

PERMIT ISSUED

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

Permit No: 03-1238	Issue Date: DEC 09 2003	CBL: 409 E030001
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Location of Construction: 15 Daggett St	Owner Name: XXXXXXXXXX Patricia Russell	Owner Address: 11 Daggett St CITY OF PORTLAND	Phone:
Business Name: n/a	Contractor Name: TLC Homes, Inc.	Contractor Address: 19 Mitchell Hill Rd. Gorham	Phone: 2076535166
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: R3
Past Use: Vacant	Proposed Use: New Single Family / Build 28' x 44' Split foyer.	Permit Fee: \$1,131.00	Cost of Work: \$115,000.00
Proposed Project Description: Build New 28' x 44' Split Foyer.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB BOCA 99
		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: gg	Date Applied For: 10/10/2003	Zoning Approval		
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 NA <input type="checkbox"/> Wetland NA <input type="checkbox"/> Flood Zone Panel 7 spec <input type="checkbox"/> Subdivision NA <input checked="" type="checkbox"/> Site Plan * 2003-0208 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date: _____
	Date: _____	Date: _____	Date: _____	

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

SECTION

PERMIT

Permit Number: 031238

This is to certify that Deforte Andrew/TLC Homes, Inc.

has permission to Build New 28' x 44' Split Fo

AT 15 Daggett St

409 E030001

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 work on permit must be completed before this building or part thereof is occupied or closed-in. HOUR 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 _____
DEC 09 2003
Department Name

[Handwritten Signature]
Director - Building & Inspection Services

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1238	Date Applied For: 10/10/2003	CBL: 409 E030001
-----------------------	---------------------------------	---------------------

Location of Construction: 15 Daggett St	Owner Name: Deforte Andrew	Owner Address: 11 Daggett St	Phone:
Business Name: n/a	Contractor Name: TLC Homes, Inc.	Contractor Address: 19 Mitchell Hill Rd. Gorham	Phone (207) 653-5166
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	

Proposed Use: New Single Family / Build 28' x 44' Split foyer.	Proposed Project Description: Build New 28' x 44' Split Foyer.
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 11/10/2003

Note: 11/07/03 spoke with Patricial Russell who is the potential purchaser of this home. Several problems: (a)The site plan does not meet the current deed description - using a deed description from 16 years ago. (b) the site plan does not match the building plans - no rear deck and stairs, nor rear bulkhead shown on the site plan - the rear deck and stairs would not meet the required 25' rear setback. (c) No parking is shown. Requires 2 -9'x19' parking spaces beyond the 25' front yard and no closer than 5' to the side yard. I will also call the surveyor. Will wait for revised plans
11/10/03 received revised plans

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of revised plans submitted on 11/10/03. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 12/09/2003

Note: 12/9/2003 - Met w/owner and went over all pending info Ok to Issue:

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

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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- 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

X Patricia A. Russell

Signature of applicant/designee

Date

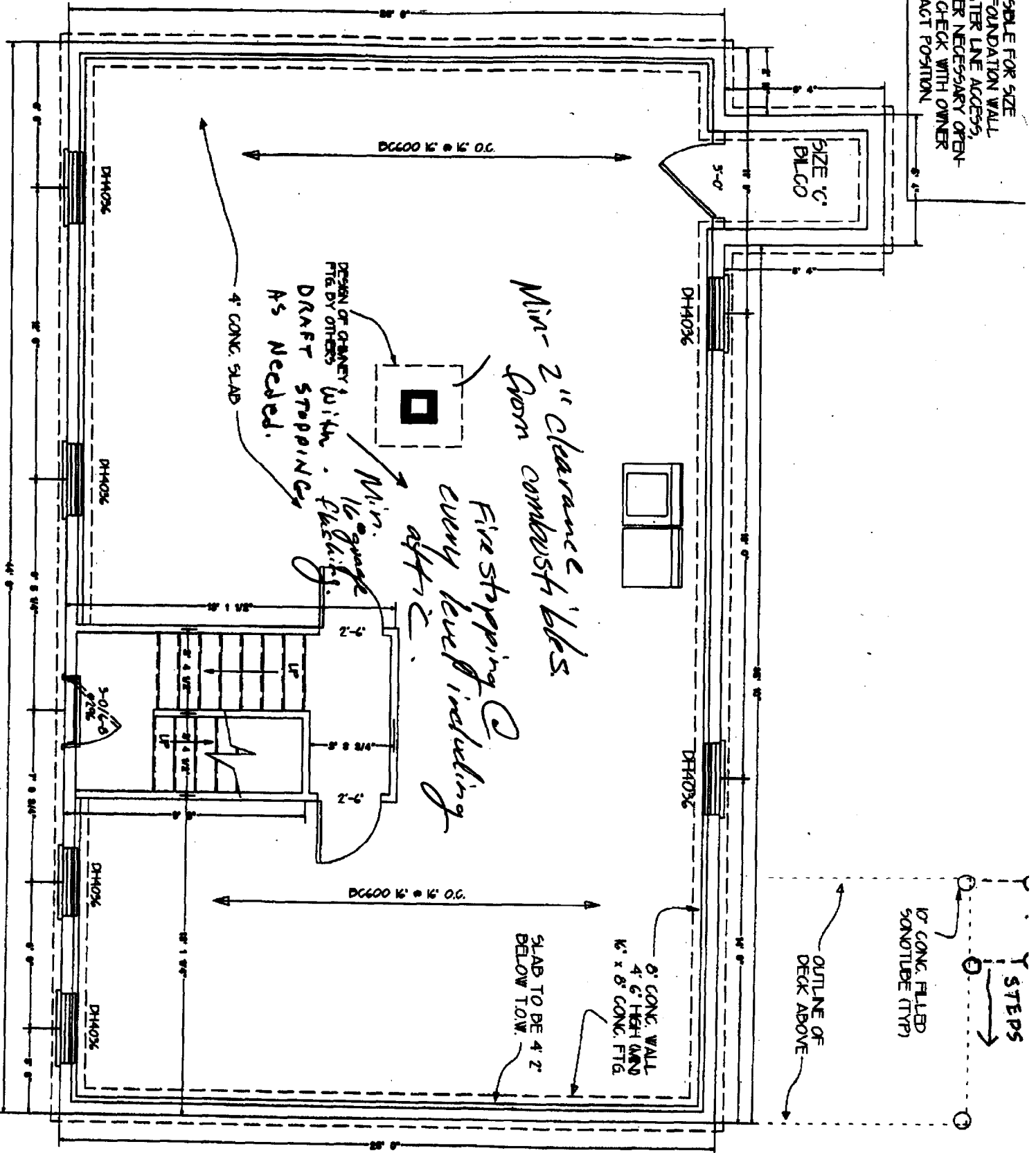
12/9/03

Signature of Inspections Official

Date

CBL: 409-E-30 Building Permit #: 03-1238

RESPONSIBLE FOR SIZE
 65 IN FOUNDATION WALL,
 WS, WATER LINE ACCESS,
 Y OTHER NECESSARY OPEN-
 IN TO CHECK WITH OWNER
 RE EXACT POSITION



BASEMENT PLAN

4-6" X 8" CON
 POURED BASER
 ALL CONG. TO
 SEE DETAIL FC
 IN WALLS AND

FROM : TLC HOMES

FRX NO. : B396336

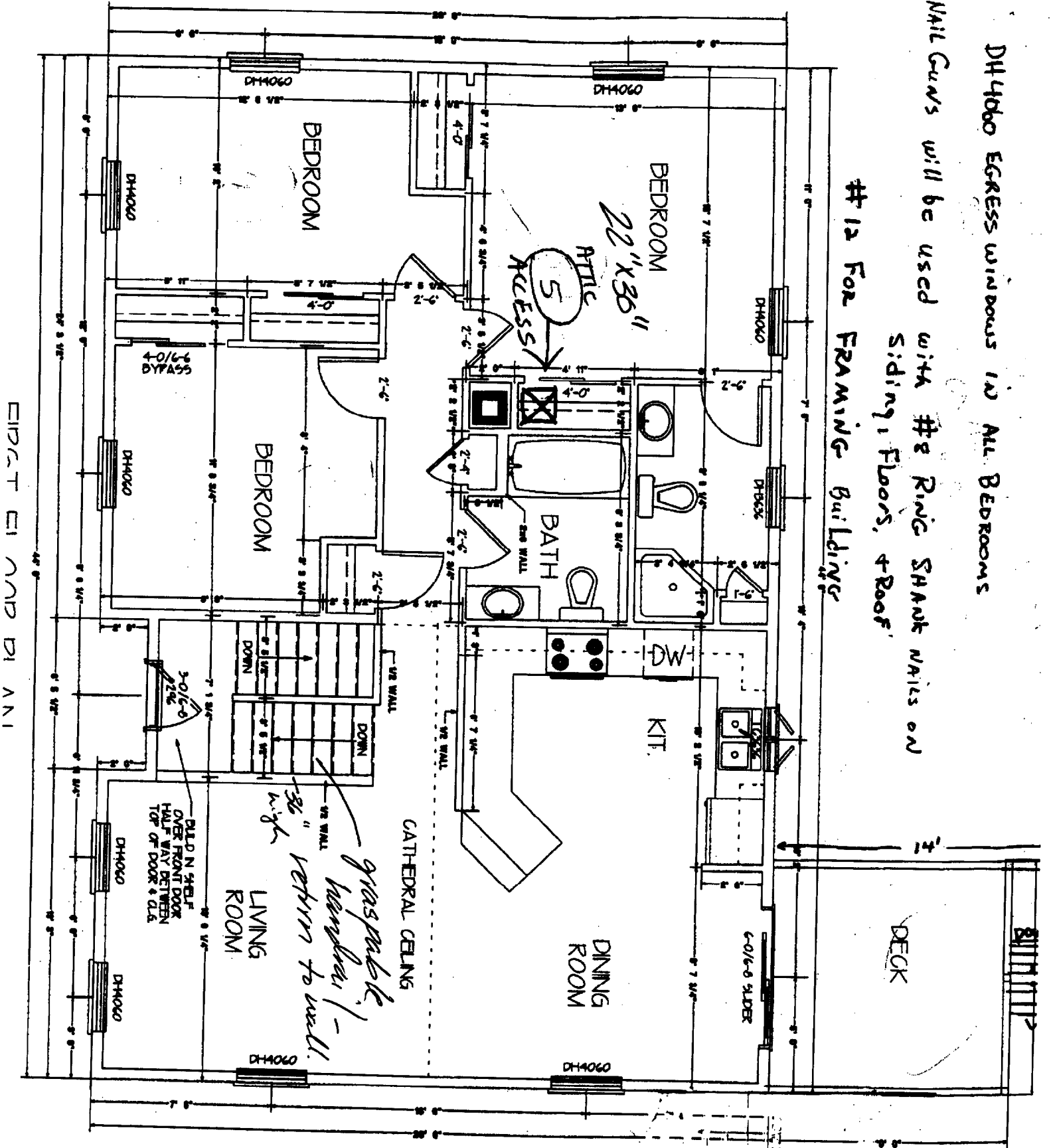
Nov. 20 2003 12:54PM PB

Patrick A. Russell
 10 Morris Hill Rd
 Anthony, NJ 04003-1000

DH4060 EGRESS WINDOWS IN ALL BEDROOMS

NAIL GUNS will be used with #8 Ring Shank Nails on Siding, Floors, & Roof

#12 For Framing Building



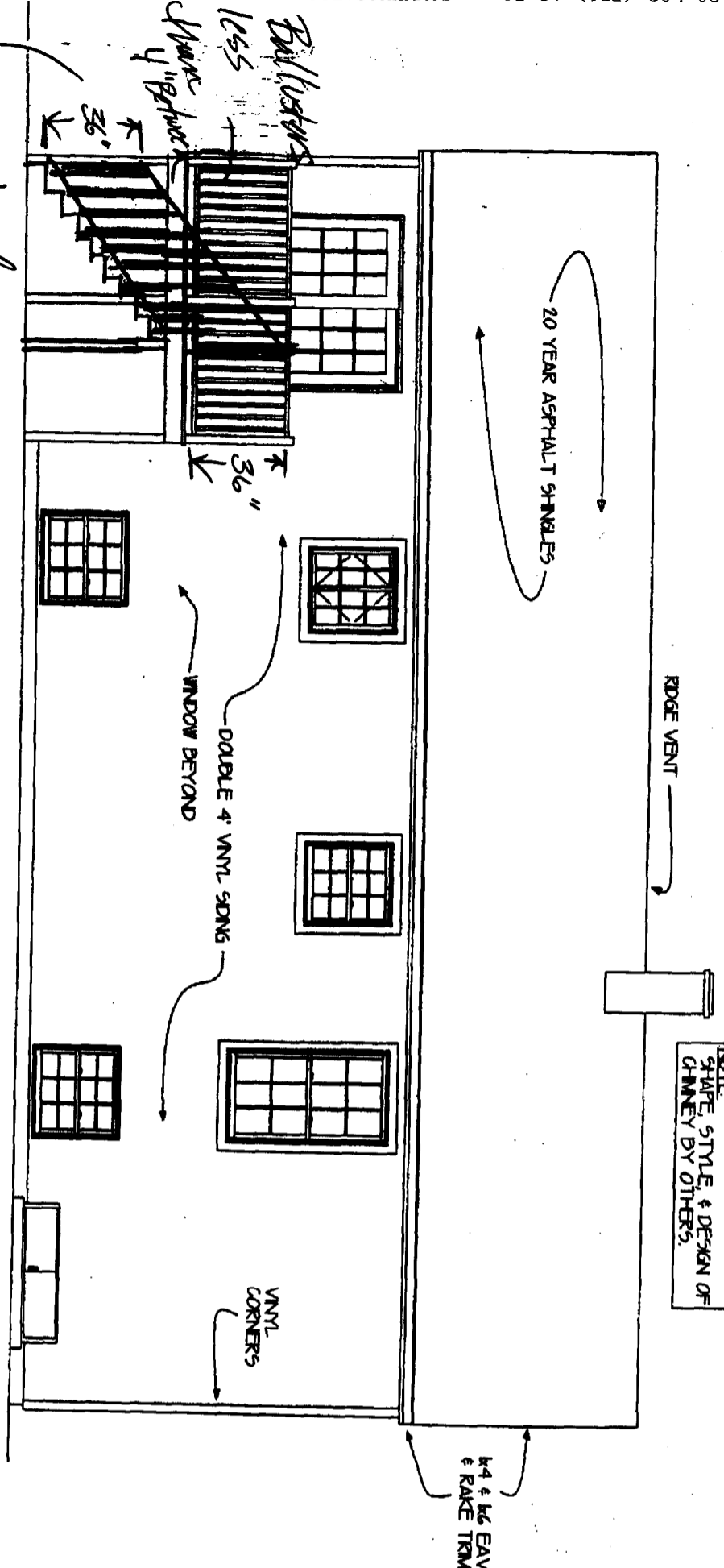
EIPGCT EI NND PI ANI

FROM : TLC HOMES

FRX NO. : 8396336

Nov. 20 2003 12:53PM P7

Patricia A. Russell
18 Matches Hill Rd
Gorham, ME 04038-1883



Above leading
edge of
stair

NOTE:
DECK TO CONSIST OF
2x6 JOISTS, 4x4 POSTS,
2x4 RAILS, 5/4 DECKING &
2x2 BALUSTERS, ALL PT.

