

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 04-1567	Issue Date: NOV 17 2004	CBL: 390 A010001
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Location of Construction: 118 Hope Ave (Lot 4)	Owner Name: Goldeneye Corp	Owner Address: 662 East Bridge St	CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Vesta Corp.	Contractor Address: P.O. 1464 Portland	Phone 2078792217	
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R2	

Past Use: Vacant Land	Proposed Use: Single Family Home w/ attached 2 car garage	Permit Fee: \$1,896.00	Cost of Work: \$200,000.00	CEO District: 5
Proposed Project Description: Single Family Home w/ attached 2 car garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: JMB 11/17/04	

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: Lobson	Date Applied For: 10/15/2004	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>W/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 2 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2004-0216 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>11/3/04</i>	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 Date:	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:
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CERTIFICATION

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

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

TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator
DATE: April 7, 2005
RE: C. of O. for #118 Hope Avenue, PRP III lot 4
(CBL390A010) (ID#2004-0216)

After visiting the site, I have the following comments:

Site work incomplete:

1. Final Paving
2. Loam and Seed
3. Landscaping
4. Engineering Certification of completion

I anticipate this work can be completed by **June 15, 2005**.
At this time, I **recommend issuing a temporary Certificate of Occupancy**.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
File: Urban Insight

File: O:\plan\drc\hopelot4a.doc

This data is provided by the Assessor's Office and is current as of April 4, 2005

CBL	390 A010001	CARD	1 of 1	Property Address	118 HOPE AVE
Owner Name 1	VESTA CORPORATION			Property Type	RESIDENTIAL
Name 2				Description	390-A-10 HOPE AVE 114-120 47307 SF LOT 4
Mailing Address	PO BOX 1464				
City, State, Zip	PORTLAND	ME	04104		

New	S
View Complaint	
View Inspection	
View Application	

App Type	Permit No	App Date	Iss Date	Status	PastUse	ProposedUse
Building Permit	050329	03/29/2005	03/30/2005	Open	Single Family Home	Single Family Home / instal . Burnham Boiler in Basemen
Plumbing	20058015	01/18/2005	01/18/2005	Open		
Electrical Permit Residential	20045321	12/06/2004	12/06/2004	Open		
Electrical Permit Residential	20045318	12/06/2004	12/06/2004	Open		
Building Permit	041567	10/15/2004	11/17/2004	Open	Vacant Land	Single Family Home w/ attached 2 car garage

STATE OF MAINE CHIMNEY OR FIREPLACE DISCLOSURE

Dear Consumer: State law, specifically 32 M.R.S.A., Chapter 33, requires chimney or fireplace installers, as of January 1, 1992, to provide you with this Disclosure prior to the installation work being done on your chimney or fireplace. The purpose of this Disclosure is to help you, as a consumer, make an informed decision as to the abilities of the installer and under what requirements the installation must comply. It is important to note that the State of Maine does not require registration or licensure of chimney or fireplace installers; however, it is just as important to realize that many fires are caused each year by improperly constructed fireplaces and chimneys. For further information about this law, call the Division of Licensing & Registration at 624-8629 or write to the Division at #35 State House Station, Augusta, Maine 04333.

INSTALLER INFORMATION

Name of Installer F. DiDonato & Sons
 D.B.A. _____
 Name of Installer (if incorporated) _____
 D.B.A. _____
 Legal Address 87 Skylark Drive 04103 Portland
(Street and No.) (City or Town)
Maine Cumberland 04103
(State) (County) (Zip Code)
 Home Telephone 207 997 3098 Business Telephone 207 1797 13098
 Years of experience doing fireplace or chimney installations 50

CONSUMER IDENTIFICATION

Consumer's Name The Vesta Corporation
 Mailing Address P.O. Box 1464 Portland
(Street and No.) (City or Town)
Maine Cumberland 04104
(State) (County) (Zip Code)
 Home Telephone 207 879 1217 Business Telephone 207 1232 8050

Installer, please give a brief description of installation being offered.

All Masonary Fireplace & Chimney using
fire brick w/ heat stop, refractory
cement in firebox, clay flue liners, clay
brick & concrete block

I, Frank DiDonato, the installer, hereby attest that the preceding information provided is true to the best of my knowledge. I also understand that if I fail to conform with the standards as outlined in NFPA 211 that I shall be subject to penalties as outlined under Title 32, Chapter 33, Oil and Solid Fuel Board.

Signature [Signature] Date 1/17/05

STRUCTURAL STEEL
STRUCTURAL STEEL
STRUCTURAL STEEL
STRUCTURAL STEEL

BUILDING PRODUCT
BUILDING PRODUCTS
BUILDING PRODUCTS
BUILDING PRODUCTS

GOLDSTEIN STEEL CO., INC.

DIAL (207) 839-3411 FAX (207) 839-3726

P.O. BOX 277 / GORHAM, ME 04038-0277

YARD: 36 RUNNING HILL ROAD ■ SCARBOROUGH, MAINE

Thursday

SOLD TO Mike Demillo (Vestcorp)

ADDRESS 36 Running Hill Road
Scarborough, ME 04038

SHIPPED TO Hope Ave, Portland
ADDRESS Lot # 4

DATE 12-21-04

PO#

CHECK #

SALESPERSON

QUANTITY	DESCRIPTION	UNIT COST	EXTENSION
1	W 14x34 X 23 1/4		700.00
	Holes TOP.		
ALL DELIVERIES BEYOND CURB ARE MADE AT OWNERS RISK			
		TAX	35.00
No. 09608	RECEIVED SUBJECT TO MATERIAL PROVISIONS AND CONDITIONS OF SALE CONTAINED ON THE REVERSE SIDE HEREOF	GRAND TOTAL	735.00

