (if none, state "none")  
**not applicable**

Items not included in the sale are as follows: (if none, state "none")

4. CONSIDERATION. For such Deed and conveyance BUYER is to pay the sum of.....  
of which.....  
is included herewith as an earnest money deposit, and an additional amount of  
will be paid by . The balance due amount of.....  
is to be paid in cash, or by certified or bank check, upon delivery of the Deed.

PRICE \$ 48,000 48,000  
DEPOSIT \$ 1,000 1,500  
DEPOSIT \$ 0 P.  
BALANCE DUE \$ 47,000 46,500

David Pino shall hold said earnest money deposit and act as escrow agent until transfer of title. This offer shall be valid until 8/24/01 (date) M; and, in the event of SELLER'S non-acceptance, this earnest money shall be promptly returned to BUYER.

5. TITLE. Said premises are to be conveyed by a good and sufficient warranty Deed from SELLER, conveying a good, clear record and marketable title to the same, free from all encumbrances, except:  
a. Usual public utilities servicing the premises, if any;  
b. Such taxes for the current year as are not due and payable on the date of delivery of the Deed;  
c. Restrictions and easements of record, if any, which do not materially affect the value or intended use (single family and/or n/a) of the premises.

However, should the title prove defective, then SELLER shall have a reasonable time (not to exceed 30 days, unless otherwise agreed to in writing) after written notice of such defects to remedy the title; after which time, if such defects are not corrected so that there is a merchantable title, then BUYER may, at BUYER'S option, withdraw said deposit and be relieved from all obligations thereunder.

6. PERFORMANCE. The Deed is to be delivered and the consideration paid at a mutually agreeable place on or before September 28, 2001 at 4:00 p M. To enable SELLER to make conveyance as herein provided, SELLER may, at the time of delivery of the Deed, use the purchase money or any portion thereof to clear the title of any and all encumbrances or interests; and all instruments so procured to clear the title shall be recorded prior to or simultaneously with the delivery of the Deed.

7. POSSESSION. Full possession of the premises, free of all tenants and occupants, except the tenants as provided herein, is to be delivered to BUYER at the time of delivery of the Deed, the said premises to be then in the same condition in which they now are, reasonable use and wear of the buildings thereon excepted. SELLER also agrees that the premises will be delivered to the BUYER in "broomclean" condition. BUYER shall have the right to inspect the premises for compliance with this paragraph 24 hours prior to the delivery of the Deed.

8. MORTGAGE FINANCING. This agreement is contingent on BUYER'S ability to obtain a CASH mortgage loan commitment of        % of the purchase price, at an interest rate not to exceed        % and amortized over a period of not more than        years. BUYER agrees to apply for said mortgage loan within        days and provide a written statement within 15 days of the effective date of this agreement that BUYER has made application and based on the information provided, subject to verification, is qualified for the loan requested. If said written statement is not received within 15 days SELLER may, at SELLER'S option, cancel this agreement. BUYER is to make every effort to obtain said mortgage loan commitment on or before the date hereinafter set forth. In the event the BUYER is unable to obtain a com-mitment for said mortgage loan on or before the date hereinafter set forth, BUYER shall so advise the Broker in writing and this Agreement shall become null and void, and all payments made hereunder shall be refunded, and all obligations to each other shall cease. If such written notice is not received on or before the expiration date hereinafter specified, BUYER shall be bound to perform BUYER'S obligation under this Agreement. It is agreed that the time granted for obtaining a mortgage loan commitment shall expire on       , 20       . SELLER agrees to pay        points which may be required by the lender for such mortgage.

9. RIGHT TO INSPECT. BUYER is encouraged to seek information from professionals regarding any specific issues or concerns. BUYER acknowledges receipt of the Seller's property disclosure form attached hereto. This agreement is subject to the following inspections, with results being satisfactory to BUYER:

Type of Inspection	Yes	No		Type of Inspection	Yes	No	
a. General Building			within	f. Lead Based Paint			within
b. Waste Water Disposal			days	g. Undrgrnd Tanks			days
c. Private Water Supply			days	h. Pool			days
d. Radon (air/water)			days	i. Survey/MLIP			days
e. Asbestos			days	j. Deed review	<u>x</u>		within <u>7</u> days

All inspections will be done by inspectors chosen and paid for by BUYER. If the result of the inspection is unsatisfactory to BUYER, BUYER may declare the contract null and void by notifying SELLER in writing with a copy of the written inspection report within the specified number of days, and any earnest money deposit shall be returned to BUYER. If BUYER does not notify SELLER that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by BUYER. In the absence of the inspection(s) mentioned above, BUYER is relying completely on BUYER'S own opinion as to the condition of the property and hereby releases Broker and SELLER from any and all liability.

10. CASUALTY LOSS. In case of any damage to the premises by fire or other casualty and unless the premises shall previously have been restored to its former condition by SELLER, BUYER may, at BUYER'S option, either cancel this Agreement and recover all sums paid hereunder or require as part of the Agreement that SELLER pay over or assign, on delivery of the Deed, all sums recovered or recoverable on any and all insurance covering such damage.

11. CONDITION. SELLER represents that all mechanical components of fixtures will be in operating condition at the time of delivery of the Deed, unless otherwise stipulated in this Agreement.

12. PRORATIONS: The following items shall be pro-rated as of transfer of the title:

Real estate taxes for the fiscal year in the city/town of Portland. SELLER is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of the delivery of the Deed, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive the delivery of the Deed.

Fuel Y/N N    Elec. Y/N N    Water Y/N N    Sewer Y/N N    Rents Y/N N    Condo/Assoc. Fees Y/N N    Other Y/N

13. DEFAULT. If BUYER shall fail to fulfill BUYER'S agreements herein, all deposits made hereunder by BUYER shall be forfeited by BUYER and retained by SELLER, and such retention of deposits shall in no way limit SELLER'S other rights or remedies, either at law or in equity, for BUYER'S default hereunder. If SELLER shall fail to fulfill SELLER'S agreements herein, all deposits made hereunder by BUYER shall be returned to BUYER and such return of deposits shall in no way limit BUYER'S other rights or remedies, either at law or in equity, for SELLER'S default hereunder.

