

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: 08-0649	Issue Date: JUL 28 2008	CBL: 406 F058001
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Location of Construction: 22 STEPPING STONE LN	Owner Name: Igor Injac	Owner Address: 11 Hunting Ave CITY OF PORTLAND	Phone: 207-797-7543
Business Name:	Contractor Name: Dennwood Builders	Contractor Address: 474 Fort Hill Rd Gorham	Phone: 207-8393366
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family Home - New 1596 sq ft single family home w/ garage	Permit Fee: \$1,440.00	Cost of Work: \$142,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>JRC 2008</i>	

Proposed Project Description: New 1596 sq ft single family home w/ garage	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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: lmd	Date Applied For: 06/05/2008	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 <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 7 - zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2008-0078</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/ conditions</i> Date: <i>6/25/08</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 <i>ABM</i> 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

8-14-08 Set back + footing OK - will send fax from Salagee. (Note: question on rock in one corner - will remove or pin to it) *my*

8-19-08 OK - Foundation - rebar: *my*

8-25-08 Not ready to backfill need to talk to Phil about drainage + sewage
Reschedule.

8-26-08 Met Phil at site went over drainage issues. *my*

8-27-08 Met contractor at site went over drainage + sewage OK - Backfill *my*

10/3/08 - Igor came in to inform of some minor Floor plan changes - This Removal of some closets, bathroom reconfiguration, + kitchen layout - No Amendment required. *JMB*

3/25/09 - checked FRAMING / electrical / plumbing for close in for garage + all second floor - NO Steps in yet to second floor (used ladder) - Plumbing test on + OK - FRAMING all OK / electric OK
Still need FRAMING / electrical for 1st floor (left)
Can close all else in. *JMB*

3/30/09 Electrical Service (Underground)
all OK - called into Leannet.

4-14-09 OK - rough-in elec / plum. (air test) 1st Floor *JMB*

6/26/09 - Final for Coga 2nd floor only finished
+ wants C/O for this - 1st floor undone. OK for 2nd floor



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

22 STEPPING STONE LN

CBL 406 F058001

Issued to

Injac Tatjana & /Dennwood Builders

Date of Issue

08/12/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 08-0649, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

FINAL

2nd Floor only! First floor still unfinished.

APPROVED OCCUPANCY

Single Family Residency, Use Group R-3, Type 5b,
IRC 2003

Limiting Conditions: None

This certificate supersedes
certificate issued

Approved:

8/12/09
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 22 STEPPING STONE LN CBL 406 F058001

Issued to Injac Tatjana & /Dennwood Builders Date of Issue 07/14/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 08-0649, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

2nd Floor only! First floor still unfinished.

APPROVED OCCUPANCY

Single Family Residency, Use Group R-3, Type 5b,
IRC 2003

Limiting Conditions: TEMPORARY CERTIFICATE of OCCUPANCY until all site work completed which should be by August 15, 2009.

This certificate supersedes
certificate issued

Approved:

7/14/09 *Thomas M. Mackay*

(Date) Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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 or setting precast piers
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final inspection required at completion of work.

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.

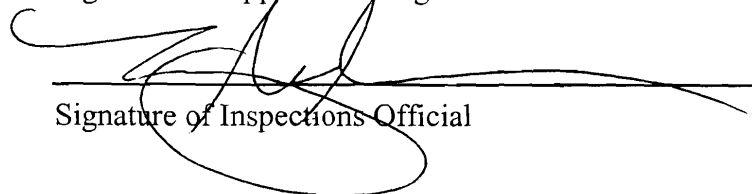
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

7/28/08

Date



Signature of Inspections Official

7/28/08

Date

City of Portland, Maine - Building or Use Permit

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Business Name:	Contractor Name: Dennwood Builders	Contractor Address: 474 Fort Hill Rd Gorham	Phone: 207-839-3366 (207) 839-3366
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - New 1596 sq ft single family home w/ garage	Proposed Project Description: New 1596 sq ft single family home w/ garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/25/2008

Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/28/2008

Note: **Ok to Issue:**

- 1) The builder agrees to ammend the permit for review of the heating system installation located in the garage prior to installation.
- 2) All items on the attached "Fact Sheet" are conditions of this permit. The owner and builder understand no certificate of occupancies are being issued for any dwellings located in this subdivision until all conditions of the attached fact sheet are met.
- 3) The heating appliance/stove shall be installed, maintained and operated in accordance with the terms of the listing.
- 4) Fastener schedule per the IRC 2003
- 5) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 8) Separate permits are required for any electrical, plumbing, or HVAC systems.
Separate plans may need to be submitted for approval as a part of this process.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 07/25/2008

Note: **Ok to Issue:**

- 1) A sewer cleanout is required every 80 feet from the sewer main in Stepping Stone Lane to the house.
- 2) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 4) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 5) A sewer permit is required for your 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: 22 STEPPING STONE LN	Owner Name: Igor Injac	Owner Address: 11 Hunting Ave	Phone: 207-797-7543
Business Name:	Contractor Name: Dennwood Builders	Contractor Address: 474 Fort Hill Rd Gorham	Phone (207) 839-3366
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 6) 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.
- 7) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

6/11/2008-ldobson: Fees paid per Jeanie on permit#061423

6/5/2008-ldobson: requested Purchase & Sale or Deed from King realestate - 934-7622 ext 14

6/6/2008-ldobson: Held for inputting for additional informaiton IE plot plan

6/17/2008-amachado: Left a message for Rick Lockwood at Dennwood Builders. Need a purchase & sales agreement for right, title and interest. The plan from Sebago Technics needs to be stamped. The proposed house does not meet the rear setback.

6/18/2008-amachado: Spoke to Zane at Denwood Builders, Inc. He faxed a copy of the purchase and sales agreement. He asked if I would call Jim Seymour directly at Sebago Technics.

6/18/2008-amachado: Spoke to Jim Seymour. He said that the subdivision plan that was included with the permit had the raised seal. He will submit a revised plan that meets the rear setback.

6/25/2008-amachado: Received revised siteplan.

7/25/2008-jmb: Met with Igor,Phil and developer to discuss plans and required details. Set up meeting with builder Rick L. For 10am on 7/28 to finalize details and issue. DRC has issued

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080649

This is to certify that Igor Injac/Dennwood Builders
 has permission to New 1596 sq ft single family home w/ garage
 AT 22 STEPPING STONE LN 406 F058001

provided that the person or persons who perform or supervise the work in accepting this permit shall comply with all of the provisions of the Statutes of the State 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. FOUR NOTICES IS REQUIRED.

