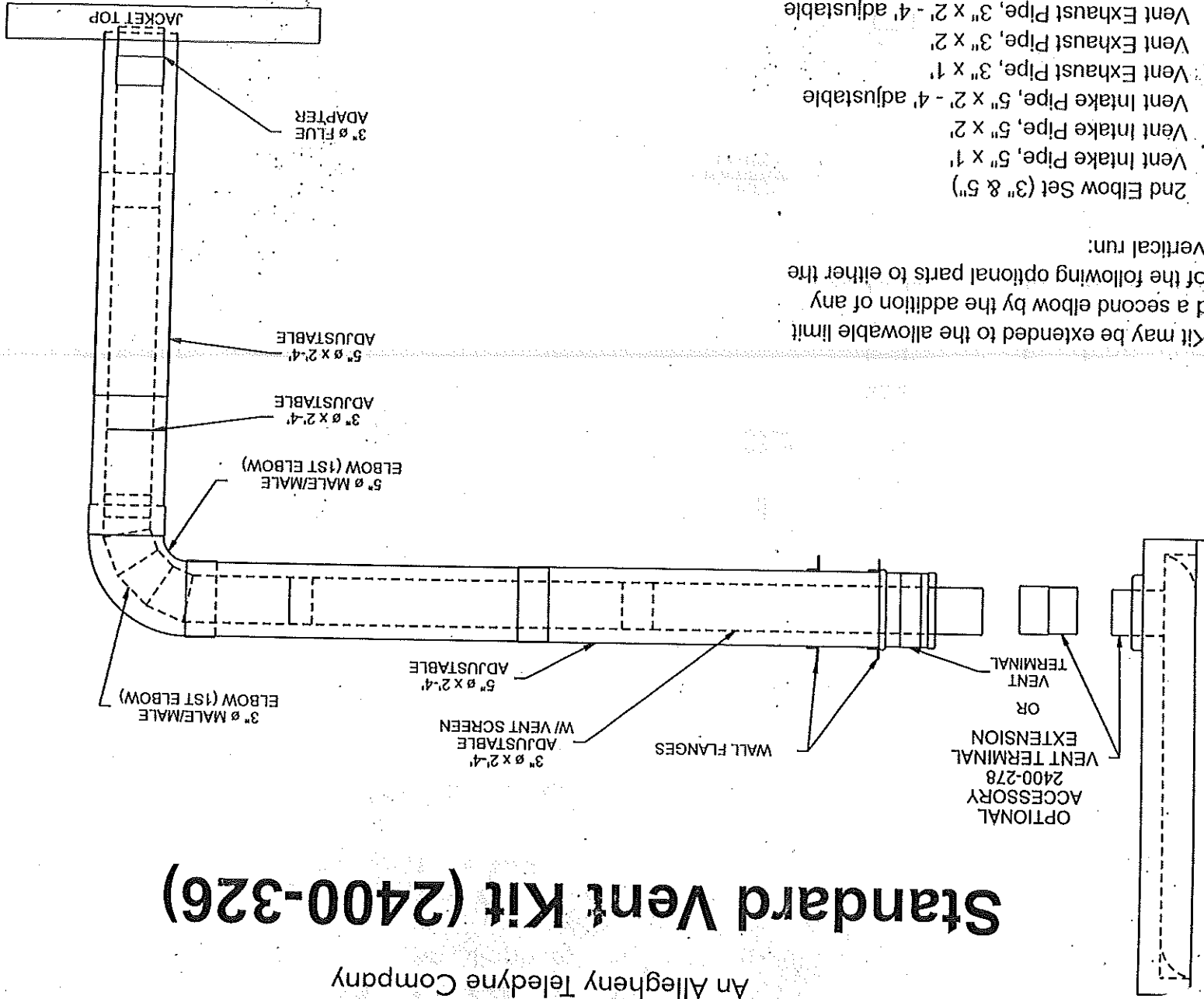




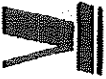
An Allegheny Teledyne Company

Standard Vent Kit (2400-326)



NOTE: This kit may be extended to the allowable limit of 12 feet and a second elbow by the addition of any combination of the following optional parts to either the horizontal or vertical run:

- 2400-330 2nd Elbow Set (3" & 5")
- 2400-332 Vent Intake Pipe, 5" x 1'
- 2400-334 Vent Intake Pipe, 5" x 2'
- 2400-336 Vent Intake Pipe, 5" x 2' - 4' adjustable
- 2400-338 Vent Exhaust Pipe, 3" x 1'
- 2400-340 Vent Exhaust Pipe, 3" x 2'
- 2400-342 Vent Exhaust Pipe, 3" x 2' - 4' adjustable



Ticomb Associates

Land Surveying
Land Planning

133 Gray Road
Fairbourn, Maine 04105-2029
(207) 797-9199
Fax (207) 878-3142

Bath (207) 442-7799
New Gloucester (207) 926-4699

February 9, 2001

Glen Gervais
Custom Built Homes
27 Main Street
Windham, Maine 04062

Re: Setbacks, Lot 11, Maggie Lane Subdivision

Dear Mr. Gervais:

I am writing to inform you that the foundation you built on Lot 11 does meet the setback requirements as defined by the general space and bulk requirements for the Maggie Lane Subdivision. This assertion is based on field work conducted on February 9, 2001. I am unaware of any additional setback requirements that would need to be met for this lot.

If you have any questions or concerns, please do not hesitate to call.

