

WARRANTY DEED
Maine Statutory Short Farm

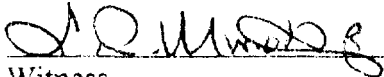
Know all men by these presents that, Nial Construction, Ins., a Maine corporation with a place of business at Kittery, York County, State of Maine and a mailing address of: 191 State Road, Suite 2, Kittery, Maine 03904, for consideration paid, **grants to Dennis J. Cellamare,** of Windham, Cumberland County, Maine and a mailing address of 2 Gambo Road, Windham, Maine 04062 with warranty covenants, the real property in **City of Portland,** Cumberland County, Maine, described as follows

See attached Exhibit A

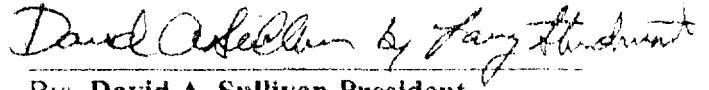
In witness whereof, I, **Larry Sturdivant,** the duly authorized **Attorney-in-Fact** for **David A. Sullivan President of Nial Construction, Inc,** have hereunto set my hand and seal this 4th day of **April, 2005.**

Signed, sealed and delivered
in presence of

Nial Construction, Inc.



Witness

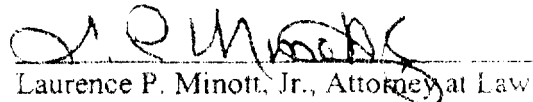


By: **David A. Sullivan President**
Larry Sturdivant, His Attorney-in-Fact

State of Maine
Cumberland, ss.

April 4, 2005

Then personally appeared before me the above named **Larry Sturdivant,** the duly authorized **Attorney-in-Fact** for **David A. Sullivan President of Nial Construction, Inc,** and acknowledged the foregoing instrument to be *his* free act and deed in his said capacity and the free act and deed of said Grantor corporation


Laurence P. Minott, Jr., Attorney at Law

Grantor: Nial Construction, Inc.

Grantee: Dennis J. Cellamare

Premises: Lot Number 4, Auburn Estates, Longview Road, Portland, ME

EXHIBIT A

A certain lot or parcel of land, with any improvements thereon, situated on the southeasterly side of Longview Drive and the easterly side of Auburn Street in the City of Portland, County of Cumberland State of Maine and shown as **Lot Number Four (4)** on a plan entitled "**Subdivision Plan of Auburn Estates for Nial Construction**" by Sebago Technics, Inc., reference to job number 03453, dated March 4, 2004 and last revised July 22, 2004, recorded in the Cumberland County Registry of Deeds in **Plan Book 204, Page 665.**

Said Lot Number Four (4) is also **subject to** such rights, easements, restrictions, conditions, notes and references as depicted, detailed and shown on the above referenced plan and are hereby incorporated herein by reference thereto.

Also conveyed herewith is an appurtenant 3,000 sq. ft. shared driveway easement over lot Number Five (5) for ingress and egress, to and from Lot Number Four (4) and Lot Number (5) to and from Longview Drive as depicted and detailed on said Plan and stated on Note 15 of said Plan.

Said lot is also **subject to** a grading, drainage and sewer maintenance easement as per instrument to the City of Portland dated January 10, 1961 and recorded in the said Registry in Book 2583, Page 171 as well as other easements and rights of way of record.

The above described premises are conveyed **subject to** a Declaration of Covenants, Common Easements and Restrictions by NIAL Construction, Inc. recorded in the Cumberland County Registry of Deeds in Book 21789, Page 271.

Being a portion of the same premises conveyed to this Grantor by deed of Louise M Woodbury dated January 30, 2004 and recorded in Book 20825, Page 249

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	382A D024001
Location	557 AUBURN ST
Land Use	VACANT LAND
Owner Address	NIAL CONSTRUCTION INC 191 STATE RD # 2 KITTEERY ME 03904
Book/Page	20825/249
Legal	382A-D-24 AUBURN ST 557 LONGVIEW DR 11146 SF LOT 4

Current Valuation Information

Land	Building	Total
\$ 0.00	\$ 0.00	\$ 0.00

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$87,000	\$0	\$87,000	\$ 0.00

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.256	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or **e-mailed**.