Cider = 3 2 x 8's
Milled Together

REAR ELEVATION

NOTE:
SHAPE, STYLE & DESIGN OF
CHIMNEY BY OTHERS.

4x4 & 1x6 EAVE
& RAKE TRIM

VINYL
CORNERS

DOUBLE 4\"/>

Patrick A. Russo
19 Ketchikan Rd.
Orlando, ME 04038-1983

Nov. 20 2003 12:53PM P6

FRX NO.: 8396336

FROM: TLC HOMES

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

2003-0208
Application I. D. Number
10/10/2003
Application Date
15 Daggett St. Lot # 13
Project Name/Description

Deforte Andrew
Applicant
11 Daggett St, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

15 - 15 Daggett St, Portland, Maine
Address of Proposed Site
409 F004001
Assessor's Reference: Chart-Block-Lot

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

1232 Sq. Ft. 7,500 sf
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 10/14/2003

Status: _____ Reviewer Jay Reynolds
 Approved Denied

Approval Date 11/24/2003 Approval Expiration 11/24/2004 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 11/24/2003
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 | |

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

2003-0208
Application I. D. Number

Deforte Andrew
Applicant
11 Daggett St, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent
Agent Ph: **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

10/10/2003
Application Date
15 Daggett St. Lot # 13
Project Name/Description
15 - 15 Daggett St, Portland, Maine
Address of Proposed Site
409 F004001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 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.
- 2 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.
- 3 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.
- 4 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.
- 5 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

FAX TO: Tammy Munson PAGE 1 OF 8

PROJECT: Pat + Geo Russell Permit # 03-1238

LOCATION: 15 DAGGETT ST.

COMMENTS: Hope I have answered
your questions as requested.
Let me know - Thanks

Pat Russell

FROM: TLC HOMES
19 MITCHELL HILL RD.
GORHAM, ME 04038

TEL-839-6714 CELL-~~653-5177~~ FAX 839-6336
653-5166

2003

NOV. 20 '03 (FRI) 13:48 COMMUNICATION NO.: 37 PAGE: 3

Attic or additional Floor Joist Species Dimensions and Spacing (Table 502.4.2 or 503.3.1(1) & Table 503.3.2(1))	N/A	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 502.3.2(7))	Trusses 24" OC	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	
Fastener Schedule (Table 602.3(1) & (2))	Not shown	#8 Ring Shank #12
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside)	N/A	
Fire separation Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	N/A	
Egress Windows (Section 310)		Must have in bedrooms - DH 4060 ARE Egress
Roof Covering (Chapter 9)	OK	
Safety Glazing (Section 308)	N/A	
Attic Access (BOCA 1211.1)	Not shown	Rear Bedroom Closet
Draft Stopping around chimney	" "	Installed AS Needed per code

OK *(B)*

OK *(4)*

Kevin

Patricia Russell Fax 839-6336
Cell 653-5166

① Soil type/Presumptive Load Value (Table 401.4.1)	UNKNOWN - NOT ledge OR Lowland	
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK	
Foundation Drainage Dampproofing (Section 406)	OK Drainage - OK -	Need filtration fabric over drain.
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
OK ② Anchor Bolts/Straps (Section 403.1.4)	1/2" Min diam.	will be 1/2" - Max - 16'-0"
Lally Column Type, Spacing and footing size (Table 502.3.4(2))	N/A	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	N/A	
SBW Band Joint Type & Dimensions	OK	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	BCI 600's - 16" OC - MAX SPAN 26'-4"	
Second Floor Joist Species Dimensions and Spacing Table (503.3.1(1) & Table 503.3.2(1))	N/A	

NOV. 20 '03 (FRI) 13:48 COMMUNICATION No: 37 PAGE 2

FROM : TLC HOMES
NOV. 20 '03 (FRI) 12:00 PORTLAND, MAINE INSPECTION/RAZING
FAX NO. : 8396336
NOV. 20 2003 12:50 PM P2

Ⓐ → 6' slider - Header?

Header Schedule	All 3-2x8's typ-OK	All Headers will be 3 2x10's and 2 1/2" asd Nailed and glued together
Type of Heating System		
Stairs		
Number of Stairways	2	
Interior	1	
Exterior	1	
Treads and Risers (Section 314)	10" Treads 7 1/2" Riser	OK
Width	30"	
Headroom	6'-10 1/2"	
Guardrails and Handrails (Section 315)	→ Not shown	Handrails will be built to code on all stairs
Smoke Detectors Location and type/interconnected	Not shown	Smoke detectors will be in all bedrooms and installed in other rooms to code by the electrician
Plan Reviewer Signature		

Ⓐ OK
 Ⓑ OK

See Chimney Summary Checklist

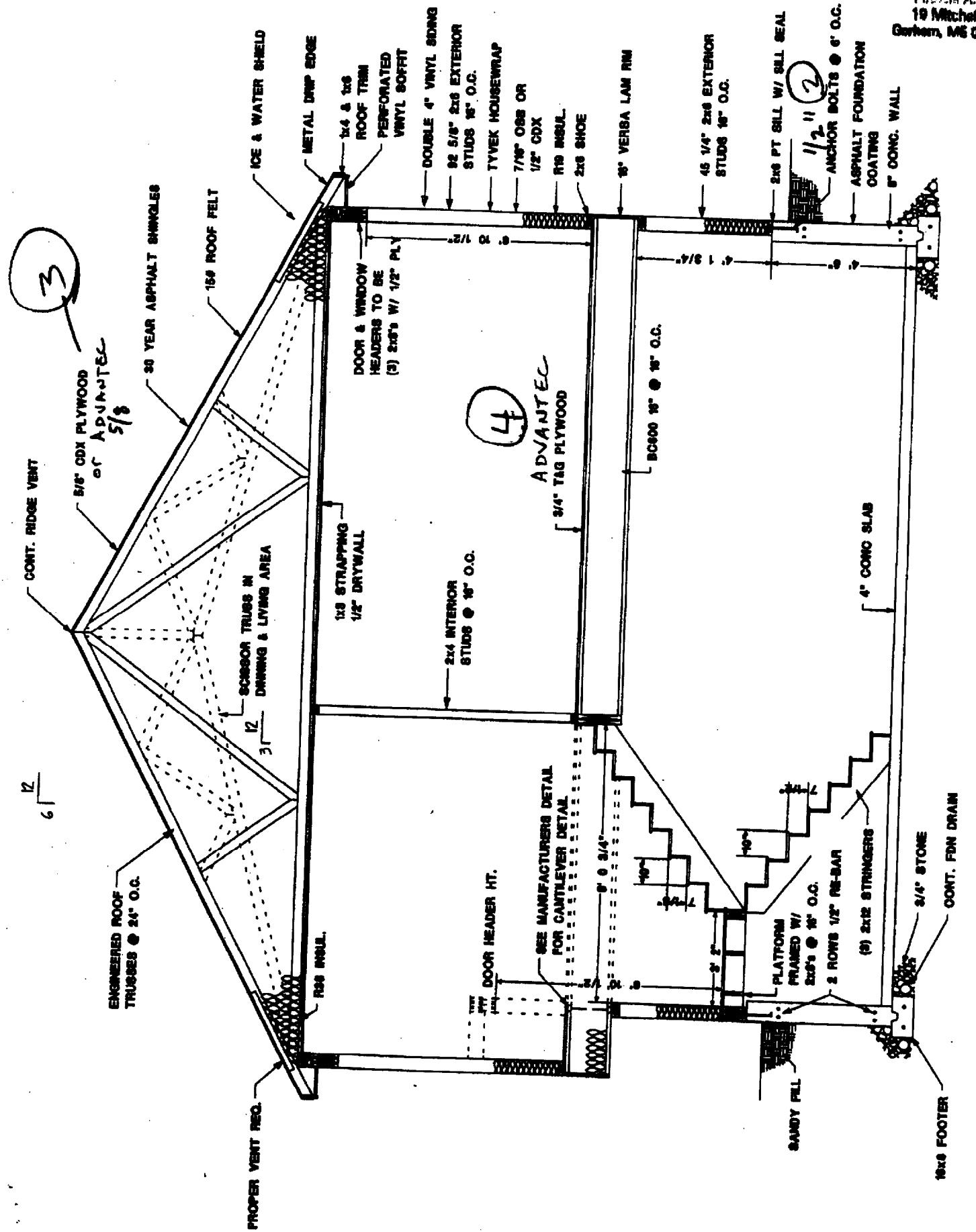
Ⓓ OK

~~Header~~
 girder size on deck

Not shown

3 2x8's NAILED Together with Joists on top of the Girder

Patricia A. Russell
19 Mitchell Hill Rd.
Gorham, ME 04038-1833



HOUSE SECTION

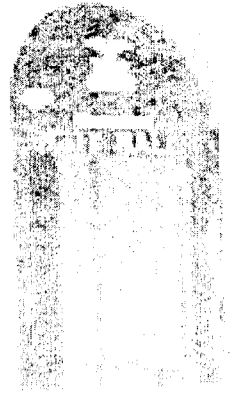
PRINT DATE = NOV. 20 '03
PRINT TIME = 12:01TX RESULT REPORT

FUNCTION	No.	DESTINATION STATION	DATE	TIME	PAGE	COM. TIME	MODE	RESULT
TX	1	98396336	NOV. 20	11:59	4	0H02'00"	STD	NG
		E5310 : PAGE COUNT ERROR		(SET PAGE=098		COUNT PAGE=004)		

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Patricia Russell</u>	FROM: <u>T. Munson 874-8706</u>
FAX NUMBER: <u>039-6336</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: <u>653-5166</u>	RE: _____
DATE: _____	_____

Comments: Most items can be noted on plans.

Visit us on the web! <http://www.ci.portland.me.us/>

Patricia Russell Fax 839-6336
 Cell 653-5166

1 Soil type/Presumptive Load Value (Table 401.4.1)		
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK	
Foundation Drainage Dampproofing (Section 406)	OK Drainage - OK	Need filtration fabric over drain.
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
2 Anchor Bolts/Straps (Section 403.1.4)	1/2" Min diam.	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	N/A	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	N/A	
Sill/Band Joist Type & Dimesions	OK	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	BCI 600's - 16" OC - MAX SPAN 26'-4"	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	N/A	

12

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	N/A	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	Trusses 24" OC	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	
Fastener Schedule (Table 602.3(1) & (2))	Not shown	
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	N/A	
Fire separation	N/A	
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	N/A	
Egress Windows (Section 310)	Must have in bedrooms -	
Roof Covering (Chapter 9)	OK	
Safety Glazing (Section 308)	N/A	
Attic Access (BOCA 1211.1)	Not shown	
Draft Stopping around chimney	" "	

3

4

5

6

9 → 6' slider - Header?

Header Schedule	All 3-2x8's typ-OK	
Type of Heating System		
Stairs		
Number of Stairways 2		
Interior 1		
Exterior 1		
Treads and Risers (Section 314)	10" Treads 7 1/2" Riser	OK
Width - 3'0"		
Headroom - 6'-10 1/2"		
Guardrails and Handrails (Section 315)		→ Not shown
Smoke Detectors Location and type/Interconnected		Not shown
Plan Reviewer Signature		

See Chimney Summary Checklist

10 ~~Deck framing~~ Not shown
girder size? on deck

FAX TO: Tammy Munson PAGE 1 OF 1

PROJECT: Pat Russell

LOCATION: PERMIT # 03-1238

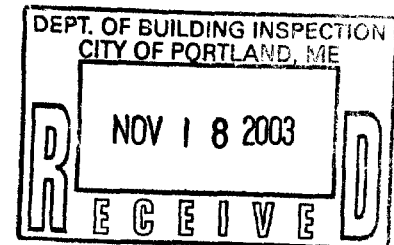
COMMENTS: 15 DAGGETT ST.

I just realized that
the CELL PHONE # Below
is WRONG IT should
be 653-5166

Thanks Patricia Russell

FROM: TLC HOMES
19 MITCHELL HILL RD.
GORHAM, ME 04038

TEL-839-6714 CELL ~~653-5177~~ FAX 839-6336
653-5166



Patricia A. Russell
19 Mitchell Hill Rd.
Gorham, ME 04038-1933

PERMIT #
03-1238

FAX TO: Tammy Nunson 874-8716 PAGE 1 OF 7

PROJECT: PATRICIA & GEO Russell Chart 409 Block E

LOCATION: 15 DAGGETT ST. PORTLAND Lot 30 04103

COMMENTS: Please make the following
Changes to the building Plans.

NOT
Approved

OK 1. Add 2 windows to the Lower Level
OF THE LEFT AND RIGHT ELEVATION

~~2. Change Foundation from 26' to 27'~~

OK 3. Change ROOF FROM Plywood to ^{T.G.} 5/8" Advantec

OK 4. Change FLOOR to 3/4" T+G Advantec

OK 5. Will build A 4 1/2" Overhang with 2x4's
then 1x6 and 1x3 finishboards

ON
new site
plan

OK 6. Change direction of STAIRS FROM DECK

OK 7. Change front entry design.

OK 8. May use bi-fold doors in Bedroom
Closets instead of Sliders.

OK 9. May make hallway closet larger.