VESTA CORP

W 14
I

$F_y = 36$ ksi

BEAMS
W Shapes

Allowable uniform loads in kips
for beams laterally supported

For beams laterally unsupported, see page 2-146

Designation	W 14			W 14			W 14			Deflection In.
	Wt./ft.	Flange Width L_f	L_p	38	57	69	26	5	5	
	53	8	8	8%	7.10	7.10	5.30	5.30		
	8.50	8.50	8.40	7.10	7.10	7.10	5.30	5.30		
	17.7	16.0	14.4	11.5	10.2	8.70	7.00	5.60		
5				128	115	108	102	91	.04	
6				124	110	95	89	77	.06	
7	148	135	120	108	96	83	70	66	.09	
8	137	111	99	96	86	74	62	57	.11	
9	123	101	90	86	77	67	57	51	.14	
10	112	93	83	79	70	60	51	46	.18	
11	103	86	75	72	64	55	47	42	.21	
12	95	80	71	67	59	51	43	38	.25	
13	88	74	66	62	55	48	40	35	.30	
14	82	70	62	58	51	44	37	31	.34	
15	77	66	54	54	48	42	35	29	.40	
16	72	62	52	51	45	39	33	27	.45	
17	68	58	52	48	43	37	31	26	.51	
18	65	55	52	46	41	36	29	24	.57	
19	62	55	50	43	39	33	28	23	.63	
20	58	51	47	41	37	32	27	22	.70	
21	56	48	45	39	35	30	25	21	.77	
22	54	46	43	38	33	28	24	20	.85	
23	51	44	41	36	32	27	23	19	.93	
24	49	42	40	35	31	26	22	18	1.01	
25	47	41	38	33	30	25	22	18	1.10	
26	46	40	36	32	28	25	21	17	1.19	
27	44	40	35	31	27	24	20	16	1.28	
28	41	37	33	29	26	22	19	15	1.36	
29	39	35	31	28	24	21	17	14	1.44	
30	37	33	29	27	23	20	16	14	1.58	
31	35	31	27	25	22	19	15	14	1.80	
32	33	29	25	23	20	17	14	14	2.03	
33	31	27	23	21	18	15	12	11		
34	29	25	21	20	16	13	10	9		

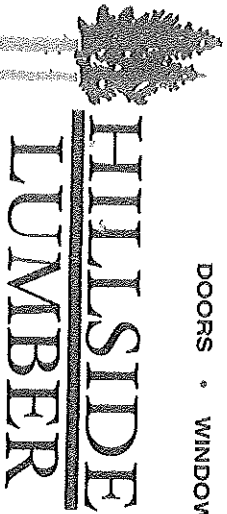
$F_y = 36$ ksi
Span in Feet

W14x34 33,000 lbs

Properties and Reaction Values

S, in. ²	V, kips	R _x , kips/in.	R _y , kips/in.	R _x , kips/in.	R _y , kips/in.	R _x , kips/in.	R _y , kips/in.
77.8	74	8.79	3.37	48	49	41	35
70.3	27.8	8.08	3.12	41	35	33	29
62.7	27.8	7.25	2.93	35	33	29	25
54.6	19.6	7.37	2.51	34	29	26	20
49.6	16.9	6.77	2.23	29	26	20	16
42.0	15.0	6.42	2.26	26	20	16	14
35.3	14.2	6.06	1.74	23	19	15	11
29.0	12.0	5.46	1.62	19	15	11	9

For explanation of deflection, see page 2-32



781 County Road
Westbrook, Maine 04092

Tel: (207) 839-2575
Fax: (207) 839-3799

ORIGINAL

HAPPY HOLIDAYS FROM THE HILLSIDE FAMILY

SEE REVERSE SIDE FOR IMPORTANT
PRODUCT INFORMATION.

CUSTOMER NO.	JOB NO.	PURCHASE ORDER NO.	REFERENCE	TERMS	CLERK	DATE	TIME
5859	2		SPECIAL ORDER #475174	NET 10TH	J5	12/21/04	9:16

S WESTR CORP. S LOT #4 HOPE AVE DUE DATE: 1/10/05 DOR# 475174
 L P.O. BOX 1464 H PORTLAND, ME 04104 TERM# 20 *****
 T PORTLAND ME 04104 T (207) 282-5859 * INVOICE *
 O (207) 282-5859 SLSPR: WT WARREN THOMPSON TJ *****
 (207) 282-5859 TAX : 001 HILLSIDE LUMBER *****

TERMS: NET CASH. WE RESERVE THE RIGHT TO MAKE A LATE CHARGE COMPUTED BY A PERIODIC RATE OF 1.5% PER MONTH
 (WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%) ON AMOUNTS PAST DUE 30 DAYS OR MORE FROM DATE OF PURCHASE
 ORDER 475174

SHIPPED	ORDERED	QTY	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
	48	EA	WSB	1 3/4 X 9 1/2 LVL 3/16.00 DEL FROM RM DR TIES 392244 P/O 12/20 BY GEORGE IN YARD	48	4.95 /EA	237.60

SEE REVERSE SIDE
FOR RETURNS POLICY

** AMOUNT CHARGED TO STORE ACCOUNT **

249.48

BY X
 ABOVE GOODS RECEIVED IN GOOD CONDITION

TAXABLE 237.60
 NON-TAXABLE 0.00
 SUBTOTAL 237.60

DATE RECEIVED / /

TAXY AMOUNT



HILLSIDE LUMBER

781 County Road
Westbrook, Maine 04092

Tel: (207) 839-2575
Fax: (207) 839-3799

ORIGINAL

HAPPY HOLIDAYS FROM THE HILLSIDE FAMILY

SEE REVERSE SIDE FOR IMPORTANT PRODUCT INFORMATION

CUSTOMER NO.	JOB NO.	PURCHASE ORDER NO.	REFERENCE	TERMS	CLERK	DATE	TIME
5859	2		SPECIAL ORDER #473768	NET 10TH	JS	12/28/04	11:36

S VESTA CORP.
L P.O. BOX 1464
D
O PORTLAND ME 04104
T (207) 282-5859
I (207) 282-5859

S H LOT #4 HOPE AVE
I PORTLAND, ME ON FILE
DUE DATE: 1/18/05
TERM# 20
INCH 473768

* INVOICE *

TERMS: NET CASH, WE RESERVE THE RIGHT TO MAKE A LATE CHARGE COMPUTED BY A PERIODIC RATE OF 1.5% PER MONTH
(WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%) ON AMOUNTS PAST DUE 30 DAYS OR MORE FROM DATE OF PURCHASE

