

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 041566

This is to certify that Donovan Kevin M & /Gary B and 7004

has permission to 32'x44' SFH w/ 2 car garage, 16' x 16' rear deck & 42' from former's porch

AT 100 Hope Ave (lot #2) 390 A008001

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

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

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. **HEAVY NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Cathy Bourke 11/23/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1566	Issue Date: 10/14/2004	CBL: 390 A008001
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Location of Construction: 100 Hope Ave	Owner Name: Donovan Kevin M &	Owner Address: 69 Caron St	Phone:
Business Name:	Contractor Name: Gary Boiland	Contractor Address: 71 Davis Ave Auburn	Phone: 2075763956
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R2
Past Use: Vacant Land	Proposed Use: Single Family Home / 32'x44' SFH w/ 2 car garage, 12'x 16' rear deck & 6'x 42' deck front frames porch	Permit Fee: \$1,896.00	Cost of Work: (CEODistrict: \$200,000.00 5
Proposed Project Description: 32'x44' SFH w/ 2 car garage, 12 x 16 rear deck & 6 x 42 deck front frames porch		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 11/23/04
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:	

Permit Taken By: Idobson	Date Applied For: 10/14/2004	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone panel 2 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2004-0215 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK with conditions Date: 11/8/04	Zoning Appeal <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	Historic Preservation <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:
	Date: 11/22/04 revised plans		

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1566	Date Applied For: 10/14/2004	CBL: 390 A008001
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Location of Construction: 100 Hope Ave (lot #2)	Owner Name: Donovan Kevin M &	Owner Address: 69 Caron St	Phone:
Business Name:	Contractor Name: Gary Boiland	Contractor Address: 71 Davis Ave Auburn	Phone (207) 576-3956
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home / 32'x44' SFH w/ 2 car garage, 12' x 16' rear deck & 6' x 42' front farmer's porch	Proposed Project Description: 32'x44' SFH w/ 2 car garage, 12' x 16' rear deck & 6' x 42' front farmer's porch
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frontage of your house prior to issuance of a Certificate of Occupancy.

Manufactured Home - Lot # 2 100 Hope Ave
 # 04-1566 CBL: 390-4-008

Soil type/Presumptive Load Value (Table 401.4.1)	Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	16" x 8" Full Freshwell		OK
Foundation Drainage Dampproofing (Section 406)	Pipe + caulking 3 Fabric		Fabric Per Gray B. 11/15/04 OK
Ventilation (Section 409.1) Crawls Space ONLY	? 11/22 New Daylight		2 OK
Anchor Bolts/Straps (Section 403.1.4)	Straps		per man. Specs OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))			
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	4-2x12		OK
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x6		OK
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))			

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))			
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))			
Sheathing; Floor, Wall and roof (Table 503.2.1(1))			
Fastener Schedule (Table 602.3(1) & (2))			
Private Garage Section 309 and Section 407 1999 Living Space ? (Above or beside)	CA) Need Construction Details.		OK
Fire rating of doors to living space Door Sill elevation (A07 & R07A)			
Egress Windows (Section 310)			
Roof Covering (Chapter 9)			
Safety Glazing (Section 308)			
Attic Access (BOCA 1211.1)	?		
Roof Storming around chimney			N/A

Header Schedule		
Type of Heating System	ZONED FURNACE Direct Vent - OK	
Stairs		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section 314)		
Width		
Headroom		
Guardrails and Handrails (Section 315)		
Smoke Detectors Location and type/Interconnected		
Plan Reviewer Signature		

See Chimney Summary Checklist

Farmers Ranch OK 11/17/07

Rear Deck OK 11/23/04 G

GARY BOILARD
PO BOX 313
SABATTUS, ME. 04280
TEL: 207-375-0979
FAX: 207-375-0984

FACSIMILE TRANSMITTAL SHEET

TO:	Jean Bourke	FROM:	Gary Boilard
COMPANY:	City of portland	DATE:	11/22/04
FAX NUMBER:	874-8716	TOTAL NO. OF PAGES INCLUDING COVER:	2
PHONE NUMBER:	874-8715		
RE:	Blue Horizon Development Corp		