Any Questions Please Call

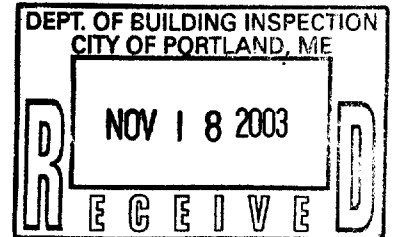
FROM: TLC HOMES
19 MITCHELL HILL RD.
GORHAM, ME 04038

Thanks,
Patricia A. Russell

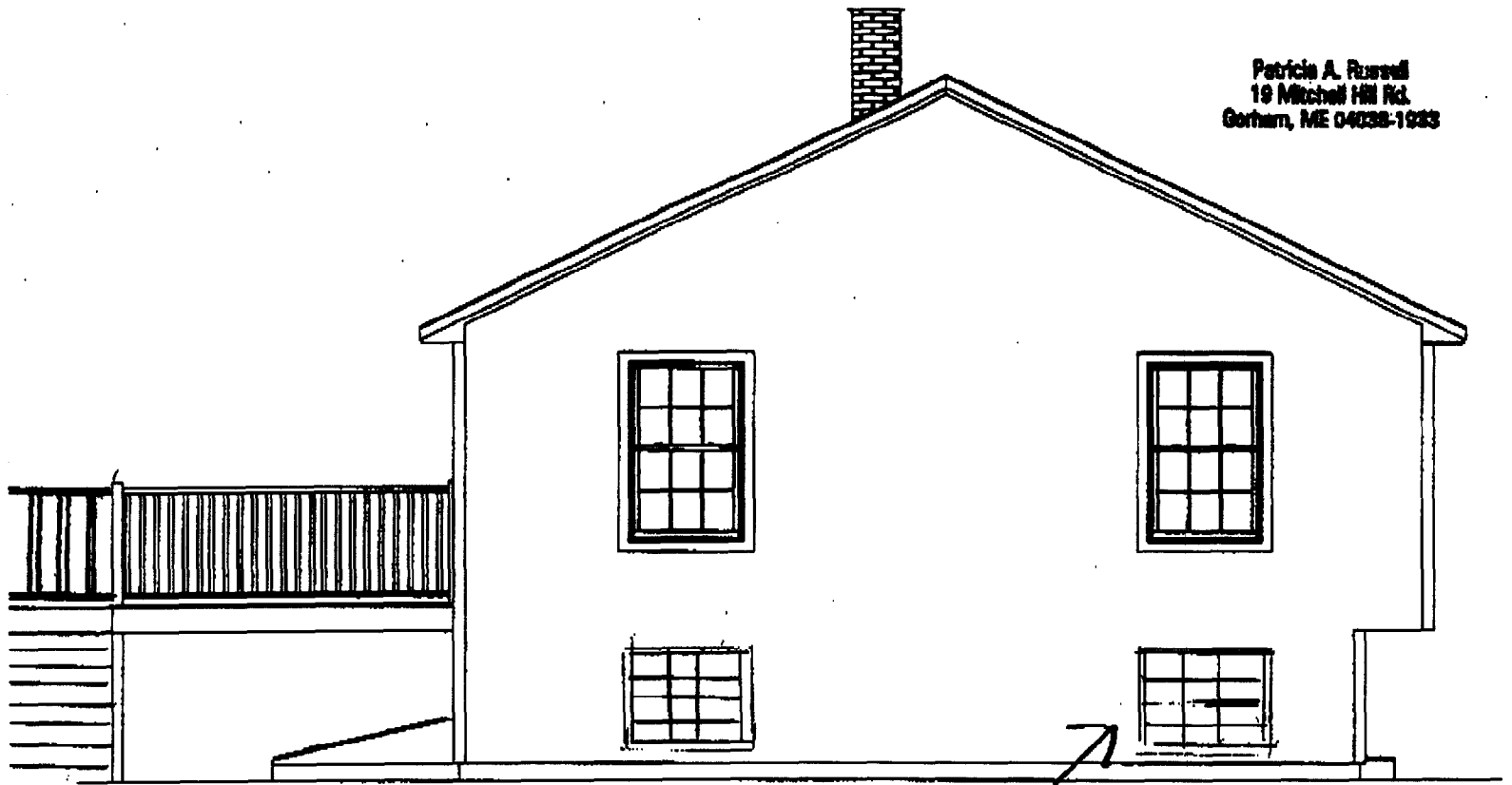
Patricia A. Russell

TEL-839-6714 CELL ~~653-5166~~ FAX 839-6336

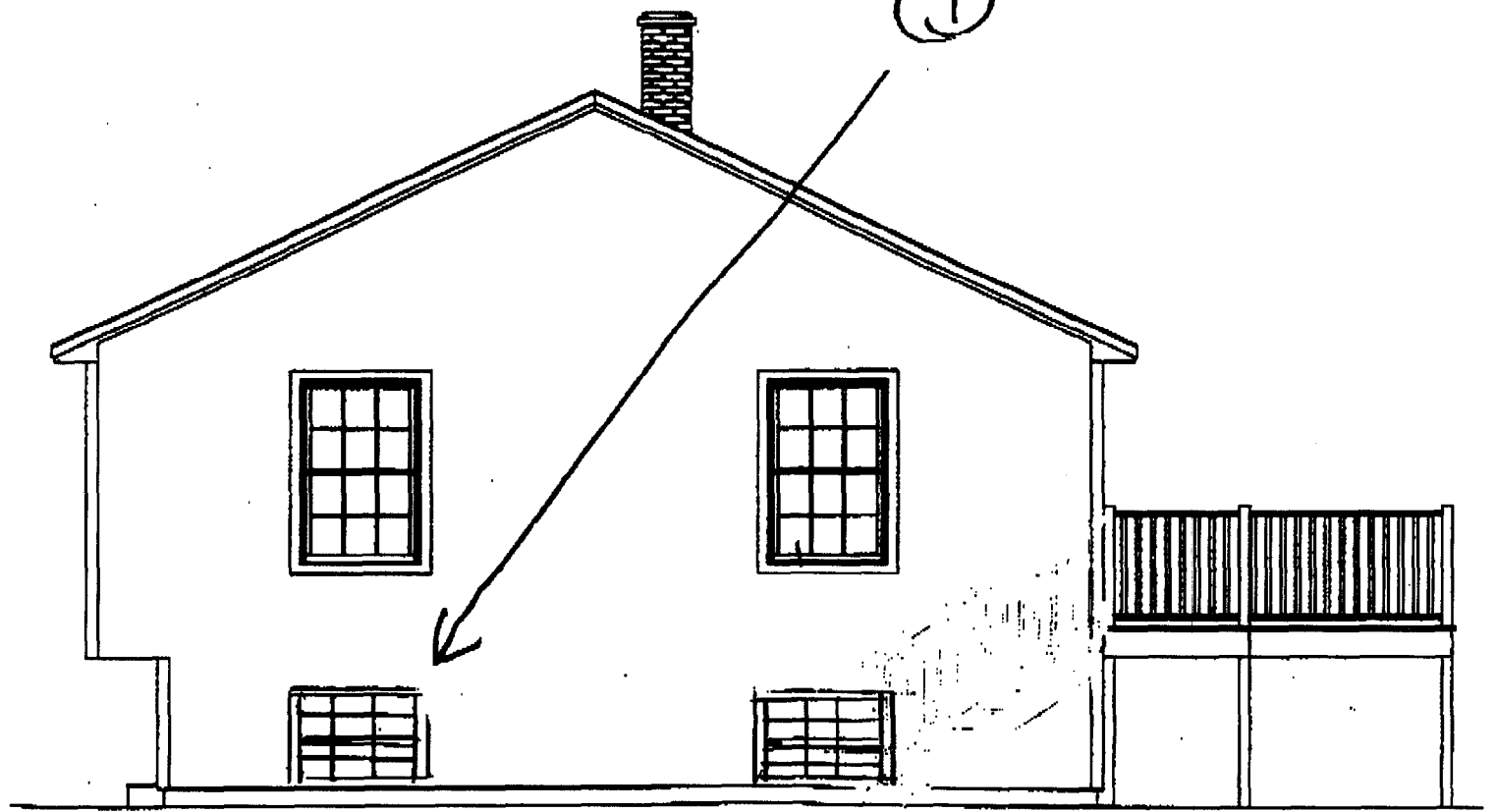
653-5166



Patricia A. Russell
19 Mitchell Hill Rd.
Gorham, ME 04038-1933



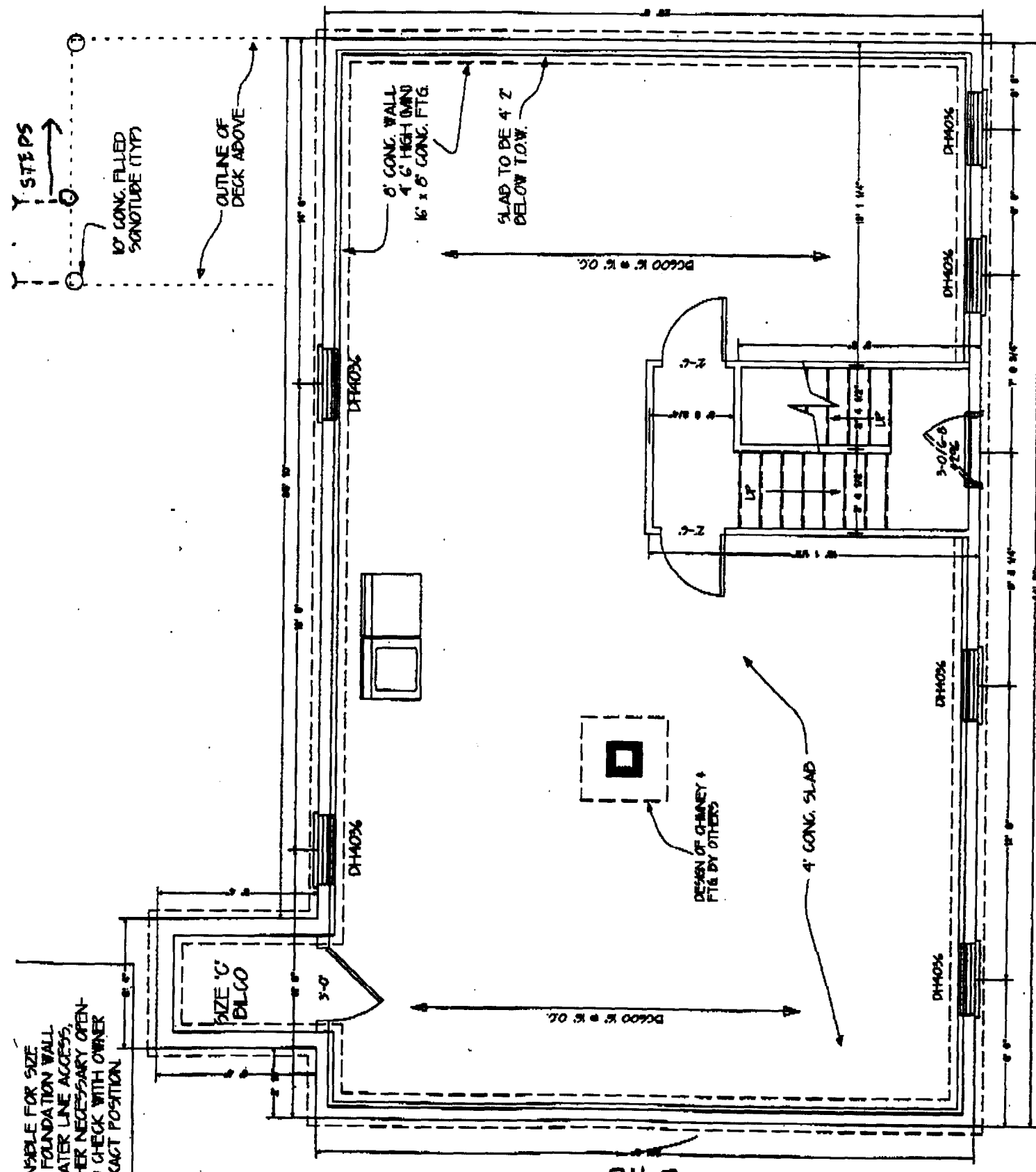
LEFT ELEVATION



RIGHT ELEVATION

Patrick A. ...
TO ...
...

4-6 X 8 CON
POURED BASE
ALL CONC. TO
SEE DETAIL FC
IN WALLS AND

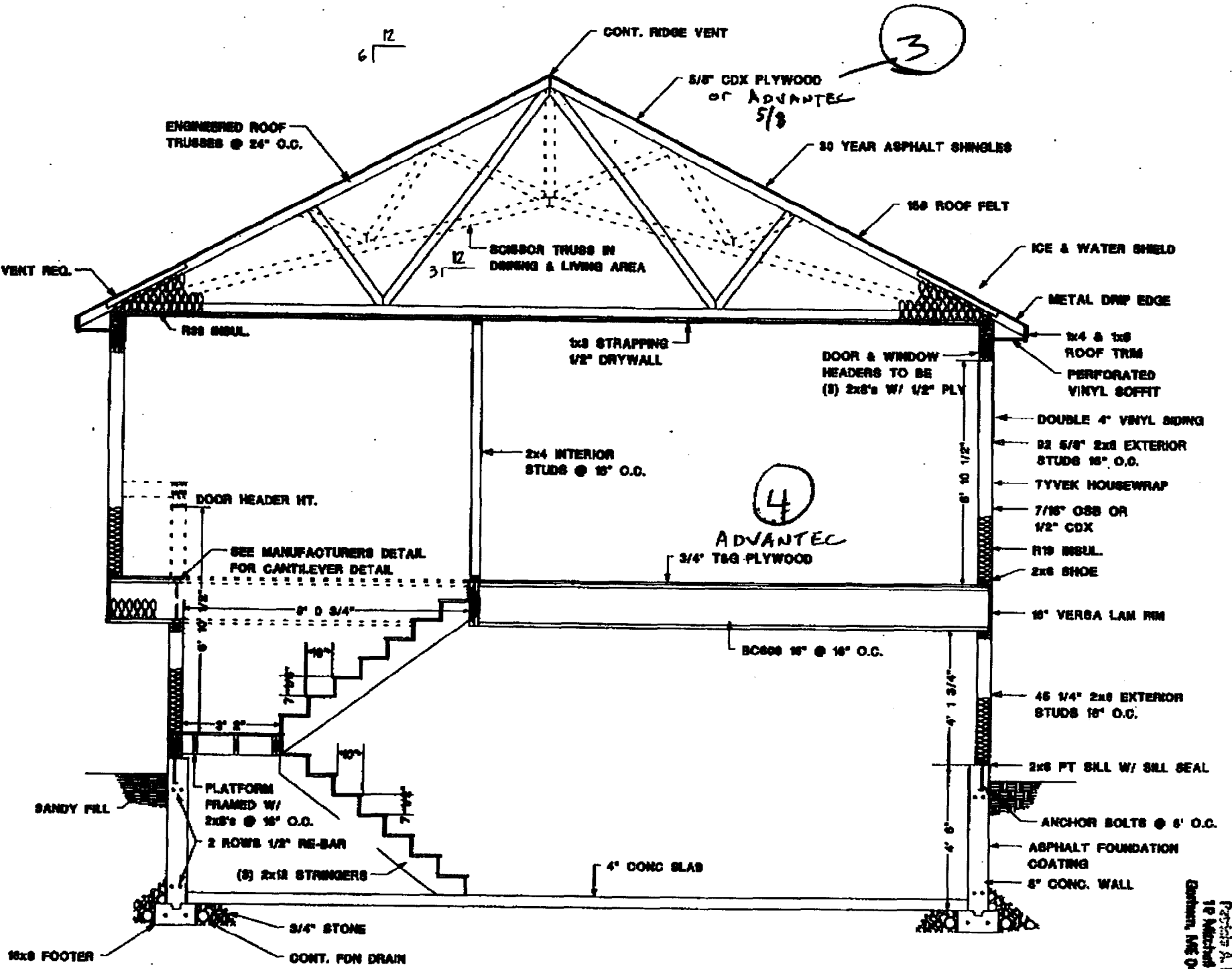


Y STEPS
10\"/>

RESPONSIBLE FOR SIZE
55 IN FOUNDATION WALL
IF WATER LINE ACCESS,
Y OTHER NECESSARY OPEN-
IN TO CHECK WITH OWNER
RE EXACT POSITION.