QUANTITY	ORDERED	UNIT	SKU	DESCRIPTION	UNITS	PRICE/UNIT	EXTENSION
40		EA	MSB	5 1/4"X3 1/2" VESTA-LAM 1/48.00	40	17.49 /EA	699.60
2532		EA	MSB	AJSE09 25/26.00	2532	1.73 /EA	4,380.36
24		EA	MSB	3 1/2"X1 1/4" VESTA-LAM 1/24.00	24	13.49 /EA	323.76
56		EA	MSB	3 1/2"X3 1/2" VESTA-LAM 2/28.00	56	11.35 /EA	635.60
7		EA	MSH	MSLS410	7	47.16 /EA	330.12
30		EA	MSH	ITT39.5	30	3.92 /EA	117.60
240		EA	MSB	VLRT09	240	3.85 /EA	924.00
125		EA	MSB	AST09-1 12/28.00	125	1.90 /EA	237.50
				125/ 1.00			
				399878			

SEE REVERSE SIDE FOR RETURNS POLICY
** AMOUNT CHARGED TO STORE ACCOUNT ** 8,030.97

Handwritten notes:
ITT 345-2
3/4 x 6 1/2 x 16 1/2
25

BY X
DATE RECEIVED _____
TAX AMOUNT 7648.54
NON-TAXABLE 0.00
SUBTOTAL 7648.54
TAX AMOUNT 7648.54



2003 INTERNATIONAL RESIDENTIAL CODE®
FOR ONE- AND TWO-FAMILY DWELLINGS
2003 PLAN REVIEW RECORD

Plan Review # J. Bourke
 Date: # 01.15.07
 Valuation: _____
 Fee: _____

JURISDICTION: 390-A-010
(City, County, Township, etc.)
 BUILDING LOCATION: 118 Hope Ave Lot # 4
(Street address)
 BUILDING DESCRIPTION: 32x40 2 story w/ 24x26 Attached Garage
12x14 Rear screen porch - steps
 REVIEWED BY: J. Bourke

Notes indicated in parentheses are applicable code sections of the 2003 International Residential Code. The plan review accomplished as indicated in this record is limited to these code sections, specifically identified herein. This record references commonly applicable code sections with due regard for the unique and local information which is typically found in construction documents for one and two-family dwellings and townhouses. It does not reference all code provisions which may be applicable to this building. 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.

CORRECTION LIST

No.	DESCRIPTION	Code Section
11/17/04	Basement Egress - Spec House smokes - Per M.D. Handrails - Per M.D.	
?	Screen porch Ht off Grade less than 30" per M.D.	



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INTERNATIONAL CODE COUNCIL, INC.
PHONE 1-800-786-4452 • WWW.ICCSAFE.ORG

BUILDING PLANNING (Chapter 3)

LOCAL DESIGN CRITERIA (Table R301.2(1) unless noted otherwise)

Floor live load (Table R301.5) 40 & 30 psf
 Roof live load (Table R301.6) _____ psf
 Ground snow load 50 psf
 Basic wind speed _____ mph
 Wind exposure category (R301.2.1.4) _____
 High wind (≥ 110 mph) design criteria (R301.2.1.1) _____
 Seismic design category (SDC) [Figure R301.2(2)] _____
 SDC C&D provisions (R301.2.2) _____
 Weathering area _____

LOCAL DESIGN CRITERIA (cont'd.)

Frost line depth 4'
 Termite area _____
 Decay area _____
 Winter design temperature _____
 Ice shield underlayment required _____
 Flood hazards _____

LOCATION ON LOT (R302)

_____ 1-hour rating for exterior walls located less than 3 feet from lot line (R302.1)
 _____ Exterior wall openings/penetrations (R302.2/R302.3)

ROOM PLANNING REQUIREMENTS (R303 through R305)

Use	Area (ft ²)	Width	Average ceiling	Minimum ceiling	Natural* light	Natural ventilation*
Living	120	7'-0"	7'-0"	5'-0"	8% floor area	4% floor area
Dining	70	7'-0"	7'-0"	5'-0"	8% floor area	4% floor area
Kitchen	N.A.	N.A.	7'-0"	5'-0"	8% floor area	4% floor area
Bedroom	70	7'-0"	7'-0"	5'-0"	8% floor area	4% floor area
Bathroom	N.A.	N.A.	7'-0"	5'-0"†	3 square feet	1½ square feet

* See Sections R303.1 & R303.3 for mechanical ventilation and artificial light
 † 6'-8" min. over plumbing fixtures.

_____ Required heating (R303.8)

SANITATION (R306 & R307)

_____ Water closet
 _____ Lavatory
 _____ Tub or shower
 _____ Kitchen area with sink
 _____ Sanitary sewer (Chapter 30)
 _____ Private disposal (Appendix I)

GLAZING (R308)

_____ Identification (R308.1)
 _____ Louvered windows or jalousies (R308.2)
 _____ Human impact loads/hazardous locations (R308.3/R308.4)
 _____ Skylights and sloped glazing (R308.6)

GARAGES AND CARPORTS (R309)

_____ No opening between garage and sleeping room (R309.1)
 ✓ _____ Other openings (garage to residence); 1⅜" solid wood doors, 20-minute fire-rated doors (R309.1)
5/8 - 6/8 _____ Garage-dwelling separation; ½" gypsum board on garage side, except ⅝" Type X required below habitable rooms (R309.2)

GARAGES AND CARPORTS (cont'd.)