[Click here](#) to view comparable sales or below to view by:

Sec. 14-428. Corner lots.

In case a dwelling house has its frontyard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar **aggregate** of required dimensions of **all** yards required if the front yard were faced on the **short** side of the lot.

(Code 1968, § 602.19.G)

facing long side Done

Aburn St - 78.81'

Existing facing long side- aggregate of yards		Required setbacks if facing on short side	
Front yard	<i>226'</i> feet	Front yard	<i>25'</i> feet
Rear yard	<i>16'</i> feet	Rear yard	<i>28'</i> feet
<i>Aburn St</i> Side yard -rt	<i>31.5'</i> feet	Side yard -rt	<i>14'</i> feet
Side yard -lft	<i>43'</i> feet	Side yard -lft	<i>20'</i> feet
TOTALS	<i>120'</i> feet		<i>84'</i> feet

is greater than

OK -> reduce Rear Yd per this

382A - D - 24

Compress dr

Rick Ober

329-4923

Fax # 893-0808

ONE AND TWO FAMILY Soil type/Presumptive Load Value (Table R401.4.1)	PLAN REVIEW Plan Reviewer	CHECKLIST Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), Section R403.1 & R403.1.4.1)	OK	
Foundation Drainage Damp proofing (Section R405 & R406)	Not labeled	OK - revised
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	OK - revised
Anchor Bolts/Straps (Section R403.1.6)	size?	" "
Lally Column Type (Section R407)	OK	
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type	3-2x12's - OK	
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x6 PT Plate 2x10's - 14' span OK	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	" " - OK	

1

2

Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8's w/out storage - OK	
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8))	2x10's - OK	
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	OK	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Not shown	OK - revised
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R309)		
Living Space? (Above or beside)	Yes	
Fire separation (Section R309.3)	Not shown	OK revised
Opening Protection (Section R309.1)	OK	
Emergency Escape and Rescue Openings (Section R310)	Not labeled as egress	OK
Roof Covering (Chapter 9)	OK	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	Not shown	OK - 22x30
Chimney Clearances/Fire blocking (Chapter 10)	Not shown	OK

Header Schedule (Section R502.5(1) & (2))	Not shown	OK - per IRC
Type of Heating System	↓	Shows chimney
Means of Egress (Sec R311 & R312) Basement 1		
Number of Stairways 3		
Interior 3		
Exterior 1		
Treads and Risers (Section R311.5.3)	Not shown - OK see section	
Width (Section R311.5.1)	↓	
Headroom (Section R311.5.2)	OK - 6'-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	OK - 36" +	
Smoke Detectors (Section R313) Location and type/Interconnected	Not shown	OK - ransed
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
Deck Construction (Section R502.2.1) See Chimney Summary Checklist	Rear deck	

16 Beam sizes 2 steel design. (3-2x8'-5' 9")



Residential 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.