D.P.  
Seller

D.P.  
Seller's

Buyer [Signature]  
Seller D.P.

14. DISPUTE/MEDIATION. In the event of a dispute between SELLER, BUYER and/or Broker as to any or all of the provisions of this Agreement or the performance thereof, the Broker shall retain all deposits hereunder in ~~Broker's escrow~~ account, unless some other agreement is reached in writing between the parties, or until the dispute is resolved by binding settlement or by court judgment between the parties, or by Broker acting in accordance with Chapter 320, Section 3I of the Maine Real Estate Commission Rules and Regulations. SELLER and BUYER agree to submit to MEDIATION any dispute before going to court. Therefore, any dispute or claim arising out of or relating to this contract or the property addressed in this contract shall be submitted to MEDIATION in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing. Both SELLER and BUYER acknowledge receiving a written explanation of mediation.

15. BROKER AS A PARTY. The broker and buyer broker, if any, join in this Agreement and become parties hereto, insofar as any provisions of this Agreement expressly apply to any of them and to any amendments or modifications of such provisions to which the broker or buyer broker, as the case may be, agrees in writing. In the event that the Broker is made a party to any lawsuit by virtue of acting as escrow agent, Broker shall be entitled to recover reasonable attorney's fees and costs, which fees and costs may be deducted from escrowed funds. Such fees and costs shall be assessed as court costs in favor of the prevailing party.

16. MARKETING ACTIVITIES. Seller and Buyer acknowledge and consent that marketing activities by the agents representing the respective clients shall continue until:

- |                                  |                                     |                                       |                          |
|----------------------------------|-------------------------------------|---------------------------------------|--------------------------|
| <b>a. Specific date:</b>         | (check one)                         | <b>b. Contingencies are released:</b> | (check one)              |
| Effective date of this agreement | <input checked="" type="checkbox"/> | Inspections                           | <input type="checkbox"/> |
| Closing date                     | <input type="checkbox"/>            | Financing                             | <input type="checkbox"/> |
| Other                            | <input type="checkbox"/>            | Other                                 | <input type="checkbox"/> |
|                                  |                                     | All contingencies                     | <input type="checkbox"/> |

Marketing activities on behalf of the Seller shall include, but are not limited to, advertising, showing, promoting, offering for sale, seeking back-up offers, or in any other way offering the property for sale. Marketing activities on behalf of the Buyer shall include, but are not limited to advertising, showing, presenting additional properties to, initiating offers on additional property, or otherwise promoting the Buyers' interests in other properties. All parties understand that all bona fide written offers to purchase property must be presented to the Seller up to and including the day of closing.

17. HOME WARRANTY PROGRAM. BUYER acknowledges that the broker or buyer broker, if any, have informed BUYER of the opportunity to purchase a home warranty program in the event SELLER has declined to furnish the same to BUYER. In light of this disclosure, BUYER hereby releases broker or buyer broker, if any, from any and all liability regarding the furnishing of a home warranty program.

18. AGENCY DISCLOSURE. The following agency relationships are hereby confirmed for this transaction:

BUYER and SELLER hereby acknowledge a dual agency relationship exists.      yes \_\_\_\_\_ no   x    
If "yes", see attached disclosure hereby incorporated in this Agreement.

LISTING AGENT, a/k/a Broker  
**not applicable**      of

SELLING AGENT, a/k/a/ Buyer Broker  
**not applicable**      of

\_\_\_\_\_ is the agent of:  
\_\_\_\_\_ Seller exclusively  
\_\_\_\_\_ Seller and Buyer

\_\_\_\_\_ is the agent of:  
\_\_\_\_\_ Buyer exclusively; or  
\_\_\_\_\_ Seller exclusively; or  
\_\_\_\_\_ Buyer and Seller

19. TRANSFER TAX The BUYER and SELLER will each pay transfer tax as required by the State of Maine.

20. WITHHOLDING. SELLERS are legal residents of   Maine  . In the event SELLERS are not legal residents of the State of Maine and the total consideration exceeds \$50,000.00, Maine Revised Statutes Annotated Title 36, Section 5250-A requires 2.5% of the total consideration paid for the property to be withheld by the real estate escrow person who closes the transaction to be paid over to the State Tax Assessor, unless a waiver is obtained from the Bureau of Taxation, Augusta, Maine.





Jim Piacentini

description	qty purchd	price	cost
✓ ES	1	\$1,500	\$1,500
✓ lot balance	1	46,500	46,500
✓ plans	1	\$100	\$100
✓ site plan	1	\$400	400
✓ permits B,SP,P,S	1	10,000	10,000
excav	1	\$9,000	9,000
found floors	1	\$8,500	8,500
kitch&bath cab	1	\$3,000	\$3,000
ins	1	\$2,000	\$2,000
✓ pavlan	1	\$1,500	\$1,500
chim	1	\$1,200	1,200
A+ Garage Doors	1	1,400	1,400
BreggiaElec		4,000	4,000
Home Depot	1	\$500	\$500
Wickes	1	\$25,000	\$25,000
Applicators	1	\$154	\$154
S.P. Plumbing+Heating	1	\$10,000	\$10,000
RWS	1	\$79	\$79
Drywall	1	\$5,500	\$5,500
Maschino flr	1	\$285	\$285
M Scala flr	1	\$400	\$400
G	1	\$600	\$600
Hos of Lit	1	\$1,800	\$1,800
SherwinWilliams	1	\$224	\$224
LP	1	600	600
✓ LP	1	1,900	1,900
Carpet+Rug Depots	1	2,000	2,000
✓ Webber Energy	1	\$200	\$200
✓ PWD	1	\$90	\$90
labor	1	\$12,000	\$12,000

total cost

89,742

cost estimate

✓ not part of construction costs

excepting those items ✓ being separate from construction costs

BK7977PG0132

055300

WARRANTY DEED

(Maine Statutory Short Form)

Deering Run Partnership, a Massachusetts General Partnership whose mailing address is One Canal Plaza, P.O. Box 7230, Portland, in the County of Cumberland and State of Maine, hereinafter referred to as the Grantor, for consideration paid grants to David M. Pino, whose mailing address is 1 Two Rod Road, Scarborough, Maine 04074, hereinafter referred to as the Grantee, with WARRANTY COVENANTS, a certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, on the westerly side of Washington Avenue and bounded and described as follows:

Lot 60, in Deering Run Subdivision - Phase II containing approximately 15,866 square feet, as shown on the recording plat of Deering Run Subdivision - Phase II dated April 30, 1987 and recorded in the Cumberland County Registry of Deeds in Book 164, Page 51.