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

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

JUL 28 2008

CITY OF PORTLAND

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

22 Stepping
08-0649

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings Revisions Date
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	Shows 4' frost wall sealed	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Shows drainage - 4' frost wall - no bsmnt	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" diam - 6' oc - OK	
Lally Column Type (Section R407)	Solid 2x6 Brng wall	
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	" "	
Sill/Band Joist Type & Dimensions	2x6 PT Sill	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x6 PT Slab on grade	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Clear span truss	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	trusses	

08-0649

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	Trusses	
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" Roof - 1/2" walls - 3/4" floors -	Need 5/8" Roof Sheathing
Fastener Schedule (Table R602.3(1) & (2))	Per IRC	
Private Garage (Section R309) Living Space? (Above or beside)	Yes Both	
Fire separation (Section R309.2)	Not shown	
Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	Not shown OK - Noted	
Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	Shows 22" x 4 1/2" - OK	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	OK - noted on 2 of 4	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-38 Roof R-19 walls 2" Rigid walls	

Need U-value of windows 0.35 -

DB-0649

will ammend + review prior to installation

Type of Heating System	Want detail of installation in garage + type of heat	
Means of Egress (Sec R311 & R312)		
Basement <i>N/A</i>		
Number of Stairways /		
Interior /		
Exterior <i>0</i>		
Treads and Risers (Section R311.5.3) <i>10" T 7 3/4" R</i>		
Width (Section R311.5.1) <i>36"</i>		
Headroom (Section R311.5.2) <i>6'-8"</i>		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) <i>handrail show ↗</i>		
Smoke Detectors (Section R313) Location and type/Interconnected	<i>Condition</i>	
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)	<i>N/A</i>	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	<i>N/A</i>	
Deck Construction (Section R502.2.1)	<i>N/A</i>	

Need Bump out detail

Jeanie Bourke - Lot # 8, 22 Stepping Stone Lane

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 7/25/2008 1:13 PM
Subject: Lot # 8, 22 Stepping Stone Lane

Hi all, I have reviewed the site plan and am all set with this one. It's ok to issue BP from site plan perspective.

Thanks.

phil



General 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>22 Stepping Stone Lane lot #8 Portland ME</u> ⁰⁴¹⁰³		
Total Square Footage of Proposed Structure <u>1,596</u>	Square Footage of Lot <u>0.334</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>406</u> Block# <u>F</u> Lot# <u>58</u> PORTLAND	Owner: <u>IGOR INJAC</u> <u>NE TATJANA INJAC</u> <u>11 HUNTINGTON AVE 04103</u>	Telephone: <u>207-4004-531</u> <u>207-4004-584</u> <u>207-797-7543</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>DENNWOOD BUILDERS INC</u> <u>16 DEPOT STREET SO</u> <u>Windem ME 04062</u>	Cost Of Work: \$ <u>142,000</u> Fee: \$ <u>300.00</u> ^{for review} C of O Fee: \$ <u> </u>
Current legal use (i.e. single family) <u>VACANT LOT</u>	If vacant, what was the previous use? <u>VACANT</u>	
Proposed Specific use: <u>RESIDENCE</u> <u>SEIT</u>	See INVOICE for 06-1423	
Is property part of a subdivision? <u>YES</u>	If yes, please name <u>Autumn Glen</u>	
Project description: <u>new 1,596 sq Ft w/attached garage</u> <u>JUN - 5-2008</u>		
Contractor's name, address & telephone: <u>Rick Luckwood - 402 -</u>		
Who should we contact when the permit is ready: <u>DENNWOOD BUILDERS</u>		
Mailing address: <u>474 Felt Hill Rd</u> <u>Orham ME 04038</u>		
Phone: <u>207-892-6800</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: Frederick Perham Date: 5/30/08

This is not a permit; you may not commence ANY work until the permit is issued.

Applicant: Igor Injac

Date: 6/17/08

Address: 22 Stepping Stone Lane

C-B-L: 406-~~R~~F-58
permit # 08-0649

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

* Interior or corner lot -

Proposed Use/Work - build new single family two story house w/ attached 2 car garage.

Sewage Disposal - city

Lot Street Frontage - 50' min. - 50' given

Front Yard - 25' min - 38' scaled

Rear Yard - 25' min - 26' scaled

Side Yard - 2 stories - 14' min - right - 22' scaled
left - 28.5' scaled

Projections -

Width of Lot - 65' scaled - 91' scaled

Height - 35' max - 24.75'

Lot Area - 6,500 Φ min - 14,557 Φ

Lot Coverage Impervious Surface - 35% = 5094.95 Φ

Area per Family - 6,500 Φ ok.

$$32 \times 42 = 1344$$

$$6 \times 29 = 174$$

$$\hline 1518 \Phi$$

Off-street Parking - 2 spaces required - 2 car garage

Loading Bays - N/A

Site Plan - minor/minor 2008-0078

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - 2008

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

**Zoning Copy
Marge Schmuckal**

2008-0078
Application I. D. Number
6/5/2008
Application Date

Igor Injac
Applicant
11 Hunting Ave, Portland, ME 04103
Applicant's Mailing Address
Rick Lockwood
Consultant/Agent
Applicant Ph: (207) 797-7543 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

22 - 22 Stepping Stone Ln , Portland, Maine
Address of Proposed Site
406 F058001
Assessor's Reference: Chart-Block-Lot

Stepping Stone Lot#8
Project Name/Description

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt **0** Condo **0** Other (specify) _____
0

Proposed Building square Feet or # of Units Acreage of Site Proposed Total Disturbed Area of the Site Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Other _____
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **6/5/2008**

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 | |

DEPT. OF PUBLIC ADMINISTRATION
CITY OF PORTLAND, ME

JUN 18 2008
March 14

PURCHASE AND SALE AGREEMENT - LAND ONLY

2008

Effective Date

Effective Date is defined in Paragraph 20 of this Agreement.

Tatjana Injac

1. PARTIES: This Agreement is made between Igor Injac 11 HUNTINGTON AVENUE,
PORTLAND, ME 04103 ("Buyer") and
King Construction Corp, 198 Saco Ave, Old Orchard Beach, ME ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all
 part of; If "part of" see para. 22 for explanation) the property situated in municipality of Portland,
County of Cumberland, State of Maine, located at Lot 8, Stepping Stone Lane and
described in deed(s) recorded at said County's Registry of Deeds Book(s) 23038, Page(s) 001.

