

228-230 CUMBERLAND AVENUE



Full cut # 920R - Half cut # 9202R - Third cut # 9203R - Fifth cut # 9205R

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine May 9, 1973

Location 228 - 230 Cumberland Ave. Zone R-6

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for parking

as set forth on the attached site plan. (made by Lincoln Park, Inc. whose address is 415 Congress - c/o R. Davis) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

774-0339

Owner (name, address and phone number) Lincoln Park, Inc. - 415 Congress St.

Lessee (name, address and phone number) _____

Is proposed use to be accessory to a building or other use on this lot?

no. If so, what is use of building or other use bldg. to be demolished

If off-street parking is sought, what is proposed maximum number of vehicles to be parked - passenger cars? 6, commercial vehicles _____.

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)?

pending And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? not applicable

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? none

Do you propose to remove or disturb any tree on a public street? no

If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? _____

Signature of Owner Lincoln Park, Inc.

Appeal sustained 11-1-73

By _____ (duly authorized thereto)

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To:

COMMENCING the above proposes use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below - notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

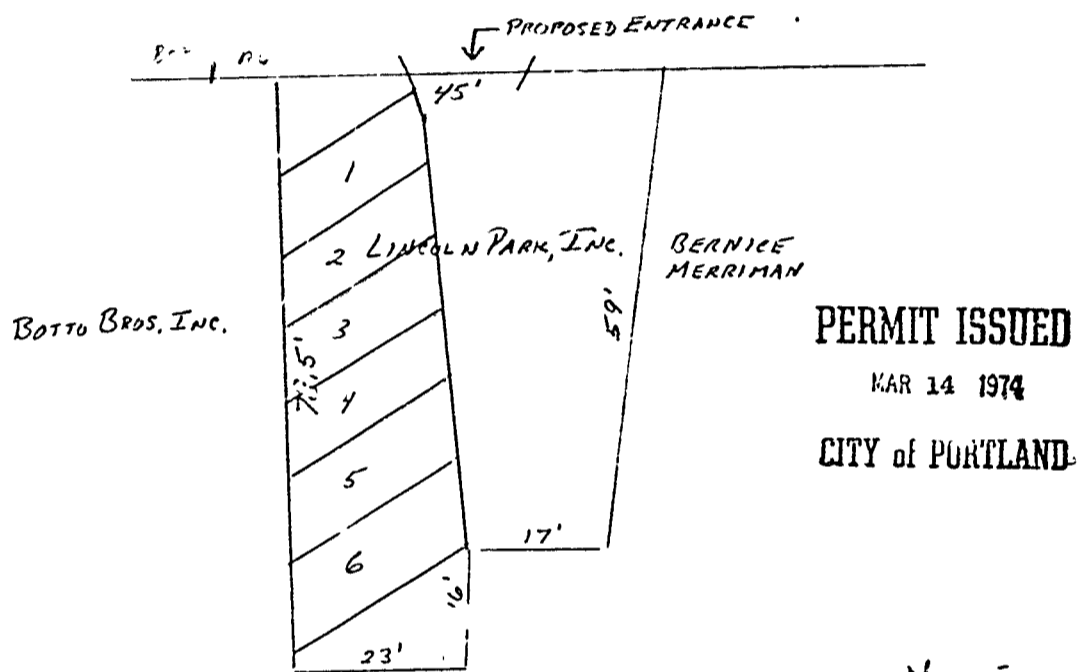
(Date) 3/14/74

[Signature]
Inspector of Buildings

5-20-74 Gravelled with gravel

*Portland, Maine
May 9, 1973
Cumberland Ave*

CUMBERLAND AVENUE



PERMIT ISSUED
MAR 14 1974
CITY OF PORTLAND

FOR PERMIT

PERMIT ISSUED
1072

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

Date December 26, 1973

With relation to permit applied for to demolish a dwelling
at 228 Cumberland Avenue it is unlawful
to commence demolition work until a permit has been issued from
this department.

Section 5 of the Ordinance for rodent and vermin control
provides: "It shall be unlawful to demolish any building or
structure unless provision is made for rodent and vermin
eradication. No permit for the demolition of a building or
structure shall be issued by the Building Inspection Department
until and unless provisions for rodent and vermin eradication
have been carried out under supervision of a pest control
operator registered with the Health Department.