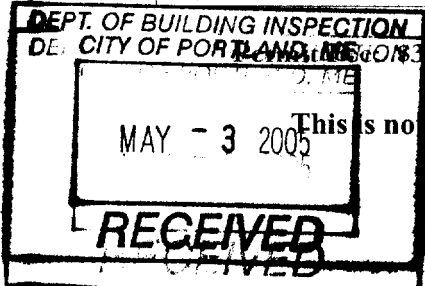
Location/Address of Construction: <u>Lot 4 - Auburn Estates Subdivision</u>		
Total Square Footage of Proposed Structure <u>2016 Living // 720 garage // 616 storage/attic</u>		Square Footage of Lot <u>11,146 S.F.</u>
Tax Assessor's Chart, Block & Lot Chart# <u>382A-D-24</u> Block# <u>4</u> Lot# <u>4</u>	Owner: <u>Dennis Cellarmare</u>	Telephone: <u>893-0808</u>
Lessee/Buyer's Name (If Applicable) <u>Rick Ober Contractor</u> <u>Dennis Cellarmare owner of LOT</u>	Applicant name, address & telephone: <u>Ober/Cellarmare Quality Builders</u> <u>14 Inland Farm Rd.</u> <u>Windham, ME 04062.</u>	Cost Of Work: \$ <u>234,000</u> Fee: \$ <u>2127 Building</u> <u>300 site</u> <u>75 cofc</u> <u>2502 / 100</u>
Current Specific use: <u>Land</u>		
Proposed Specific use: <u>New Home to be built</u>		
Project description: <u>28x36 Colonial w/ 26x26 garage w/ Farmers porch</u>		
Contractor's name, address & telephone: <u>Rick Ober Contractor/Builder</u> <u>14 Inland Farm Rd.</u> <u>Windham ME</u> <u>04062</u> <u>Cell-329-4963.</u> <u>Phone: 893-0808 office</u>		
Who should we contact when the permit is ready: <u>Rick Ober Contractor/Builder</u>		
Mailing address: <u>14 Inland Farm Rd.</u> <u>Windham ME</u> <u>04062</u>		

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 871-8703

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: Rick Ober Date: 4/26/05



Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

✓ # 6570

Applicant: NIAL Construction

Date: 5/17/05

Address: ~~557 Auburn St (lot #4)~~

C-B-L: 382A-D-024

Longview DRIVE

CHECK-LIST AGAINST ZONING ORDINANCE

#05-0524

Date - New Construction

Zone Location - R-2

Auburn St

Interior of corner lot - ~~Longview Dr.~~

Proposed Use/Work - to construct new single family dwelling with attached garage

28' x 36' w/ Tharman's porch 6' x 36'

Sewage Disposal - City

Lot Street Frontage - 50' min

Front Yard - 25' min setback - 26' to porch - stairs 1.75' x 6' into setback ok per 14-425

Rear Yard - 25' min setback - 16' at closest (can be no less than 14')

Side Yard - 14' min - 43' scaled

Side yard on side street - 20' min - 31.5' scaled

Projections - farmers porch 6' x 36' - rear deck 10' x 12' w/ stairs 2' x 6' rear bulkheads 5' x 6'