Sincerely,


William J. Acheson, PLS

Custom Builders of Maine, Inc.
27 Main Street Windham, Maine 04062

Phone: (207) 892-3149

Fax: (207) 892-1383

E-MAIL: cbhm@gwi.net



To: Mr Tom Mackly

Fax#: 874-8716

From: _____

Date: April 15, 01

Re: Mogys Ln Lot 11 Lot 12

_____ Page(s) including cover

.....
These letters were sent to Mr Kevin Carol on February 9, 2001

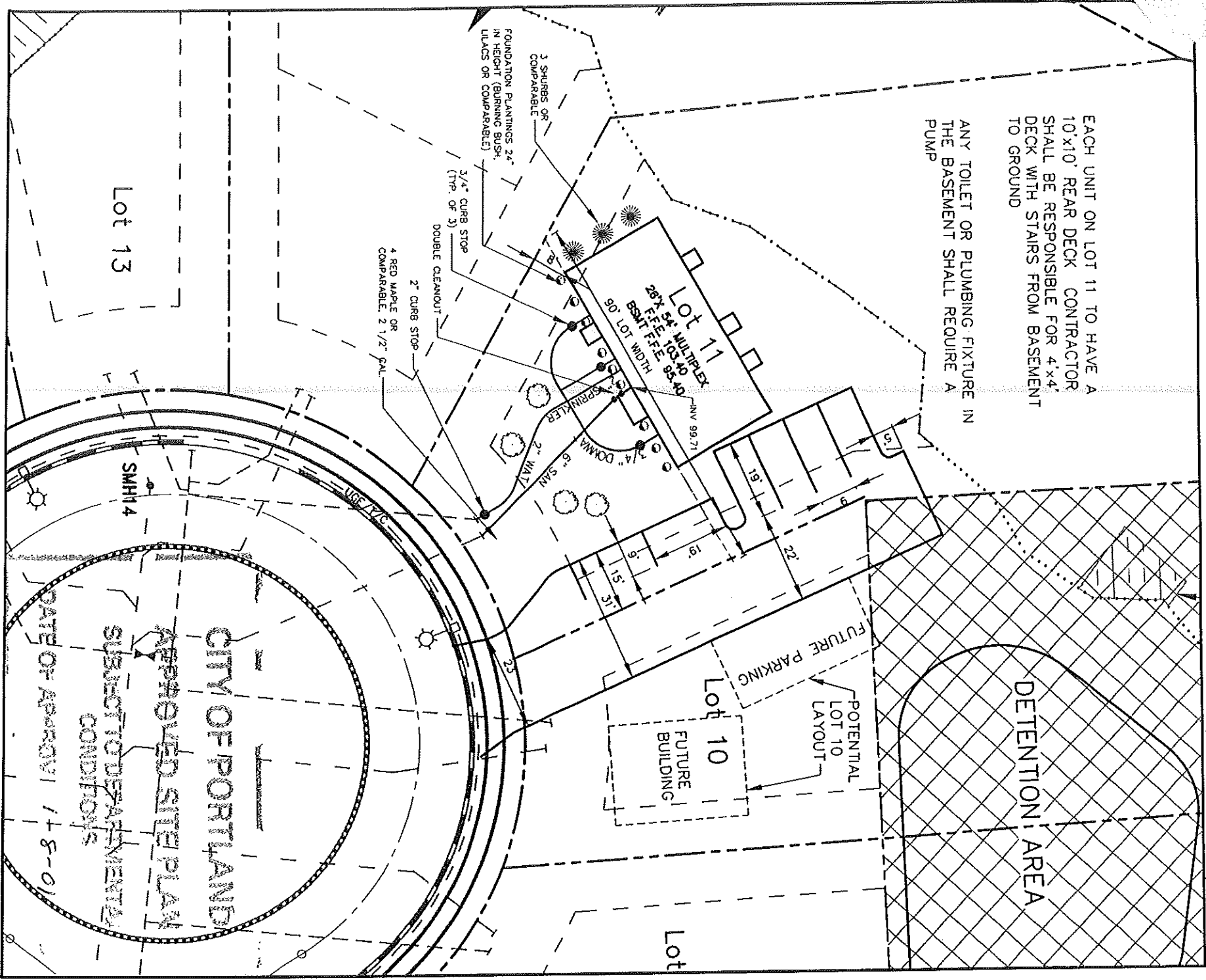
Both William Rehean and I confirmed your receipt of these letters

As that time could you please forward these to your R/LS Thanks

At your help.

EACH UNIT ON LOT 11 TO HAVE A 10'x10' REAR DECK CONTRACTOR SHALL BE RESPONSIBLE FOR 4'x4' DECK WITH STAIRS FROM BASEMENT TO GROUND

ANY TOILET OR PLUMBING FIXTURE IN THE BASEMENT SHALL REQUIRE A PUMP



Lot 13

DETENTION AREA

POTENTIAL LOT 10 LAYOUT
FUTURE PARKING

Lot 10
FUTURE BUILDING

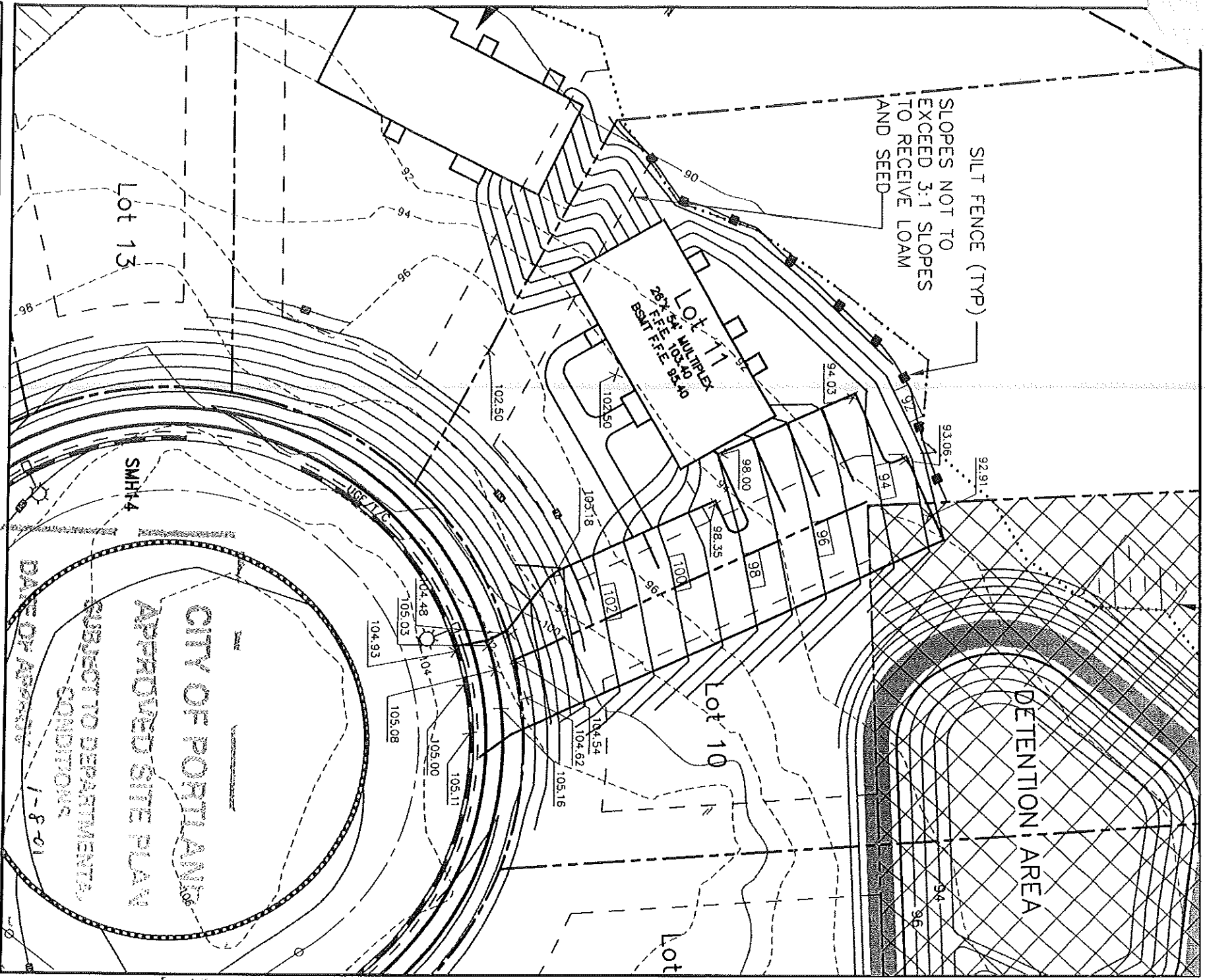
CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL CONDITIONS
DATE OF APPROVAL 11-8-01

Design: DER Date: MAR 2000
 Draft: DB Job No.: 166
 Checked: AMP Scale: 1" = 30'
 File Name: 99103-AL-LOTS2.DWG

GP Gerrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 Gray, ME 04039
 207-657-6910

Drawing Name:
Layout & Utilities - Lot 11
 Project:
MAGGIE LANE, PORTLAND

Figure No.
2



Design: DER	Date: MAR 2000
Draft: 08	Job No.: 165
Checked: AMP	Scale: 1" = 30'
File Name: 99103-ALL-LOTS2.DWG	

GP
 Gerrill-Palmer Consulting Engineers, Inc
Traffic and Civil Engineering Services
 PO Box 1237, 26 Main Street
 Gray, ME 04039
 207-657-6910

Drawing Name: **Grading & Drainage - Lot 11**
 Project: **MAGGIE LANE, PORTLAND**

Figure No. **3**

CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 1-8-01

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review
NOTEIf 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.**

Applicant Custom Built Homes of ME Application Date 10/21/2000
 Applicant's Mailing Address 27 Main St Windham ME 04092 Project Name/Description Lot 11 Meggie Lane
 Consultant/Agent Danny McCarthy Fax Address Of Proposed Site 73 Meggie Lane
 Assessor's Reference, Chart#, Block, Lot# 341 A 21
 Applicant/Agent Daytime telephone and FAX 892-3149 / 892-1383