BASEMENT PLAN

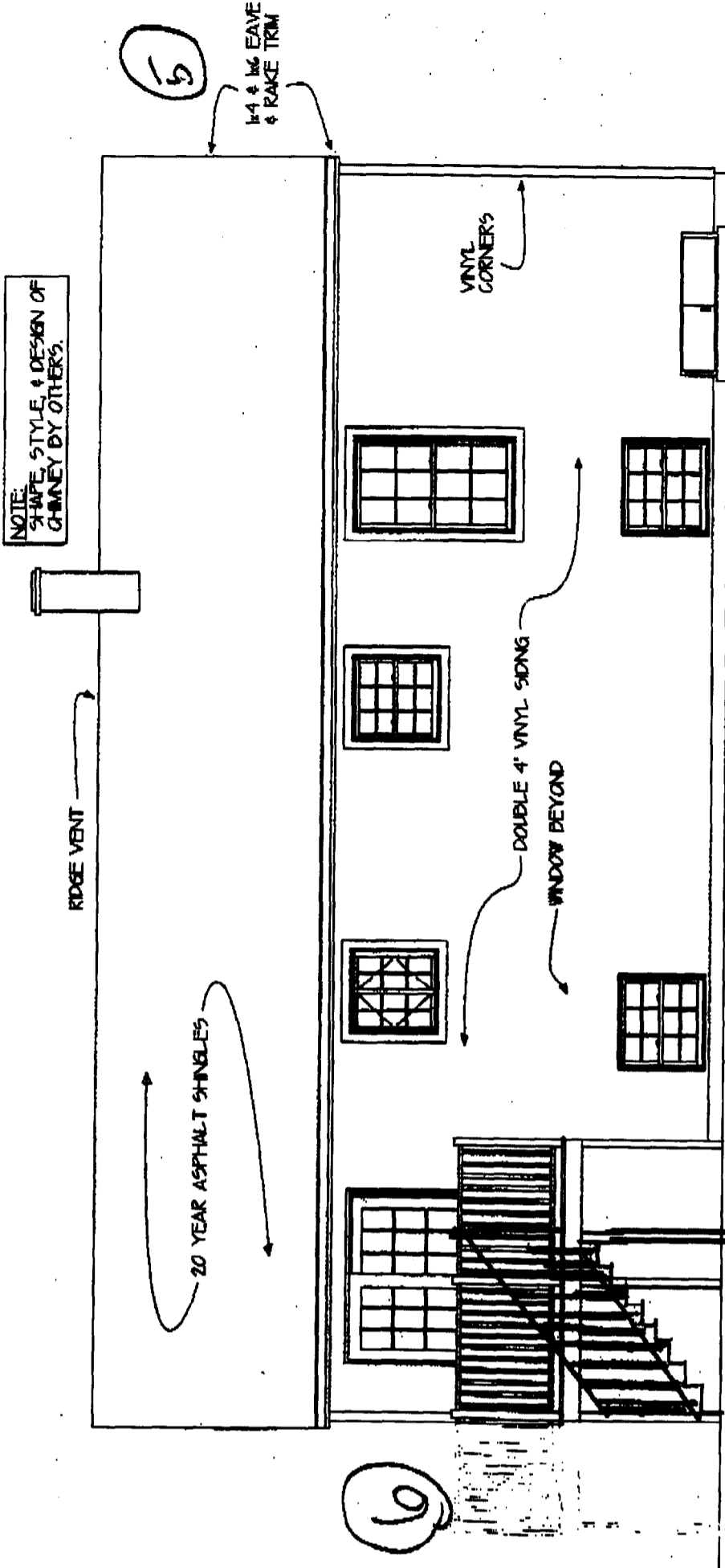
Perkins A. Russell
19 March 1991
Guthrie, ME 04202-1823



HOUSE SECTION

NOV. 18 '03 (WED) 09:25 COMMUNICATION No:14 PAGE 4

Patrick A. Russell
18 Mill Pond Hill Rd.
Gorham, ME 04038-1833



NOTE:
SHAPE, STYLE, & DESIGN OF
CHIMNEY BY OTHERS.

5

1/4\"/>

VINYL
CORNERS

DOUBLE 4\"/>

20 YEAR ASPHALT SHINGLES

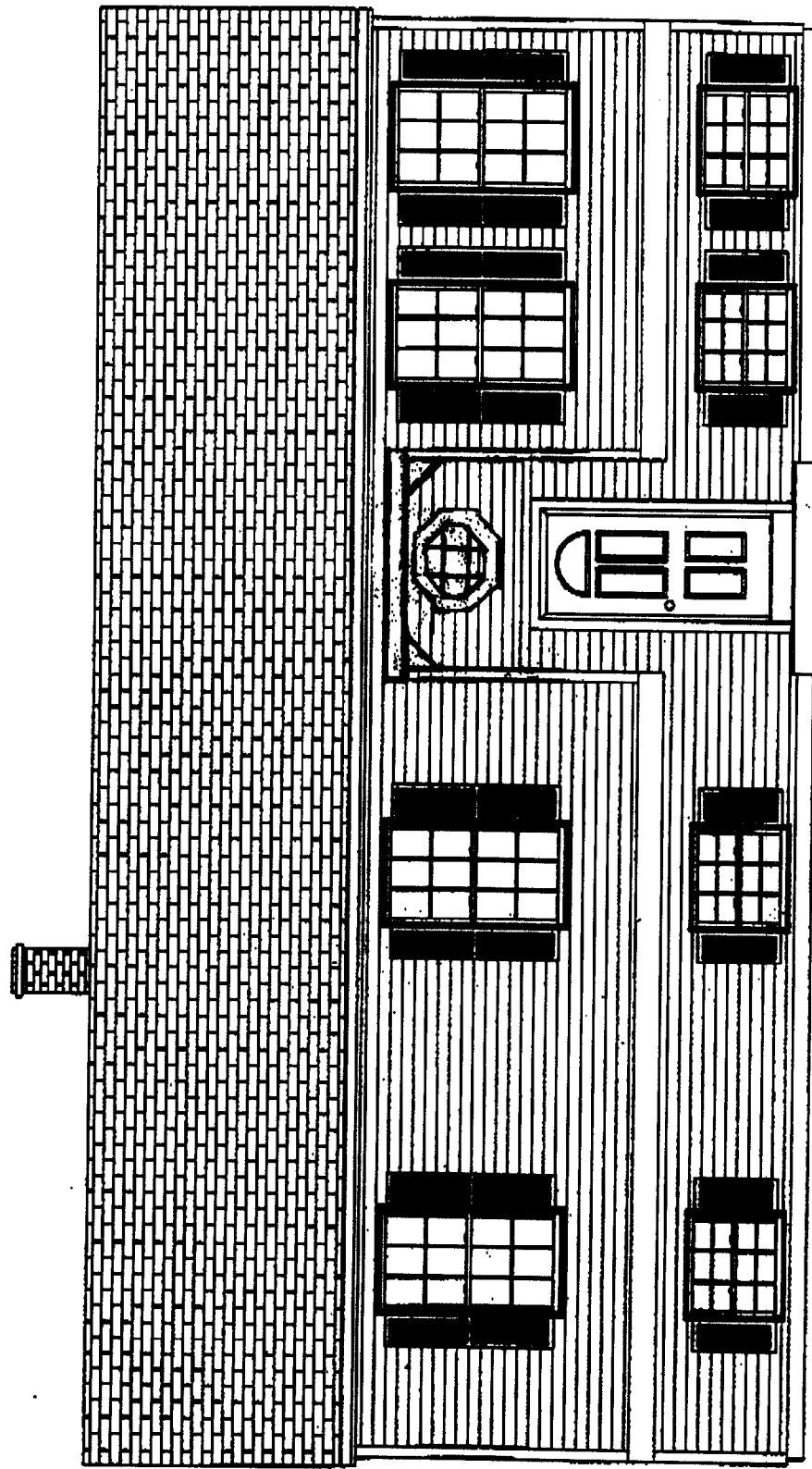
RIDGE VENT

REAR ELEVATION

NOTE:
DECK TO CONSIST OF
2x6 JOISTS, 4x4 POSTS,
2x4 RAILS, 5/4 DECKING, &
2x2 BALUSTERS, ALL P.T.

6

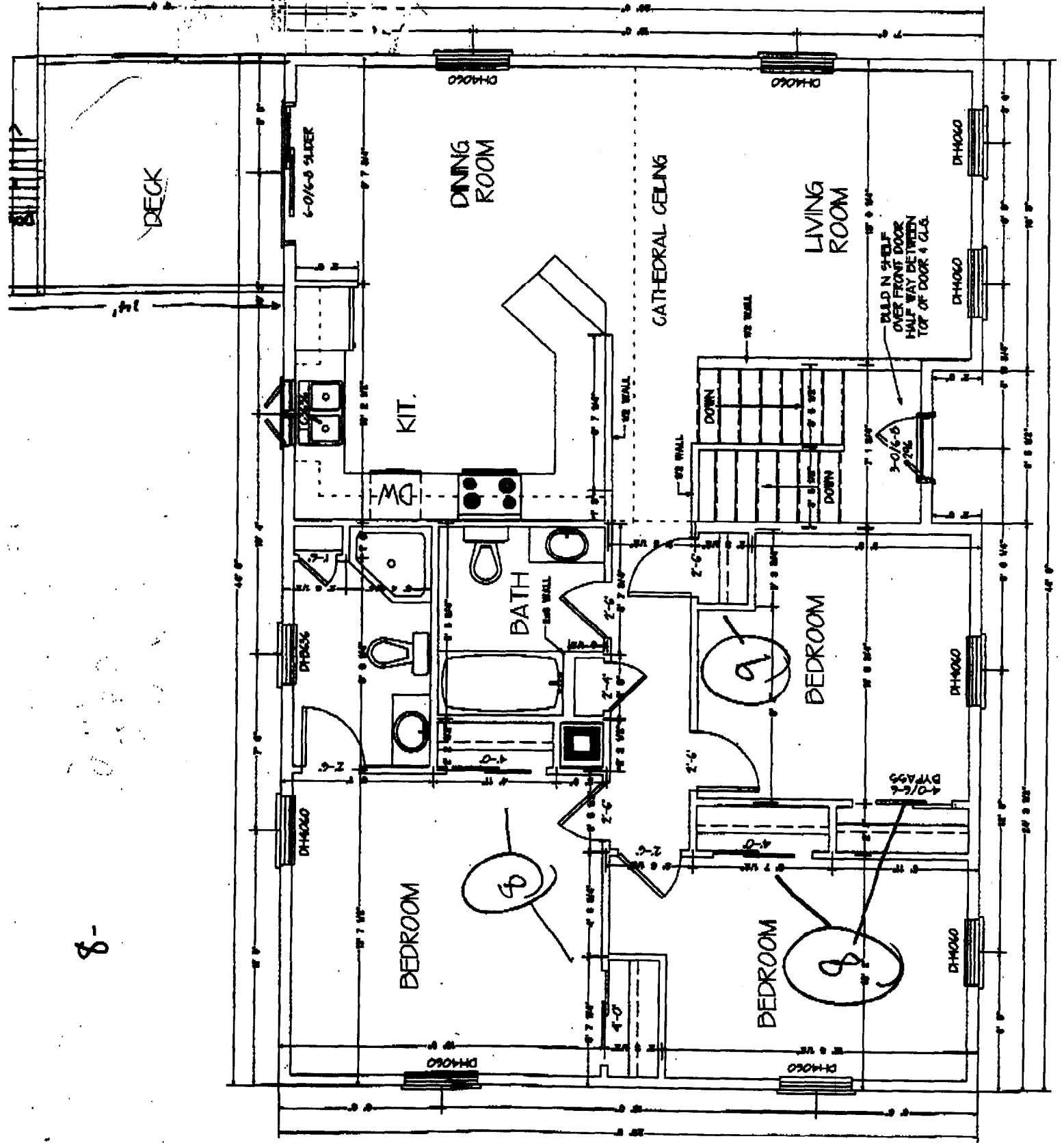
Patrick A. Russell
18 Mitchell Hill Rd.
Garham, ME 04038-1888



May Not Be drawn
to Scale. FRAMER will
build this to Code.

