

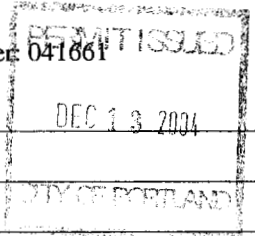
Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMITS SECTION

PERMIT

Permit Number 041661



Please Read Application And Notes, If Any, Attached

This is to certify that Tjv Properties Llc / Ted & Pa rolger
has permission to 2 Story single family w/ attac 2 car garage
AT 141 Hope Ave 392 B024001

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 laid or closed-in. HOURS 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 _____

[Signature]
12/10/04
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: 04-1661		Issue Date:	CBL: 392 B024001
Location of Construction: 141 Hope Ave	Owner Name: Tjv Properties Llc	Owner Address: 161 Hope Ave	Phone:
Business Name:	Contractor Name: Ted & Paul volger	Contractor Address: 1705 Washington Ave Portland	Phone: 2077978800
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-2
Past Use: Vacant Land	Proposed Use: Single Family Home/ 2 Story single family w/ attached 2 car garage	Permit Fee: \$1,821.00	Cost of Work: \$200,000.00
Proposed Project Description: 2 Story single family w/ attached 2 car garage		CEO District: 5	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>
		INSPECTION: Use Group: R-3 Type: SB IRC 2003	
		Signature:	Signature:
		PEDESTRIAN/ACTIVITIES DISTRICT (P.A.D.)	
		Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature	Date

Permit Taken By: Idobson	Date Applied For: 11/01/2004	Zoning Approval		
<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 <i>N/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 <i>2004-0228</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with condition</i> Date: <i>9/1/04</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: <i>S</i>	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: <i>S</i>

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: 04-1661	Date Applied For: 11/01/2004	CBL: 392 B024001
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Location of Construction: 141 Hope Ave (lot 24)	Owner Name: Tjv Properties Llc	Owner Address: 161 Hope Ave	Phone:
Business Name:	Contractor Name: Ted & Paul volger	Contractor Address: 1705 Washington Ave Portland	Phone (207) 797-8800
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home/ 2 Story single family w/ attached 2 car garage	Proposed Project Description: 2 Story single family w/ attached 2 car garage
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 11/22/2004

Note: 11/15/04 talked to Ted Volger - site plan does not match building plans - he will revise plot plan to show rear deck and front entry
11/19/04 received revised plans

- 1) All driveways shall be paved within six (6) months of the receipt of a temporary certificate of occupancy and shall be a minimum of 12' wide. Individual homeowners shall be responsible for paving of driveway.
- 2) NO DAYLIGHT BASEMENT is being shown on plans. NO DAYLIGHT BASEMENT is approved with this permit.
- 3) The contractor shall be responsible to notify the owner of this lot that the wetlands located at the rear of the property SHALL NOT BE IMPACTED at anytime.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages. A 10' x 20' rear deck is being shown along with a 4' x 7' front entry. Both such structures are being approved with the issuance of this permit.
- 5) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Note: Ok to Issue:

- 1) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.

- 4) Separate permits are required for any electrical, plumbing, or heating.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC Status: Approved with Conditions Reviewer: Jay Reynolds Approval Date: 11/15/2004

Note: Ok to Issue:

- 1) WETLANDS IN THE REAR OF THE PROPERTY SHALL NOT BE DISTURBED.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.

Location of Construction: 141 Hope Ave (lot 24)	Owner Name: Tjv Properties Llc	Owner Address: 161 Hope Ave	Phone:
Business Name:	Contractor Name: Ted & Paul volger	Contractor Address: 1705 Washington Ave Portland	Phone (207) 797-8800
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