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other(Specify) _____
3 units @ 936 sqft total 2808 26,768 R-3
 Proposed Building Square Footage and /or # of Units Acreage of Site Zoning
 Major Site Plan _____ Minor Site Plan

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 10 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: David J. McCarty Date: 10/21/2000

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE**If you or the property owner owns 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 (Include Portion of Building):		Lot # 11 Maggie Lane	
Total Square Footage of Proposed Structure	Owner:	Square Footage of Lot	Telephones:
Tax Assessor's Chart, Block & Lot Number	Lessee/Buyer's Name (If Applicable)	Cost Of Work:	Fee
Chart# 341 Block# A Lot# 21	Custom Built Home of ME	\$ 190,000	\$ 1100
Owner's Address: 27 main st Windham, ME 04092	N.A.		
Proposed Project Description: (Please be as specific as possible)			
3 unit, single family style townhouse 2 story			
Contractor's Name, Address & Telephone Same		Proposed Use: 3 unit	Rec'd By
Current Use: New			

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
 - All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
 - All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
 - HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

- Unless exempted by State Law, construction documents must be designed by a registered design professional.
- A complete set of construction drawings showing all of the following elements of construction:
 - Cross Sections w/ Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and dampproofing
 - Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: Daniel J. McCleskey Date: 10/21/2000

Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

CITY OF PORTLAND, ME
 BOCA 1999 Plan Review Record
 One and Two Family Dwelling

Valuation: \$190,000 Plan Review # 1797/2K

Fee: \$164.00 Date: 22 November 2k

Building Location: LOT #11 Maggie Lane CBL: 341-A-021

Building Description: Multi Single Family sec. 310.5

Reviewed By: S. Hoffes

Use or Occupancy: R-3 Type of Construction: 5B
 *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

NO:	Description	Code Section
1.	All Site plan and building Code requirements shall be completed before a Certificate of occupancy can or will be issued.	111.0 118.0
2.	Waterproofing and dampproofing shall comply with section 1813.0	1813.0
3.	Access to Attic space.	1211.0
4.	Bridging shall comply with section 2305.16	2305.16
5.	Foundation drain shall comply with section 1813.5.2	1813.5.2
6.	Anchor bolts shall comply with section 2305.17	2305.17
7.	Concrete shall be protected as per Sect. 1908	1908
8.	Chimneys and vents shall comply with NFPA 211	NFPA 211
9.	Sound Transmission Control shall comply with section 1214.0	1214.0
10.	Guardrail and Handrails shall comply with section 1021.0 - 1022.0	1021.0 1022.0
11.	Stair Construction shall comply with section 1914.0	1914.0
12.	Sleeping room egress windows shall comply with section 1010.4	1010.4
13.	Smoke detectors shall comply with section 902.2	902.2

REV: FSH 4-7-00

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

- X Depth below (outside) grade 4' minimum; but below frost line except for insulated footings.
- NA Insulated footing provided
- X Soil bearing value (table 1804.3)
- X Footing width
- X Concrete footing (1810.0) 3.1, 3.2
-
-
-
-

Foundation Walls

- X Design (1812.1)
- X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- SA Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- SA Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- NA Crawl space (1210.2) Ventilation
- NA Crawl opening size (1210.2.1)
- SA Access to crawl and attic space (1211.0)
-

Floors (Chapter 16-23)

- X Joists - Non sleeping area LL40PSF (Table - 1606)
- X Joists - Sleeping area LL30PSF (Table - 1606)
- X Grade
- X Spacing
- X Span
- X Girder 4" bearing 2305.6.1

Floors (contd.)

X	Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
SA	Bridging (2305.16)
SA	Boring and notching (2305.5.1)
SA	Cutting and notching (2305.3)
SA	Fastening table (2305.2)
NA	Floor trusses (AFPA ANDS Chapter 35)
X	Draft stopping (721.7)
X	Framing of openings (2305.1.1) (2305.12)
X	Flooring - (2304.4) 1" solid - 1/2" particle board
X	Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder

Wall Construction (Chapter 2300)

X	Design (1609) wind loads
X	Load requirements
A	Grade
SA	Fastening schedule (Table 2305.2)
X	Wall framing (2305.4.1)
X	Double top plate (2305.4.2)
A	Bottom plates: (2305.4.3)
SA	Notching and boring: (2305.4.4) studs
SA	Non load bearing walls (2305.5)
SA	Notching and boring (2305.5.1)
SA	Wind bracing (2305.7)
X	Wall bracing required (2305.8.1)
X	Stud walls (2305.8.3)
X	Sheathing installation (2305.8.4)
X	Minimum thickness of wall sheathing (Table 2305.13)
NA	Metal construction
NA	Masonry construction (Chapter 21)
X	Exterior wall covering (Chapter 14)
X	Performance requirements (1403)
	Materials (1404)
NA	Veneers (1405)
X	Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

NA Roof rafters - Design (2305.15) spans
X Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
Y Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

SA Approved materials (1404.1)

 Performance requirement (1505)
 Fire classification (1506)
 Material and installation requirements (1507)
 Roof structures (1510.0)
 Type of covering (1507)

Chimneys and Fireplaces
BOCA Mechanical/1993

MS Masonry (1206.0)
 Factory - built (1205.0)
 Masonry fireplaces (1404)
 Factory - built fireplace (1403)
SA NFPA 211

Mechanical
1993 BOCA Mechanical Code

State Plumbing Code
Public Sewer
page 5 water

Load Design Criteria

Floor live load sleeping 30 PSF
Floor live load non sleeping 40 PSF
Roof live load 42 PSF
Roof snow load ~~40~~ PSF
Seismic Zone 2
Weathering area S
Frost line depth 4' MIN

X
X
X
X
X
X
X

Glazing (Chapter 24)

X Labeling (2402.1)
X Louvered window or jalousies (2402.5)
SA Human impact loads (2405.0)
SA Specific hazardous locations (2405.2)
SA Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

N/A General (407)
X Beneath rooms (407.3)
X Attached to rooms (407.4)
X Door sills (407.5)
X Means of egress (407.8)
X Floor surface (407.9)

Egress (Chapter 10)

- ~~X~~ SA One exit from dwelling unit (1010.2)
- ~~X~~ SA Sleeping room window (1010.4)
- ~~X~~ SA EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~X~~ Ramp slope (1016.0)
- ~~X~~ SA Stairways (1014.3) 36" W
- ~~X~~ SA Treads (1014.6) 10" min.
- ~~X~~ SA Riser (1014.6) 7-3/4" max.
- ~~X~~ SA Solid riser (1014.6.1)
- ~~X~~ Winders (1014.6.3)
- ~~X~~ Spiral and Circular (1014.6.4)
- ~~X~~ SA Handrails (1022.2.2.) Ht.
- ~~X~~ SA Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~X~~ SA Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

Dwelling Unit Separation
Table 602

SA
Electrical
NFPA # *2*



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

**CITY OF PORTLAND, MAINE
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

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

20000214

I. D. Number

Custom Built Homes of Maine

11/21/2000

Applicant

Application Date

27 Main St, Windham, ME 04062

Maggie Lane 71A, 71B, 73 (lot11)

Applicant's Mailing Address

Project Name/Description

Danny McCarthy

71 - 73 Maggie Ln, Portland, Maine

Consultant/Agent

Address of Proposed Site

892-3149 892-1383

341-A-021

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

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.

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.

Your new street address is now 71A, 71B, 73 Maggie Lane

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days

prior to date required for final site inspection. Please make allowances for completion of site plan requirements

determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must

be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of

Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext. 8828. 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828.

(Only excavators licensed by the City of Portland are eligible.)

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.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation

and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation

to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in

conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide

for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor

elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours,

drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices

and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage

improvements as necessary due to field conditions.

Applicant shall be responsible to install and maintain all necessary erosion control devices.