The building permit for demolition cannot be issued until the
provisions of this section have been satisfied. It is the
obligation of owner or demolition contractor or both to take
up with the Health Department the matter of complying with this
section, being prepared to inform that department what registered
pest control operator is to be employed.

Very truly yours,

R. Lovell Brown
Director

Owner: Lincoln Inc. (R. Davis) Contractor: Ralph Romano
Address: Portland Address: 55 Frederick St

Health Department comments: 12-27-73 No Evidence
of Rodent Activity Hail: 7 *[Signature]*

Copies to:

- Health (Mr. Blain)----- 2
- Health (Mr. Noyes)----- 1
- Public Works----- 1
- Fire Department----- 1

APPROVAL - BUILDING INSPECTION - PLAN EXAMINER

ZONING:
BUILDING CODE: V. 12/31/73 R.C.S.
Fire Dept.:
Health Dept.:
Others:

Will there be in charge of the above work a person competent
to see that the State and City requirements pertaining thereto
are observed? yes

Signature of Applicant by: Alfred Romano Phone # 911 470 86
Type Name of above 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
BUILDING LOCATION PORTLAND, MAINE, Dec. 26, 1973

01466 DEC 31 1973

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 228 Cumberland Ave
1. Owner's name and address Lincoln Inc. c/o Richard Davis- Portland Fire District #1 [] #2 []
2. Lessee's name and address Telephone
3. Contractor's name and address Ralph Romano - 55 Brederick St. Telephone 774-3096
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use dwelling No. families 1
Material No. stories Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234 To demolish 2 1/2 story brick dwelling. Gas Company was called. Sewer to be closed under Supervision of Public Works Dept.
Garage
Masonry Bldg.
Metal Bldg.
Alterations Stamp of Special Conditions
Demolitions Sent to Health Dept. 12/26/73
Change of Use Rec'd from Health Dept. 12/27/73
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [X] 4 []
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE 12/31/73 RLS Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YBA
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant by: [Signature] Phone # 211 47080
Type Name of above

FIELD INSPECTOR'S COPY

Other [] [] [] []
and Address

From the desk of --
A. Allan Soule

March 13, 1974

228-- 230 Cumberland Ave

Bob

O.K. to issue. --

228-230 Cumberland Avenue

Oct. 16, 1973

Lincoln Park, Inc.
Att: Richard Davis
415 Congress Street

cc to: Corporation Counsel

Dear Mr. Davis:

Certificate of occupancy for use of the premises at the above named location for off-street parking lot for six passenger cars is not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-6 Residential Zone in which the property is located unless authorized by the Board of Appeals as provided by Section 602.7.A.8.d of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a conditional use appeal will be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

If the use applied for above is approved by the Board of Appeals it will be necessary to provide the following:

Section 602.14F:- Off-street parking shall not be located any closer than five feet to the interior lot line.

Section 602.14J.2:- The surface of driveways, maneuvering areas and parking areas shall be uniformly graded with a sub-grade consisting of gravel, or equivalent material at least six inches in depth, well compacted, and with a wearing surface equivalent in qualities of compaction and durability to fine gravel.

Section 602.14J.3:- A system of surface drainage shall be provided in such a way that the water run-off shall not run over or across any public sidewalk or street.

The Public Works Department approves a curb cut with the understanding that this will be a 16 foot wide entrance. Check with the Public Works Department if you have any questions on this.

Very truly yours,

A. Allan Soule
Asst. Dir. Building & Inspection

Services

ADD:m

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine May 6, 1973

Location 228 - 230 Cumberland Ave. Zone R-6

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for parking

as set forth on the attached site plan (made by STANLEY Lincoln Park, Inc. whose address is 415 Congress - c/o R. Davis) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

774-0339

Owner (name, address and phone number) Lincoln Park, Inc. - 415 Congress St.

Lessee (name, address and phone number) _____

Is proposed use to be accessory to a building or other use on this lot?

no. If so, what is use of building or other use bldg. to be demolished

If off-street parking is sought, what is proposed maximum number of vehicles to be parked - passenger cars? 6, commercial vehicles _____.

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)?

pending And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? not applicable

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? none

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? _____

Signature of Owner LINCOLN PARK, INC.