This conveyance is made subject to the notes, easements and restrictions shown on said plan; an easement granted to the Portland Water District recorded in said Registry of Deeds in Book 7933, Page 179; a sewer and drainage easement granted to the City of Portland dated August 6, 1987 to be recorded; a Site location Order issued by the Department of Environmental Protection recorded in said Registry of Deeds in Book 7804, Page 173; and the restrictions set forth in Exhibit A hereto, insofar as the above-referenced matters affect the above-described premises.

Being a portion of the premises conveyed to Grantor by Joseph Montefusco, said deed being recorded in the Cumberland County Registry of Deeds in Book 6870, Page 218.

Also conveying all rights, easements, privileges and appurtenances belonging to the granted estate.

IN WITNESS WHEREOF, the Grantor, by

Bruce W. Hilfrank, its duly authorized Agent and Attorney-in-Fact has caused this instrument to be signed and sealed in said capacity as Agent and Attorney-in-Fact this 17 day of September, 1987.

Signed, Sealed and Delivered in presence of:

DEERING RUN PARTNERSHIP

Bradley Cummings BY: Bruce W. Hilfrank  
Its Agent and Attorney-in-Fact  
Bruce W. Hilfrank

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

**Insp Copy**

**2001-0203**

Application I. D. Number

**9/4/01**

Application Date

**Lot # 60 Palmer Ave**

Project Name/Description

**Pino David M**

Applicant

**1 Two Rod Rd, Scarborough, ME 04074**

Applicant's Mailing Address

Consultant/Agent

**Agent Ph:**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**324 - 324 Palmer Ave, Portland, Maine**

Address of Proposed Site

**353 D005001**

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) **32'x28' colonial; 20'x24' gar.**

**1,792 sq. ft.**

**15,866 sq. ft.**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **9/5/01**

**Insp Approval Status:**

Reviewer \_\_\_\_\_

- Approved**  **Approved w/Conditions**  **Denied**  
 See Attached

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
 Attached

Condition Compliance \_\_\_\_\_  
 signature date

**Performance Guarantee**  **Required\***  **Not Required**

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

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | 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 |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |

DUPLICATE

GENERAL RECEIPT

# CITY OF PORTLAND, MAINE

DEPARTMENT Sanitation DATE 9/14/01  
RECEIVED FROM James Macomber  
ADDRESS 324 Palmer Ave Lot #60

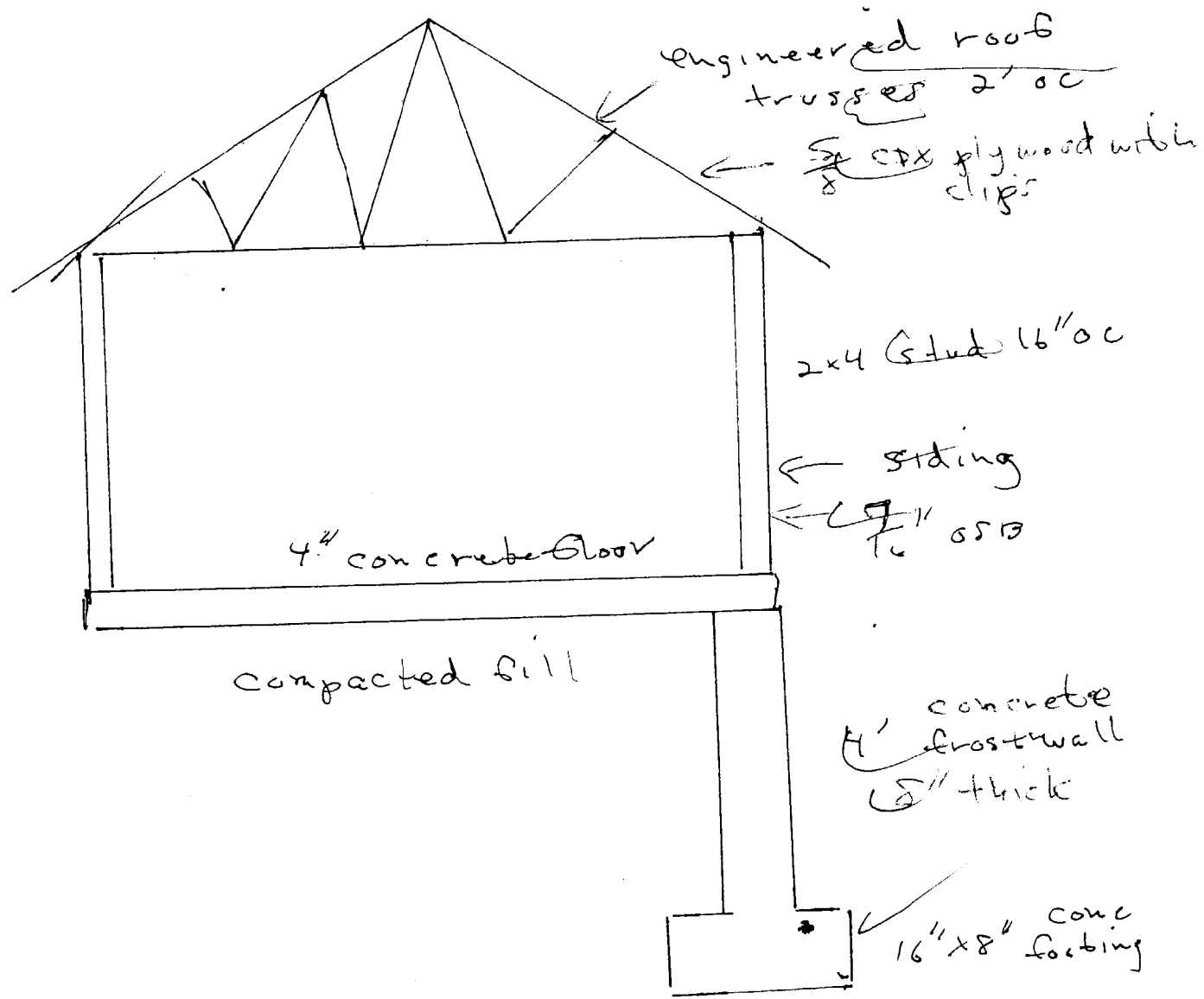
UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Bulldozing fee		564.00
	Auto fee		300.00
	Check # 1033		
	OB 353 D 005		