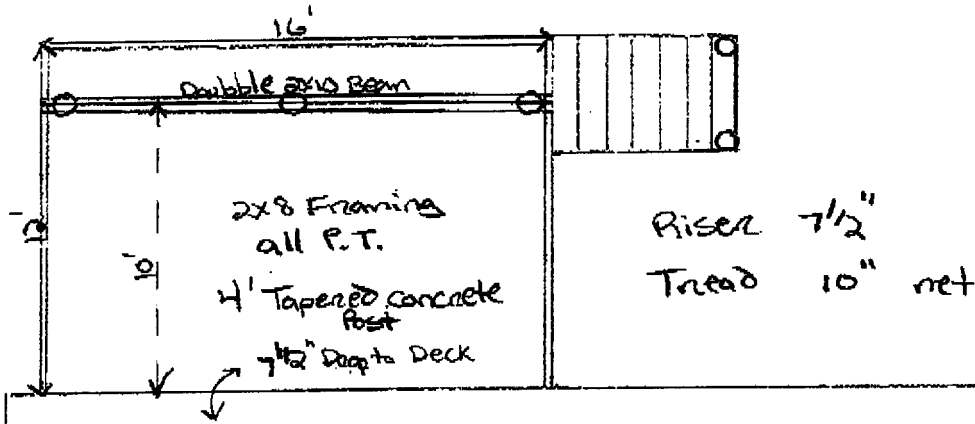
URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY

NOTES/COMMENTS:

Lots # 2 + 3 Hope Ave. Portland
 cross section for permits
 call me if u need more!
 Gary Cell - 5763956