Applicant shall be responsible to clean city streets of any mud or other debris resulting from

this project.

Applicant shall coordinate with developer and developer's contractor for all grading and

utilities and curb openings to insure compliance with approved sub-division plans.

Site grading shall be accomplished to avoid any ponding of water or concentrated flow

of run off onto adjacent properties.

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

20000211
I. D. Number

Custom Built Homes of Maine
Applicant
27 Main St, Windham, ME 04062
Applicant's Mailing Address
Danny McCarthy
Consultant/Agent
892-3149 892-1383
Applicant or Agent Daytime Telephone, Fax

11/21/2000
Application Date
Maggie Lane 71A, 71B, 73 (lot11)
Project Name/Description
71 - 73 Maggie Ln, Portland, Maine
Address of Proposed Site
341-A-021
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building
 Warehouse/Distribution
 Office
 Retail
 Manufacturing
 Building Addition
 Change Of Use
 Residential
 Other (specify) 2 story town houses-no garage

2808 26.768
Proposed Building square Feet or # of Units Acreage of Site

R5
Zoning

Check Review Required:
 Site Plan (major/minor)
 Subdivision # of lots
 Flood Hazard
 Shoreland
 Zoning Conditional Use (ZBA/PB)
 Zoning Variance
 Zoning
 PAD Review
 Historic Preservation
 14-403 Streets Review
 DEP Local Certification
 Other

Fees Paid: Site Plan \$400.00 Subdivision
 Engineer Review Date: 11/21/2000

Inspections Approval Status:

Approved
 Approved w/Conditions see attached
 Denied
 Reviewer Marge Schmuckal

Approval Date 01/11/2001
 Approval Expiration 4/11/01
 Extension to _____
 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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____

Inspection Fee Paid _____ date _____ amount _____

Building Permit Issued _____ date _____

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____

Final Inspection _____ date _____ signature _____

Certificate Of Occupancy _____ date _____ signature _____

Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____

- 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements

- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- 27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1999). (Chapter M-16)

All requirements & conditions on the attach
31. Please read and implement the attached Land Use Zoning report requirements. See PLAN Development Review Sheets

- 31. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *met*
- 32. Bridging shall comply with Section 2305.16.
- 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- 35. All flashing shall comply with Section 1406.3.10.
- 36. *The proposed fire partition between dwelling units shall be (2) Two hour rated or (1) one hour where applicable. Sprinklers shall be (2) Two hour rated or (1) one hour where applicable. Sec. 310.5.*
- 37. *This permit does not authorize decks because there is no framing details with plans - those have the sliding glass doors shall be locked so they can not be open.*

[Signature]
 Lt. McDougall, PFD
 Marge Schumuckal, Zoning Administrator
[Signature]

FSH 10/1000

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

BUILDING PERMIT REPORT

DATE: 22 November 2K ADDRESS: Maggie Lane dot 211 CBL: 341-A-021

REASON FOR PERMIT: To Construct A New 3 Unit Town House (Multi Single Family)

BUILDING OWNER: Cus Tom Built Homes of Maine

PERMIT APPLICANT: SAD / CONTRACTOR SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 503 CONSTRUCTION COST: 190,000 PERMIT FEES: 16400

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: X1 X2 X3 X4 X5 X6
X9 X10 X11 X12 X13 X14 X15 X16 X17 X18 X19 X20 X21 X22 X23 X24 X25 X26 X27 X28 X29 X30 X31 X32 X33 X34 X35 X36

X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
X2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
X3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2

X4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17

X5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
X6. Precast concrete must be taken to protect concrete from freezing. Section 1908.0

X7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.

8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assemblies which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)

X9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211

X10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
X11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)

12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)

X13. Stair construction in Use Group R-3 & R-4 is a minimum of 10' tread and 7 7/8" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)

X14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
X15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. All Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. The minimum egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)

16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)

X17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)

18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

Applicant: Custom Built Homes

Date: 11/29/08

Address: #7A, 7B, 73 Maggie Lane (lot #11) C-B-L: 341-A-21

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5 (not A Prud)

Interior or corner lot -

Proposed Use/Work - can street 3 unit town house multipleplex 26' x 54'

Sewage Disposal - City

Lot Street Frontage - 50' req - 50' shown

Front Yard - 25' req - 27' shown

Rear Yard - 25' req - 50' + shown

Side Yard - 8' req - side to B' in-stead of the 12' req - 20' ok
close to 8' on 1 side - 20' req - shows 8' req 20' ok

Projections - front porch slabs - rear 10' x 10' decks - NO stairs from decks Allowed

WSP should measure width of lot - 90' req - 90' shown in rear

At closest point Height - 35' max - 31.25' far lowest grade to edge

Lot Area - 18,000 sq ft min req - 26,768 sq ft

Lot Coverage/Impervious Surface - 40% - 40% - 10,707.2 sq ft

Area per Family - 6,000 sq ft/unit a 18,000 sq ft total

Off-street Parking - 6 spaces required - 6 shown

Loading Bays - N/A

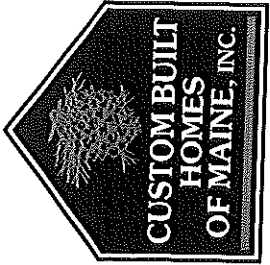
Site Plan - M/MOT # 20000211

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

26 x 54 = 1404 sq ft
3 (10' x 10') = 300 sq ft
1704 sq ft

Lot on big stairs/plans reviewed



27 Main Street
Windham, Maine 04062
(207) 892-3149
1-877-892-3149
Fax: (207) 892-1383
E-mail: cbhm@gwi.net

10/10/2000

Custom Built Homes of Maine Proposes to build a 3 unit
townhouse style building on Lot # 11 Maggie Lane.
Each unit will be 18'x36' and consist of 2 bedrooms and 1
Bath , another ½ bath roughed in the basement.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**
D.R.C. Copy

20000211

I. D. Number

Custom Built Homes of Maine
 Applicant
 27 Main St, Windham, ME 04062
 Applicant's Mailing Address
 Danny McCarthy
 Consultant/Agent
 392-3149
 892-1383
 Applicant or Agent Daytime Telephone, Fax

Application Date
 Maggie Lane lot 11
 Project Name/Description

LOT 71A-B-73
 Maggie Ln, Portland, Maine
 Address of Proposed Site
 341-A-021
 Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building
 Office
 Retail
 Manufacturing
 Warehouse/Distribution
 Building Addition
 Parking Lot
 Change Of Use
 Residential
 Other (specify) 2 story town houses
 2808
 26.768
 Proposed Building square Feet or # of Units
 Acreage of Site
 Zoning
 Assessor's Reference: Chart-Block-Lot

Check Review Required:

Site Plan (major/minor)
 Subdivision # of lots
 Flood Hazard
 Shoreland
 Zoning Conditional Use (ZBA/PB)
 Zoning Variance
 PAD Review
 Historic Preservation
 DEP Local Certification
 Other

Fees Paid: Site Plan \$400.00 Subdivision
 Engineer Review Date: 11/21/00

DRC Approval Status:

Approved
 Approved w/Conditions see attached
 Denied
 Reviewer Chris Eddy reviewed by Steve Bishop
 Approval Date 12/12/00 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	signature	expiration date
<input type="checkbox"/> Inspection Fee Paid	date	amount		
<input type="checkbox"/> Building Permit	date			
<input type="checkbox"/> Performance Guarantee Reduced	date		remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	date		Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	date		signature	
<input type="checkbox"/> Certificate Of Occupancy	date		signature	
<input type="checkbox"/> Performance Guarantee Released	date		signature	

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM#4

20000211

I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

892-3149

892-1383

Applicant or Agent Daytime Telephone, Fax

11/21/00

Application Date

single family lot 11

Project Name/Description

71 - 73 Maggie Ln, Portland, Maine

Address of Proposed Site

341-A-021

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

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.