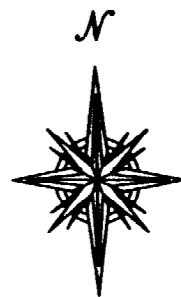
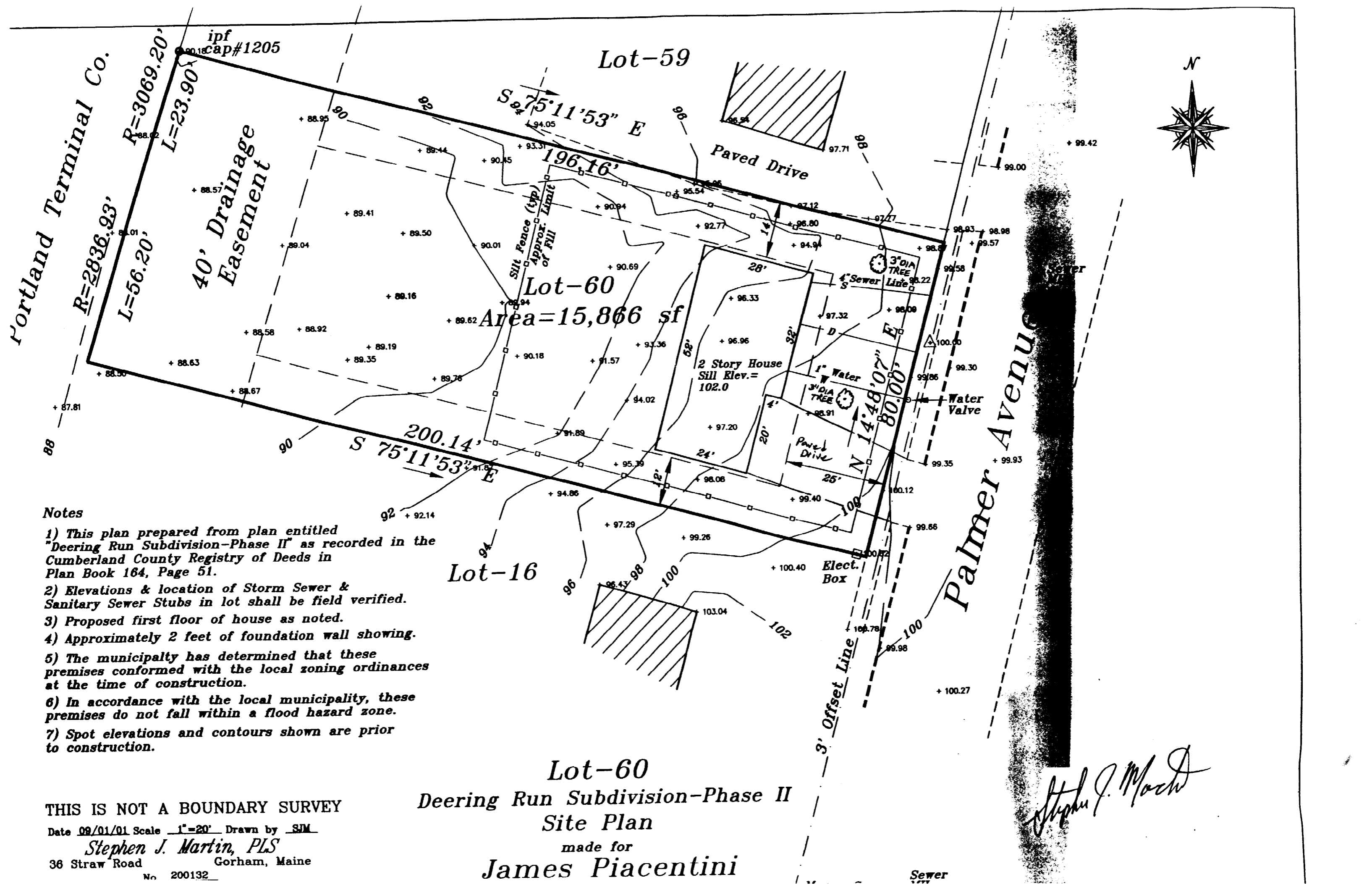
CASH  CHECK  OTHER TOTAL 864.00

RECEIVED BY [Signature]