Appeal sustained 11-1-73 By [Signature]
(duke authorized thereto)

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To:

COMMENCING the above proposes use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below - notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

(Date) 3/14/74 [Signature]
Inspector of Buildings

File Copy

915' Pd - 59-73

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USEAPPEAL

Lincoln Park, Inc. 228-230 Cumberland Avenue
LINCOLN PARK, INC., owner of property at 228-230 CUMBERLAND
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, AVE.
hereby respectfully petitions the Board of Appeals to: permit and certificate of
occupancy for use of the premises at the above named location for an
off-street parking lot for six passenger cars. This permit is not
issuable under the Zoning Ordinance because the proposed use is not
allowable in the R-6 Residential Zone in which the property is located
unless authorized by the Board of Appeals as provided by Section
602.7.A.8.d of the Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals
finds that such use of the premises will not adversely affect property in the
same zone or neighborhood and will not be contrary to the intent and purpose of
the Ordinance.

LINCOLN PARK, INC.
Michael C. Brown
APPELLANT

DECISION

After public hearing held November 1, 1973, the Board of Appeals finds
that such use of the premises will not adversely affect property in the same
zone or neighborhood and will not be contrary to the intent and purpose of the
Ordinance.

It is, therefore, determined that permit should be issued in this case.

W. Egge Ekblom
Thomas Murphy
Jacqueline Kolan
BOARD OF APPEALS

228-230 Cumberland Avenue

Oct. 16, 1973

cc to: Corporation Counsel

Lincoln Park, Inc.
Att: Richard Davis
415 Congress Street

Dear Mr. Davis:

Certificate of occupancy for use of the premises at the above named location for off-street parking lot for 10 passenger cars is not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-6 Residential Zone in which the property is located unless authorized by the Board of Appeals as provided by Section 602.7.A.8.d of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a conditional use appeal will be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

If the use applied for above is approved by the Board of Appeals it will be necessary to provide the following:

Section 602.14F.1:- Off-street parking shall not be located any closer than five feet to the interior lot line.

Section 602.14J.2:- The surface of driveways, maneuvering areas and parking areas shall be uniformly graded with a sub-grade consisting of gravel, or equivalent material at least 4 inches in depth, well compacted, and with a wearing surface equivalent in qualities of compaction and durability to fine gravel.

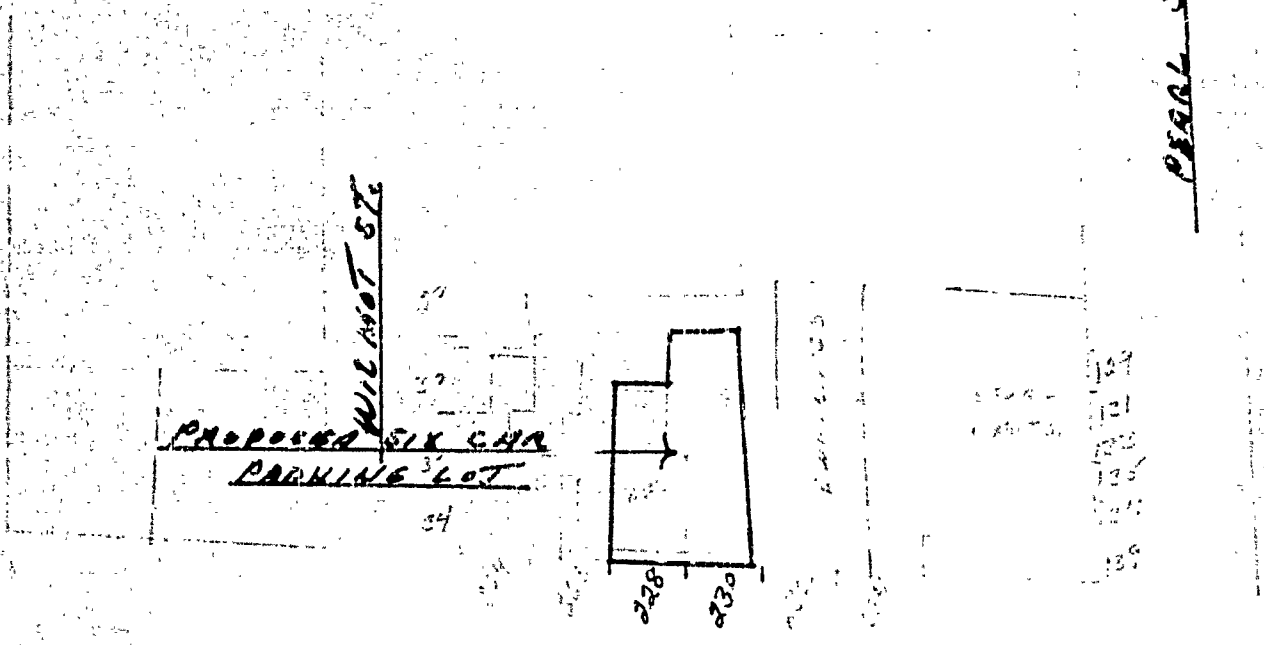
Section 602.14J.3:- A system of surface drainage shall be provided in such a way that the water run-off shall not run over or across any public sidewalk or street.