141 Hope #04-1661 Ted or Paul Volger 12/9/04 - spoke w/ owner
 392-B-24 797-8800 *left message wait own everything

Soil type/Presumptive Load Value (Table 401.4.1)	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK 8'x16" 5ft #8	
Foundation Drainage Damp proofing (Section 406)	OK sheet 8/11	
Ventilation (Section 409.1) <small>Check Section 409.1</small>	11/A	
<small>Anchor Bolts/Straps (Section 402.1.1)</small>	OK	
Lally Column Type, <small>Spacing and footing sizes (Table 502.3.4(1))</small>	OK sheet 7/11	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	" "	
<small>CHUD and List Type & Dimensions</small>	OK shows 2x6 PT 5/11	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10s - 14' span 16" oc - OK	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10s - 14' span - 16" oc - OK	

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.2.1(1) & Table 503.2.2(1))	2x8-16" oc - Max Spacing - 14' shown OK	
Roof Rafter Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	OK	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	Not shown - OK	refers to BOCA 1999
Fastener Schedule (Table 602.3(1) & (2))		
Private Garage		
Section 309 and Section 407 1999 BOCA Living Space? (Above or beside)	Yes - Bath	
Fire separation	OK shows 5/8" x everywhere in garage	12/9/04
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	OK - Door not shown	- will be 1 hour rated
Egress Windows (Section 310)	shows - Does this unit meet 3046EG - egress? Yes - 12/9/04 -	
Roof Covering (Chapter 9)	OK - Shows 25 year shingle - Asphalt? yes - OK	
Safety Wazing (Section 308)	None required	
Attic Access (BOCA 1211.1)	Not shown	OK - 12/9/04
Draft Stopping around chimney	Not shown	OK - 12/9/04

10

11

12

13

14

15

<p>Header Schedule</p>	<p>OK</p>	
<p>Type of Heating System</p>	<p>NOT shown</p>	
<p>Stairs Number of Stairways <i>Sheet 8 of 11</i> Interior 2 Exterior 2 Treads and Risers (Section 314) <i>10" T 7 3/4" R</i> > shown Width <i>4'-w" ±</i> Headroom <i>6'-8" min shown</i> Guardrails and Handrails (Section 315) <i>OK - noted on section</i></p>	<p>Are these dimensions for typical stairs? <i>Will be 12/9/04 per Gary Donatelli</i></p>	<p><i>Will be 12/9/04 per Gary Donatelli</i></p>
<p>Smoke Detectors Location and type/Interconnected</p>	<p>Not shown</p>	<p><i>OK 12/2/04</i></p>
<p>Plan Reviewer Signature</p>		

See **OO** mmsy Summary **OO** acklst

Need steel design

From: Tammy Munson
To: port-web:emerydonatelle@[yahoo.com]
Date: Thu, Dec 9, 2004 12:15 PM
Subject: Re: Addendum to residential house plans for T.J.V. Properties.

Thank you Emery, the only thing I am waiting on is the design on the steel beam. If it is easier to fax a copy to me my fax # is 874-8716. If you decide to fax anything to me, please note the address and leave me a voice mail so I can be on the look out for it. You can also drop a copy off to me in the office. If you have any questions please call @ 874-8706. Thank you.

>>> Emery Donatelle <emerydonatelle@yahoo.com> 12/09 11:13 AM >>>

Tammy Munson Date:12/9/04

Inspection services

City of Portland, Maine

Subject: Addendum to residential house plans for T.J.V. Properties.

Dear Tammy,

The following responses are in request to your inquiry of items identified in a review of house plans for Ted Volger (T.J.V Properties, Inc.).

- Doors located between house and garage shall have a 1 hr. minimum fire rating.
- Sleeping areas shall have at least one window provided as a means of egress or rescue.
- Second floor attic access shall be installed with the following minimum dimensions(22"x30").
- Chimney shall be installed with a 2" minimum clearance between all framing. Fire blocks (metal sheathing) shall be provided between each floor.
- Smoke detectors shall be provided in all sleeping areas and any common areas. All smoke-detectors shall be electrically powered, interconnected and have battery back-up.

Your attention to this is appreciated.

Regards,

Emery Donatelle

Do you Yahoo!?
Yahoo! Mail - Helps protect you from nasty viruses.