★ Deck Framing Also!! ★

Rails per design on
Farmers Porch
Also provide
graspable
Handrail



House

GARY BOILARD
PO BOX 313
SABATTUS, ME. 04280
TEL: 207-375-0979
FAX: 207-375-0984

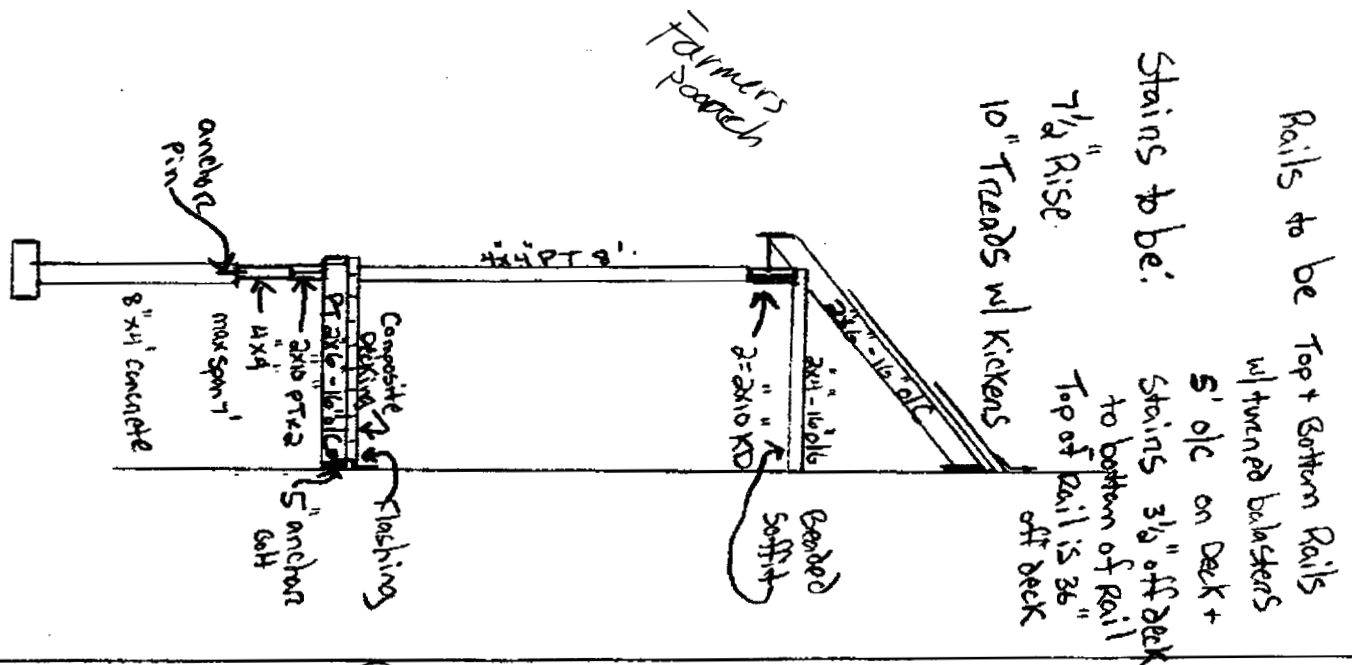
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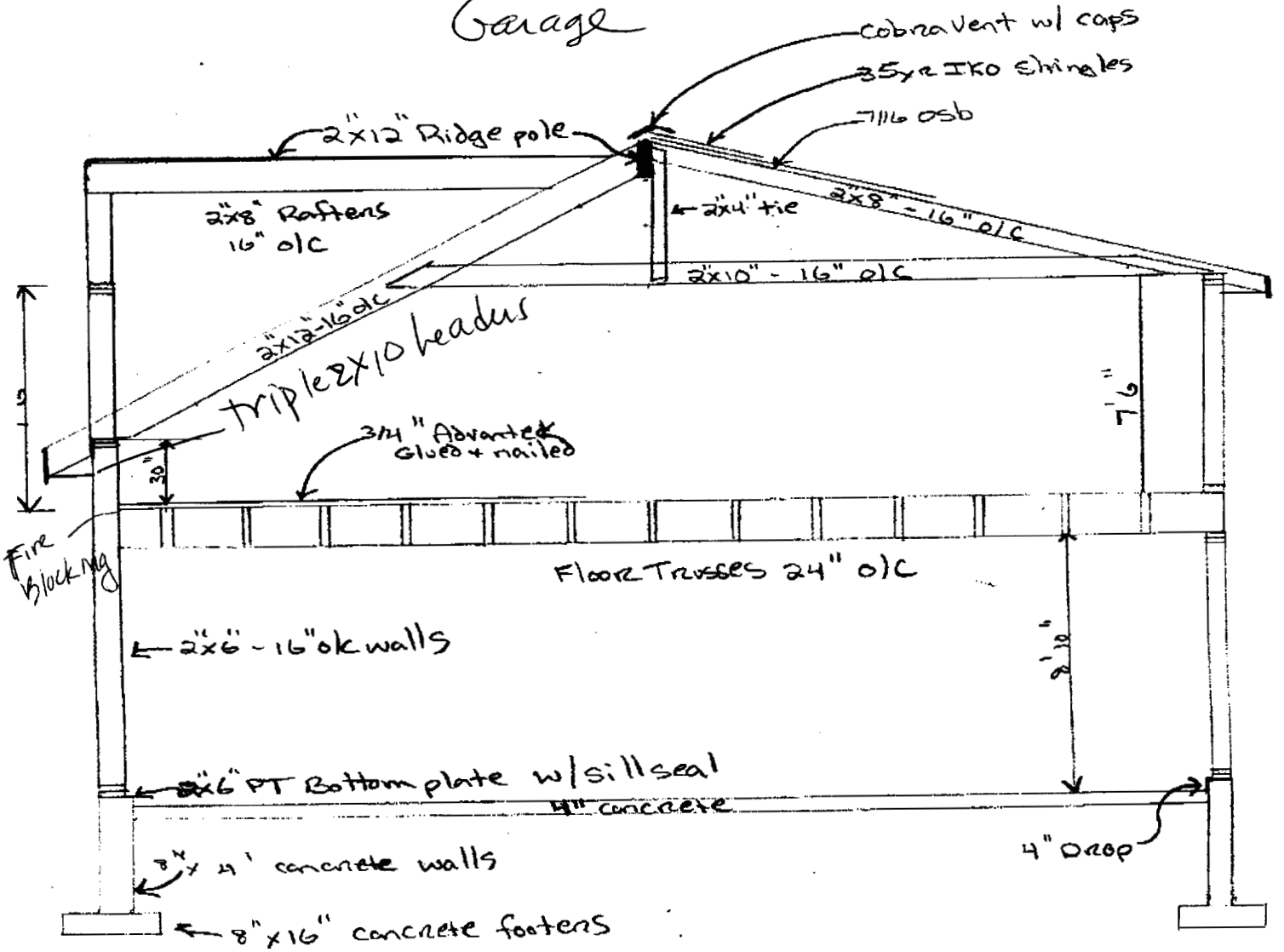
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NOTES/COMMENTS:

Lots # 2 + 3 Hope Ave. Portland
 cross section for permits
 call me if u need more!
 Gary cell - 5763956



Garage



Sawn tube for Rear deck to be 4" tapered precast concrete post w/ 7'6" max spacing! 10' out from building!
2x8 @ 16 O.C.