Width of Lot - 80' min - 138' scaled

Height - 35' max - 25' scaled

Lot Area - 10,000 sq ft - 11,146 sq ft

Lot Coverage/ Impervious Surface - 20% max of 2229.2 sq ft max

Area per Family - 10,000 sq ft

Off-street Parking - 2 required - 2 car garages on

Loading Bays - N/A

Site Plan - # 2005-0095

Shoreland Zoning/ Stream Protection - N/A

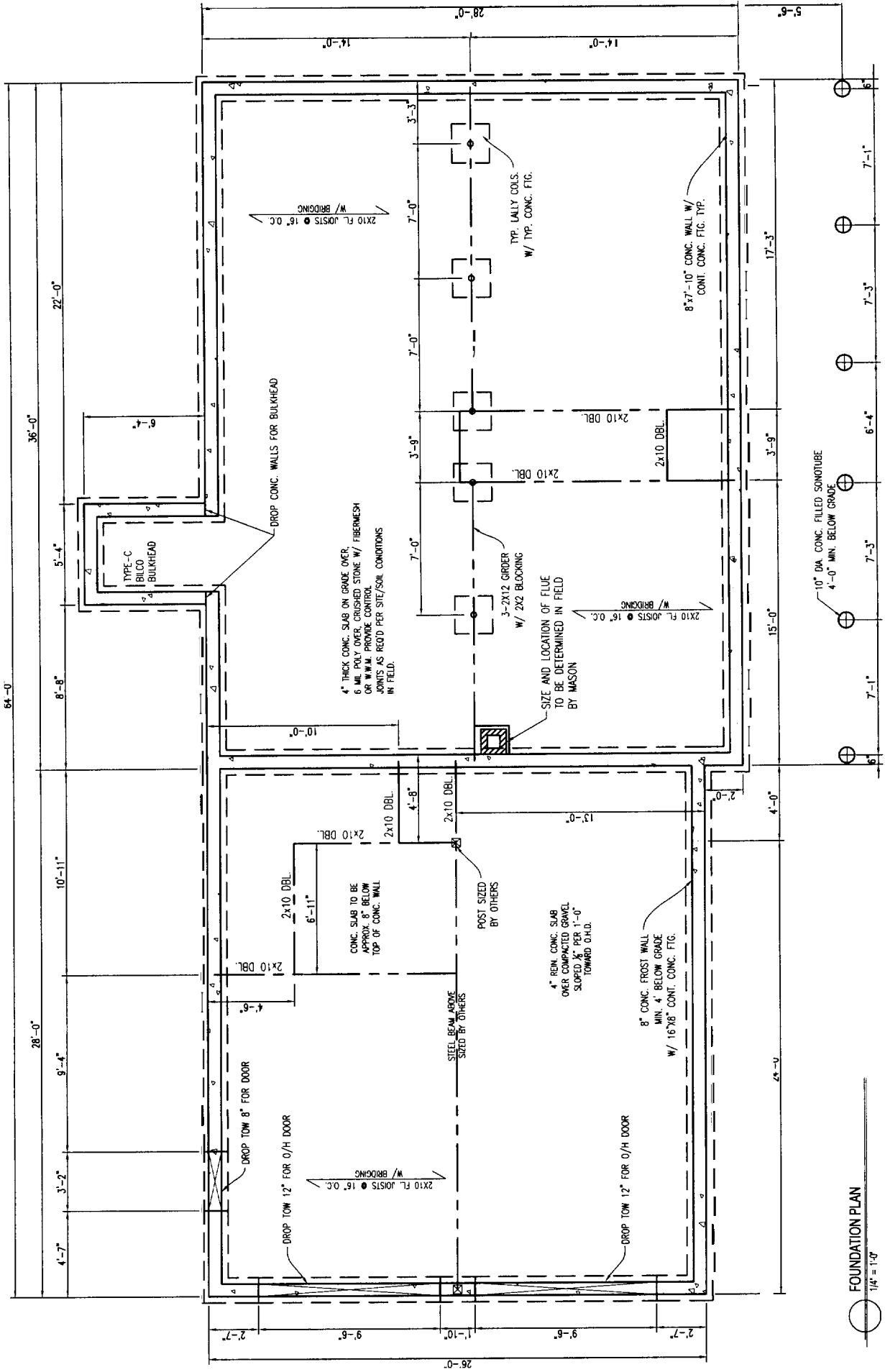
Flood Plains - Panel 2 - Zone X

28 x 36	=	1008
26 x 28	=	728
6 x 36	=	216
2 x 6	=	12
10 x 12	=	120
2 x 6	=	12
5 x 6	=	30
		<u>2126</u>