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 98,900.00.
Buyer has made; or will make within 5 business days of the date of this offer, a deposit of earnest money in the amount
\$ 1,000.00. If said deposit is to be made after the submission of this offer and is not made by the above deadline, this
offer shall be void and any attempted acceptance of this offer in reliance on the deposit being made will not result in a binding contract.
Buyer agrees that an additional deposit of earnest money in the amount of \$ N/A will be paid
N/A. Failure by Buyer to make this additional deposit in compliance with the above terms shall constitute a
default under this Agreement. The remainder of the purchase price shall be paid by a certified or cashier's check upon delivery of the
Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. EARNEST MONEY/ACCEPTANCE: King Real Estate ("Agency") shall hold
said earnest money and act as escrow agent until closing; this offer shall be valid until March 17, 2008 (date)
5:00 AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly
to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to
recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by
the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and
execute all necessary papers on March 31, 2008 (closing date) or before, if agreed in writing by both parties. If
Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to
exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy
the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date
set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the
deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further
obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a Quitclaim deed, and shall be free and clear of all
encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the
continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer
shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in
substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other)
N/A. Real estate taxes shall be prorated as of the date of closing (based on municipality's
fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing,
they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate
and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as
required by State of Maine.

October 2006

Page 1 of 4 - P&S-LO

Buyer(s) Initials

Seller(s) Initials

King Real Estate 198 Saco Avenue, Old Orchard Beach ME 04064
Phone: 2079347622

Fax: (207) 934-1566

Danielle Lapce

Dennwood Bldrs

10. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form. Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

11. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Licensee 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 checked="" type="checkbox"/>	<input type="checkbox"/>	10	Buyer	Buyer
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 checked="" type="checkbox"/>	<input type="checkbox"/>	10	Buyer	Buyer
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. HABITAT REVIEW Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. MDOT DRIVEWAY/ ENTRANCE PERMIT Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. DEED RESTRICTION Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. TAX EXEMPT STATUS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15. 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.

22. OTHER CONDITIONS: (1) This agreement is contingent on Buyer being able to secure all necessary permits and approvals for design and construction of Buyer's selected home plan (See attached Exhibit A). If said approvals and permits cannot be obtained, this contract shall be null and void; (2) Lot to be purchased is shown in highlights on the attached Exhibit B; (3) \$8,900 pre-construction credit will be given by Seller to Buyer at closing - net purchase price of lot will be \$90,000; and (4) Buyer is responsible to reimburse Seller for the cost of the original permit for Lot ~~30~~ ⁸⁻¹⁻⁰⁸ if a permit was already acquired.

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 Revenue Services.

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.

Buyer's Mailing address is Fort Hill Road, Gorham, ME 04038

* Igor Injac _____ DATE _____ BUYER Tatjana Injac _____ DATE _____
 Igor Injac Tatjana Injac

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 King Construction Corp, 198 Saco Ave, D.D. Clark Realty
ME 04061
 _____ DATE _____ SELLER _____ DATE _____
 SELLER King Construction Corp

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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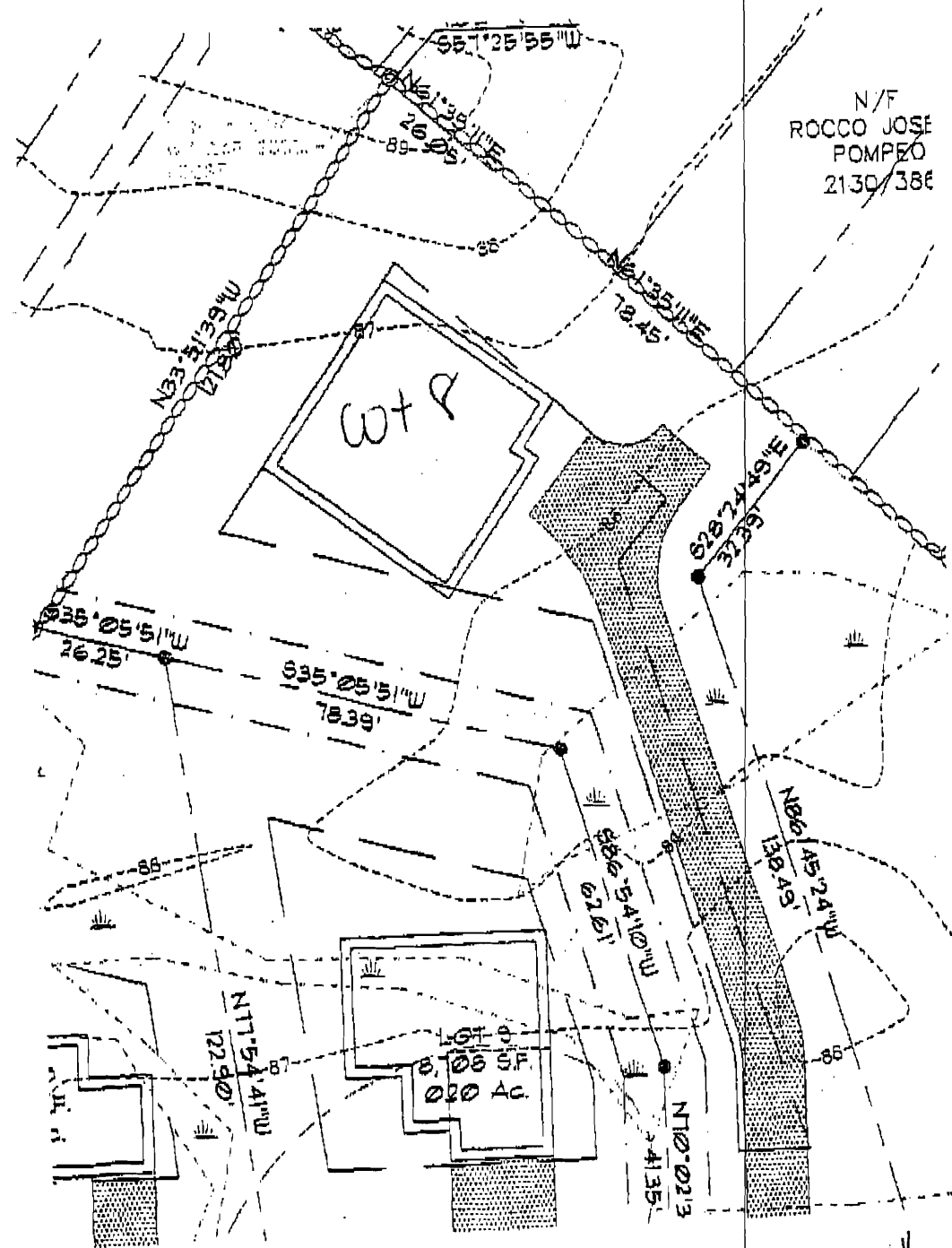
Produced with ZipForm™ by RE FormNet LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com



Equal Housing Opportunity

(different option for lot 8)

EXHIBIT A



N/F
ROCCO JOSE
POMPEO
2130/386

1" = 30 FT.