_____ Floor surface noncombustible (R309.3)
 _____ Carport: open two sides; noncombustible floors; sloped floor (R309.4)

EGRESS (R310 through R312)

_____ Basement with habitable space and sleeping room window for emergency escape: opening 5.7 square feet (grade floor, 5 square feet), 24" net clear height, 20" net clear width; maximum sill height = 44" (R310.1 through R310.1.4)
 _____ Window wells (R310.2)
 _____ Exit balconies (R311.2.1)
 _____ Exit access or hallway $\geq 3'$ (R311.3)
 _____ One exit from each dwelling unit (R311.4.1)
 _____ Exit door $\geq (3'0" \times 6'8")$ (R311.4.2)
 _____ Landings for doors (R311.4.3)
 _____ Stairways; minimum width = 3'0"; maximum stair rise = 7¾"; minimum tread = 10" with ¾"-1¼" nosing; minimum headroom = 6'8" (R311.5)
 _____ Landings for stairways; minimum dimension 36" (R311.5.4)
 _____ Special stairways (R311.5.8)
 _____ Ramp slope (1:8 maximum) (R311.6)
 _____ Ramp landing, minimum 3' x 3' (R311.6.2)
 _____ Ramp handrails; one required if slope > 1:12 (R311.6.3)

BUILDING PLANNING (cont'd.)

EGRESS (cont'd.)

- _____ Stairway illumination (R311.5.7)
- _____ Under stair protection (R311.2.2)
- _____ Handrails; required on one side of stair, handrail height = 34" to 38"; Type I or Type II grip (R311.5.6 through R311.5.6.3)
- _____ Guards: required for porches, balconies, open sides of stairs, or raised floor surfaces > 30" above floor; 34"-36" minimum guard height (R312.1)
- _____ Opening limitations (R312.2)

SMOKE ALARMS (R313)

- _____ Location and interconnection (R313.1)
- _____ Power source (313.2)

FOAM PLASTIC (R314)

- _____ Approved (R314.1)
- _____ Specific requirements (R314.2)

WALL AND CEILING FINISH (R315)

- _____ Flame spread (R315.1)
- _____ Smoke-developed index (R315.2)

INSULATION (R316)

- _____ Flame spread (R316.1)
- _____ Smoke-developed index (R316.1)
- _____ Attic (R316.4)

DWELLING UNIT SEPARATION (R317)

- _____ Two-family dwellings: 1-hour fire-resistance rating (R317.1)
- _____ Supporting construction (R317.1.1)
- _____ Townhouse 2 hour exception (R317.2)
- _____ Continuity (R317.2.1)
- _____ Townhouse parapet (R317.2.2)
- _____ Townhouse structural independence (R317.2.4)
- _____ Rated penetrations (R317.3)

MOISTURE VAPOR RETARDERS (R318)

- _____ Required (318.1)

DECAY AND TERMITE AREAS (R319 & R320)

- _____ Location required [Table R301.2(1)]
- _____ Quality mark (R319.2 and R320.1.1)

SITE ADDRESS (R321)

- _____ Premises identification (321.1)

ACCESSIBILITY (R322)

- _____ Accessible dwelling units applicable (322.1)

FLOOD-RESISTANT CONSTRUCTION (R323)

- _____ Construction (R323.1)
- _____ Hazard area & elevation requirements (R323.2 and R323.3)
- _____ Design professional (R323.3.6)

FOUNDATIONS (Chapter 4)

MATERIALS (R402)

- _____ Wood foundations (R402.1)
- 3000 PSI Concrete, compressive strength (R402.2)

FOOTINGS (R403)

- >1500 Soil bearing value (R401.4, R403.1)
- 10" x 24" Footing width (see page 5)
- 8" Footing edge thickness = 6" minimum; footing projection = 2" minimum, but ≤ footing thickness (R403.1.1)
- N/A Footings in SDC D₁ & D₂ (R403.1.2, R403.1.3 and R403.1.6.1)
- 4' Depth below (outside) grade = 12" minimum; but below frost line except for frost protected footings. Seismic Design Category D₁ and D₂ = 18" min. (R403.1.4, R403.1.4.1 and R403.1.4.2)

FOOTINGS (cont'd.)

- 1/2" 480.c. Sill plate bolting in concrete/masonry = 1/2" diameter bolts at 6' o.c. and within 12" but not less than 7 bolt diameters from corner, 7" embedment (R403.1.6)

- N/A Footings adjacent to slopes (R403.1.7)

- N/A Frost protected shallow foundations (R403.3)

FOUNDATION WALLS (R404 through R406)

- N/A Masonry foundation walls (R404.1.1)

- _____ Concrete foundation walls (R404.1.2)

- N/A SDC D provisions (R404.1.4)

- N/A Maximum wall height [Table R404.1.1(1)]

- N/A Maximum unbalanced fill height [Table R404.1.1(1)]

- 8" Minimum nominal wall thickness [Table R404.1.1(1)]

FOUNDATIONS (cont'd.)

**TABLE R403.1
MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (Inches)^a**

	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	≥ 4,000
Conventional light-frame construction				
1-story	12	12	12	12
2-story	15	12	12	12
3-story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-story	12	12	12	12
2-story	21	16	12	12
3-story	32	24	16	12
8-inch solid or fully grouted masonry				
1-story	16	12	12	12
2-story	29	21	14	12
3-story	42	32	21	16

For Sl: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kN/m².

a. Where minimum footing width is 12 inches, a single wythe of solid or fully grouted 12-inch nominal concrete masonry units is permitted to be used.

FOUNDATION WALLS (cont'd.)