7

Patricia A. Russell
18 Mitchell Hill Rd.
Gorham, ME 04038-1933



8-

EIPGT EI QAD DI ANI

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1238	Date Applied For: 10/10/2003	CBL: 409 E030001
------------------------------	--	----------------------------

Location of Construction: 15 Daggett St	Owner Name: Deforte Andrew	Owner Address: 11 Daggett St	Phone:
Business Name: n/a	Contractor Name: TLC Homes, Inc.	Contractor Address: 19 Mitchell Hill Rd. Gorham	Phone: (207) 653-5166
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	

Proposed Use: New Single Family / Build 28' x 44' Split foyer.	Proposed Project Description: Build New 28' x 44' Split Foyer.
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/10/2003

Note: 11/07/03 spoke with Patricial Russell who is the potential purchaser of this home. Several problems: (a) The site plan does not meet the current deed description - using a deed description from 16 years ago. (b) the site plan does not match the building plans - no rear deck and stairs, nor rear bulkhead shown on the site plan - the rear deck and stairs would not meet the required 25' rear setback. (c) No parking is shown. Requires 2 - 9'x19' parking spaces beyond the 25' front yard and no closer than 5' to the side yard. I will also call the surveyor. Will wait for revised plans
11/10/03 received revised plans

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of revised plans submitted on 11/10/03. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:** **Ok to Issue:**

SPEC SHEET FOR TLC HOMES

DAGGETT STREET

PORTLAND, ME

Registry of Deeds Page 15367-Book 227

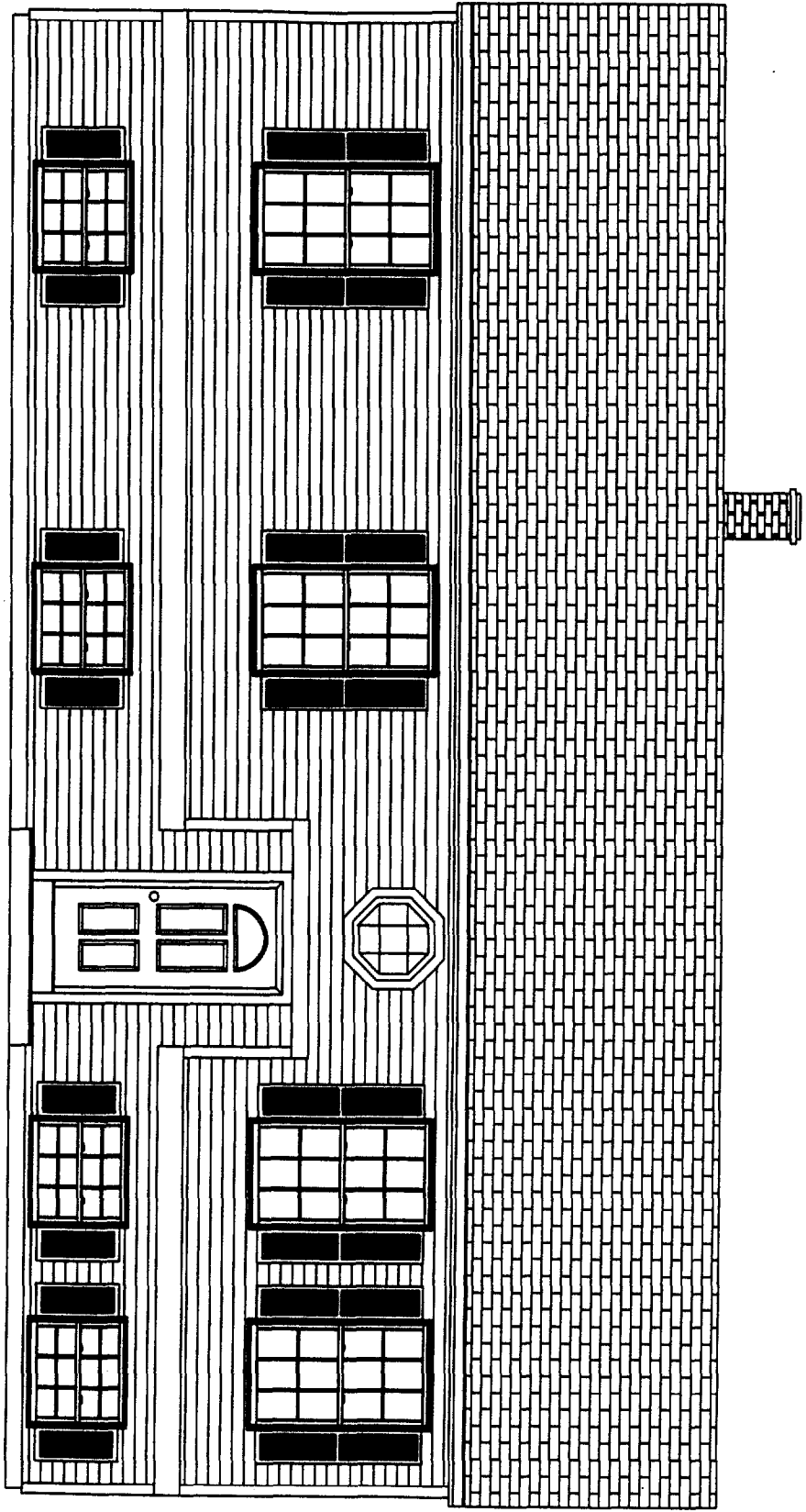
Lot #'s 145, 146, 147

Building a 28' X 44' Split Foyer

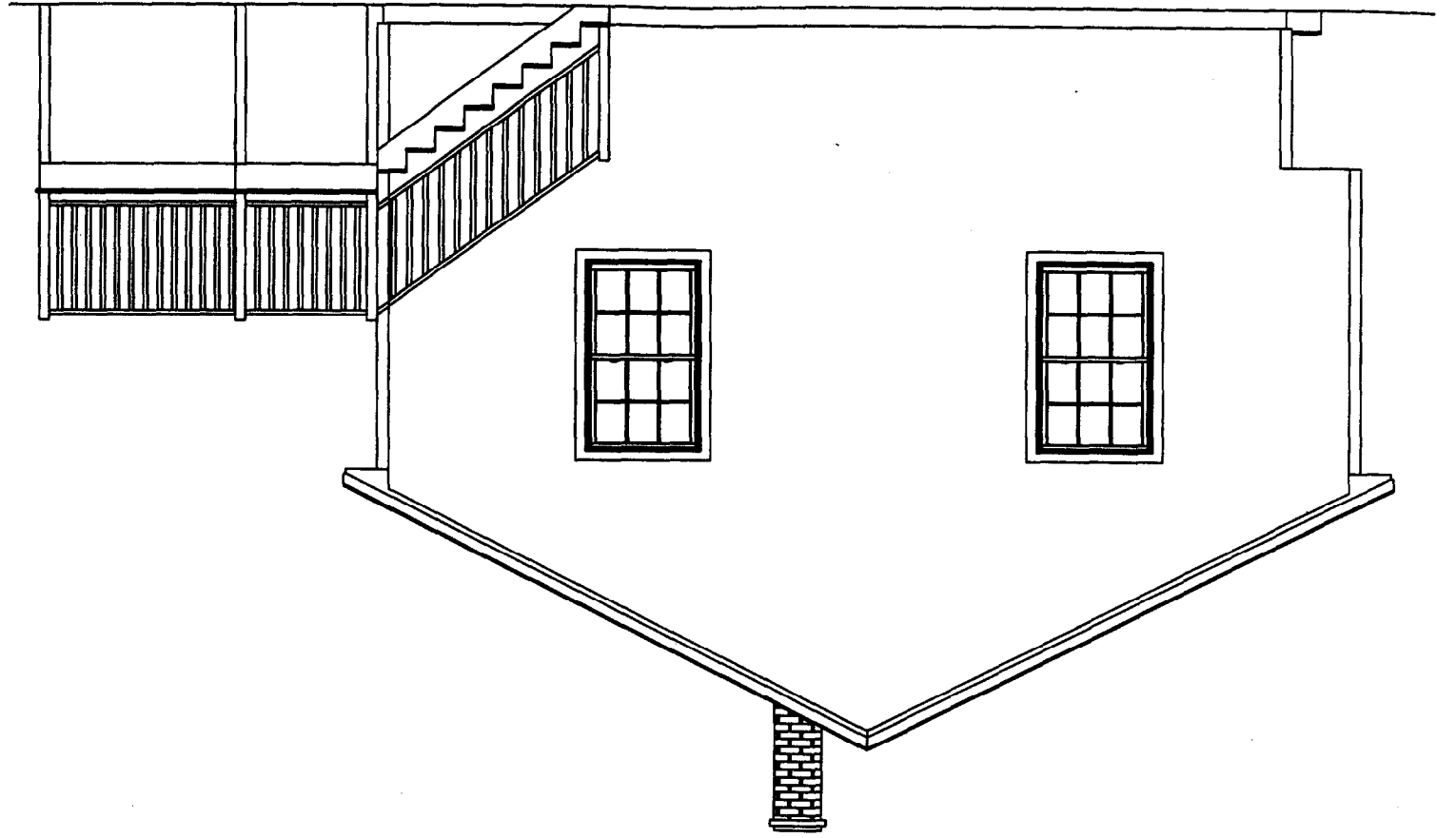
Page 1 of 2

1. **Water and Sewer:** Will be tied into Public Utilities
 2. **Earthwork:** All earthwork necessary to site house to proper grades, Drainage into city drainage system.
 3. **Foundation:** Per plan, the house will have 8" thick x 7'6" full basement walls on 16" x 8" footer.
 4. **Damp proofing:** All below grade basement area with asphalt foundation coating.
 5. **Drainage:** All under slab areas of basement to have 6-8" ¾" crushed stone; 4" perforated footing drains laid both inside and outside footings to positive outfall.
 6. **Slabs:** 4" concrete over ¾" stone or compacted gravel.
 7. **Framing Material:** All kiln dried spruce standard grade lumber, sizes per plan as required. Floors will be Clear Span 16" TGI's 16" OC. Exterior walls of house 2" x 6", interior walls 2" x 4". Roof will be trusses, 24" OC, with cathedral ceilings in the Living Room, Kitchen area.
 8. **Sheathing:** Exterior walls 1/2" OSB, Roofs 5/8" Plywood or Advantec, Subfloor ¾" T & G advantec.
 9. **Siding:** Exterior will be vinyl siding, with shutters, color to be determined.
 10. **Roofing:** Bituthene Ice & water seal, with Asphalt and fiberglass shingles.
 11. **Windows:** Sizes per plan. Hancock classic, double hung style, low E, tilt wash, between glass grilles, and full screens. vinyl exterior, with vinyl interior and a Hancock Classic casement window over the kitchen sink.
 12. **Exterior Doors:** Fiberglass front door, Hancock classic slider in the kitchen area.
 13. **Insulation:** All fiberglass type, Exterior walls R19U, with poly 4mil wall vapor barrier, Attic ceilings, R38K, , Soffit/attic venting Polyvent24" P2.
-

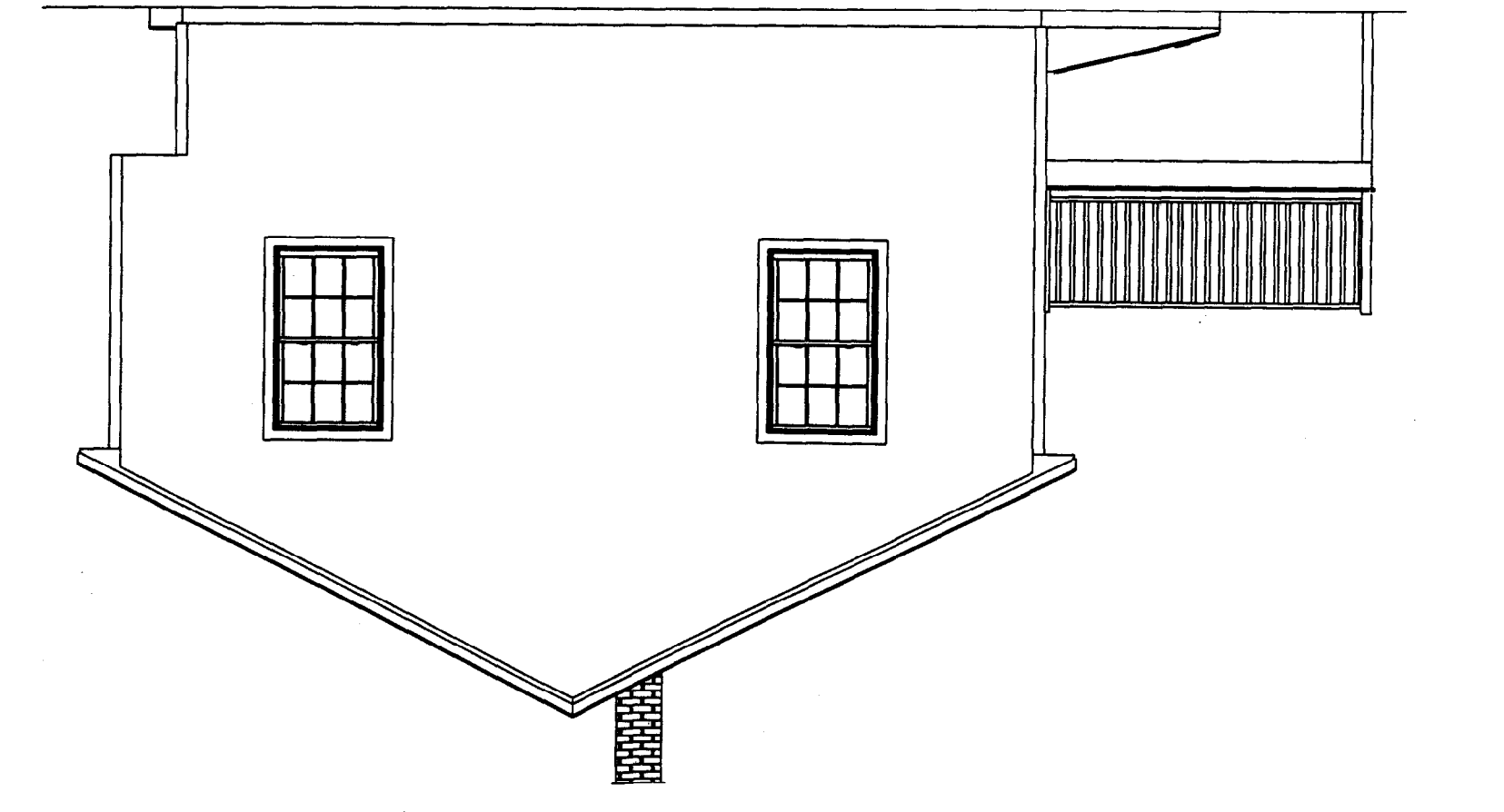
14. **Electrical:** 100 AMP service, outlets to code, lighting and switching as necessary, all exterior doors will be wired with a light fixture. All rooms will have a light fixture pre-wired or switched outlet. All closets will have a light. Two outside outlets will be installed. Bathrooms will have fans. Telephone and Cable TV jacks in bedrooms and living room.
 15. **Plumbing:** For 2 baths and kitchen per plan and to code. Fixtures and faucets to be supplied by plumber.
 16. **Heat:** Oil fired forced hot water baseboard with 2 zones and 2 thermostats. To be supplied by plumber.
 17. **Drywall:** ½" drywall on all interior walls and ceilings.
 18. **Interior Trim:** Six panel hollow core molded masonite door on all walk throughs. Bifold or sliding closet doors are hollow core masonite. Door and window trim is 2 ½" colonial casing, Baseboard is 3 ½" base/winter WP712.
 19. **Painting: Interior:** Ceilings will be textured white. Walls one coat primer, 1 coat semi-gloss, colors to be determined. Doors and trim painted semi gloss.
 20. **Cabinets, countertops & Vanities:** Allowance of \$5500.00 for kitchen and bath cabinets.
 21. **Shelving and Mirrors:** Each bathroom vanity will have a mirror with lighting above. Closets will have shelves and or clothes hanger rods.
 22. **Flooring:** Bedrooms, Living Room and hallway will be carpeted. Kitchen and bathrooms will be vinyl flooring. If there is a buyer before this step, the buyer will be given an allowance.
 23. **Misc. Hardware:** Towel bars, toilet paper holders etc. will be supplied and installed.
 24. **Appliances:** Refrigerator, dishwasher, kitchen stove to be provided.
 25. **Landscaping:** All disturbed areas, loamed, raked and seeded.
 26. **Cleaning:** The home will be completely cleaned and in a move-in condition.
-