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.

Your new street address is now 71A, 71B, 73 Maggie Lane

the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm, drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Applicant shall be responsible to install and maintain all necessary erosion control devices.

Applicant shall be responsible to clean city streets of any mud or other debris resulting from this project.

Applicant shall coordinate with developer and developer's contractor for all grading and utilities and curb openings to insure compliance with approved sub-division plans.

Site grading shall be accomplished to avoid any ponding of water or concentrated flow of run off onto adjacent properties.

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

20000211

I. D. Number

Custom Built Homes of Maine

Applicant _____ Application Date 11/21/00
27 Main St, Windham, ME 04062 single family lot 11
 Applicant's Mailing Address _____
Danny McCarthy Project Name/Description
Consultant/Agent _____
892-3149 892-1383
 Applicant or Agent Daytime Telephone, Fax

71 - 73 Maggie Ln, Portland, Maine

Address of Proposed Site

341-A-021

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Building Addition Change Of Use Residential
 2808 Other (specify) 2-story town houses-no garage

Proposed Building square Feet or # of Units 26,768

Acreage of Site _____

Zoning R5

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBAPB) Zoning Variance Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 11/21/00

Planning Approval Status:

Approved Approved w/Conditions See Attached Denied

Approval Date 1/10/01 Approval Expiration 1/10/02 Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit 1/10/01 signature _____ date _____

<input type="checkbox"/> Performance Guarantee <input type="checkbox"/> Required*	<input type="checkbox"/> Not Required
* No building permit may be issued until a performance guarantee has been submitted as indicated below	
<input type="checkbox"/> Performance Guarantee Accepted	_____ amount _____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ amount _____ expiration date
<input type="checkbox"/> Building Permit Issued	_____ date _____ expiration date
<input type="checkbox"/> Performance Guarantee Reduced	_____ date _____ expiration date
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ remaining balance _____ signature _____ expiration date
<input type="checkbox"/> Final Inspection	<input type="checkbox"/> Conditions (See Attached) _____ signature _____ expiration date
<input type="checkbox"/> Certificate Of Occupancy	_____ date _____ signature _____ expiration date
<input type="checkbox"/> Performance Guarantee Released	_____ date _____ signature _____ expiration date
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____ amount _____ expiration date

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

20000211

I. D. Number

Applicant: Custom Built Homes of Maine
 27 Main St, Windham, ME 04062
 Applicant's Mailing Address:
Danny McCarthy
 Consultant/Agent
 892-3149
 Applicant or Agent Daytime Telephone, Fax
 892-1383
 Assessor's Reference: Chart-Block-Lot

11/21/00

Application Date

Maggie Lane lot 11

Project Name/Description

Maggie Ln, Portland, Maine

Address of Proposed Site

341-A-021

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building
 Warehouse/Distribution
 Office
 Retail
 Manufacturing
 Building Addition
 Change Of Use
 Residential
 Other (specify) 2 story town houses

26.768

Acreage of Site

R3

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 11/21/00

Inspections Approval Status:

- Approved Approved w/Conditions see attached Denied Additional Sheets Attached
- Approval Date _____ Approval Expiration _____ Extension to _____
- 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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issued _____ date _____ amount _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____ expiration date _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ signature _____ expiration date _____
- Final Inspection _____ date _____ signature _____ expiration date _____
- Certificate Of Occupancy _____ date _____ signature _____
- Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted

Defect Guarantee Released

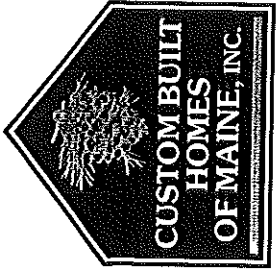
submitted date

date

amount

signature

expiration date



27 Main Street
Windham, Maine 04062
(207) 892-3149
1-877-892-3149
Fax: (207) 892-1383
E-mail: cbhm@gwi.net

10/21/00

TO: City of Portland

RE: Lot # 11 Maggie Lane

Custom Built Homes of Maine proposes to build a multiple single-family 3-unit townhouse style building. Each unit will consist of 2 bedrooms 1 bath, with a future bath in the basement. Each Unit will have a 10'x10' P.T. decks with no stairs. Total size of building is 26'x54' with each unit being 18'x26'

Daniel J. McCarthy

SPACE AND BULK REQUIREMENTS -- LOT 11

MINIMUM LOT SIZE: 6,000 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS: 20 FT.

FRONT YARD

REAR YARD 20 FT.

SIDE YARD*

1 STORY

8 FT.

1 1/2 STORY

8 FT.

2 STORY

12 FT.

2 1/2 STORY

14 FT.

MINIMUM LOT WIDTH:

OTHER USES 60 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NOT SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

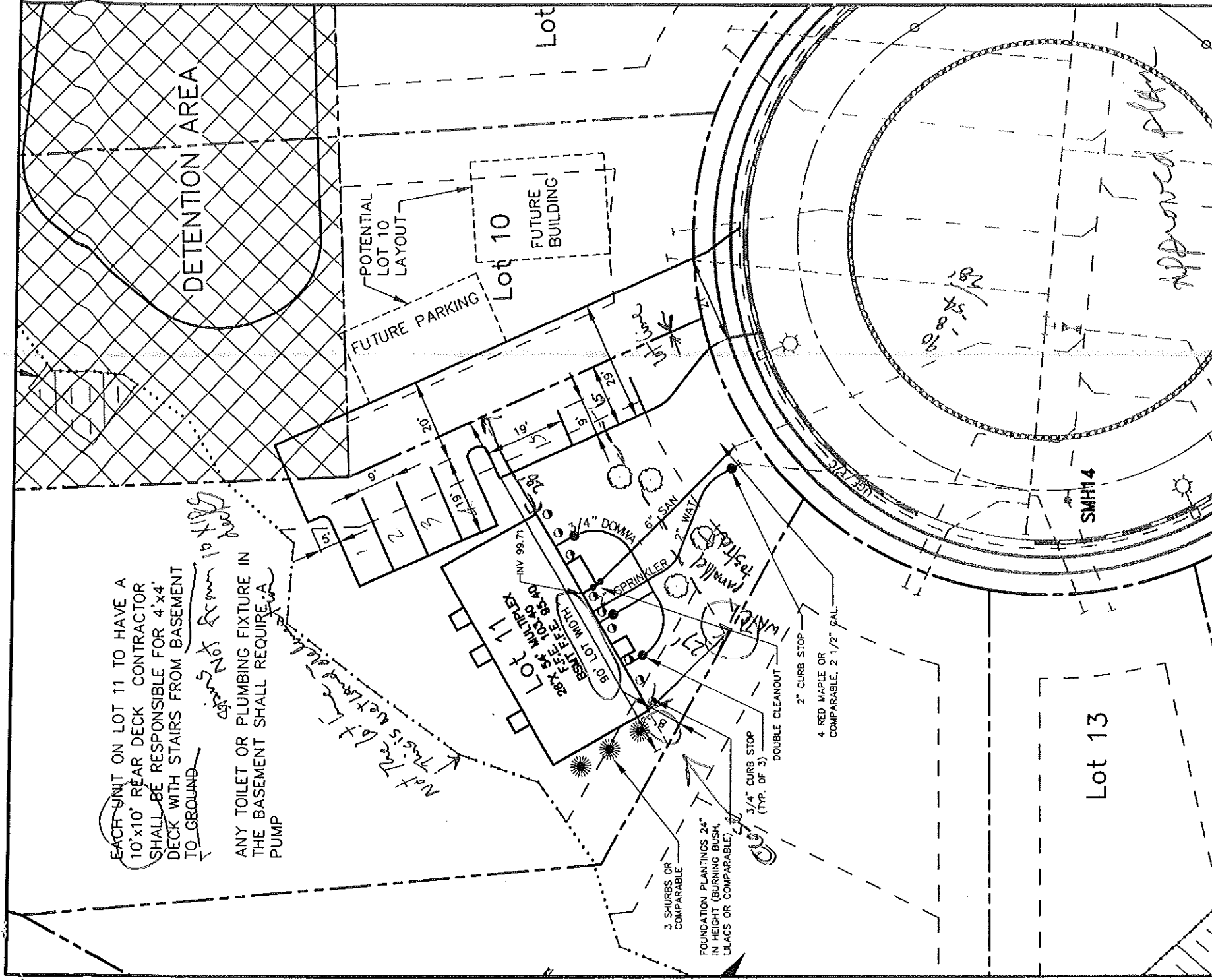
12/5/2000

Design:	DER	Date:	APR 2000
Draft:	LAN	Job No.:	165
Checked:	AMP	Scale:	NONE
File Name:	99103-ALL-LOTS2.DWG		