- _____ Reinforcement size and spacing [Tables R404.1.1(2) through R404.1.1(4)]
- _____ Height above finished grade (R404.1.6)
- 2x6 Sill plate size (R404.3)
- N/A Insulating concrete forms (ICF) (R404.4)
- OK Drains required if habitable or usable spaces are below grade* (R405)
- _____ Soil class (Table R405.1)
- OK Dampproofing if basements are below grade* (R406.1)
- N/A Waterproofing if high water table* (R406.2)

* If uninhabitable, see under-floor space (R408)

COLUMNS (R407)

- N/A Protection from decay or corrosion (R407.1 and R407.2)
- N/A Structural requirements (R407.3)
- N/A Anchorage (R407.3)
- N/A Wood columns (minimum 4" square) (R407.3)
- 3 1/2" Steel columns (minimum 3" diameter, standard weight) (R407.3)

UNDER-FLOOR SPACE (R408)

- ✓ Ventilation (R408.1 and R408.2)
- ✓ Access (R408.3)
- ✓ Removal of debris (R408.4)
- ✓ Finished grade (R408.5)
- ✓ Flood resistance (R408.6)

FLOORS (Chapter 5)

WOOD JOISTS AND GIRDERS (R502)

- 9 1/2" AJS 20 Species and grade (R502.1)
- _____ Joists — Sleeping areas, LL = 30 psf [Table R502.3.1(1)]
- _____ Joists — Nonsleeping areas, LL = 40 psf [Table R502.3.1(2)]
- 3-2x10 w/ply Cantilevered joists [Tables R502.3.3(1) and R502.3.3(2)]
- 3-1 1/4 x 9 1/4 Girder spans and header spans for exterior bearing walls [Table R502.5(1)]
- 8-6 1/2" Girder spans and header spans for interior bearing walls [Table R502.5(2)]
- _____ Joists under bearing partitions (R502.4)

WOOD JOISTS AND GIRDERS (cont'd.)

- 1.5 Bearing (1.5" minimum on wood or metal; 3" on masonry or concrete) and lapped joists (3") (R502.6, R502.6.1)
- midspan Lateral restraint and bridging (R502.7, R502.7.1)
- _____ Drilling and notching (R502.8)
- _____ Fastening (R502.9)
- _____ Framing of openings (R502.10)
- 9 1/2 AJS 20 Wood trusses (R502.11)
- _____ Draftstopping (R502.12)

FLOORS (cont'd.)

LUMBER FLOOR SHEATHING (R503.1)

- Allowable span (Table R503.1)
- End joints (R503.1.1)

WOOD STRUCTURAL PANEL SHEATHING (R503.2)

- Grade (R503.2.1)
- Thickness (R503.2.1)
- Allowable spans [Tables R503.2.1.1(1) and R503.2.1.1(2)]
- Installation [Table 602.3(1)]

PARTICLEBOARD UNDERLAYMENT (R503.3)

- Grade (R503.3.1)
- 3/4" & 6" Thickness (R503.3.2)
- Installation [Table R602.3(1)]

TREATED-WOOD FLOORS (ON GROUND) (R504)

- Base course: 4" thick with maximum 3/4" gravel or 1/2" crushed stone (R504.2.1)
- Moisture barrier: placed over base course (R504.2.2)
- Materials (R504.3)

STEEL FLOOR FRAMING (R505)

- Cold-formed steel; applicability limits; in-line framing (R505.1)
- Structural framing (R505.2)
- Material (R505.2.1)
- Identification (R505.2.2)
- Corrosion protection (R505.2.3)
- Fastening (R505.2.4)
- Floor construction (R505.3)

CONCRETE FLOORS (ON GROUND) (R506)

- Thickness: 3 1/2" minimum; Concrete strength (R506.1)
- Support: prepared subgrade; maximum earth fill = 8"; maximum sand or gravel fill = 24" (R506.2.1)
- Base course: 4" graded with 2" maximum aggregate (R506.2.2)
- Vapor retarder (R506.2.3)

WALL CONSTRUCTION (Chapter 6)

GENERAL (R601)

- Design (R601.2)
- Component and cladding wind loads [Table R301.2(2)]
- Windows in windborne debris regions (R301.2.1.2)

WOOD CONSTRUCTION (R602)

- Construction [Figures R602.3(1) and R602.3(2)]
- #2 Stud grade (R602.2)
- 2x6 Exterior walls (R602.3)
- 16 Stud spacing (R602.3.1)
- 2x4 Interior load-bearing walls (R602.4)
- 2x4 Interior nonbearing walls: 2" x 3" at 24" o.c. or 2" x 4" flat at 16" o.c. (R602.5)
- Drilling and notching — studs (R602.6)
- LVL's Drilling and notching — top plate (R602.6.1)
- 3-2x10 Headers [Tables R502.5(1), R502.5(2), R602.7.2 and Figure R602.7.2]
- N/A Fireblocking (R602.8)

WOOD CONSTRUCTION (cont'd.)

- Cripple walls (R602.9)
- Wall bracing method (R602.10.1 and R602.10.3)
- Wall bracing amount and location (Table R602.10.1)
- Wall bracing length (R602.10.4)
- SDC D (R602.10.9, R602.10.11 and R602.11)

STEEL WALL FRAMING (R603)

- General (R603.1)
- Structural Framing (R603.2)
- Material (R603.2.1)
- Identification (R603.2.2)
- Corrosion protection (R603.2.3)
- Fastening (R603.2.4)
- Wall construction (R603.3)
- Headers (R603.6)
- Structural sheathing (R603.7)

WALL CONSTRUCTION (cont'd.)

SHEATHING (R604 & R605)

_____ Wood structural panels (R604)

1/2" Ply _____ Particleboard (R605)

MASONRY CONSTRUCTION (R606 through R610)

_____ General design (R606)

_____ SDC C & D (R606.11)

_____ Unit masonry (R607)

_____ Multiple wythe masonry (R608)

_____ Grouted masonry (R609)

_____ Glass unit masonry (R610)

INSULATING CONCRETE FORM WALL CONSTRUCTION (R611)

_____ General design (R611.1 and R611.2)

_____ Type of ICF wall design (R611.3 through R611.5)

_____ Construction requirements (R611.7 through R611.9)

CONVENTIONAL CONCRETE WALL CONSTRUCTION (R612)

_____ Design basis (R612.1)

WINDOWS & DOORS (R613)

_____ General; performance; testing and labeling (R613.2 through R613.3)

WALL COVERING (Chapter 7)

INTERIOR WALL COVERING (R702)

_____ Plaster material (R702.2)

_____ Plaster support (R702.2.1)

1/2" _____ Gypsum board material (R702.3.1)

_____ Gypsum board support, application and fastening (R702.3.2 through R702.3.6)

_____ Ceramic tile (R702.4)

_____ Other finishes (R702.5 and R702.6)

EXTERIOR WALL COVERING (R703)

_____ Sheathing paper required (R703.2)

Cedar _____ Wood siding (R703.3)

_____ Attachment and minimum thickness (Table R703.4)

EXTERIOR WALL COVERING (cont'd.)