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Stepping Stone Lane, Portland, ME 04103

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- A. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks in current use? Yes No
 IF NO above: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? _____
 Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
 Comments: _____
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
 Yes No Unknown
 Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

- Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown
 IF YES: Explain: Parent loan until payed or the end
 What is your source of information: _____
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
 IF YES: Explain: Some wetlands in drainage for plan
 What is your source of information: _____
- Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
 IF YES: Explain: Subdivision
 What is your source of information: _____
- Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? Yes No Unknown
 IF YES: Explain: _____
- Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
 Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No
 Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
 ATTACHMENTS: Yes No
 Additional Information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER _____ DATE _____ SELLER _____ DATE _____

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER Joor Injac DATE _____ BUYER Tatjana Injac DATE _____

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King Real Estate 198 Saco Avenue, Old Orchard Beach ME 04064
 Phone: 2079347622 Fax: (207) 934-1566 Danielle Lape



Addendum 1 to Agreement

Addendum to contract dated March 14, 2008
 between King Construction Corp. (hereinafter "Seller")
 and Igor Injac, Tatjana Injac (hereinafter "Buyer")
 property Lot 8, Autumn Glen Subdivision, Portland, ME 04103

The parties hereby agree as follows:

- (1) The closing date is extended from March 31, 2008 to on or before April 18, 2008.
- (2) All financing contingencies are hereby waived.
- (3) All other terms and conditions remain in full force and effect.

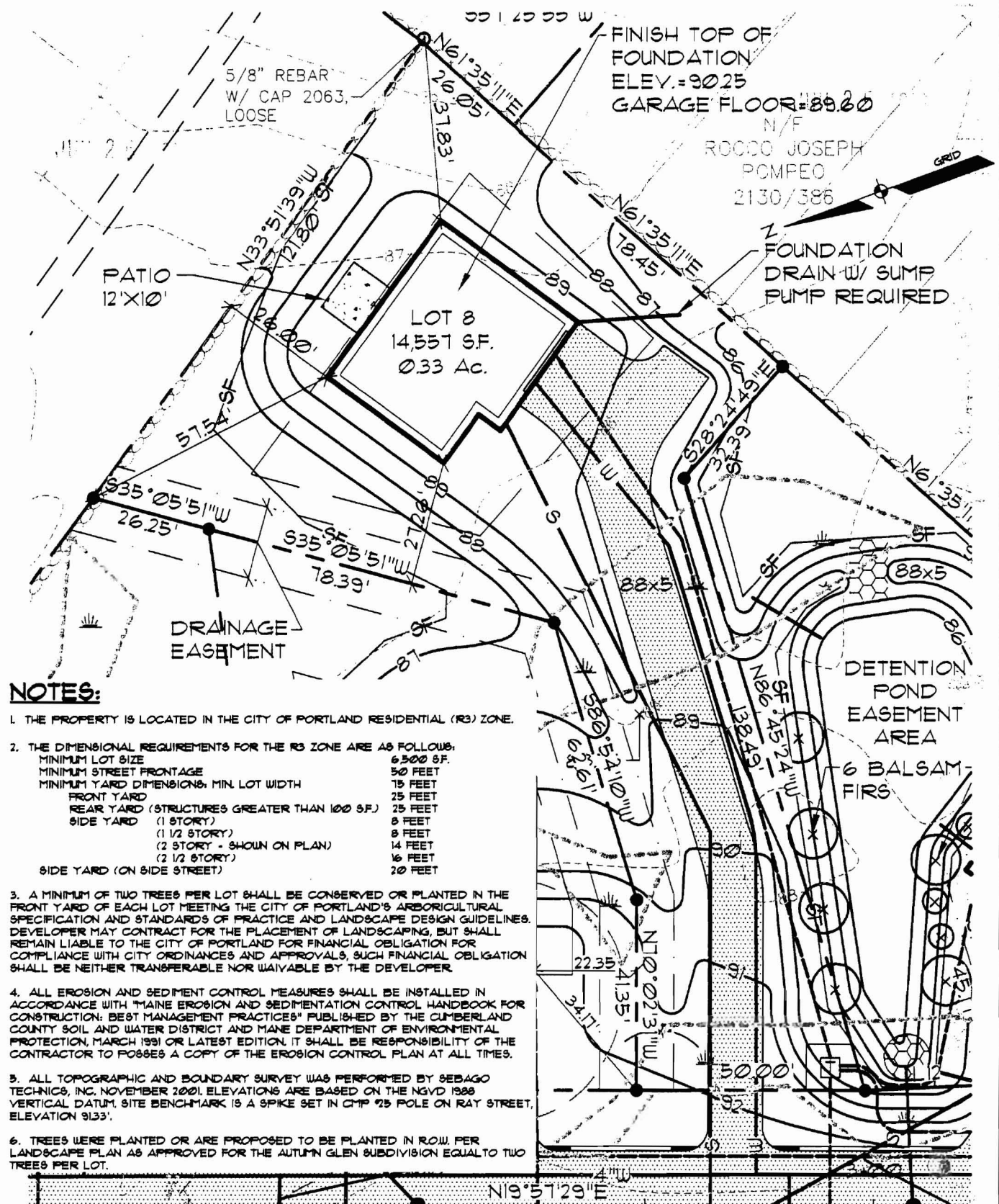
Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

Igor Injac
 Buyer
 Igor Injac Date

[Signature]
 Seller
 King Construction Corp. Date 4/18/08

Tatjana Injac
 Buyer
 Tatjana Injac Date

Seller Date



Sebago Technics

Engineering Expertise You Can Build On
 One Chabot Street
 Westbrook, Me 04098-1339
 Tel (207) 856-0277



LOT 8 - GRADING PLAN
 AUTUMN GLEN SUBDIVISION

LOCATION: LOT 8
 STEPPING STONES LANE
 PORTLAND, MAINE

FOR: IGOR INJAC
 11 HUNTINGTON AVE.
 PORTLAND, ME 04103

SCALE: 1"=30'