GP *Traffic and Civil Engineering Services*
PO Box 1237, 26 Main Street
Gray, ME 04039
207-657-6910

Drawing Name: **Space & Bulk Requirements Lot 11**
Project: **MAGGIE LANE, PORTLAND**

Figure No. **1**



EACH UNIT ON LOT 11 TO HAVE A 10'x10' REAR DECK CONTRACTOR SHALL BE RESPONSIBLE FOR 4'x4' DECK WITH STAIRS FROM BASEMENT TO GROUND

Basement not from 10'x10'

ANY TOILET OR PLUMBING FIXTURE IN THE BASEMENT SHALL REQUIRE A PUMP

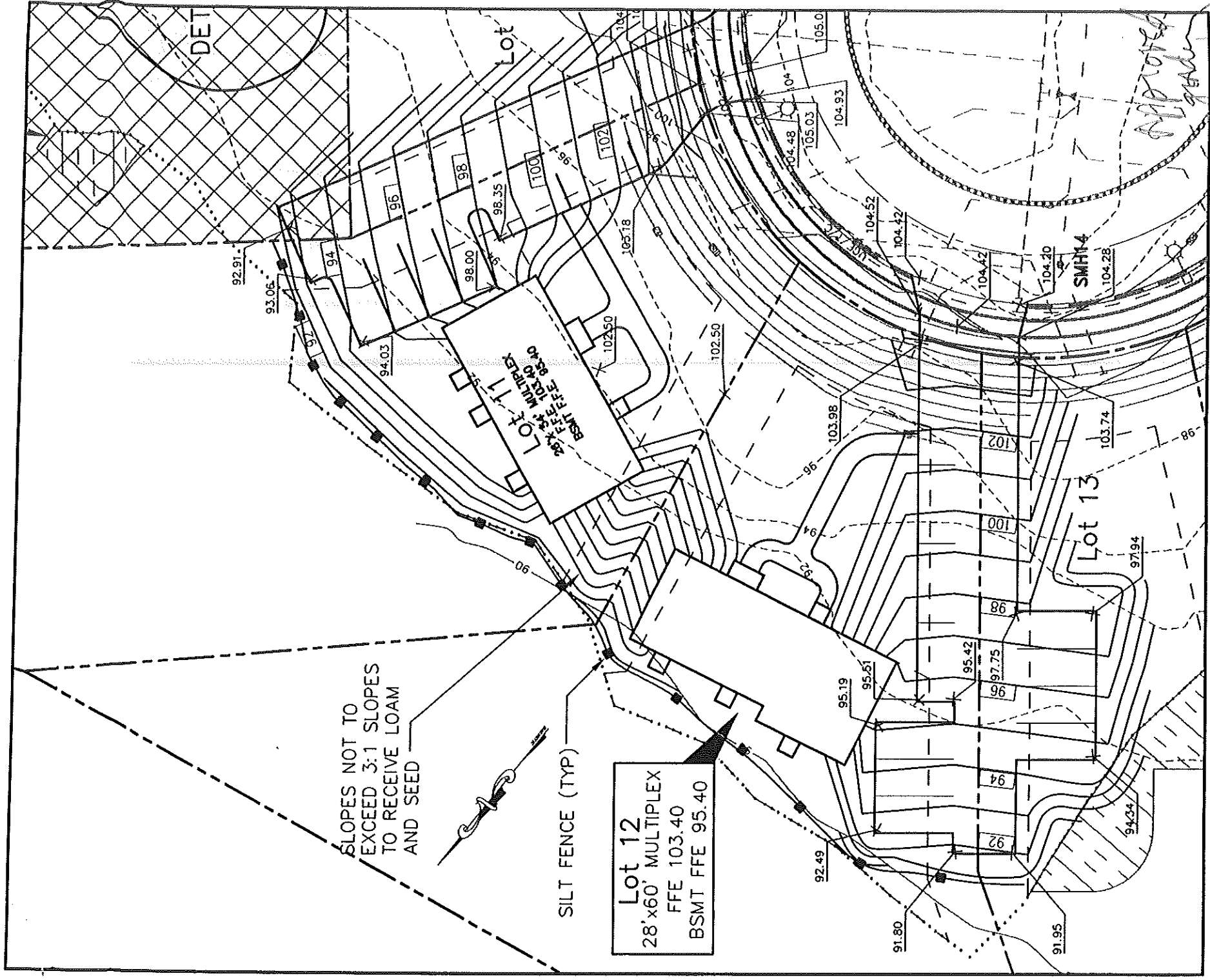
Net Area of Lot 11 from 10'x10' Deck

Approved plan

Design:	DER	Date:	MAR 2000
Draft:	DB	Job No.:	165
Checked:	AMP	Scale:	1" = 30'
File Name: 99103-ALL-LOTS2.DWG			

GP Gorrell-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237, 26 Main Street
 Gray, ME 04039
 207-657-6910

Drawing Name: **Layout & Utilities - Lot 11**
 Project: **MAGGIE LANE, PORTLAND**



SLOPES NOT TO EXCEED 3:1 SLOPES TO RECEIVE LOAM AND SEED

SILT FENCE (TYP)

Lot 12
28'x60' MULTIPLEX
FFE 103.40
BSMT FFE 95.40

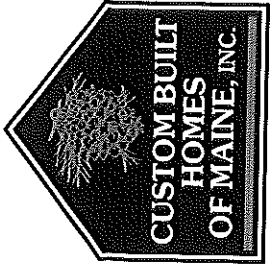
Design:	DER	Date:	MAR 2000
Draft:	DB	Job No.:	165
Checked:	AMP	Scale:	1" = 30'
File Name:	99103-ALL-LOTS2.DWG		

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237, 26 Main Street
Gray, ME 04039
207-657-6910

Drawing Name:
Grading & Drainage— Lot 12
Project:
MAGGIE LANE, PORTLAND

Figure No.
3

Approved



27 Main Street
Windham, Maine 04062
(207) 892-3149
1-877-892-3149
Fax: (207) 892-1383
E-mail: cbhm@gwi.net

12/5/00

TO: Rick Knowland

From : Danny McCarthy

RE: Staff Comments on lot # 11, Maggie Lane

1. The 90' lot width measurement was added.
2. Stair notes added to page # 2.
3. Footprints have been changed to match front entrances.
4. Drawing is to scale, picked up the originals, no faxed copies.
5. Note has been added ~~to~~ for pump in basement.
6. Driveway has been enlarged and future driveway for lot # 10 has been added.

Thank you

Danny McCarthy

11-30-00

TO: DAN MC CARTHY

FROM: RICK KNOWLAND

RE: STAFF COMMENTS ON LOT #11 OF MAGGIE LANE

1. SHOW THE 90 FOOT LOT WIDTH MEASUREMENT THROUGH
THE BUILDING.

2. ON SHEET #2, REVISE THE NOTE REGARDING OUTSIDE
STAIR/STAIRWAY. THERE CAN BE NO OPEN OUTSIDE
STAIRWAYS. TAKE OUT THIS REFERENCE.