_____ Wood shakes and shingles (R703.5)

_____ Exterior plaster (R703.6)

_____ Stone & masonry veneer (R703.7 & Figure R703.7); Steel angle lintels-4" minimum bearing each end (R703.7.3)

_____ Veneer ties: #9 U.S. gage wire or #22 U.S. gage by 7/8" corrugated metal; 24" o.c. horizontal spacing; 2.67 square feet maximum area supported (wind > 30 psf and SDC C or D, maximum area = 2 square feet) (R703.7.4.1)

_____ Flashing (R703.7.5 and R703.8)

R19 _____ Exterior insulation finish systems (R703.9)

_____ Fiber cement siding (R703.10)

ROOF-CEILING CONSTRUCTION (Chapter 8)

GENERAL (R801)

_____ Design (R801.2 & R801.3)

_____ Component and cladding wind loads [Table R301.2(2)]

ROOF FRAMING (R802)

_____ Fire-retardant-treated wood (R802.1.3)

_____ Framing details (R802.3)

2x6 _____ Rafter tie (16" o.c.) (R802.3.1)

_____ Purlins (2" x 4" at 4' o.c. minimum) (Figure R802.5.1, R802.5.1)

_____ Bearing (R802.6)

_____ Cutting and notching (R802.7)

3/4x11/4 _____ Engineered wood products (R802.7.2)

ROOF FRAMING (cont'd.)

_____ Lateral support and bridging (R802.8)

_____ Framing of openings (R802.9)

_____ Wood trusses (R802.10)

_____ Roof tie-down (R802.11)

CEILING JOISTS [Tables R802.4(1), R802.4(2)]

2x6 _____ Without attic storage, LL = 10psf

2x8 _____ With attic storage LL = 20psf

160.C _____ Spacing

_____ Species

_____ Grade

_____ Span

_____ Size

ROOF-CEILING CONSTRUCTION (cont'd.)

RAFTERS [Tables R802.5.1(1) through R802.5.1(8)]

- Ground snow load/LL = 20psf
- Controlling design (LL or snow)
- yes Ceiling attached/ceiling not attached
- Spacing
- Species
- Grade
- 160-C Span
- 2x10 Size
- H_o/H_{ri} ; Adjustment factor

ROOF SHEATHING (R803.2)

- Grade
- 1/2 CDX Thickness
- FRTW allowable stresses/grading
- Allowable spans [Table R503.2.1.1(1)]
- Installation (R803.2.3)

STEEL ROOF FRAMING (R804)

- General (R804.1)
- Structural framing (R804.2)
- Material (R804.2.1)
- Identification (R804.2.2)
- Corrosion protection (R804.2.3)
- Fastening (R804.2.4)
- Roof construction (R804.3)
- Roof tie-down (R804.4)

ROOF VENTILATION (R806)

- Ridge Ventilation requirements (R806.1, R806.2)

ATTIC ACCESS (R807)

- 30x30 Access requirements (R807.1)

INSULATION CLEARANCE (R808)

- Insulation requirements (R806.3, R808.1)

ROOF ASSEMBLIES (Chapter 9)

ROOF CLASSIFICATION (R902)

- Asphalt Roof covering materials (R902.1)

WEATHER PROTECTION (R903)

- cup edge Flashing (R903.2) 16 waterproof shield
- Coping (R903.3) Felt
- Roof drainage (R903.4)

MATERIALS (R904)

- Compatibility; specifications; physical characteristics; identification (R904.2 through R904.4)

REQUIREMENTS FOR ROOF COVERINGS (R905)

- Asphalt shingles (R905.2)
- Clay and concrete tile (R905.3)
- Metal roof shingles (R905.4)
- Mineral-surfaced roll roofing (R905.5)
- Slate and slate-type shingles (R905.6)

REQUIREMENTS FOR ROOF COVERINGS (cont'd)

- Wood shingles (R905.7)
- Wood shakes (R905.8)
- Built-up roofs (R905.9)
- Metal roof panels (R905.10)
- Modified bitumen roofing (R905.11)
- Thermoset single-ply roofing (R905.12)
- Thermoplastic single-ply roofing (R905.13)
- Sprayed polyurethane foam roofing (R905.14)
- Liquid-applied coatings (R905.15)

ROOF INSULATION (R906)

- R38 General (R906.1)

REROOFING (R907)

- Materials and methods (R907.1)
- Structural support (R907.2)
- Recover vs replace (R907.3)

CHIMNEYS AND FIREPLACES (Chapter 10)

MASONRY CHIMNEYS (R1001)

- _____ Construction (R1001.1 and Figure R1003.1)
- _____ Corbeling (R1001.2)
- _____ Changes in dimension (R1001.3)
- _____ Additional load (R1001.5)
- _____ Termination (R1001.6)
- _____ Spark arrestors (R1001.6.1)
- _____ Wall thickness; $\geq 4"$ (R1001.7)
- _____ Flue lining - material/installation (R1001.8 and R1001.9)
- _____ Multiple flues (R1001.10)
- _____ Flue area (appliance) (R1001.11)
- _____ Flue area (masonry fireplace) (R1001.12)
- _____ Inlet (R1001.13)
- 2 _____ Cleanout opening (R1001.14)
- 2 _____ Chimney clearance (R1001.15)
- _____ Fireblocking (R1001.16)
- _____ Chimney crickets (R1001.17)

FACTORY-BUILT CHIMNEYS (R1002)

- 4 _____ Listed and labeled (R1002.1)

- _____ Installation (R1002.3 and R1002.4)

MASONRY FIREPLACES (R1003)

- _____ Construction (Figure R1003.1 and Table R1003.1)
- _____ SDC D reinforcing/anchorage (R1003.3 and R1003.4)
- _____ Firebox walls and dimensions (R1003.5 and R1003.6)
- _____ Steel fireplace units (R1003.5.1)
- _____ Lintel (noncombustible) (R1003.7)
- _____ Hearth extension material (R1003.9)
- _____ Hearth extension (R1003.10)
- _____ Fireplace clearance (R1003.11)
- _____ Mantel and trim (R1003.12)
- _____ Fireblocking (R1003.13)