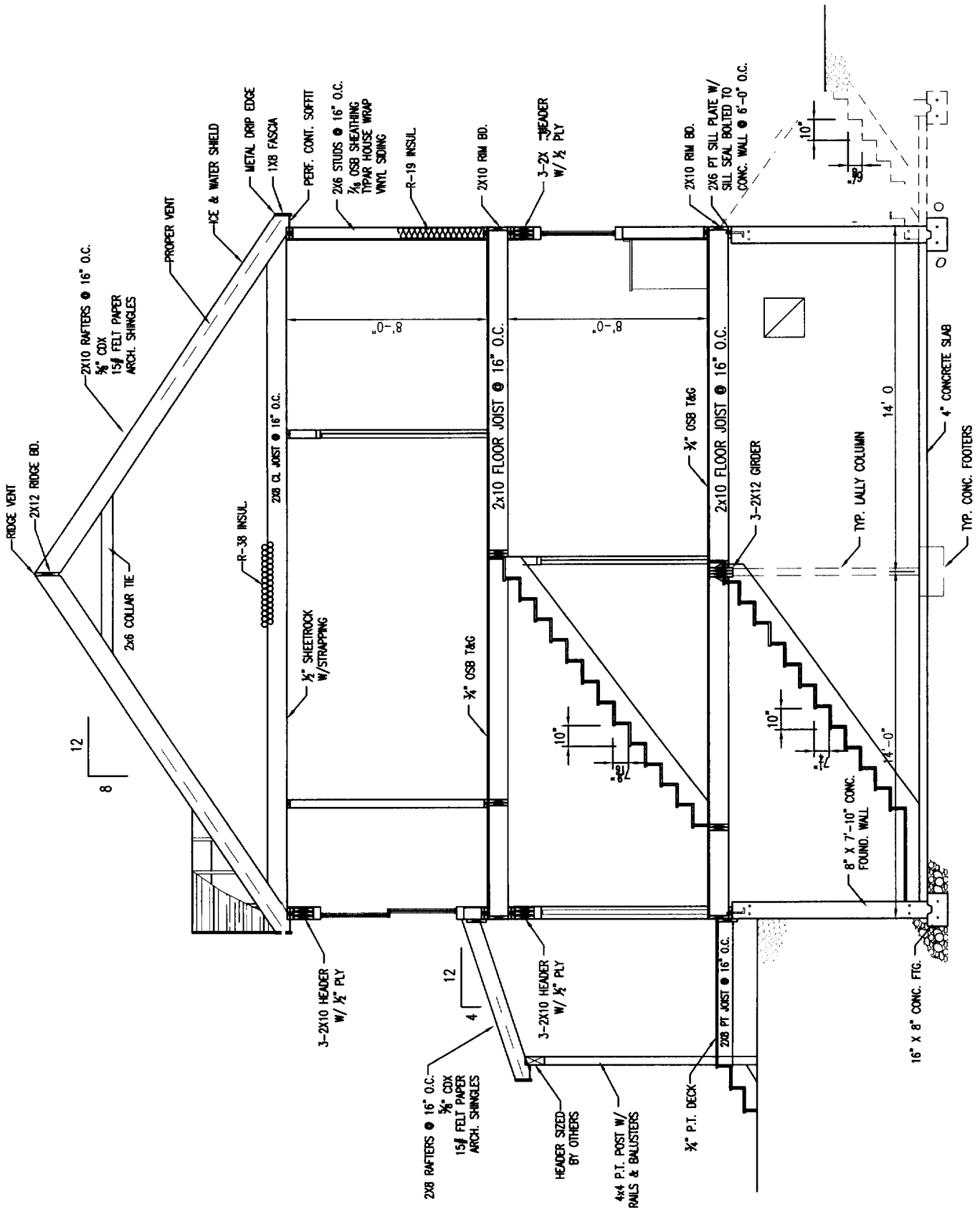
PORTLAND - Lot #4

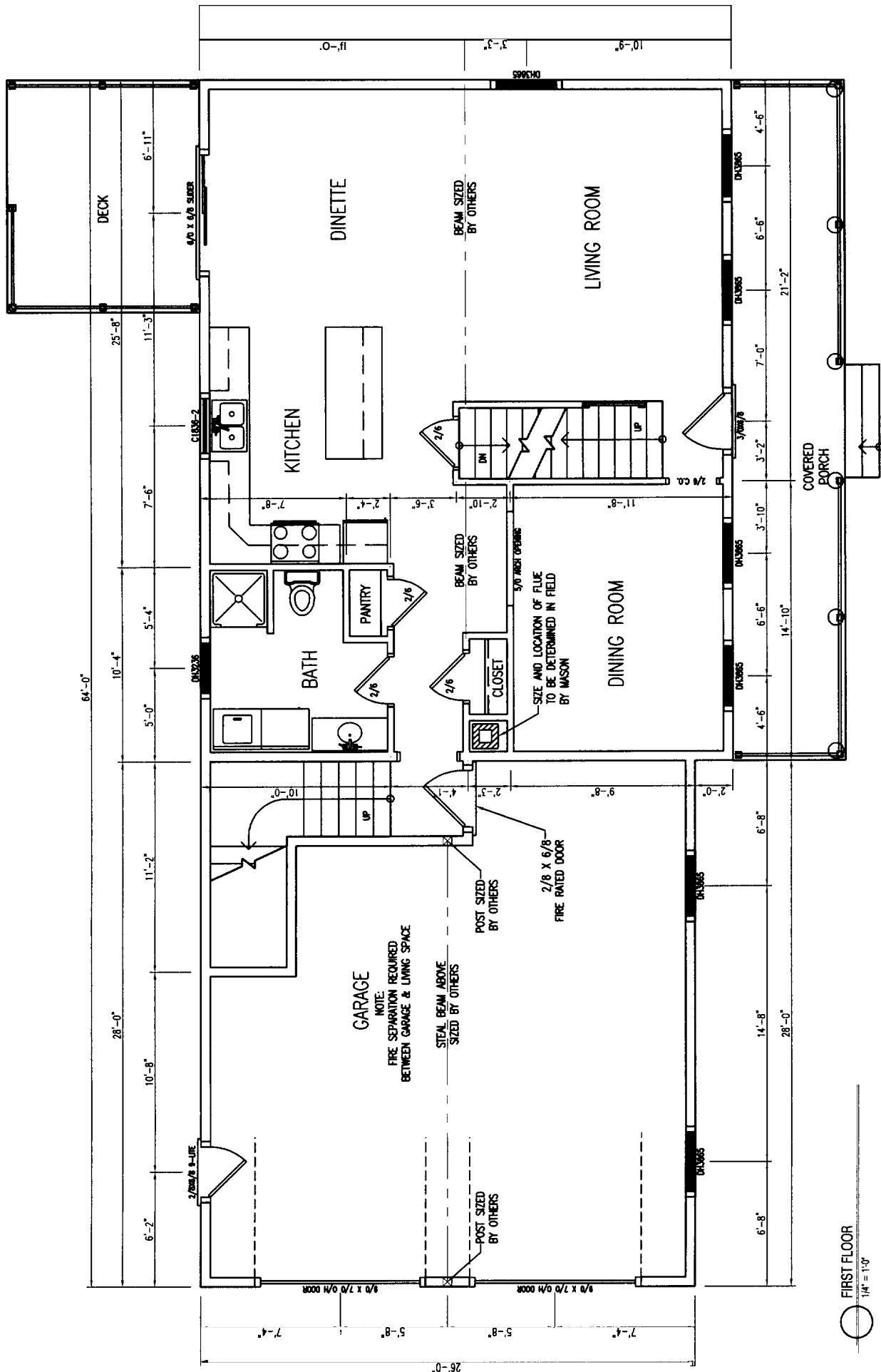
Window Schedule =

	WINDOWS =	NEW CODE #	R.O.
(3)	DH3236 2	HC 3236	32½ x 36½
(1)	C1836-2 =	HC 3636	36½ x 36½
(16)	DH3865 =	4060 HANCOCK CLASSIC	40½ x 60½
(1)	SLIDER DOOR =	6/0 x 6/8	6'-2½ x 6'-10½
(1)	STEEL JAMB FIRE DOOR	2'-9½ x 6'-9½	← R.O.
(1)	2/8 x 6/8 9-lite	GARAGE EXTERIOR DOOR	2/8 x 2'-10½ x 6/10½
()	FRONT DOOR special order	3/0 x 6/8	3'-2½ x 6'-10½



FOUNDATION PLAN
1/4" = 1'-0"





FIRST FLOOR
1/4" = 1'0"