3. BUILDING FOOTPRINT ON THE SITE PLAN DOES NOT MARK
THE BUILDING ELEVATION. RE: FRONT ENTRANCES ALONG
THE BUILDING. THIS MAY ALSO CHANGE THE SIDEWALK
LOCATION.

4. IS THE DRAWING TO BE SEALED? IF NOT IT SHOULD BE
ALSO NOT SEND US REDUCED DRAWINGS.

5. A NOTE SHOULD BE ADDED TO THE PLAN, STATING
THAT ANY TRILIT ON PLUMBING FIXTURE INSTALLED
IN THE BASEMENT SHALL REQUIRE A PUMP

6. THE MANEUVERING AISLE FOR THE PERPENDICULAR

7. Show driveway 20' width
8. Show driveway for lot 10

STATUTORY WARRANTY DEED

BOOK 15413

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 10127, Portland, Maine 04104

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

CUSTOM BUILT HOMES OF MAINE, INC., a Maine corporation with a mailing address of 27 Main Street, Windham, Maine 04062

A certain lot or parcel of land with any improvements thereon situated northeasterly of Forest Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 11 as shown on a plan entitled "Maggie Lane Subdivision" made for Maggie Lane Development LLC dated February 2, 1999, prepared by Titcomb Associates and recorded at the Cumberland County Registry of Deeds in Plan Book 200, Page 128, as amended in Plan Book 200, Page 412.

Being a portion of the premises conveyed to Grantor herein by deed from W.A. One dated April 11, 2000 and recorded at the Cumberland County Registry of Deeds in Book 15413, Page 96.

The herein conveyance is subject to and together with the benefit of the following:

1. The rights in common with others to Maggie Lane as shown on said Plan.
2. Easement Deed from Maggie Lane Development, LLC to the City of Portland dated April 11, 2000 and recorded in Book 15413, Page 102.
3. Easement Deed from Maggie Lane Development, LLC to Portland Water District dated April 11, 2000 and recorded in Book 15413, Page 104.
4. Easements as set forth in the deed from W.A. One, Inc. to Maggie Lane Development, LLC dated April 11, 2000 and recorded in Book 15413, Page 106.

5. Declaration of Restrictions and Covenants, Maggie Lane dated June 7, 2000 and recorded in Book 15522, Page 54.
6. Easement and encumbrances as set forth on said plan for Maggie Lane Development, LLC dated February 2, 1999 and recorded in Plan Book 200, Page 412.
7. Notes as set forth on said plan of Maggie Lane Subdivision recorded in Plan Book 200, Page 412.
8. Common Driveway Easement with Lot 10 as shown on said plan. The lot herein conveyed and said Lot 10 shall share equally in the use, maintenance and repair of said driveway, and no occupants of either lot shall do anything to interfere with the use of said driveway by the occupants of the other lot.

This conveyance is subject to the following restrictions, which Grantee covenants and agrees by acceptance of the herein deed shall be binding upon Grantee, its successors and assigns:

1. The lot herein conveyed shall not be further subdivided without Maggie Lane Development, LLC's written, recorded approval. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.
2. The herein conveyance specifically excludes any rights in a certain twenty-five (25) foot right-of-way extending from the northeasterly sideline of Forest Avenue to the southwesterly sideline of Lot 17 as shown on said plan.
3. Lot 11 shall be limited to not more than three (3) residential units.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

IN WITNESS WHEREOF, the said MAGGIE LANE DEVELOPMENT, LLC has caused this instrument to be signed and sealed by James White, its Member thereunto duly authorized this 16 day of Nov., 2000.

MAGGIE LANE DEVELOPMENT, LLC

Joyce M. Yates
By: [Signature]
Its Member, James White

STATE OF MAINE
CUMBERLAND, SS.

, 2000

Then personally appeared the above-named James White of MAGGIE LANE DEVELOPMENT, LLC as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Limited Liability Company.

Before me,

Joyce M. Yates
Attorney at Law/Notary Public

JOYCE M. YATES

NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES SEPTEMBER 16, 2003

AutoCAD digital format Final plans depicting
the as-built condition must be filed with this
office prior to closure.

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

341 A 021

PROPERTY ADDRESS

Town or Planation: Portland
 Street: Madore Lane Lot #11
 Subdivision Lot #: PROPERTY OWNERS NAME
 Last: ROUSSEAU First: _____
 Applicant Name: VINCENT GAUSSA JR
 Mailing Address of Owner/Applicant (if Different): P.O. Box 343 Gray.

PORTLAND PERMIT # 7661 STATE COPY
 Date Permit Issued: 4/11/01
 Local Plumbing Inspector Signature: _____ L.P.I. # 01124
 \$ 1619.04 Double Fee Charged

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: 4-16-01

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 # 07427

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture		Number	Column 1 Type of Fixture	
		Column 1 Type of Fixture	Column 2 Type of Fixture		Column 1 Type of Fixture	Column 2 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system. OR PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	3	Hose/bb / Sillcock		3	Bathtub (and Shower)	
		Floor Drain			Shower (Separate)	
		Urinal		3	Sink	
		Drinking Fountain		6	Wash Basin	
		Indirect Waste		6	Water Closet (Toilet)	
		Water Treatment Softener, Filter, etc.		3	Clothes Washer	
		Grease / Oil Separator		3	Dish Washer	
		Dental Cuspidor			Garbage Disposal	
		Bidet			Laundry Tub	
		Other: _____			Water Heater	
	3	Fixtures (Subtotal) Column 2		3	Fixtures (Subtotal) Column 1	
		24			3	Fixtures (Subtotal) Column 2
					27	Total Fixtures

TRANSFER FEE
[\$6.00]

SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE

16.2

Fixture Fee	
Transfer Fee	
Hook-Up & Relocation Fee	

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

August 29, 2001

Scott Rousseau
71 Maggie Lane
Portland, Maine 04103

RE: 71A, 71B and 71C Maggie Lane
CBL: 341-A-021

CERTIFIED MAIL: 70001670000030721776

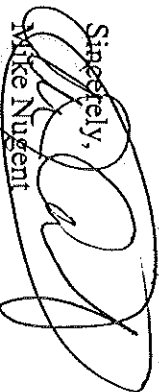
Dear Mr. Rousseau,

Our records indicate that the temporary certificate of occupancy required pursuant to building permit # 01-0034 has expired. Please be advised that the occupancy of the portion of the premises covered by the permit without the Certificate of Occupancy is a violation of Section 108.1 of the City Building Code (1999 BOCA).

This is a notice of violation pursuant to Section 116.2 of the Code. All referenced violations shall be corrected within 10 days of the date of this notice. Our records will be reviewed again on September 10, 2001.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 121 of the Code. Please feel free to contact me at 874-8700, if you wish to discuss the matter or have any questions.

Sincerely,

Mike Nugent
Manager of Inspection Services

Cc: Custom Built Homes
Jay Reynolds, Development Review Coordinator

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 874-8716 TTY 874-8936



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 71A, 71B, 71C Maggie Lane
CBL(341-A-021)

Issued to Custom Built Homes Of Maine
Date of Issue May 21, 2001

~~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. 010034, 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

APPROVED OCCUPANCY

Entire Structure (3 units)

Residential Dwelling
Use Group R-3 Type 5B
(Boca 99)

Limiting Conditions:

Temporary C of O. Will Expire on June 30, 2001. All remaining sitework must be completed At THAT TIME

This certificate supersedes certificate issued

Approved:

5/21/01

Jon Reed
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.

05/21/01
[Signature] *[Signature]*

ELECTRICAL PERMIT

City of Portland, Me.