FACTORY-BUILT FIREPLACES (R1004)

- 2 _____ Labeled and listed (R1004.1)
- _____ Installation (R1004.2)

EXTERIOR AIR SUPPLY (R1005)

- _____ Intake size (R1005.4)

ENERGY EFFICIENCY* (Chapter 11)

- _____ Compliance; material and equipment (N1101.2, N1101.3)
- _____ Building envelope (N1102)
- _____ Mechanical systems (N1103)
- _____ Service water heating (N1104)

*See energy conservation plan review record

MECHANICAL (Chapters 12-23)

- _____ Appliance labeling (M1302, M1303)
- _____ Appliance access (M1305, M1401)
- _____ Appliance installation (M1307)
- _____ Heating and cooling equipment; heating and cooling load calculations (Chapter 14)
- _____ Exhaust systems (Chapter 15)
- _____ Duct systems (Chapter 16)
- _____ Combustion air (Chapter 17)
- _____ Chimney and vent location and terminations (Chapter 10 and Chapter 18)
- _____ Special fuel-burning equipment (Chapter 19)
- _____ Boilers/water heaters (Chapter 20)
- _____ Hydronic piping (Chapter 21)
- _____ Special piping and storage systems (Chapter 22)
- _____ Solar systems (Chapter 23)
- _____ Penetrations of fire-resistance rated assemblies (R317.3)

FUEL GAS (Chapter 24)

_____ Application (G2401.1)	_____ Pipe sizing (G2413)
_____ General regulations (G2404)	_____ Piping materials (G2414)
_____ Appliance location (G2406)	_____ Piping installation (G2415 & G2419)
_____ Air requirements (G2407)	_____ Piping support (G2418 & G2424)
_____ Installation (G2408)	_____ Valves, controls, connections (G2420, G2421 and G2422)
_____ Clearances (G2409)	_____ Venting (G2425 & G2428)
_____ Electrical and electrical bonding (G2410, G2411)	_____ Misc appliances (G2423, G2429-G2453)

PLUMBING (Chapters 25-32)

_____ Water service location and depth (P2603, P2604)	_____ Water supply and distribution system design and calculations (Chapter 29)
_____ Sanitary and storm sewer location and depth (P2603, P2604)	_____ Drain, waste and vent pipe sizing and riser diagram (P3004, P3005, Chapter 31)
_____ Piping support (Table P2605.1)	_____ Sumps and ejectors (P3007)
_____ Listed plastic materials (P2608)	_____ Backwater valves (P3008)
_____ Plumbing fixtures (Chapter 27)	_____ Fixture traps (P3201)
_____ Water heater size and location (Chapter 28)	_____ Penetrations of fire-resistance rated assemblies (R317.3)

ELECTRICAL (Chapters 33-42)

_____ Penetrations of fire-resistance rated assemblies (E3302)	_____ Feeder requirements and load calculations (E3604)
_____ Listed and labeled materials (E3303)	_____ Wiring methods (Chapter 37)
_____ Service equipment and location (E3501, E3506)	_____ Required lighting and receptacle outlets (E3801, E3803)
_____ Service size and load calculations (E3502)	_____ Devices and lighting fixtures (Chapter 39)
_____ Available fault current (E3506)	_____ Appliance installation (Chapter 40)
_____ System grounding (E3507)	_____ Swimming pools (Chapter 41)
_____ Required branch circuits (E3603)	_____ Class 2 remote-control, signaling and power-limited circuits (Chapter 42)

MANUFACTURED HOUSING USED AS DWELLINGS (Appendix E)

_____ Provisions adopted (R102.5)	_____ Compliance with Appendix E verified
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RADON CONTROL MEASURES (Appendix F)

_____ Provisions adopted (R102.5)	_____ Compliance with Appendix F verified
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SWIMMING POOLS, SPAS AND HOT TUBS (Appendix G)

_____ Provisions adopted (R102.5)

_____ Compliance with Appendix G verified

_____ Provisions adopted (R102.5)

_____ Compliance with Appendix H verified

PRIVATE SEWAGE DISPOSAL (Appendix I)

_____ Provisions adopted (R102.5)

_____ Compliance with Appendix I verified

EXISTING BUILDINGS AND STRUCTURES (Appendix J)

_____ Provisions adopted (R102.5)

_____ Compliance with Appendix J verified

SOUND TRANSMISSION (Appendix K)

_____ Provisions adopted (R102.5)

_____ Compliance with Appendix K verified

NOTES

All Purpose Building Permit Application

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

Location/Address of Construction: <u>Lot #4 Hope Ave. #118 Hope Ave</u>		
Total Square Footage of Proposed Structure <u>Foundation 1,824 SF / living 2,800</u>	Square Footage of Lot <u>1.09 Ac.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>390</u> Block# <u>A</u> Lot# <u>10</u>	Owner: <u>The Vesto Corporation</u>	Telephone: <u>879-2217</u> <u>232-8050 cell</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>P.O. BOX 1464</u> <u>Portland ME. 04104</u> <u>879-2217</u>	Cost Of Work: \$ <u>200,000.00</u> 1821 Fee: \$ <u>300</u> ^{cost of} <u>1821</u> ^{size} <u>75</u> ^{copy} <u>50</u> <u>\$2196.00</u>
Current use: <u>land</u>		
If the location is currently vacant, what was prior use: <u>Raw land</u>		
Approximately how long has it been vacant: <u>always</u>		
Proposed use: <u>Single Family Residence</u>		
Project description: <u>Build a new Single Family residence w/ attached 2 CAR</u>		
Contractor's name, address & telephone: <u>Vesto Corp. Mike Dimillo</u> <u>P.O. 1464 Portland ME. 04104</u> <u>879-2217</u>		
Who should we contact when the permit is ready: <u>Mike Dimillo</u>		
Mailing address: <u>P.O. 1464</u> <u>Portland ME. 04104</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>879-2217</u> <u>232-8050</u>		