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>100 Hope Ave</u>		
Total Square Footage of Proposed Structure <u>3412 Living Space / Garage 612</u>	Square Footage of Lot <u>26791</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>390 A 008</u>	Owner: <u>Kevin + Mary Donovan</u>	Telephone: <u>576-3956</u>
Lessee/Buyer's Name (If Applicable) <u>Kevin + Mary Donovan</u>	Applicant name, address & telephone: <u>Gary Boiland</u> <u>71 Davis Ave.</u> <u>Auburn, ME 04210</u>	Cost Of Work: \$ <u>200,000.00</u> Fee: \$ <u>2123.00</u>
Current use: <u>Vacant land</u>	<u>1821</u> <u>75</u> <u>0000</u> <u>300-</u>	
If the location is currently vacant, what was prior use: <u>Vacant land</u>		
Approximately how long has it been vacant: <u>Forever</u>		
Proposed use: <u>Modular Single Family</u>	<u>32x44</u>	
Project description: <u>modular construction - 2 car garage - 12x16 Beer deck - 6x42 Farmers Porch</u>		
Contractor's name, address & telephone: <u>Boiland 576-3956</u>		
Who should we contact when the permit is ready: <u>Boiland 576-3956</u>		
Mailing address: <u>71 Davis Ave.</u> <u>Auburn, ME 04210</u>		
<p>OCT 14 2004</p> <p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>576-3956</u></p>		

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: 	Date: <u>10/11/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Applicant: Gary Boland - Contractor

Date: 11/8/04

Address: 100 Hope Ave (lot #2)

C-B-L: 390-A-008

CHECK-LIST AGAINST ZONING ORDINANCE # 04-1566

Date - New Dev.

Zone Location - Z-2

Interior or corner lot -

Proposed Use/Work - to construct single family dwelling with attached 2 car garage

Sevage Disposal - City with 12' x 16' rear deck and 6' x 42' front farmer's porch

Lot Street Frontage - 50' min - 97' scaled

Front Yard - 25' min - 44' to closest

Rear Yard - 25' min - 55' + shown

confirm in field ->

Side Yard - 14' min req - 14' exactly both sides

Projections - rear 12' x 16' deck - front 6' x 42' farmer's porch

Width of Lot - 80' min - 96' scaled

Height - 35' max - 26.25' scaled

Lot Area - 10,000 sq ft - 53,516 sq ft

Lot Coverage/ Impervious Surface - 20% max or 10,703.2 sq ft max

Area per Family - 10,000 sq ft

Off-street Parking - 2 spaces req - 2 car garage shown

Loading Bays - N/A

Site Plan - mm of / mm of # 2004-0215

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

OK

32' x 44'	=	1408
24' x 28'	=	672
12' x 16'	=	192
6' x 42'	=	252
		<hr/>
		2524 sq ft

No Daylight basement shown
11/2/04 received revised plans showing a Day Light basement in the rear only

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

2004-0215

Application I. D. Number

10/1412004

Application Date

Donovan Kevin M &

Applicant

69 Caron St , Portland, ME 04103

Applicant's Mailing Address

Project Name/Description

100 - 100 Hope Ave , Portland, Maine

Address of Proposed Site

390 A008001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

32 x 44

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input 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 (ZBAIPB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **10/1812004**

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

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 | |

SPACE AND BULK REQUIREMENTS – R-2 ZONE

MINIMUM LOT SIZE: 10,000 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD	25 FT.
REAR YARD	25 FT
SIDE YARD*	
1 STORY	12 FT.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.

MINIMUM LOT WIDTH:
OTHER USES: 80 FT.

* 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 TWELVE (12) FEET IN WIDTH.

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

Design: WHS	Date: JULY 04
Draft: CAH	Job No.: 1043
Checked: AMP	Scale: NTS

Traffic and Civil Engineering Services
 PO Box 1237, 15 Shaker Road
 Grov. ME 04039

Space & Bulk Requirements Space & Bulk Requirements
Project:

Figure No.
1

Doc# 66335 Bk#21687 Pg: 34

STATUTORY WARRANTY DEED

GOLDENEYE CORP., a Maine corporation with a principal place of business in Westbrook, in the County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

KEVM M. DONOVAN and MARY K. DONOVAN, whose mailing address is 69 Caron Street, Portland, Maine 04103, as JOINT TENANTS

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land situated on the northeasterly sideline of Hope Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 2 shown on plan entitled "Presumpscot River Place Phase III - Subdivision Plan Portland, Maine" dated December 4, 2001, as revised, prepared by Titcomb Associates, and recorded at the Cumberland County Registry of Deeds in Plan Book 202, Page 650, as revised on April 28, 2003 and recorded at said Registry of Deeds in Plan Book 204, Page 373 (hereinafter sometimes referred to as "Plan"), together with a right-of-way in common with others over "Hope Avenue" as shown on the plan.