Specify 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 2-26-2001
 Permit # 1255
 CBL # 341 A091

LOCATION: 4411 Madeline Lane METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Custom Builders of Maine
 TENANT _____ PHONE # 899-3149

	Receptacles	Switches	Smoke Detector	20	20	TOTAL EACH FEE
OUTLETS	60	30	12	103	20	201.40
FIXTURES	Incandescent	Fluorescent	Strips			
SERVICES	Overhead	Underground	TTL AMPS	<800	15.00	15.00
Temporary Service	Overhead	Underground	TTL AMPS	>800	25.00	25.00
METERS	(number of)				25.00	25.00
MOTORS	(number of)				1.00	3.00
RESID/COM	Electric units	Interior	Exterior		2.00	2.00
HEATING	oil/gas units	Ranges	Wall Ovens		5.00	5.00
APPLIANCES	Insta-Hot	Cook Tops	Fans		2.00	6.00
	Dryers	Water heaters	Dishwasher		2.00	6.00
	Compactors	Disposals	Washing Machine		2.00	6.00
MISC. (number of)	Others (denote)	Spa			2.00	2.00
	Air Cond/win		Pools		3.00	3.00
	Air Cond/cent		Thermostat		10.00	10.00
	HVAC	EMS			5.00	5.00
	Signs				10.00	10.00
	Alarms/res				5.00	5.00
	Alarms/com				15.00	15.00
	Heavy Duty(CRKT)				2.00	2.00
	Circus/Carriv				25.00	25.00
	Alterations				5.00	5.00
	Fire Repairs				15.00	15.00
	E Lights				1.00	1.00
	E Generators				20.00	20.00
PANELS	Service	Remote	Main		4.00	4.00
TRANSFORMER	0-25 Kva				5.00	5.00
	25-200 Kva				8.00	8.00
	Over 200 Kva				10.00	10.00
INSPECTION:	MINIMUM FEE/COMMERCIAL	45.00	TOTAL AMOUNT DUE	MINIMUM FEE	35.00	801.40
	Will be ready		or will call			

CONTRACTORS NAME FINES ELECTRIC CO MASTER LIC. # 2336
 ADDRESS 401 BOX 633 PORTLAND LIMITED LIC. # _____
 TELEPHONE 774 4001 SIGNATURE OF CONTRACTOR [Signature] (CBL) 650-6989

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 4/26/01
 Permit # 1459
 CBI # 341-A-021

LOCATION: Lot 11 Maggie Lane #73 METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Custom Built Homes
 TENANT _____ PHONE # _____

							TOTAL EACH FEE
OUTLETS	48	Receptacles	12	Switches		Smoke Detector	.20
FIXTURES	9	Basement Incandescent		Fluorescent		Strips	.20
SERVICES		Overhead		Underground		TTL AMPS	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
METERS		(number of)					25.00
MOTORS		(number of)					1.00
RESID/COM		Electric units				Exterior	2.00
HEATING		oil/gas units		Interior		Wall Ovens	1.00
APPLIANCES		Ranges		Cook Tops		Fans	5.00
		Insta-Hot		Water heaters		Dishwasher	2.00
		Dryers		Disposals		Washing Machine	2.00
		Compactors		Spa			2.00
MISC. (number of)		Others (denote)				Pools	2.00
		Air Cond/win				Thermostat	3.00
		HVAC		EMS			10.00
		Signs					5.00
		Alarms/res					10.00
		Alarms/com					5.00
		Heavy Duty(CRKT)					15.00
		Circus/Carmv					2.00
		Alterations					25.00
		Fire Repairs					5.00
		E Lights					15.00
		E Generators					1.00
PANELS		Service		Remote		Main	20.00
TRANSFORMER		0-25 Kva					4.00
		25-200 Kva					5.00
		Over 200 Kva					8.00
							10.00
INSPECTION:		MINIMUM FEE/COMMERCIAL	45.00			TOTAL AMOUNT DUE	
		Will be ready				MINIMUM FEE	35.00
		or will call					35.00

CONTRACTORS NAME Brian Savage MASTER LIC. # 60013648
 ADDRESS 10 Forest Lane Cumberland LIMITED LIC. # _____
 TELEPHONE 829-4179

SIGNATURE OF CONTRACTOR Brian Savage

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 4/26/01

Permit # 1459

CBL# 341-A-021

LOCATION: Lot 11 Maggie Lane #73 METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Custom Built Homes
 TENANT _____ PHONE # _____

						TOTAL EACH FEE
OUTLETS	48	Receptacles	12	Switches		.20
FIXTURES	9	Basement Incandescent		Fluorescent	Strips	.20
SERVICES		Overhead		Underground	TTL AMPS	15.00
		Overhead		Underground	>800	25.00
		Temporary Service		Underground	TTL AMPS	25.00
METERS		(number of)				25.00
MOTORS		(number of)				1.00
RESID/COM		Electric units				2.00
HEATING		oil/gas units		Interior	Exterior	1.00
APPLIANCES		Ranges		Cook Tops	Wall Ovens	5.00
		Insta-Hot		Water heaters	Fans	2.00
		Dryers		Disposals	Dishwasher	2.00
		Compactors		Spa	Washing Machine	2.00
MISC. (number of)		Others (denote)				2.00
		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	Main	4.00
TRANSFORMER		0-25 Kva				5.00
		25-200 Kva				8.00
		Over 200 Kva				10.00
INSPECTION:		Will be ready _____			TOTAL AMOUNT DUE	35.00
					MINIMUM FEE	35.00
					or will call	35.00

CONTRACTORS NAME Brian Leane MASTER LIC. # 60013648
 ADDRESS 10 Forest Lane Cumberland LIMITED LIC. # _____
 TELEPHONE 829-4179

SIGNATURE OF CONTRACTOR [Signature]

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation: Portland
 Street: Maggie Lane Lot #/1: Lot #11
 Subdivision Lot #: _____
PROPERTY OWNERS NAME

Last: ROUSSEAU First: _____
 Applicant Name: Vincent Gosselin

Mailing Address of Owner/Applicant (if Different): P.O. Box 343 Gray

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: 4-18-01

341 A 021

Department of Human Sciences
 Division of Health Engineering

PORTLAND 7661 TOWN COPY
 Date Permit Issued: 4/18/01 \$ 116121010 FEE Charged Double Fee
 Local Plumbing Inspector Signature: [Signature] L.P.L. # 91214

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. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input checked="" type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFGD. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>67927</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2	Number	Column 1
		Type of Fixture		Type of Fixture
OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	3	Hosebibb / Silcock	3	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	3	Sink
		Drinking Fountain	6	Wash Basin
		Indirect Waste	6	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	3	Clothes Washer
		Grease / Oil Separator	3	Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
Fixtures (Subtotal) Column 2: <u>3</u>		Fixtures (Subtotal) Column 1: <u>24</u>		
Fixtures (Subtotal) Column 2: <u>3</u>		Fixtures (Subtotal) Column 1: <u>3</u>		
Total Fixtures: <u>27</u>		Total Fixtures: <u>27</u>		

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Fixture Fee	
Transfer Fee	
Hook-Up & Relocation Fee	
Permit Fee	
(Total)	<u>162</u>

162
 162

TOWN COPY

PORTLAND

W/R# _____

CBL: 341 4021

Service Address 8211 Maggie Lane

Account # _____

Meter make and Number _____

House # _____ Lot # _____ Apartment # _____

Development Name _____

Owner/Contractor Name Easton Park Home

Electrician Ames Electric

Circle one on each line
 NEW UPGRADE
 TEMP PERM
 OVERHEAD UNDERGROUND

Inspector: M Collins

Comments: _____

City of Portland Electrical Permit #: 1277

Called in by: MC Date: 4/23/01 Time: M.N.

Faxed to CMP: 4/23/01 by: g

Portland Service Operations
Central Maine Power Company
207-791-8000