[Handwritten mark]

garage framing section



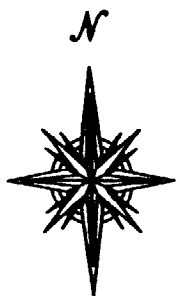
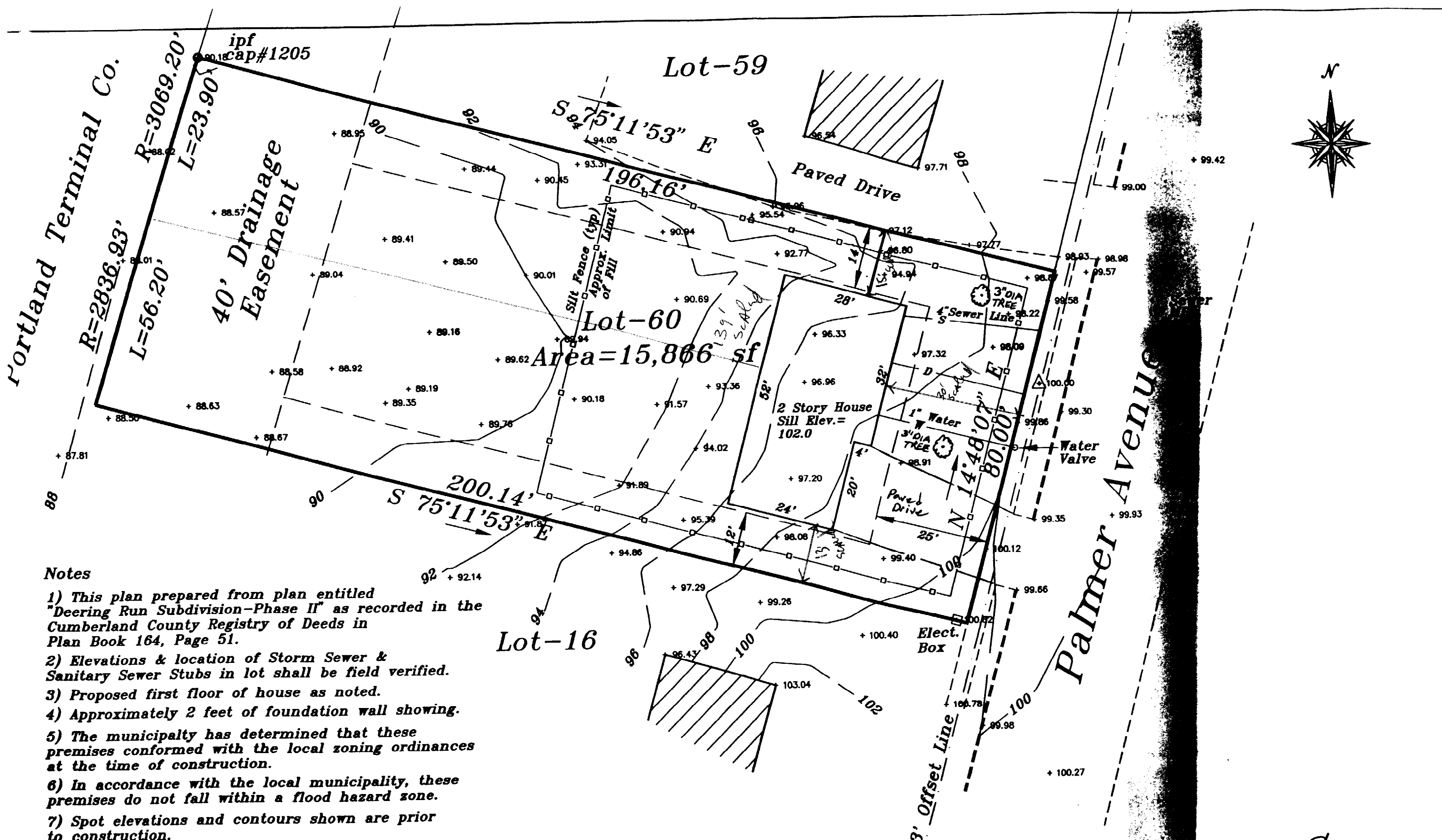


- Notes**
- 1) This plan prepared from plan entitled "Deering Run Subdivision-Phase II" as recorded in the Cumberland County Registry of Deeds in Plan Book 164, Page 51.
  - 2) Elevations & location of Storm Sewer & Sanitary Sewer Stubs in lot shall be field verified.
  - 3) Proposed first floor of house as noted.
  - 4) Approximately 2 feet of foundation wall showing.
  - 5) The municipality has determined that these premises conformed with the local zoning ordinances at the time of construction.
  - 6) In accordance with the local municipality, these premises do not fall within a flood hazard zone.
  - 7) Spot elevations and contours shown are prior to construction.

THIS IS NOT A BOUNDARY SURVEY  
 Date 09/01/01 Scale 1"=20' Drawn by SJM  
 Stephen J. Martin, PLS  
 36 Straw Road Gorham, Maine  
 No. 200132