The Public Works Department approves a curb cut with the understanding that this will be a 16 foot wide entrance. Check with the Public Works Department if you have any questions on this.

Very truly yours,

A. Allan Soule
Asst. Dir. Building & Inspection
Services

AAS:EB

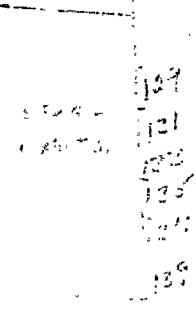
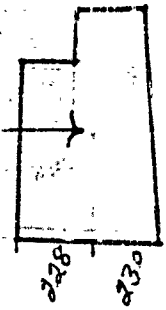


PROPOSED SIX CAR
PARKING LOT

WILCOX ST

PEARL ST

CUMBERLAND AVE



CITY OF PORTLAND, MAINE

Department of Building Inspection

228-230 Cumberland Ave.

May 3, 1973

Richard A. Davis
415 Congress Street, 04111

Dear Mr. Davis:

I have received your plans of the location of a proposed parking lot at the above named location. This property is zoned R-6 Residential, therefore it will need to go before the Board of Appeals as a conditional use. Before we can do this I will need the following:

1. A plot plan of your lot showing the curb opening that you desire plus parking spaces for the number of motor vehicles that you desire. Each parking space must be at least 8' x 18'.
2. This plot plan needs to be submitted here at this office and apply for a certificate of occupancy for the use of the land. No fee at this time is required for the certificate of occupancy unless the appeal is granted. The cost of a conditional use appeal will be \$15.00.
3. If more than six cars are to be parked here, the following requirements under the Zoning Ordinance will need to be met. Section 602.14H.1. A continuous guard curb, rectangular in cross section, at least 6" in height and permanently anchored shall be provided and maintained at least 5' from the street or lot line between such off street parking in that part of the street or lot line involved; or, a continuous bumper guard of adequate strength, the top of which shall be at least 20" in height, shall be provided and maintained between such off street parking and that part of the street or lot line involved so that the bumpers of the vehicles cannot project beyond its face towards the street or lot line involved, either above or below the impact surface.

C
O
P
Y

RECEIVED
MAY 3 1973
CITY OF PORTLAND, MAINE

Richard A. Davis

CITY OF PORTLAND, MAINE
Page 2 May 3, 1973
Department of Building Inspection

Where such off street parking shall abut a lot in residential use or an unoccupied lot in a residential zone, a chain link, picket or sapling fence, not less than 48" in height, shall be provided and maintained between such off street parking and that part of the lot line involved.