DATE: 6-18-08

SHEET:
 1 OF 1

REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



THESE PLANS ARE COPYRIGHT PROTECTED - DO NOT COPY

THESE DRAWINGS ARE COPY WRITTEN, AND AS SUCH CANNOT BE COPIED, CONSTRUCTED FROM, OR GIVEN TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM HOUSE CALLS INC. THEY ARE TO BE USED FOR THE CONSTRUCTION OF ONE HOME ONLY FOR THE PERSON NAMED ON THESE DRAWINGS.
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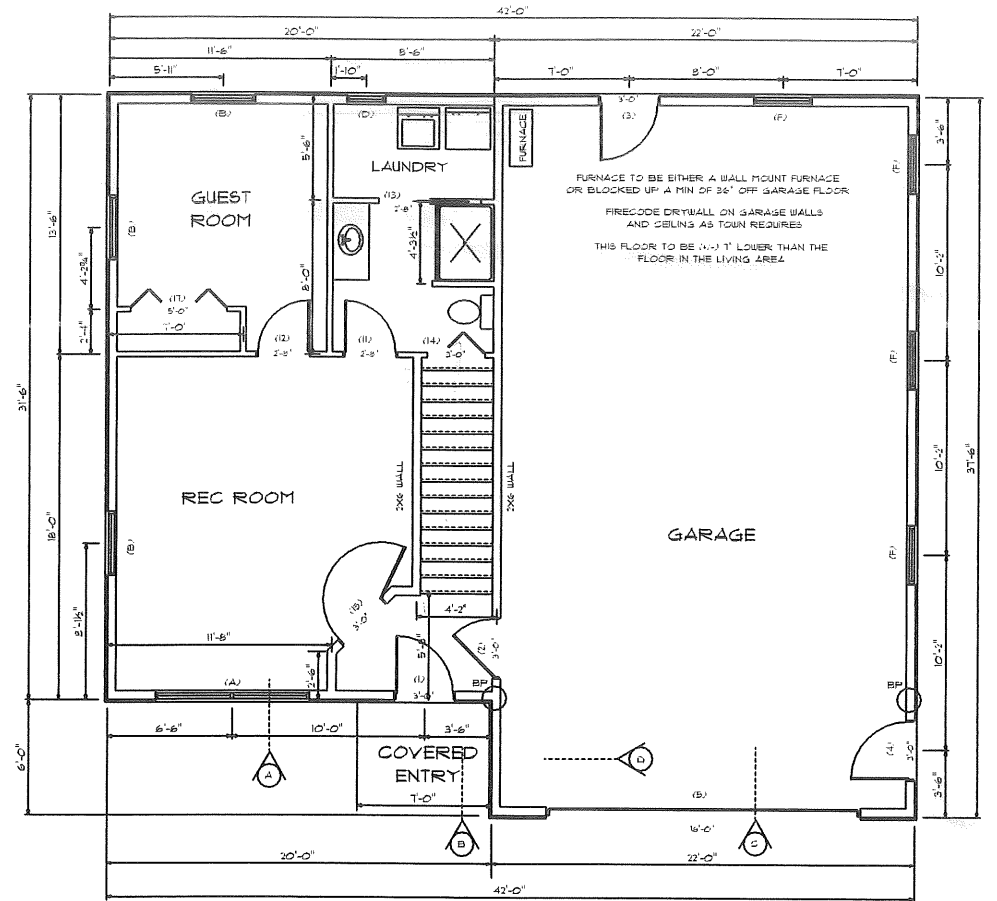
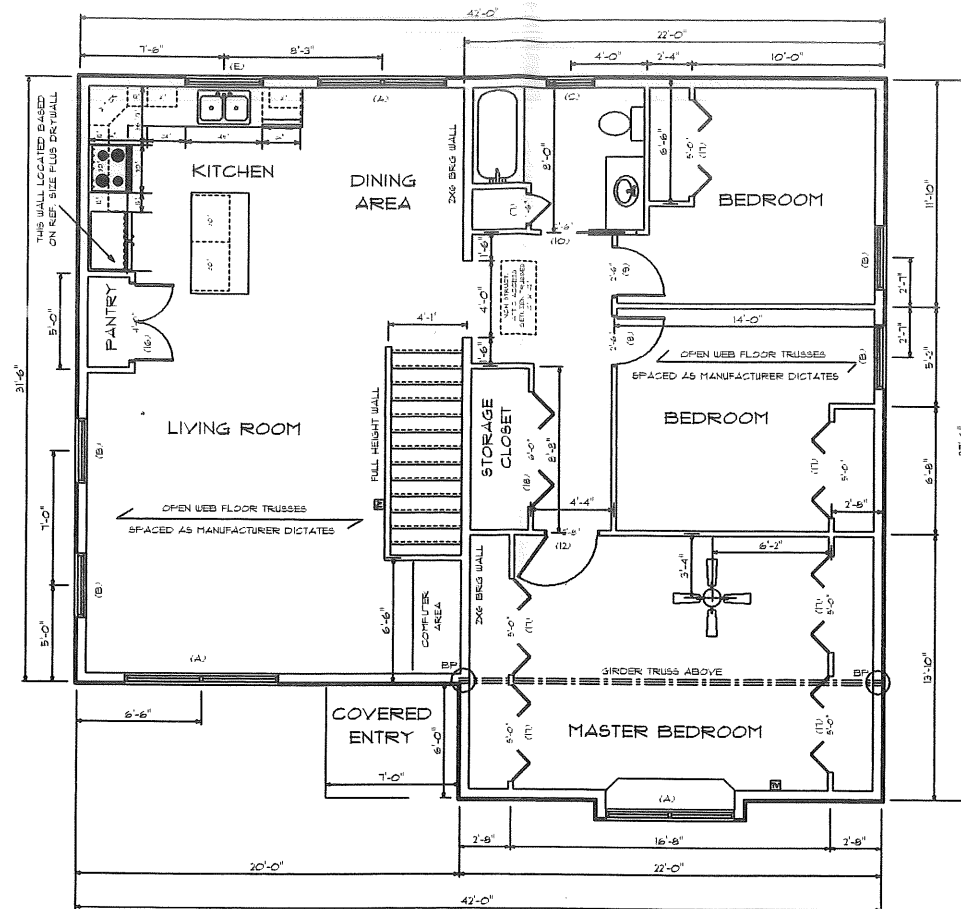


HOUSE CALLS INC.
HOME PLANNING & DESIGN
151 ROOSEVELT TRAIL, WINDHAM, ME
207-892-2810

DATE: _____
DRAWN BY: _____
INJAC RESIDENCE
ELEVATIONS

SCALE: 1/4" = 1'
DRAWN BY: J. CALL
DATE: 4/08 PAGE: 1 OF 4

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SATISFIED FOR THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, HCI WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.