Being a portion of the premises conveyed to the Grantor herein by deed of Robert L. Adam and Lloyd B. Wolf dated October 17, 2002 and recorded at the Cumberland County Registry of Deeds in Book 18262, Page 159. Reference is further made to a confirmation deed from Lloyd B. Wolf to Grantor herein dated November 5, 2002 and recorded at said Registry of Deeds in Book 18336, Page 57.

EXCEPTING AND RESERVING to the Grantor, its successor and assigns, all right, title and interest in and to the fee interest in "Hope Avenue", so-called, as shown on the plan. The purpose of this reservation is to preserve the Grantor's right in and to such ways pursuant to 23 M.R.S.A. §3031(4) and 33 M.R.S.A. §460 et seq. together with the right to convey said fee interest to the City of Portland.

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

- Notes 1 through 19, restrictions, conditions, easements and covenants as may be set forth on said Plan recorded in Plan Book 202, Page 650 and Plan Book 204, Page 373.

Doc#: 66535 Bk:21687 Pg: 35

2. **Depending on the elevation of the lowest plumbing fixture, a private pump station may be required as more specifically set forth in Paragraph 12 of said Notes.**
3. **Rights and easements granted to New England Telephone and Telegraph and Central Maine Power Company in an instrument dated December 29, 1955 and recorded at said Registry of Deeds in Book 2276, Page 277.**
4. **Such State of Facts as set forth or depicted on plan showing Plan of Property for Robert Adam dated August 1978 and recorded at said Registry of Deeds in Plan Book 125, Pages 45 and 46.**
5. **A ten (10) foot and thirty (30) foot pedestrian easement as shown on said Plan recorded in Plan Book 202, Page 650 and Plan Book 204, Page 373.**
6. **A culvert and drainage easement deed from Goldeneye Corp. to the City of Portland dated July 6, 2004 and recorded at said Registry of Deeds in Book 21610, Page 52 relating to said easements as shown on Plan recorded in Plan Book 202, Page 690 and Plan Book 204, Page 373.**
7. **Terms and conditions of a State of Maine Department of Environmental Protection Site Location of Development Natural Resources Protection Act Water Quality Certification Findings of Fact and Order dated August 23, 2002 and recorded at said Registry of Deeds in Book 18084, Page 64 (incorrectly referred to as 94 in previous deed) together with the requirement that all future conveyances shall include reference to this permit.**
8. **Terms and conditions of a Declaration of Covenants and Restrictions dated November 3, 2002 and recorded at said Registry of Deeds in Book 18336, Page 59.**
9. **The owner of Lot 2, being the lot herein conveyed, shall retain either a licensed civil engineer or landscape architect to assist in design of the improvements of this lot. The owner of this lot shall also retain that professional to provide construction phase services including, but not limited to, periodic site inspection for adherence to all required erosion and sedimentation control measures and to address any changes in field conditions which require modification to the design of the lot improvements. The minimum site inspection requirements are set forth in Note 5 on said Plan to which reference is hereby made for a more specific description. The professional (civil engineer or landscape architect) shall provide a written statement to the Portland Planning Authority**

work is in substantial conformance to the approved plans and that all conditions of approval have been satisfied.

- 10. Lot 2 is subject to an undisturbed zone as shown on said plan.

acceptance of this deed hereby assume and agree to pay.

IN WITNESS WHEREOF, the said GOLDENEYE CORP. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by LLOYD B.

2004.

[Handwritten signature]

By: *[Handwritten signature]*
LLOYD B WOLF
ITS TREASURER

STATE OF MAINE
CUMBERLAND, SS.

August '7 . 2004

Then personally appeared the above-named LLOYD B. WOLF, Treasurer of

Received
Recorded Register of Deeds
Aug 19 2004 03:05:00P
Cumberland County
John B O'Brien

[Handwritten signature]
Attorney at Law/Notary Public

3
James A. LeClaire
Notary Public, Maine
Commission Expires December 30, 2008