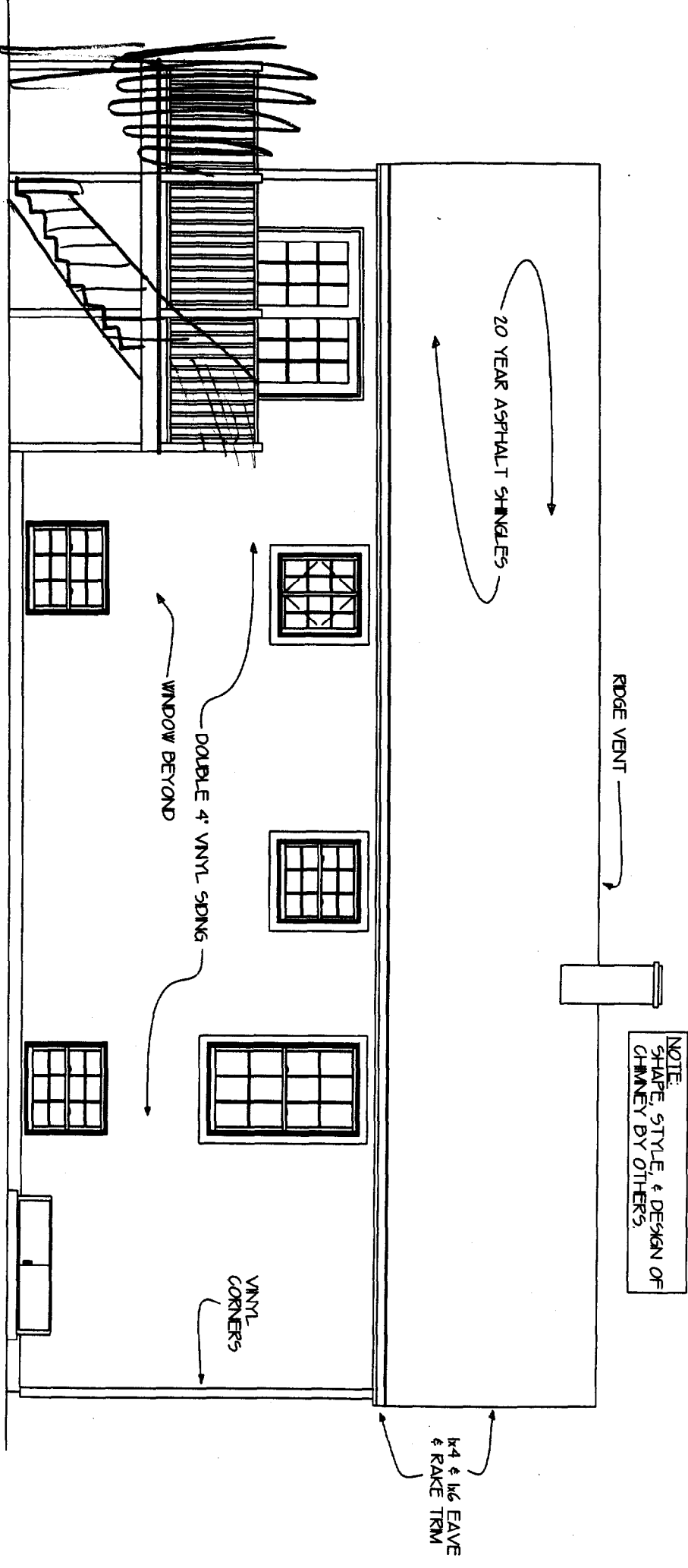


RIGHT ELEVATION



LEFT ELEVATION





NOTE:
SHAPE, STYLE, & DESIGN OF
CHIMNEY BY OTHERS.

20 YEAR ASPHALT SHINGLES

RIDGE VENT

DOUBLE 4\"/>

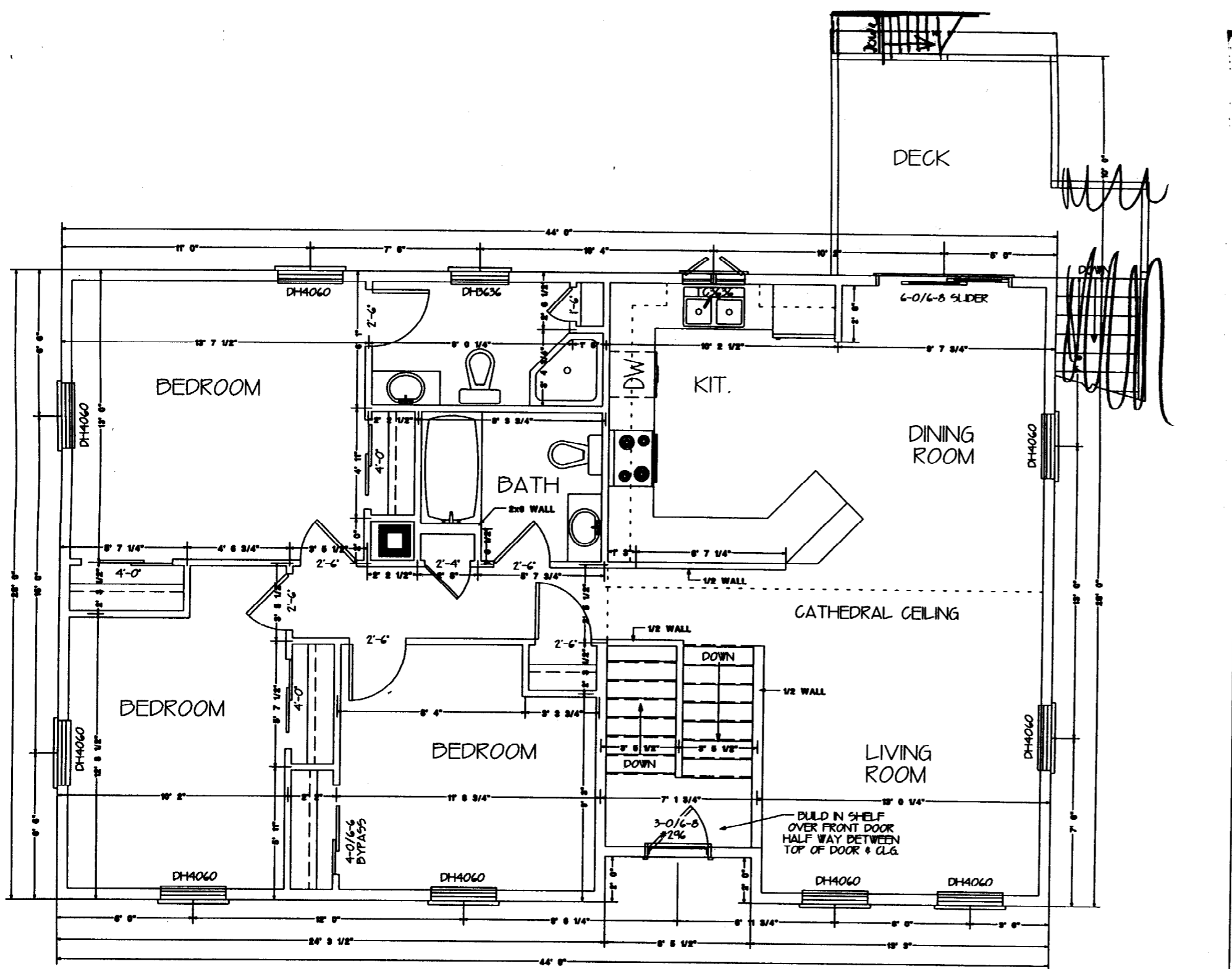
VINYL
CORNERS

1x4 & 1x6 EAVE
& RAKE TRIM

NOTE:
DECK TO CONSIST OF
2x6 JOISTS, 4x4 POSTS,
2x4 RAILS, 5/4 DECKING, &
2x2 BALUSTERS, ALL P.T.