CC: port-web:[maine.rr.com],jvolger1@port-web

From: Emery Donatelle <emerydonatelle@yahoo.com>
To: <tmm@portlandmaine.gov>
Date: Thu, Dec 9, 2004 11:14 AM
Subject: Addendum to residential house plans for T.J.V. Properties.

Tammy Munson

Date:12/9/04

Inspection services

City of Portland, Maine

Subject: Addendum to residential house plans for T.J.V. Properties.

Dear Tammy,

The following responses are in request to your inquiry of items identified in a review of house plans for Ted Volger (T.J.V Properties, Inc.).

- ✓ ~~Doors~~ located between house and garage shall have a 1hr. minimum fire rating.
- ✓ ~~Sleeping~~ areas shall have at least one window provided as a means of egress or rescue.
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Your attention to this is appreciated.

Regards,

Emery Donatelle

Do you Yahoo!?
Yahoo! Mail - Helps protect you from nasty viruses.

CC: <jvolger1@maine.rr.com>, <emerydonatelle@yahoo.com...>

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1661	Date Applied For: 11/01/2004	CBL: 392 B024001
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Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home/ 2 Story single family w/ attached 2 car garage	Proposed Project Description: 2 Story single family w/ attached 2 car garage
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Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 11/15/2004

Note: **Ok to Issue:**

- 1) WETLANDS IN THE **REAR** OF THE PROPERTY SHALL NOT BE DISTURBED.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.
- 4) 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.
- 5) **Your** new street address HAS NOT BEEN ASSIGNED TO DATE, HOWEVER, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 11/15/2004

Note: **Ok to Issue:**

All Purpose Building Permit Application

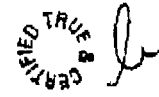
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Hope Ave. Lot # 24</u>		
Total Square Footage of Proposed Structure <u>2600 sq</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>392</u> Block# <u>B</u> Lot# <u>24</u>	Owner: <u>TJV PROPERTIES</u>	Telephone: <u>797-8800</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>TED VOLGER</u> <u>161 HOPE AVENUE</u> <u>PORTLAND, ME</u>	cost Of Work: \$ <u>200,000</u> <u>+ 75.00</u> Fee: \$ <u>1821.00</u> <u>00</u> <u>891.00</u>
<p>Approximately how long has it been vacant: <u>N/A</u></p> <p>Proposed use: <u>SINGLE FAMILY DWELLING</u></p> <p>Project description:</p>		
Contractor's name, address & telephone: <u>DAVID THITS / TED VOLGER</u> <u>161 HOPE AVE. PORTLAND 04103</u>		
Who should we contact when the permit is ready: <u>TED VOLGER</u>		
Mailing address: <u>161 HOPE AVE</u> <u>PORTLAND, ME</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>797-8800</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.

*described in
covered by this*

Signature of applicant: <u>[Signature]</u>	Date: <u>11-1-04</u>
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WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **Dathan Hunter** of South Portland, County of Cumberland and the State of Maine, for consideration paid, **GRANTS** to **TJV Properties LLC** of Portland, County of Cumberland and the State of Maine, whose mailing address is 161 Hope Avenue Portland, Maine 04103 with **WARRANTY COVENANTS**, the land with buildings thereon in Portland, County of Cumberland and State of Maine, described as follows:

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 24 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, together with a right-of-way in common with others over "Hope Avenue" as shown on the plan.

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:

1. Notes 1 through 19, restrictions, conditions, easements and covenants as may be set forth on said Plan recorded in Plan Book 202, Page 650.
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 thirty (30) foot pedestrian easement as shown along the westerly sideline of said Plan recorded in Plan Book 202, Page 650.
6. Rights and easements granted to Portland Water District in an instrument dated December 30, 1955 and recorded at said Registry of Deeds in Book 2267, Page 257.
7. An easement deed from Goldeneye Corp. to the City of Portland of recent date herewith, to be recorded at said Registry of Deeds.
8. 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.

AU 858