BUILDER TO GO OVER PLANS AND STRUCTURALS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE WHAT HE WANTS, AND THAT THEY MEET TOWN CODES. IF THERE ARE ANY QUESTIONS PLEASE CALL JOHN AT HOUSE CALLS.

WINDOW NOTES :
 ANY DOOR OR WINDOW SIZE, STYLE OR LOCATIONS SHOWN ON THIS PLAN ARE RECOMMENDATIONS ONLY. THE OWNER AND BUILDER WILL DECIDE DOOR AND WINDOW BRANDS, STYLES, AND EXACT LOCATIONS BEFORE CONSTRUCTION STARTS. THE ACTUAL LOCATION OF THE KITCHEN WINDOW MAY BE CHANGED BY THE FINAL CABINET LAYOUT. THE KITCHEN WINDOW LOCATION ON THE PLAN IS FIGURED FROM THE KITCHEN SIDE OF THE WALL (NOT CENTER) WITH 1/2" ALLOWED FOR DRYWALL. HCI RECOMMENDS AN AWNING OR A SLIDING WINDOW IN THE KITCHEN.
 ALL BEDROOMS MUST HAVE AT LEAST ONE EGRESS WINDOW.
 THE BATHROOM WINDOW MUST BE SAFETY GLASS.
 BATHROOM WINDOWS SHOULD BE SAFETY GLASS, CHECK WITH C.E.O.
 ANY WINDOWS IN STAIR WAYS OR AT WINDOW SEATS SHOULD BE SAFETY GLASS.

MISC. STRUCTURAL :
 ALL BEARING POINTS (CIRCLES MARKED BP) ARE TO BE SOLIDLY BLOCKED TO THE FOUNDATION OR CARRYING TIMBER.
 ALL OPENINGS OVER 6' ARE TO HAVE DOUBLE JACKS ON EACH SIDE.
 ALL HEADERS ARE TO BE "BUILT-UP" 4X4 OR 4X6 IN NON BRG WALLS AND 6X10, 6X12, OR LAM BEAMS AS NEEDED IN BRG. WALLS.
 ALL PARTITION STUDS AND CORNER STUDS ARE TO BE INSULATED.

THE FINAL KITCHEN DESIGN IS TO BE DONE BY OTHERS.

PLEASE GO OVER ALL MEASUREMENTS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE WHAT YOU WANT.

BUILDER AND OWNER TO GO OVER THESE PLANS BEFORE CONSTRUCTION STARTS AND VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS. IF ANY CHANGES OR ALTERATIONS ARE NEEDED, OR IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT JOHN AT HCI.

ANY LAMINATED BEAMS OR STEEL BEAMS WILL BE SPECIFIED BY THE SUPPLIER (SBS).

WINDOW SIZES SHOWN ON PLAN:
 (A) 6'-8" X 5'-0" D.D.H. EGRESS
 (B) 3'-4" X 5'-0" D.H. EGRESS
 (C) 2'-6" X 4'-0" D.H. TERRERED
 (D) 3'-0" X 4'-0" D.H.
 (E) 4'-0" X 3'-3" AWNING
 (F) 3'-0" X 3'-0" AWNING

WINDOW SCHEDULE :

SIZE AND STYLE	ROUGH OPENING	Q. AMT
(A)		4
(B)		7
(C)		1
(D)		1
(E)		1
(F)		4

EXTERIOR DOOR SCHEDULE :

SIZE AND STYLE	ROUGH OPENING	Q. AMT
(1) 3' FRONT ENTRY		1
(2) 3' ENTRY TO GARAGE FIRE DOOR		1
(3) 3' GARAGE REAR ENTRY		1
(4) 3' GARAGE SIDE ENTRY		1
(5) 16X7 GARAGE D.H.		1
(6)		

SECOND FLOOR
 1498 SQ.FT. LIVING SPACE

GROUND FLOOR
 640 SQ.FT. LIVING SPACE
 836 SQ.FT. GARAGE SPACE

INTERIOR DOOR SCHEDULE :

SIZE AND STYLE	ROUGH OPENING	Q. AMT
(1) 1'-6" R		1
(2) 2'-6" L		1
(3) 2'-6" R		1
(4) 2'-6" F-CT		1
(5) 2'-8" L		1
(6) 2'-8" R		2
(7) 2'-6" FKT		1
(8) 3'-0" BF		1
(9) 3'-0" R		1
(10) 4'-0" DBL		1
(11) 5'-0" BF		1
(12) 6'-0" BF		1

VERIFY ALL WINDOW AND DOOR STYLES, SIZES, SWINGS, AND QUANTITIES BEFORE ORDERING. SOME DOORS ARE IN 3 1/2" WALLS AND SOME ARE IN 5 1/2" WALLS - BUILDER TO VERIFY.

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HOUSE CALLS INC.
 HOME PLANNING & DESIGN
 151 ROOSEVELT TRAIL, WINDHAM, ME
 207-892-2810