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

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

Signature of applicant: Mike Dimillo Date: 10/15/04

DEPT. OF BUILDING PERMITS
CITY OF PORTLAND, ME
OCT 15 2004
RECEIVED

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: Vesta Corp

Date: 11/3/04

Address: 118 Hope Ave (lot #4)

C.B.L: 390-A-010

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Const permit # 04-1567

Zone Location - R-2

Interior or corner lot - 32x40 24x26

Proposed Use/Work - to construct single family home with attached 2 car garage
12x14 rear screen

Sewage Disposal - City

Lot Street Frontage - 50' min - 96'

Front Yard - 25' min - 35' scaled

Rear Yard - 25' min - 100' shown

Side Yard - 14' min - 14' & 14.7' shown
2 story
Be sure to check

Projections - right side chimney - rear 12x14 screen porch - front steps 5'x8' stairs

Width of Lot - 80' min - 96' scaled

Height - 35' MAX - 25' scaled

Lot Area - 10,000 sq ft min - 47,306 sq ft per assessors

Lot Coverage Impervious Surface - 20% = 9461.2 sq ft MAX

Area per Family - 10,000 sq ft

Off-street Parking - 2 req - 2 car garage

Loading Bays - N/A

Site Plan - # 2004-0216 - mmor/mmor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

32 x 40 = 1280
24 x 26 = 624
12 x 14 = 168
5' x 8' = 40

2112 sq ft

No Daylight basement shown

22. OTHER CONDITIONS: Seller to remove piles of dirt/road construction refuse from property prior to closing

A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Bureau of Taxation.

Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

[Signature]
BUYER The Vesta Corporation

01-0321610
SS# OR TAXPAYER ID#

BUYER

SS# OR TAXPAYER ID#

Buyer's Mailing address is P.O. Box 1464, Portland, ME 04104

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay Agency a commission for services as specified in the listing agreement.

Seller's Mailing address is 662 East Bridge Street, Westbrook, Me 04092

[Signature]
SELLER Goldeneye Corporation

[Signature]
DATE

SS# OR TAXPAYER ID#

SELLER

DATE

SS# OR TAXPAYER ID#

Offer reviewed and refused on _____ day of _____, _____

SELLER

SELLER

COUNTER-OFFER: Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

SELLER _____ DATE _____

SELLER _____ DATE _____

The Buyer hereby accepts the counter offer set forth above.

BUYER _____ DATE _____

BUYER _____ DATE _____

EXTENSION: The time for the performance of this Agreement is extended until _____ DATE _____

BUYER _____ DATE _____

SELLER _____ DATE _____

BUYER _____ DATE _____

SELLER _____ DATE _____



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
Agent makes no warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
2. SOILS TEST Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
3. SEPTIC SYSTEM DESIGN Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
4. LOCAL PERMITS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
5. HAZARDOUS WASTE REPORTS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
6. UTILITIES Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
7. WATER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
8. SUB-DIVISION APPROVAL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
9. DEP/LURC APPROVALS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
10. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
11. MDOT DRIVEWAY/ ENTRANCE PERMIT Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
12. DEED RESTRICTION Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
13. TAX EXEMPT STATUS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
14. OTHER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____

Further specifications regarding any of the above:

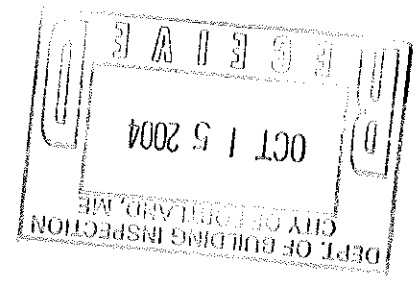
Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. 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 inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

File Name: 98089-ALL-LOTS
Checked: AMP
Scale: NIS
Draft: CAM
Job No.: 1043
Date: JULY 04
Design: WHS


 Traffic and Civil Engineering Services
 PO Box 1237, 15 Shaker Road
 Gray, ME 04039
 207-657-6910

Drawing Name: Space & Bulk Requirements
 Project: PRESUMPSCOT RIVER PLACE

Figure No. 1



* 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.

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.

SPACE AND BULK REQUIREMENTS - R-2 ZONE

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

Zoning Copy

2004-0216

Application I. D. Number

10/15/2004

Application Date

Hope Ave, Lot #4

Project Name/Description

118 - 118 Hope Ave, Portland, Maine

Address of Proposed Site

390 A010001

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units _____

Acreage of Site _____

Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review Flood Hazard Shoreland Historic Preservation DEF Local Certification Other _____

Zoning Conditional Use (ZBA/PB) Zoning Variance Zoning Variance Zoning Conditional Use (ZBA/PB)

Fees Paid: Site Plan \$250.00 Subdivision \$50.00 Engineer Review \$50.00 Date 10/15/2004

Zoning Approval Status:

Approved Approved w/Conditions Denied See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance

Performance Guarantee Required* Not Required

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

Performance Guarantee Accepted Inspection Fee Paid Building Permit Issue Performance Guarantee Reduced

Temporary Certificate of Occupancy Final Inspection Certificate Of Occupancy

Defect Guarantee Released Performance Guarantee Released Defect Guarantee Submitted

Defect Guarantee Released Submitted date _____ date _____ signature _____

Defect Guarantee Released Submitted date _____ date _____ signature _____

Defect Guarantee Released Submitted date _____ date _____ signature _____

Defect Guarantee Released Submitted date _____ date _____ signature _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE
CITY OF PORTLAND

WORK
NOV 17 2004
Permit Number: 041567
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

This is to certify that Goldeneye Corp /Vesta Corp
has permission to Single Family Home w/ attached 2 car garage
AT 118 Hope Ave 390 A010001

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 written permission procured before this building or part thereof is occupied or enclosed-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

Jamie Banke 11/17/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

11/17/04
Date

[Signature]
Signature of Inspections Official

11/17/04
Date

CBL: 390-A-10 Building Permit #: 04-1567