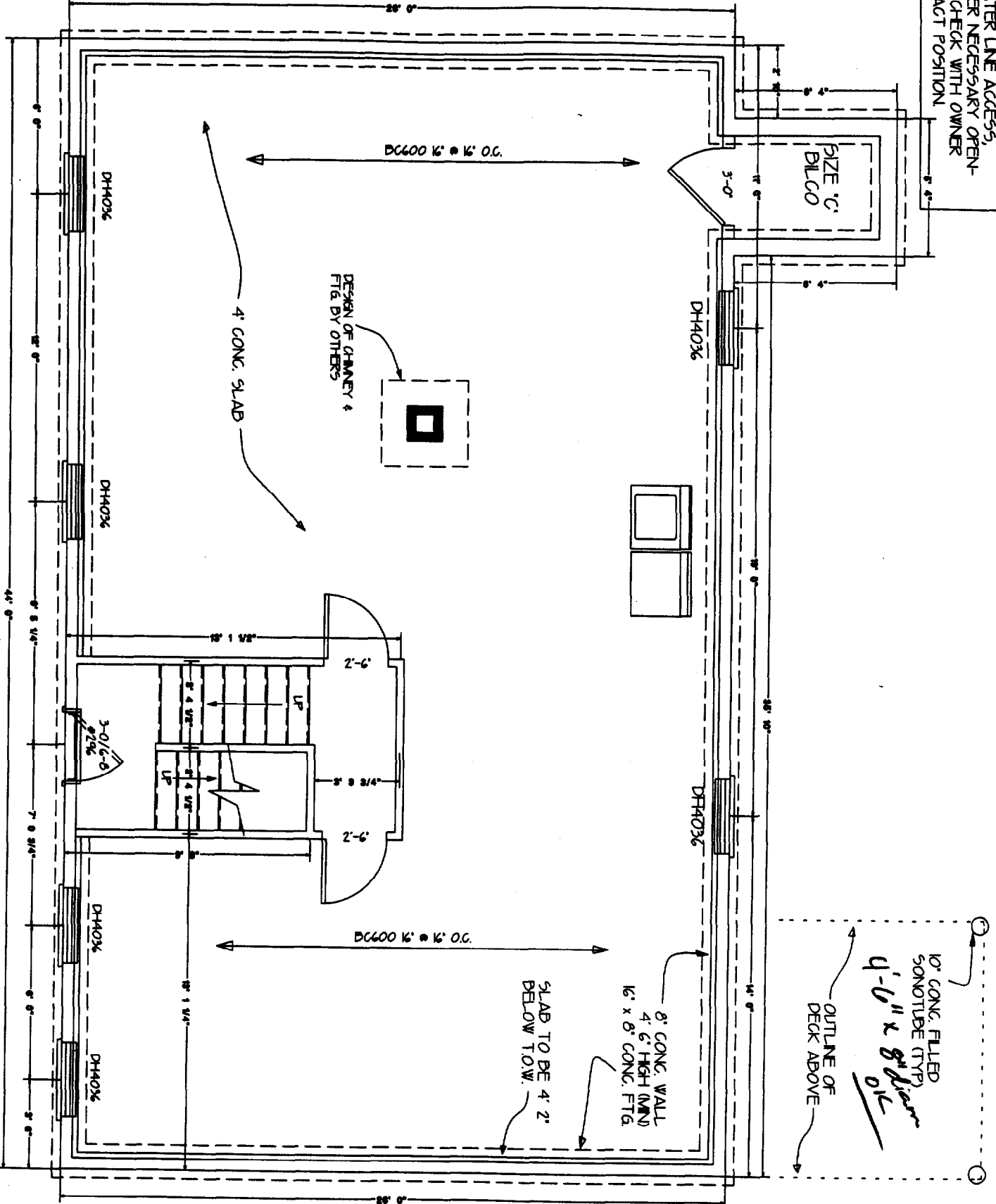
10' span
deck

REAR ELEVATION

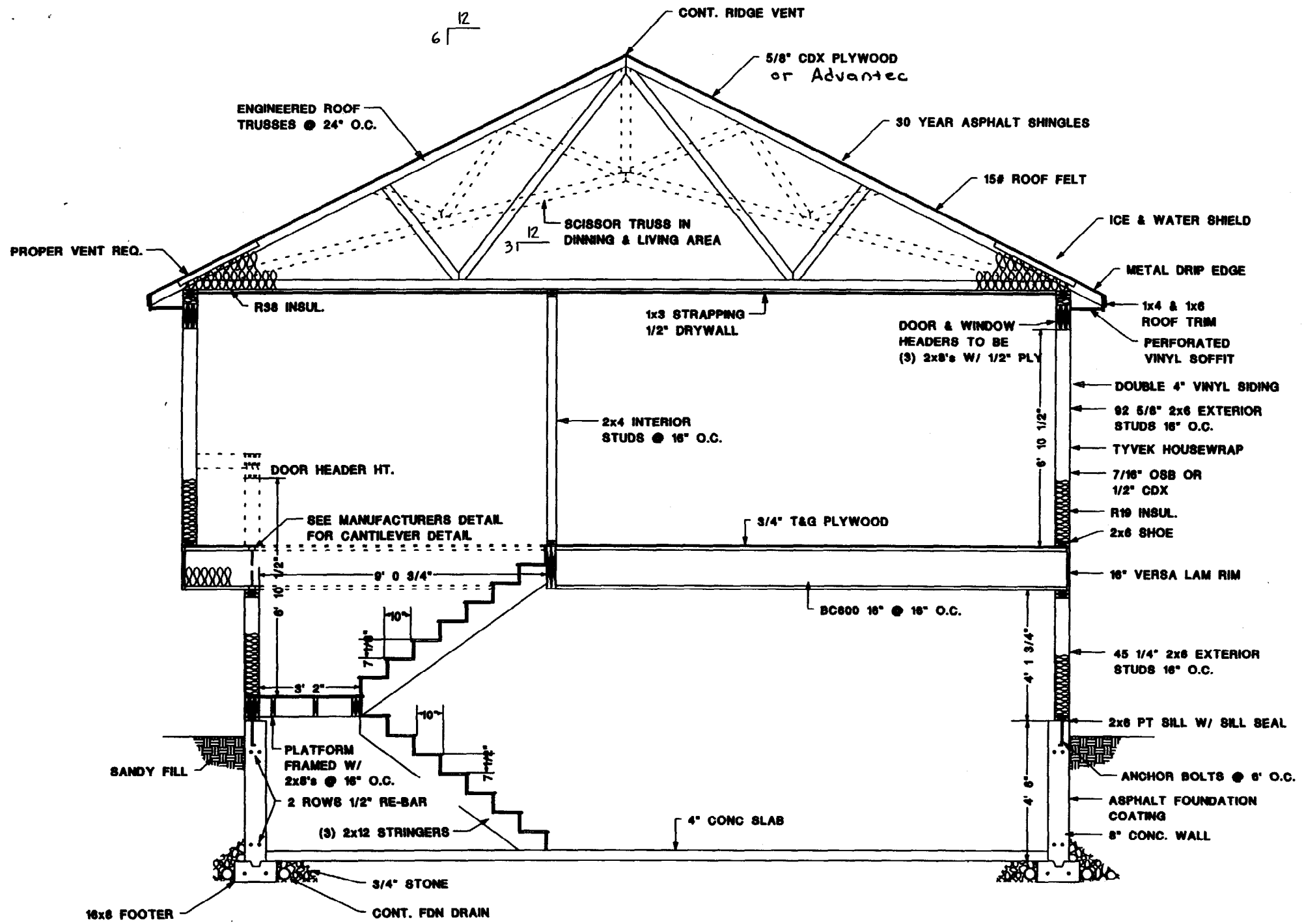


FIRST FLOOR PLAN

IS RESPONSIBLE FOR SIZE
 FININGS IN FOUNDATION WALL
 WINDOWS, WATER LINE ACCESS,
 ANY OTHER NECESSARY OPEN-
 MASON TO CHECK WITH OWNER
 MARK EXACT POSITION



BASEMENT PLAN



HOUSE SECTION



CITY OF PORTLAND

November 7, 2003

Mr. Andrew Deforte
11 Daggett Street
Portland, ME 04103

Dear Mr. Deforte:

RE: Application for Single Family, 15 Daggett Street
(CBL#409F004) (ID#2003-0208)

Thank you for your application for 15 Daggett Street. Upon review, the City has the following comments:

1. Because Daggett Street is a dedicated, unaccepted street, additional information/submittals will be required in order to meet the requirements under section 14-403(A),(a,b) of the ordinance (Attached).
2. Please show all utility connections on the site plan.
3. Please show the installation of two street trees on the site plan as required by ordinance.
4. Please add erosion control to the site plan, especially along the rear property line.
5. The driveway needs to be, at a minimum, 5 feet from the side boundary line, and 2 spaces outside of the front setback, per zoning requirements.

Please feel free to call me at 874-8632 if you have any questions or comments.

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager
Marge Schmuckal, Zoning Administrator

O:\PLAN\DRC\daggett15review.doc - 1 -

Sec. 14-401. Generally.

The requirements of this article shall be subject to the use regulations and exceptions of this division.
(Code 1968, § 602.18)

Sec. 14-402. Relationship of buildings to lots.

Every building hereafter erected shall be located on a lot as defined in section 14-47.
(Code 1968, § 602.18.A)

*

~~_____~~

(a) In general. No building intended for use as a habitation shall be erected on a lot which has its only street frontage on a street less than thirty-five (35) feet wide. No building shall be erected on a lot, except on the islands in Casco Bay, which does not abut a street meeting the minimum requirements for street improvements set forth in this section. For purposes of this section, street shall be as defined in section 14-47, except that a dedicated street which may no longer be accepted due to lapse of time and an accepted street which may have been discontinued by abandonment shall also be deemed to be streets, provided that an applicant for a building permit respecting any lot abutting such street shall, without compensation or claim for damages, and at his own cost and expense, first submit to the building authority (a) a deed from the owner of such lot conveying to the city all his right, title and interest in and to such street or any portion thereof; and (b) an agreement by such owner forever releasing the city from any and all claims for damages for the laying out and taking of such street and indemnifying the city against any and all other such claims, both such instruments to be executed and in recordable form acceptable to the corporation counsel and to encumber and run with the land. *

(b) *Minimum requirements for street improvements on unimproved and improved but unpaved streets.* For a lot abutting any portion of a street which is unimproved or improved but not permanently paved, that portion which abuts the lot, and any like portion between such portion and the nearest permanently paved street or portion which is the principal access to such lot, shall be improved, including sewers, storm drains, pavements, curbs and,

00030008

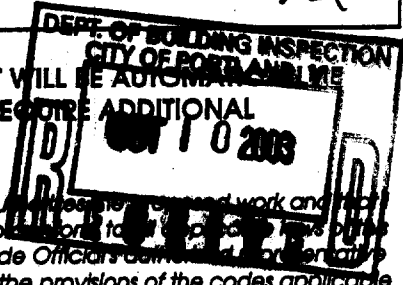
031038

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 #30¹⁵ DAGGETT ST. PORTLAND 04103</u>		
Total Square Footage of Proposed Structure <u>1232 SQUARE FEET</u>	Square Footage of Lot <u>7,500 SQUARE FEET</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>409</u> Block# <u>E</u> Lot# <u>30</u>	Owner: <u>PATRICIA + GEORGE RUSSELL</u> <u>TLC HOMES, INC</u>	Telephone: <u>839-6714</u> <u>Cell 653-5166</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>PATRICIA RUSSELL</u> <u>19 MITCHELL HILL RD.</u> <u>GORHAM, ME 04038 839-6714</u>	Cost Of Work: <u>\$115,000</u> Fee: <u>\$316 Fee</u>
Current use: <u>VACANT</u>	1,056.00	
If the location is currently vacant, what was prior use: <u>NONE</u>	Set fee 300.00	
Approximately how long has it been vacant: <u>ALWAYS</u>	Lump 75.00	
Proposed use: <u>SINGLE FAMILY HOME</u>	1,431.00	
Project description: <u>A 28' X 44' SPLIT FOYER. 3 BR 2 BA</u> <u>LIVING ROOM, KITCHEN/DINING AREA</u>		
Contractor's name, address & telephone: <u>TLC HOMES, INC</u> <u>19 MITCHELL HILL RD. GORHAM, ME 04038</u>		
Who should we contact when the permit is ready: <u>PATRICIA RUSSELL - CELL 653-5166</u>		
Mailing address: <u>19 MITCHELL HILL RD.</u> <u>GORHAM, ME 04038</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>653-5166 XL</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 authorized me to make this application as his/her authorized agent. I agree to pay for all expenses incurred by the City of Portland in the processing of this permit. In addition, if a permit for work described in this application is issued, I certify that the Code Officers authorized by the City of Portland 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: <u>Patricia A. Russell</u>	Date:
--	-------

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: TLC Homes
Address: 15 Daggett St

Date: 11/5/03
C-B-I: 409-E030

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New permit # 03-1238

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - to construct New 28' x 44' single family NO GARAGE

Sevage Disposal - City

Lot Street Frontage - 50' min req - 75' shown

Front Yard - 25' min req - 30' revised

Rear Yard - 25' min req - ~~only 21' of deck were shown~~ 25' per revised plans

Side Yard - 14' min - 15' shown on both sides can reduce min req to no less than 9' (10' shown) if 4ft added to inside of min

Projections - ~~per 11/10/03 plans~~ rear deck 10x14 - rear revised Deck received 11/10/03

Width of Lot - 75' min - 75' shown - ~~cannot dead show~~

Height - 35' MAX - 18' scaled

Lot Area - 6,500^{sq} min - 7500^{sq} shown

Lot Coverage/ Impervious Surface - 25% MAX 1875ft^2

Area per Family - 6,500^{sq}

Off-street Parking - 2 parking spaces required - none shown beyond required front yard setback - ALSO required to be 5' from the side yard line
revised plans received 11/10/03 show 3 2 pkgs spaces - 5 feet from side

Loading Bays - N/A

Site Plan - minor/minor #2003-0208

Shoreland Zoning/ Stream Protection -

Flood Plains - New deck required 11/10/03 panel 7 - zone X
old deck 10x10 → 3.25 x 7.25
→ NO Deck & steps shown on plot plan
→ NO rear bullhead shown on plot plan 5.33 x 8.33

28x44 = 1232^{sq}
10x10 = 100
3.25 x 7.25 = 4000
5.33 x 8.33 = 3840
1405^{sq}

PURCHASE AND SALE AGREEMENT

SEPT. 24 2003

SEPT 24 2003 Effective Date
Effective Date is defined in Paragraph 24 of this Agreement.

1. PARTIES: This Agreement is made between PATRICIA + GEORGE RUSSELL, TLC HOMES, INC. (hereinafter called "Buyer") of 19 MITCHELL HILL RD. GORHAM, ME 04038 and ANDREW DEFORTE (hereinafter called "Seller") of 11 DAGGETT ST. PORTLAND, ME 04103

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all part of [] the premises situated in municipality of PORTLAND County of CUMBERLAND State of Maine, located at 11 DAGGETT ST and described in deed(s) recorded at said County's Registry of Deeds Book(s) 12 Page(s) 103. If "part of" see Other Conditions (paragraph 26) for explanation.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances and electrical fixtures are included with the sale except for the following: NA

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: NA

4. PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost, in "as is" condition with no warranties: NA
Seller represents that such items shall be operational at the time of closing, except:

5. CONSIDERATION: For such Deed and conveyance Buyer is to pay the sum of PRICE \$ 70,000.00 PAR OFF
of which DEPOSITS 1,000.00
is included herewith as an earnest money deposit, and an additional amount of DEPOSIT \$
will be paid by (date): The balance due amount of ... BALANCE DUE \$ 69,000
is to be paid by certified or bank check, upon delivery of the Deed.

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

6. EARNEST MONEY/ACCEPTANCE: ANDREW DEFORTE ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until (date) AM/PM; and, in the event of Seller's 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.

7. 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 OCT 31, 2003 (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 by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

8. DEED: The property shall be conveyed by a WARRANTY 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.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. 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.

PAR
OPR

AVD

10. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE: Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises as is together with an assignment of the insurance proceeds relating thereto.

11. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) PROPERTY TAXES. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. Fuel in tank (shall shall not) be paid by Buyer (cash price as of date of closing). 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.

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

13. INSPECTIONS: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Agent makes no warranties regarding the condition, permitted use or value of Sellers' real or personal property. This Agreement is subject to the following inspections, with results being satisfactory to Buyer:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	___	___	Within _____ days	j. Other Air Tests	___	___	Within _____ days
b. Environmental Scan	___	___	Within _____ days	k. Mold	___	___	Within _____ days
c. Sewage Disposal	___	___	Within _____ days	l. Lead Paint	___	___	Within _____ days
d. Water Quality	___	___	Within _____ days	m. Pests	___	___	Within _____ days
e. Water Quantity	___	___	Within _____ days	n. Pool	___	___	Within _____ days
f. Radon Water Quality	___	___	Within _____ days	o. Zoning	___	___	Within _____ days
g. Other Water Tests	___	___	Within _____ days	p. Code Conformance	___	___	Within _____ days
h. Radon Air Quality	___	___	Within _____ days	q. Other	___	___	Within _____ days
i. Asbestos Air Quality	___	___	Within _____ days				

All inspections will be done by inspectors chosen 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.

14. HOME SERVICE CONTRACTS: At closing, the property will will not be covered by a Home Warranty Insurance Program to be paid by Seller Buyer at a price of \$ NA.

15. FINANCING: This Agreement is subject to Buyer obtaining an approved CONVENTIONAL mortgage of 90 % of the purchase price, at an interest rate not to exceed 7.5 % and amortized over a period of 30 years.

- a. Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification of information, is qualified for the loan requested within 10 days from the Effective Date of the Agreement.
- b. Buyer to provide Seller with mortgage commitment letter from lender showing that Buyer has secured the loan commitment within 10 days of the Effective Date of the Agreement.
- c. If either of these conditions is not met within said time periods, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
- d. After (a) and (b) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed with the financing. Any failure by Buyer to notify Seller within 48 hours of receipt by Buyer of notice from the lender shall be a default under this Agreement.
- e. Buyer agrees to pay no more than _____ points. Seller agrees to pay \$ 3,000.00 toward points and/or Buyer's closing costs.

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16. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following agency relationships:

_____ of _____ represents _____
Listing Agent Agency
_____ of _____ represents _____
Selling Agent Agency

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

17. MEDIATION: Any dispute or claim arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

18. DEFAULT: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

19. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

20. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

21. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

22. ADDENDA: Lead Paint - Yes No ; Other - Yes No Explain: NA

23. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property does does not contain a septic system within the Shoreland Zone and agrees to provide certification at closing indicating whether the system has/had not malfunctioned within 180 days prior to closing.

24. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to Buyer and Seller or to their agents. Agent is authorized to complete Effective Date on Page 1 of this Agreement. The use of "by (date)" or "within ___ days" shall refer to calendar days being counted from the Effective Date as noted on Page 1 of the Agreement, beginning with the first day after the Effective Date and ending at 5:00 p.m. Eastern Time on the last day counted.

25. CONFIDENTIALITY: Buyer and Seller understand that the terms of this Agreement are confidential but authorize the disclosure of the information herein to the agents, attorneys, lenders, appraisers, inspectors and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the parties and their agents to receive a copy of the entire closing statement.

26. OTHER CONDITIONS:

CONTINGENCIES - SEE SCHEDULE A
Buyer shall be allowed access onto the property with contractors, etc.