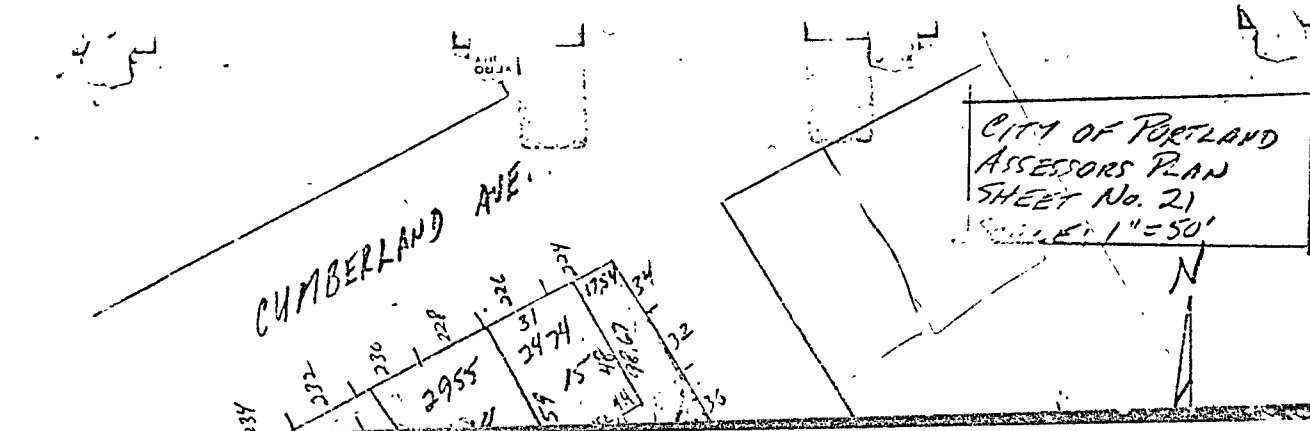
We will be able upon receiving the above information to continue processing your request for a parking lot at the above named location.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

C
O
P
Y



228-230 Cumberland Ave.

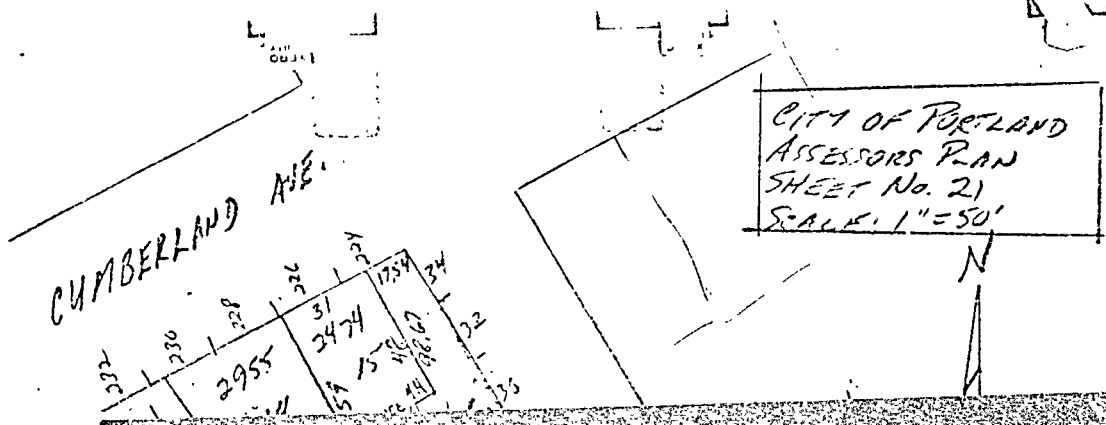
May 3, 1973

Richard A. Davis
415 Congress Street, 04111

Dear Mr. Davis:

I have received your plans of the location of a proposed parking lot at the above named location. This property is zoned R-6 Residential, therefore it will need to go before the Board of Appeals as a conditional use. Before we can do this I will need the following:

1. A plot plan of your lot showing the curb opening that you desire plus parking spaces for the number of motor vehicles that you desire. Each parking space must be at least 8' x 18'.
2. This plot plan needs to be submitted here at this office and apply for a certificate of occupancy for the use of the land. No fee at this time is required for the certificate of occupancy unless the appeal is granted. The cost of a conditional use appeal will be \$15.00.
3. If more than six cars are to be parked here, the following requirements under the Zoning Ordinance will need to be met. Section 502.14H.1. A continuous guard curb, rectangular in cross section, at least 6" in height and permanently anchored shall be provided and maintained at least 5' from the street or lot line between such off street parking in that part of the street or lot line involved; or, a continuous bumper guard of adequate strength, the top of which shall be at least 20" in height, shall be provided and maintained between such off street parking and that part of the street or lot line involved so that the bumpers of the vehicles cannot project beyond its face towards the street or lot line involved, either above or below the impact surface.