INJAC RESIDENCE

FLOOR PLANS

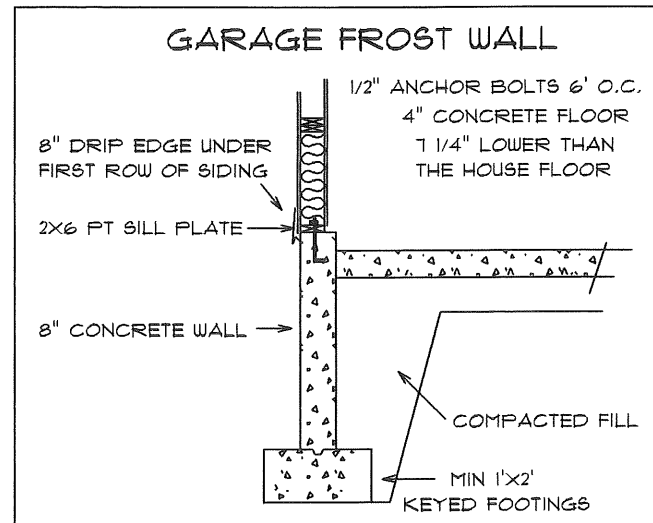
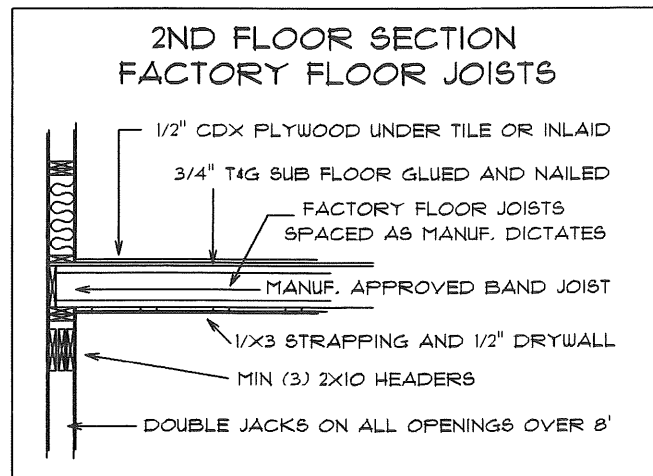
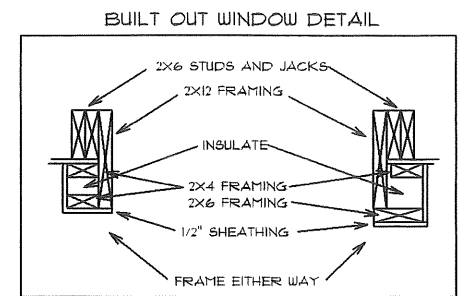
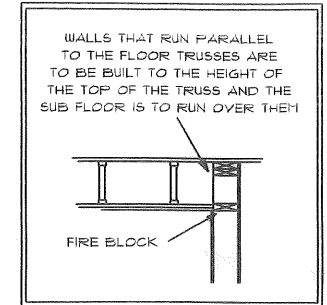
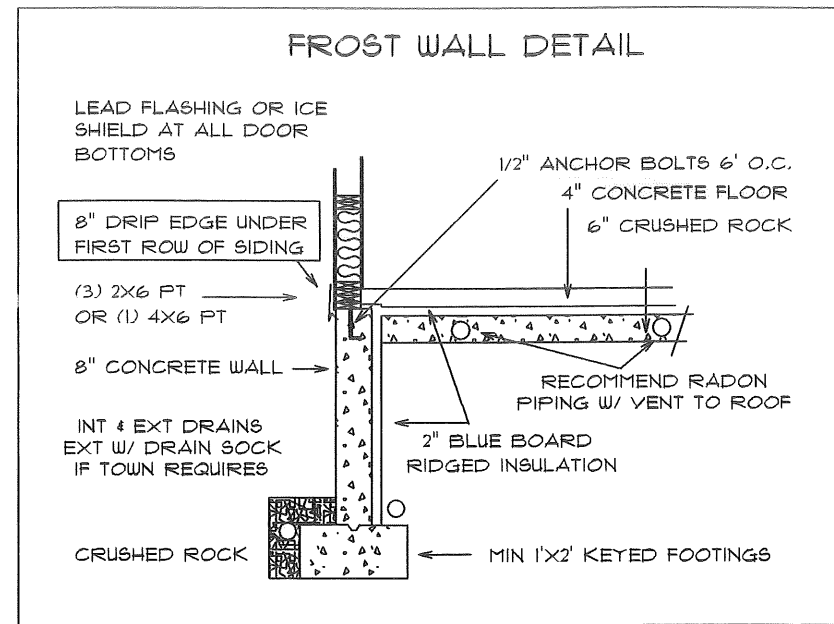
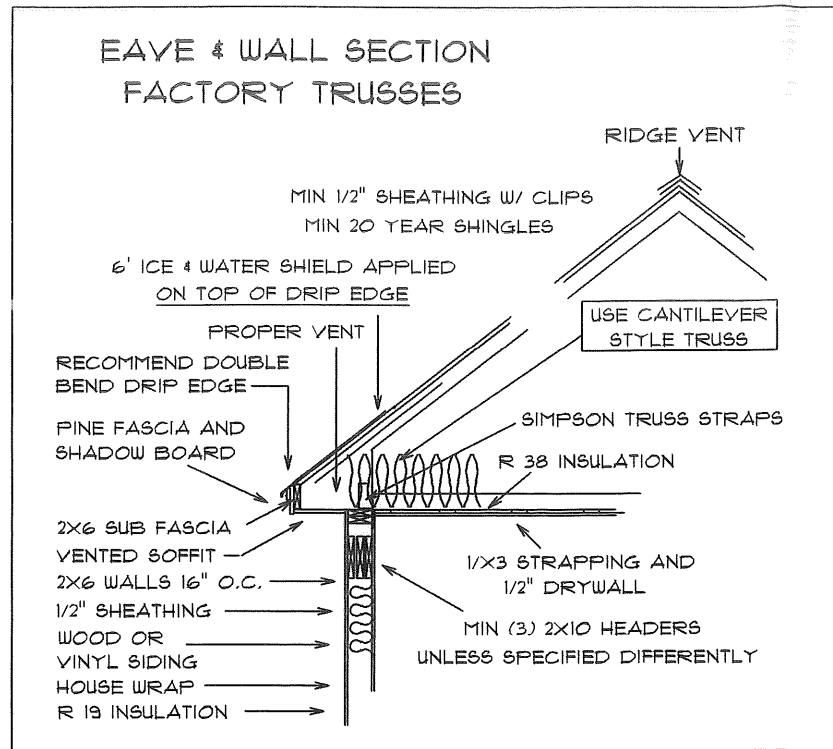
SCALE: 1/4" = 1'

DATE: 4/08

DRAWN BY: J. CALL

DATE: 2 OF 4

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNER AND THE BUILDER WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, HCI WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.



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 **HOUSE CALLS INC.**
HOME PLANNING & DESIGN
151 ROOSEVELT TRAIL, WINDHAM, ME
207-892-2810

DATE: 02/15
SCALE: NONE
DRAWN BY: J. CALL
PROJECT: INJAC RESIDENCE
SHEET: STRUCTURALS DETAILS

SCALE: NONE
DRAWN BY: J. CALL
DATE: 8/07
PAGE: 4 OF 4

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY THAT ALL REQUIREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, HCU WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: July 13, 2009

RE: C. of O. for #122 Stepping Stone Lane, Lot #8,
(Id#2008-0078) (CBL 406 F 058001)

After visiting the site, I have the following conditions of approval for a temporary Certificate of Occupancy:

Site work incomplete:

1. The site must be graded, loamed, seeded, and mulched;
2. The site must be clean of all debris;
3. The silt fence must remain in place and in good working condition while the grass is established

I anticipate this work can be completed by **August 15, 2009**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date _____
 Permit # 20084894
 CBL# 406-F-58

LOCATION: 22 Stepping Stone Lane (Lots) METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Dennwood Builders
 TENANT _____ PHONE # 892-6800