**Lot-60**  
 Deering Run Subdivision-Phase II  
 Site Plan  
 made for  
**James Piacentini**

*Stephen J. Martin*



**Notes**

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 No. 200132

**Lot-60**  
 Deering Run Subdivision-Phase II  
 Site Plan  
 made for  
**James Piacentini**

*Stephen J. Martin*

Sewer

James Piacentini

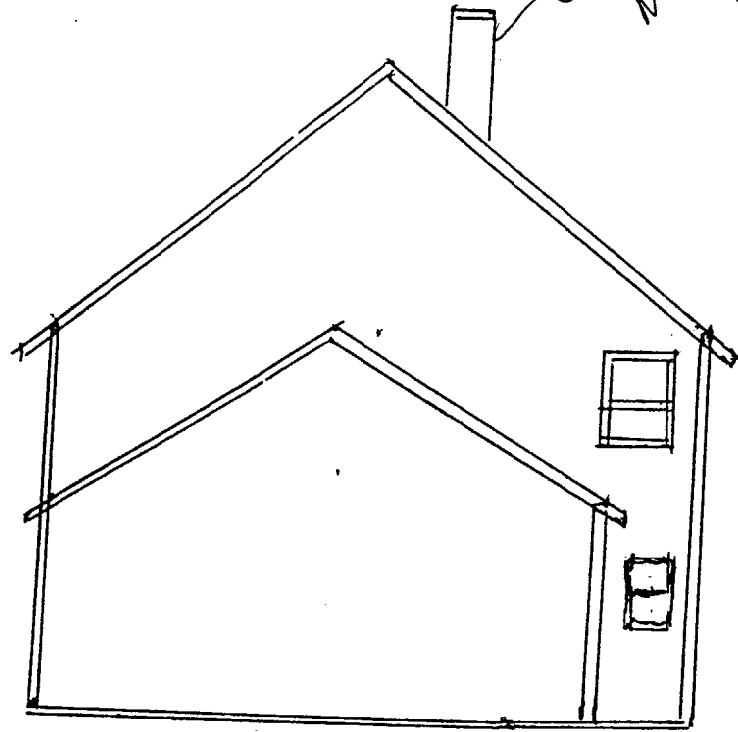


FRONT ELEVATION

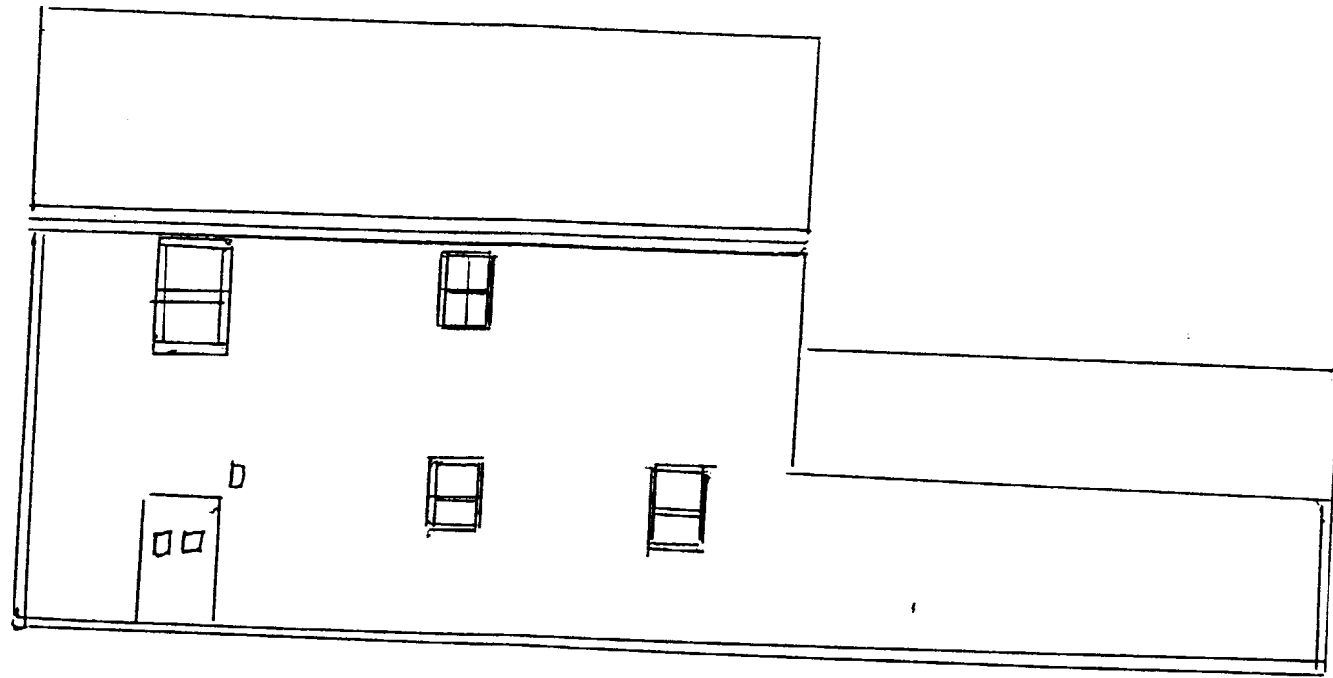
$$\frac{1}{4}'' = 1'$$



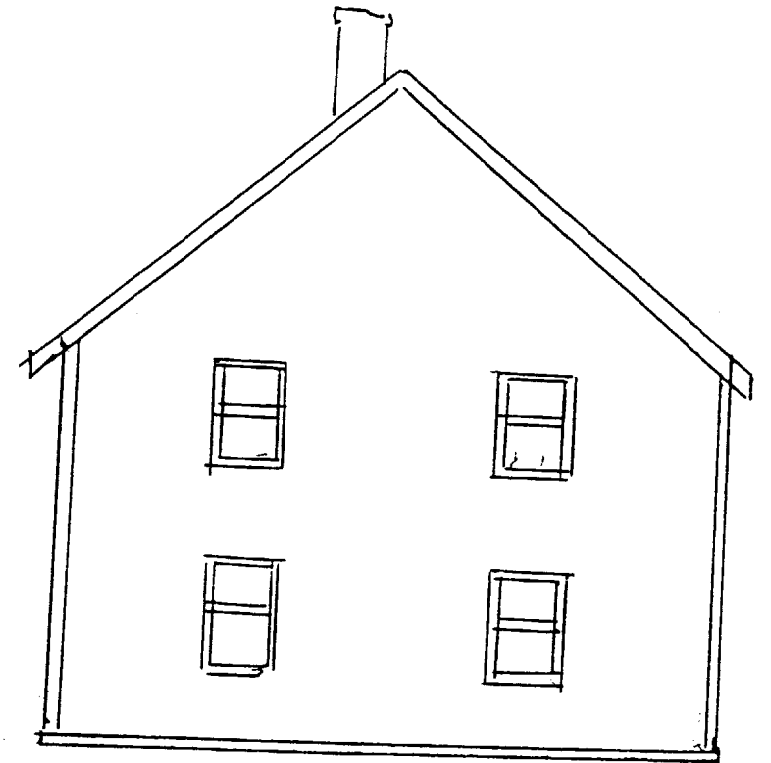
Chimney  
NFPA 211  
Ch. 14



SIDE ELEV