PAR
OFF

ADD

SCHEDULE A

This contract is contingent on the buyers selling property located at 6 Straw Rd. in Gorham ME. This property is currently under contract and scheduled to close on or before October 31, 2003

This contract is contingent on obtaining all building permits necessary, by the City of Portland, for the construction of a single family home on the property. Should this property not be buildable, Earnest deposit shall be returned to the buyer.

PAR
OPR
AVD

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.

Patricia A. Russell
BUYER 005-52-9324
SS# OR TAXPAYER ID#
Henry P. Russell
BUYER 005-46-9989
SS# OR TAXPAYER ID#

Buyer's Mailing address is 19 Mitchell Hill Rd. GORHAM, ME 04038

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. If the earnest money is forfeited by Buyer, it shall be distributed as follows:

Signed this 24th day of Sept. 03.
Richard Russell
SELLER 00748-3484
SS# OR TAXPAYER ID#

SELLER _____
SS# OR TAXPAYER ID# _____

Seller's Mailing address is _____

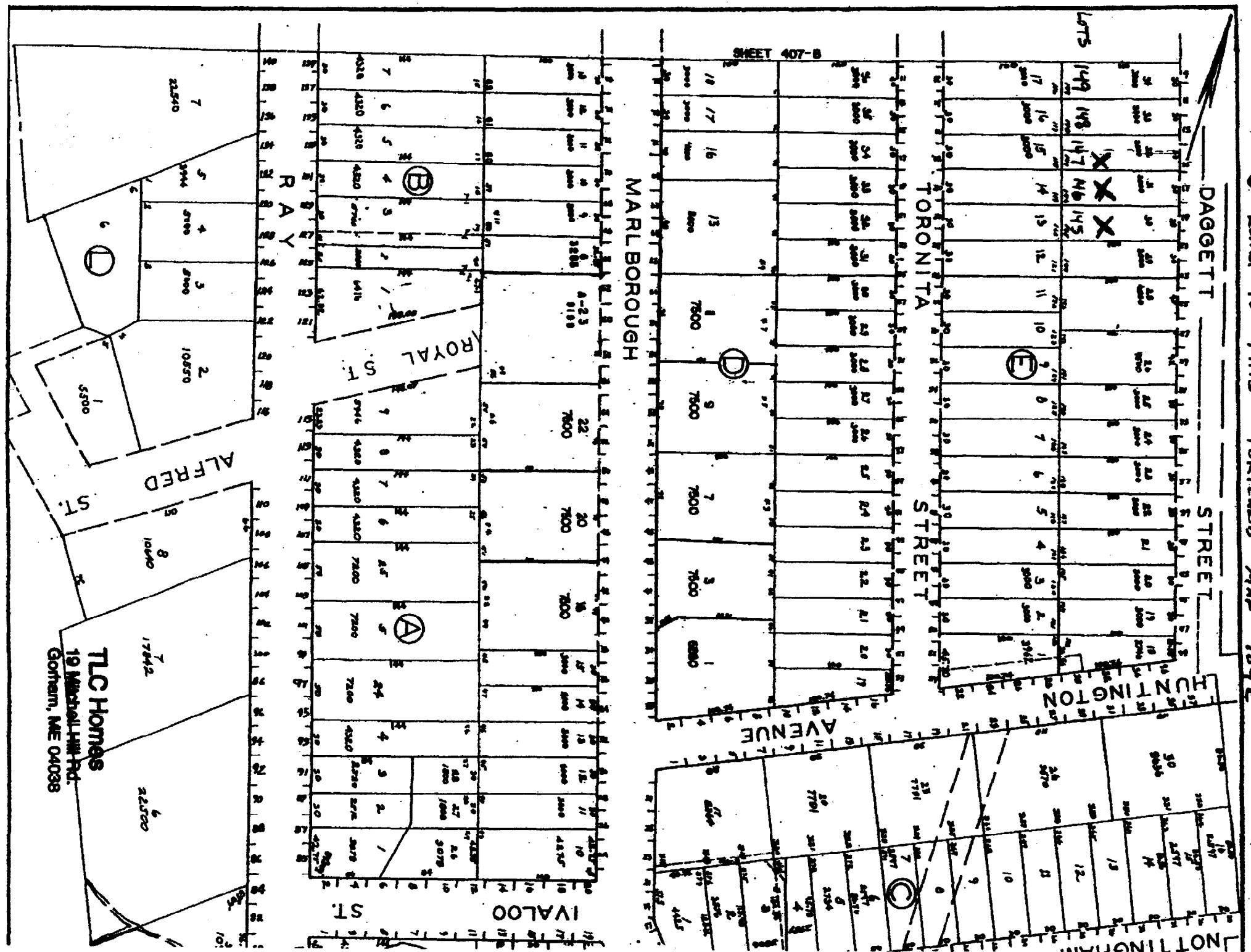
Offer reviewed and refused on _____
SELLER _____

SELLER _____

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

BUYER _____	DATE _____	SELLER _____	DATE _____
BUYER _____	DATE _____	SELLER _____	DATE _____

LAND IS THIS PORTLAND MAP 409E

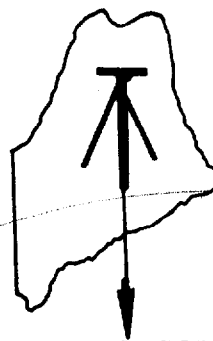


WAYNE

WOOD & co.

PROFESSIONAL LAND SURVEYOR
30 Wood Drive, Gray, Maine 04039

SURVEYING ENGINEER
Telephone (207) 657-3330
Fax (207) 657-3344



PROPERTY DESCRIPTION
for
Andrew DeForte
(Lot on Daggett Street, Portland)

A certain lot or parcel of land situated on the Westerly side of Daggett Street in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" capped rebar set in the ground on the Westerly side line of Daggett Street at the Northeasterly corner of land now or formerly of Roy L. and Pamela J. Hanna (7776/77) being the Northeasterly corner of Lot 144 as shown on the plan of "Ray Gardens" as recorded in the Cumberland County Registry of Deeds;

Thence S 72°00'49" W along land of the said Hanna and the Northerly side line of the said Lot 144 100.00 feet to a 5/8" capped rebar set in the ground on the Easterly side line of land now or formerly of James G. Towns (6806/225), being also the Southeasterly corner of Lot 120 as shown on the said plan;

Thence N 17°59'11" W along land of the said Towns, being Lots 120, 119 and 118 as shown on the said plan, 75.00 feet to a 5/8" capped rebar set in the ground;

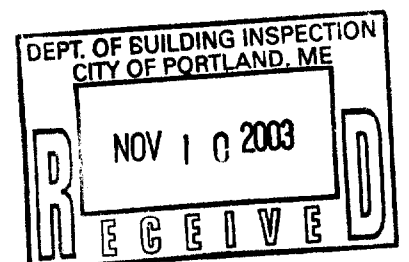
Thence N 72°00'49" E across Lot 147 as shown on the said plan and land of the Grantor 100.00 feet to a 5/8" capped rebar set in the ground on the said side line of Daggett Street;

Thence S 17°59'11" E along the said side line of Daggett Street 75.00 feet to the point of beginning. Containing 7500 square feet.

All bearings are referenced to Magnetic North.

Meaning and intending to convey a portion of the premises conveyed to this Grantor by deed recorded in the Cumberland County Registry of Deeds in book 15,367 page 227.

23093-1



EX 15367PG226

File No: 99258657

Exhibit A - Deed

A certain lot or parcel of land situated on Newburgh Street, in Portland, in the County of Cumberland and State of Maine, being lots one hundred forty-five (145), one hundred forty-six (146) and one hundred forty-seven (147), as shown on plan of lots at Ray Gardens, belonging to J. W. Wilbur, said plan being made by AL. Eliot, C.E. dated September 1, 1914, and recorded in the Cumberland County Registry of Deeds, Plan Book 12, Page 103. Said lots measure each thirty feet (30) in width, by one hundred (100) feet in depth, and contain each according to said Plan, three thousand (3000) square feet, more or less.

Together with the fee in so far as the said Corporation has the right to convey the same, of all the streets and ways shown on said Plan, in common with the owners of the other lots shown on said plan, and subject to the right of all the lot owners to make any customary use of said streets and ways.

The purpose of this deed is to release any and all interest that the City of Portland may have acquired through tax deeds recorded in the Cumberland County Registry of Deeds, Book 1230, Page 261, Book 1230, Page 263, Book 1230, page 303.

250

RECEIVED
RECORDED REGISTRY OF DEEDS
2000 MAR 15 AM 11:21
CUMBERLAND COUNTY
John B. Colburn

TLC Homes
19 Mitchell Hill Rd.
Gorham, ME 04038

1st

BK 7776PG0078

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Daggett Street, in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

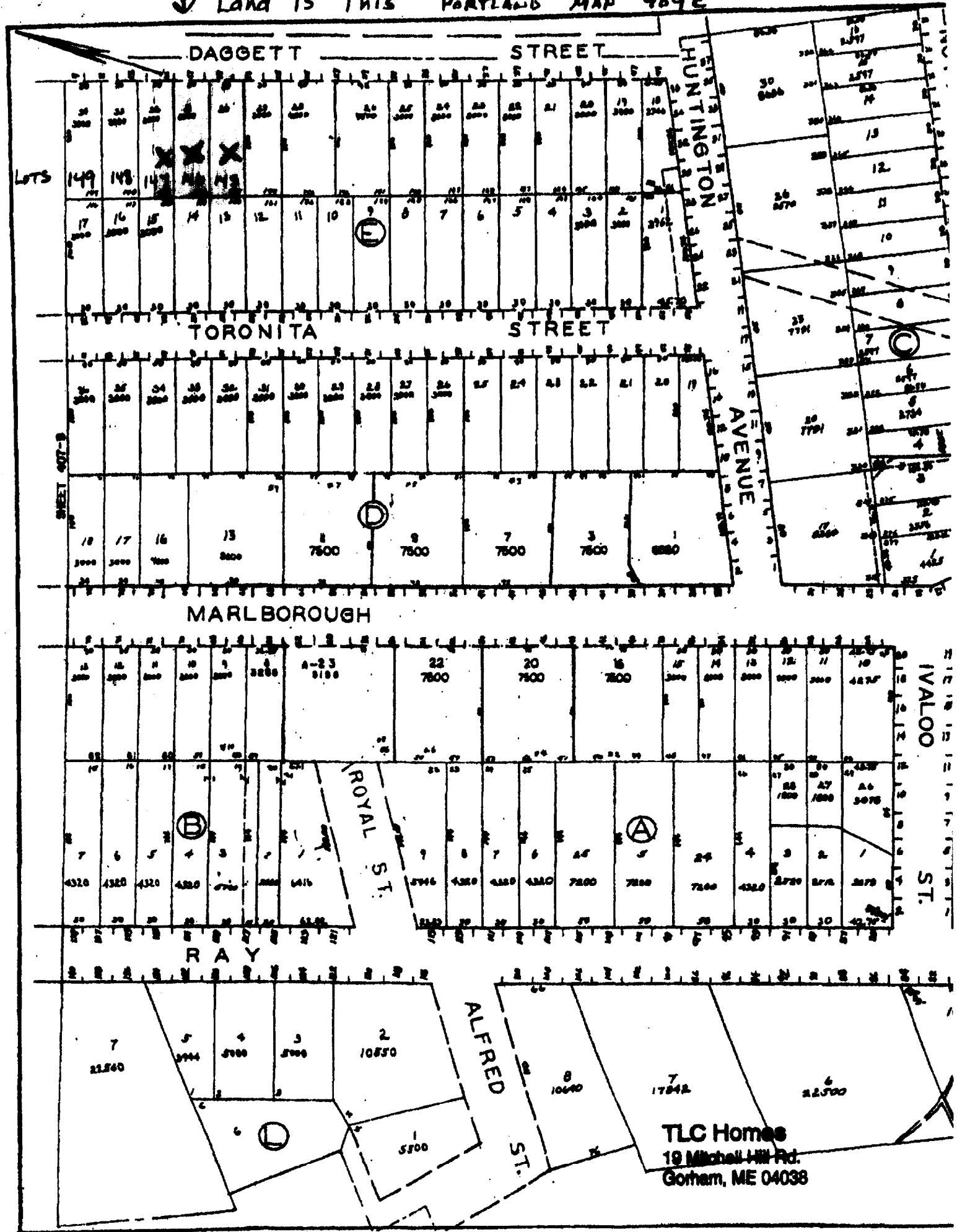
Beginning at an iron pipe set in the westerly sideline of said Daggett Street at a point 350.86 feet northwesterly from the intersection of said sideline of Daggett Street with the northerly sideline of Huntington Avenue, said point also being the northeasterly corner of Lot 144 as shown on the Plan of Ray Gardens as recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 103; thence S 17° 59' 11" E along Daggett Street 75.00 feet to an iron pipe set in the ground; thence S 72° 00' 49" W 100.00 feet to an iron pipe set in the ground; thence N 17° 59' 11" W 75.00 feet to an iron pipe set in the ground; thence N 72° 00' 49" E along the northerly side line of said Lot 144 to the point of beginning.

The above parcel includes Lots 144 and 143 and the northerly half of Lot 142 as shown on said Plan of Ray Gardens.

RECORDED
1987 MAY 19 PM 1:03
JAMES S. WILSON

TLC Homes
19 Mitchell Hill Rd.
Gorham, ME 04038

↓ Land is This PORTLAND MAP 409E



From: Marge Schmuckal
To: Jay Reynolds
Date: Fri, Nov 7, 2003 10:07 AM
Subject: 15 Daggett Street- new single family

Jay,

At our site plan meeting on Wed. you were going to e-mail me the status of the street in from of this new dwelling so I could e-mail you back whether section 14-403 applied to upgrading the street. I would like to "get rid" of this permit if I can. So if you could initial the e-mail as to the street condition (permanently paved, unpaved, etc.), that would be helpful.

Thanks,
Marge

CC: Sarah Hopkins

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

2003-0208

Application I. D. Number

10/10/2003

Application Date

15 Daggett St. Lot # 13

Project Name/Description

Deforte Andrew

Applicant

11 Daggett St, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

15 - 15 Daggett St, Portland, Maine

Address of Proposed Site

409 F004001

Assessor's Reference: Chart-Block-Lot

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

1232 Sq. Ft.

7,500 sf

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 10/14/2003

Insp 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 | |