CITY OF PORTLAND
ASSESSORS PLAN
SHEET No. 2)
SCALE: 1"=50'

ADDRESS 228-230 Cumberland Ave.
10/14/73

ROUTING SLIP
FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

- FIRE DEPARTMENT
- PLANNING BOARD
- RENEWAL
- MAINE WAY
- OTHERS

Public Works

APPROVED

with a 16 ft wide entrance
John R. Kennedy 10/10/73

DISAPPROVED BY REASON OF

(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND INSPECTION SERVICES

PERMIT TO INSTALL PLUMBING

Date Issued 2/22/72
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

App. First Insp.
 Date _____
 By _____

App. Final Insp.
 Date _____
 By _____

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address <u>228 Cumberland Ave.</u>		PERMIT NUMBER <u>243</u>	
Installation For: <u>2nd fl.</u>		Date: <u>2/22/72</u>	
Owner of Bldg: <u>Lincoln Park Inc.</u>		INO. _____	
Plumber: <u>Northern Utilities</u>		FEE _____	
Plumber's Address: <u>5 Temple St.</u>		_____	
NEW	REPL		
		SINKS	
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
	*	HOT WATER TANKS	
		TANKLESS WATER HEATERS	1 2.00
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
		TOTAL	1 2.00

Building and Inspection Services Dept.: Plumbing Inspection TOTAL 1 2.00

Building and Inspection Services Dept.: Plumbing Inspection TOTAL 1 2.00

Building and Inspection Services Dept.: Plumbing Inspection TOTAL 1 2.00

Building and Inspection Services Dept.: Plumbing Inspection
 NEW CONSTRUCTION
 REMODELING
 5M 12-53 PORTLAND HEALTH DEPT. PLUMBING INSPECTION Total 1 2.00

FEB 28 1972

CHIEF PLUMBER

PERMIT TO INSTALL PLUMBING

Date Issued **3/14/69**
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

Address **228 Cumberland Avenue, 1st.** Floor **1-19**
 Installation For: **Swelling** PERMIT NUMBER
 Owner of Bldg: **Mr. Harry Botta**
 Owner's Address: **37 Exeter Street**
 Plumber: **Portland Gas Light Company** Date **3/14/69**

App. First Insp.
 Date
 By *[Signature]*

App. Final Insp.
 Date
 By ERNOLD R. GOODWIN

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

NEW	REPL			
			SINKS	
			LAVATORIES	
			TOILETS	
			BATH TUBS	
			SHOWERS	
			DRAINS FLOOR SURFACE	
			HOT WATER TANKS	
		1	TANKLESS WATER HEATERS	1 2.00
			GARBAGE DISPOSALS	
			SEPTIC TANKS	
			HOUSE SEWERS	
			ROOF LEAKS	
			AUTOMATIC WASHERS	
			DISHWASHERS	
			OTHER	

TOTAL 1 2.00

Building and Inspection Services Dept., Plumbing Inspection

TOTAL 1 2.00

Building and Inspection Services Dept.; Plumbing Inspection

NEW CONSTRUCTION
 REMODELING
 PORTLAND HEALTH DEPT. PLUMBING INSPECTION Total 2.00



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 16, 1947

PERMIT ISSUED 00802 APR 25 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 228 Cumberland Ave. Use of Building Dwelling No. Stories New Building Existing
Name and address of owner of appliance Joseph H. Modes, 228 Cumberland Ave.
Installer's name and address JOHNSON AUTOMATIC HEAT, 15 Brackett St Telephone 3-9662

General Description of Work

To install gravity fed automatic oil burner in existing warm air furnace

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance
If wood, how protected? Kind of fuel
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner H.C. Little 3-CI Labelled by underwriter's laboratories? Yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath burner Concrete
Location of oil storage In basement Number and capacity of tanks 1-275 gal.
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners None

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? \$1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 4-24-47 WPM

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Signature of Installer

JOHNSON AUTOMATIC HEAT

R. S. Lewis, Mgr.

REPRODUCTION COPY

Permit No. 47/802

Location 228 Summit Ave

Owner Joseph Modla

Date of permit 4/25/41

Approved _____

NOTES

- ~~1. Fill Sp...~~
- ~~2. ...~~
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- ~~17. ...~~
- ~~18. ...~~
- ~~19. ...~~
- ~~20. ...~~