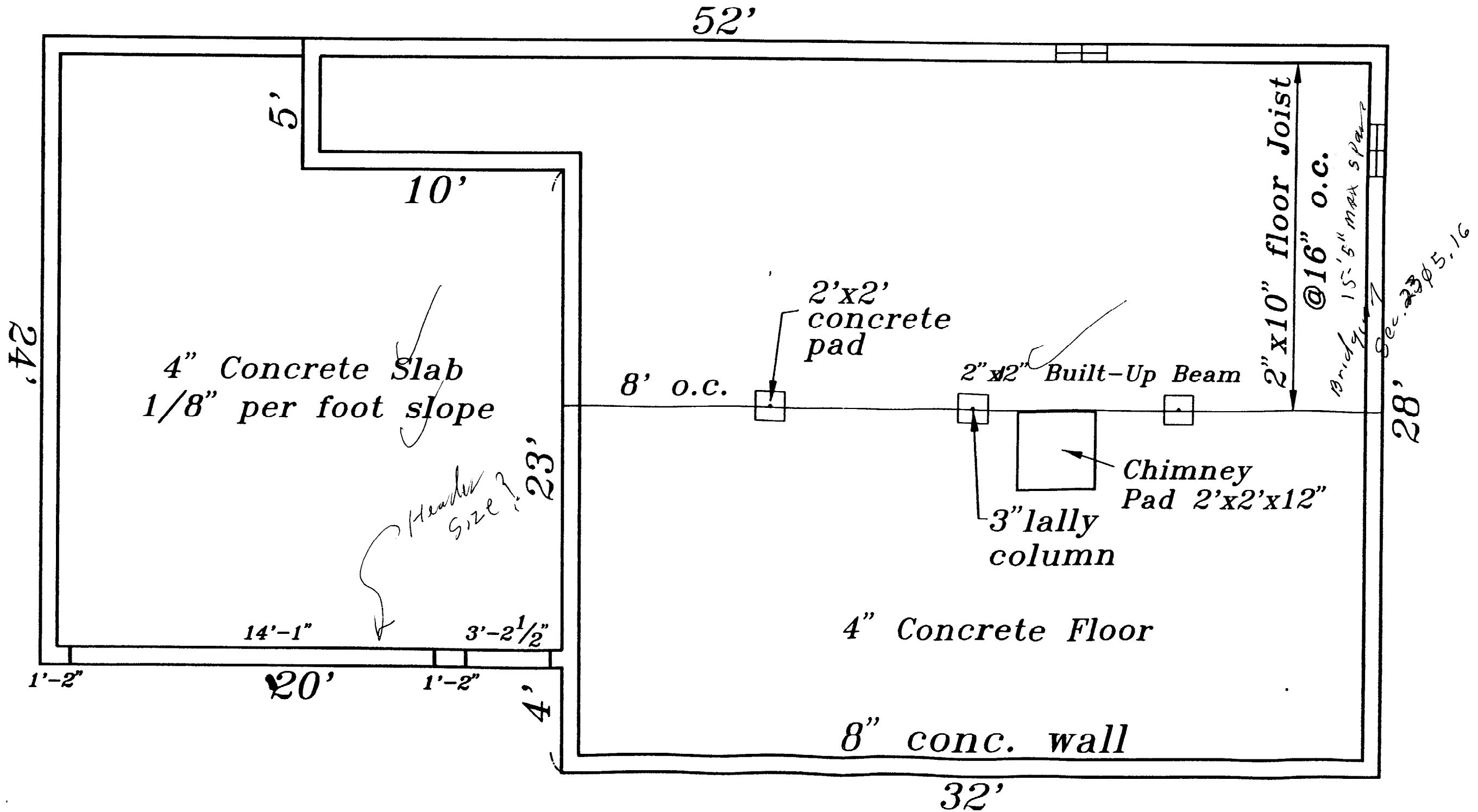
REAR ELEV



SIDE ELEV

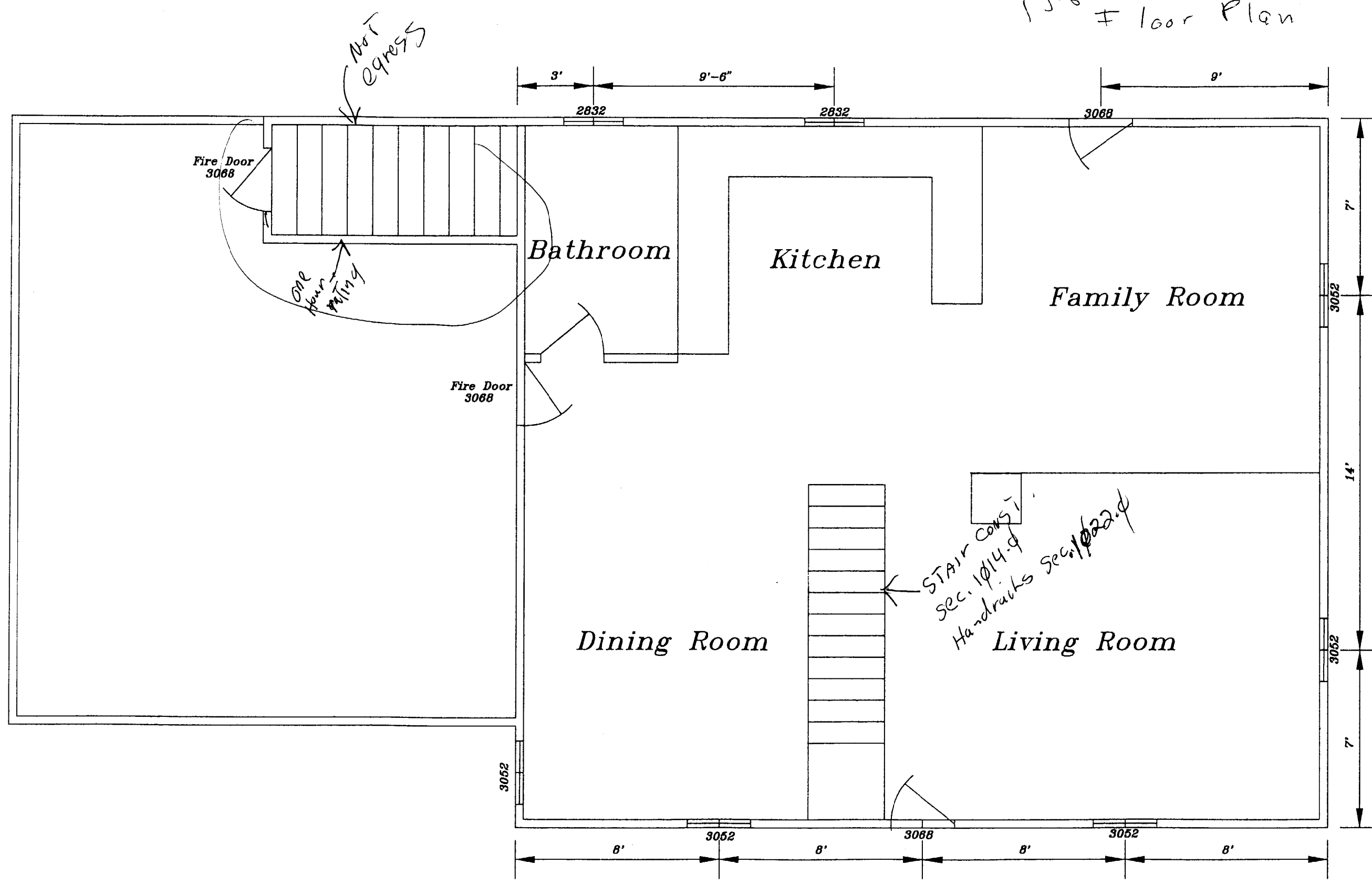
$$\frac{1}{8}'' = 1'$$

Foundation Plan



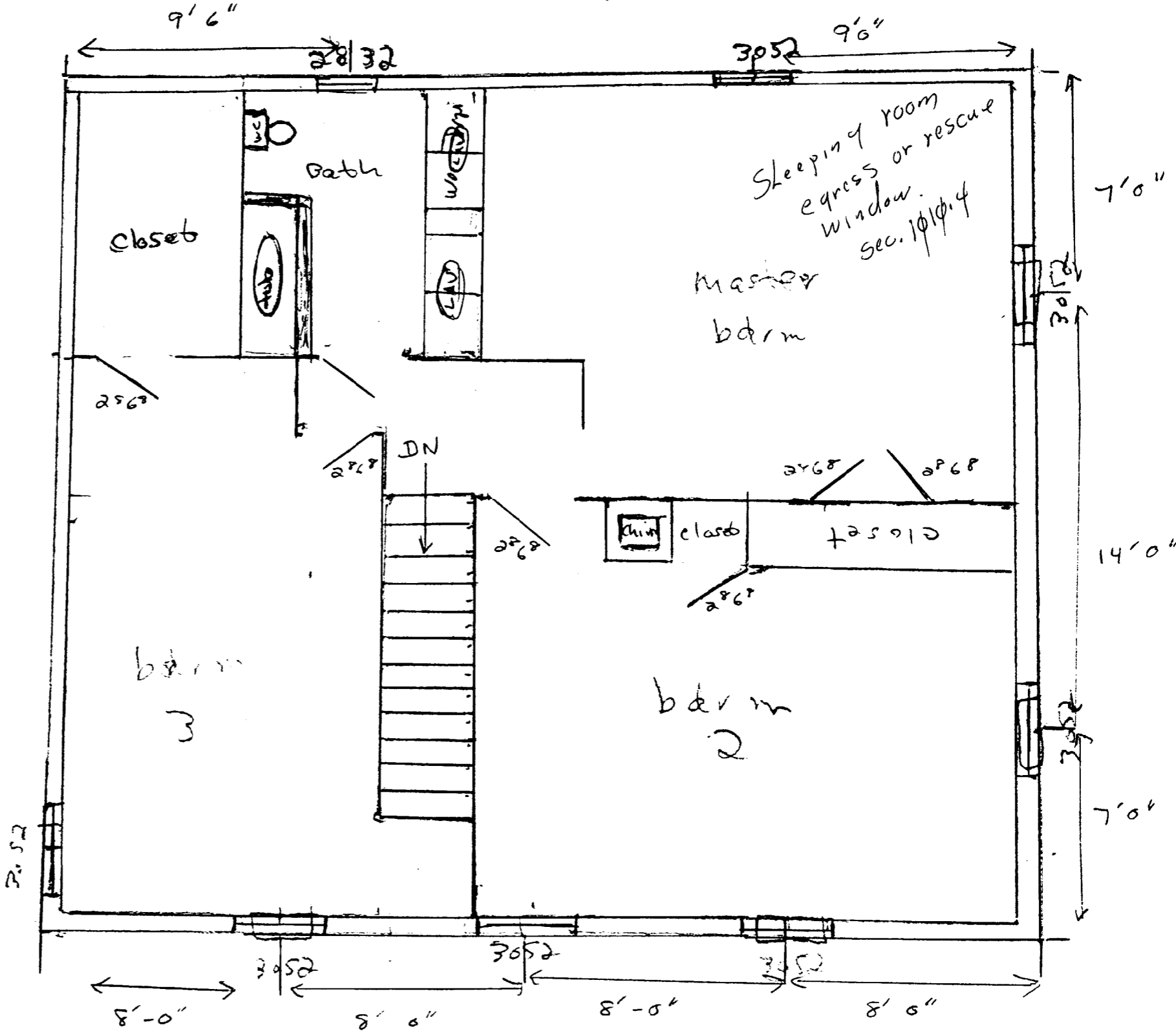
1/4" = 1'

156 # 100r Plan



1/4" = 1'

2nd Floor plan



$\frac{1}{4}'' = 1'$

# HOUSE FRAMING SECTION