TOTAL EACH FEE

OUTLETS	30	Receptacles	24	Switches	7	Smoke Detector	.20	12.20	
FIXTURES	20	Incandescent		Fluorescent		Strips	.20	4.00	
SERVICES		Overhead	1	Underground		TTL AMPS <800	15.00	15.00	
		Overhead		Underground		>800	25.00		
Temporary Service		Overhead		Underground		TTL AMPS	25.00		
							25.00		
METERS		(number of)	1				1.00	1.00	
MOTORS		(number of)					2.00		
RESID/COM		Electric units					1.00		
HEATING	1	oil/gas units		Interior		Exterior	5.00	5.00	
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens	2.00	2.00	
		Insta-Hot		Water heaters		Fans	2.00		
	1	Dryers	1	Disposals	1	Dishwasher	2.00	6.00	
		Compactors		Spa	1	Washing Machine	2.00	2.00	
		Others (denote)					2.00		
MISC. (number of)		Air Cond/win					3.00		
		Air Cond/cent				Pools	10.00		
		HVAC		EMS		Thermostat	5.00		
		Signs					10.00		
		Alarms/res					5.00		
		Alarms/com					15.00		
		Heavy Duty(CRKT)					2.00		
		Circus/Carnv					25.00		
		Alterations					5.00		
		Fire Repairs					15.00		
		E Lights					1.00		
		E Generators					20.00		
PANELS		Service		Remote	1	Main	4.00	4.00	
TRANSFORMER		0-25 Kva					5.00		
		25-200 Kva					8.00		
		Over 200 Kva					10.00		
TOTAL AMOUNT DUE								51.20	
MINIMUM FEE/COMMERCIAL 55.00							MINIMUM FEE 45.00		

CONTRACTORS NAME Cavan and Watt MASTER LIC. # MCG0018750
 ADDRESS 321 Lincoln St, South Portland LIMITED LIC. # _____
 TELEPHONE 799-2228

SIGNATURE OF CONTRACTOR Robert A Bradley
 White Copy - Office • Yellow Copy - Applicant

PLUMBING APPLICATION

Department of Health and Human Services
Division of Environmental Health

PROPERTY ADDRESS

Town or Plantation: PORTLAND
Street Subdivision Lot #: 22 STEPPING STONE CA, LOT B.

PROPERTY OWNERS NAME

Last: INSAC First: _____

Applicant Name: CHRON + G. H. H?

Mailing Address of Owner/Applicant (If Different): 321 Lincoln St. Portland, Me. 04106

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 17-3-08

PORTLAND

PERMIT # 10833 TOWN COPY

Date Permit Issued: 1/23/08 \$ 1178 If Double Fee Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # 01244

406 F-58

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER/MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 115216

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR <input checked="" type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.	12	Hosebib / Sillcock	12	Bathtub (and Shower)
	1	Floor Drain	1	Shower (Separate)
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	1	Urinal	1	Sink
	1	Drinking Fountain	12	Wash Basin
OR <input type="checkbox"/> TRANSFER FEE [\$6.00]	1	Indirect Waste	12	Water Closet (Toilet)
	1	Water Treatment Softener, Filter, etc.	1	Clothes Washer
OR <input type="checkbox"/> TRANSFER FEE [\$6.00]	1	Grease / Oil Separator	1	Dish Washer
	1	Roof Drain	1	Garbage Disposal
OR <input type="checkbox"/> TRANSFER FEE [\$6.00]	1	Bidet	1	Laundry Tub
	1	Other: _____	1	Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Handwritten calculations and notes:
 78
 10
 18
 78

From: Penny Littell
To: Jeanie Bourke; Philip DiPierro
Date: 9/19/2008 4:59:04 PM
Subject: Re: Fwd: Stepping Stone Lane

we are still working out issues with regard to Stepping Stone so certificates of occupancy are on hold..

>>> "Matthew Chamberlain" <matthewc@maine.rr.com> 9/17/2008 11:32:04 AM >>>

Jeanie, if a house is done on Stepping Stone Lane, is the City now satisfied with the road to start issuing C of O's. I know that there were many problems to work out for the Developer but I am hoping that he is far enough along for the city to be satisfied.

Matthew Chamberlain
Broker/Owner
Regency Realty Group
762 Main St
South Portland, ME 04106
207-253-1500 X102
207-450-7653

JUN 25 2008

FINISH TOP OF FOUNDATION
ELEV.=90.25
GARAGE FLOOR=89.60

N/F
ROCCO JOSEPH
POMPEO
2130/386

Used for zoning

FOUNDATION DRAIN W/ SUMP PUMP REQUIRED

LOT 8
14,557 SF.
0.33 Ac.

PATIO
12'X10'

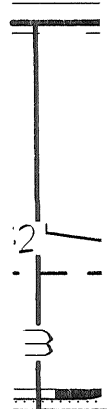
DRAINAGE EASEMENT

DETENTIC POND EASEMENT AREA
6 BALSAM FIRS

NOTES:

1. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND RESIDENTIAL (R3) ZONE.
2. THE DIMENSIONAL REQUIREMENTS FOR THE R3 ZONE ARE AS FOLLOWS:
 MINIMUM LOT SIZE 6,500 SF.
 MINIMUM STREET FRONTAGE 50 FEET
 MINIMUM YARD DIMENSIONS: MIN. LOT WIDTH 75 FEET
 FRONT YARD 25 FEET
 REAR YARD (STRUCTURES GREATER THAN 100 SF.) 25 FEET
 SIDE YARD (1 STORY) 8 FEET
 (1 1/2 STORY) 8 FEET
 (2 STORY - SHOWN ON PLAN) 14 FEET
 (2 1/2 STORY) 16 FEET
 SIDE YARD (ON SIDE STREET) 20 FEET
3. A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS, SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
5. ALL TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY SEBAGO TECHNICS, INC. NOVEMBER 2001. ELEVATIONS ARE BASED ON THE NGVD 1988 VERTICAL DATUM. SITE BENCHMARK IS A SPIKE SET IN CMP #25 POLE ON RAY STREET. ELEVATION 91.33'.
6. TREES WERE PLANTED OR ARE PROPOSED TO BE PLANTED IN ROW PER LANDSCAPE PLAN AS APPROVED FOR THE AUTUMN GLEN SUBDIVISION EQUAL TO TWO TREES PER LOT.

92x6



Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

LOT 8 - GRADING PLAN
AUTUMN GLEN SUBDIVISION

LOCATION: LOT 8
STEPPING STONES LANE
PORTLAND, MAINE

FOR: IGOR INJAC
11 HUNTINGTON AVE.
PORTLAND, ME 04103

SCALE:	1"=20'
DATE:	6-18-08
SHEET:	1 OF 1

