

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

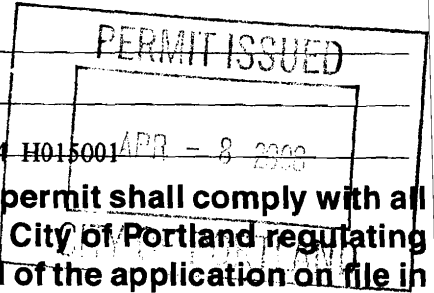
Permit Number: 080005

This is to certify that HAGGE CYRUS & MATRICK Company

has permission to New construction for 3 story family h

AT 43-45 TURNER ST

CBL 014 H015001 APR - 8 2008



provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is started or closed-in. FOUR HOUR NOTICE IS REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]* 4/8/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# Scanned

# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0005	Issue Date:	CBL: 014 H015001
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Location of Construction: 43-45 TURNER ST	Owner Name: HAGGE CYRUS & PATRICIA	Owner Address: 225 COMMERCIAL ST.	Phone:
Business Name:	Contractor Name: Thaxter Company	Contractor Address: 55 Bell Street Portland	Phone 2076539822
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	Zone: R-6

Past Use: Vacant Land	Proposed Use: Duplex - New construction for a 3 story 2 family home	Permit Fee: \$6,385.00	Cost of Work: \$628,625.00	CEO District: 1
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Signature: <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>5/3</i>  <i>IPC 2003</i> Signature: <i>[Signature]</i>
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Proposed Project Description: New construction for a 3 story 2 family home
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____

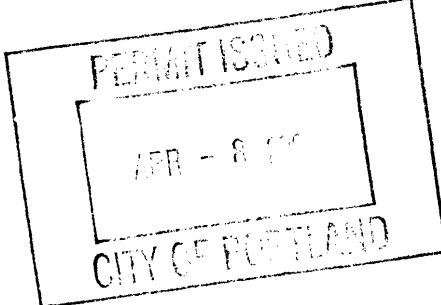
Permit Taken By: Idobson	Date Applied For: 12/28/2007	<b>Zoning Approval</b>	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews
<input type="checkbox"/> Shoreland <i>N/A</i>
<input type="checkbox"/> Wetland
<input type="checkbox"/> Flood Zone <i>Panel 14 zone C</i>
<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Site Plan <i>#2007-0212</i>
Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/>
Date: <i>2/20/08</i>

Zoning Appeal
<input type="checkbox"/> Variance
<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Interpretation
<input type="checkbox"/> Approved
<input type="checkbox"/> Denied
Date: _____

Historic Preservation
<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Requires Review
<input type="checkbox"/> Approved
<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Denied
Date: <i>[Signature]</i>



### CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 08-0005	<b>Date Applied For:</b> 12/28/2007	<b>CBL:</b> 014 H015001
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<b>Location of Construction:</b> 43-45 TURNER ST	<b>Owner Name:</b> HAGGE CYRUS & PATRICIA	<b>Owner Address:</b> 225 COMMERCIAL ST.	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Thaxter Company	<b>Contractor Address:</b> 55 Bell Street Portland	<b>Phone</b> (207) 653-9822
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Duplex	

<b>Proposed Use:</b> Duplex - New construction for a 3 story 2 family home	<b>Proposed Project Description:</b> New construction for a 3 story 2 family home
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/20/2008  
**Note:** **Ok to Issue:**

- 1) This lot was developed under the R-6 small lot development criteria.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 04/08/2008  
**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Public Works      **Status:** Pending      **Reviewer:**      **Approval Date:**  
**Note:** **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:**  
**Note:** **Ok to Issue:**

**Dept:** Parks      **Status:** Pending      **Reviewer:**      **Approval Date:**  
**Note:** **Ok to Issue:**

**Dept:** Fire      **Status:** Approved      **Reviewer:** Capt Greg Cass      **Approval Date:** 01/16/2008  
**Note:** **Ok to Issue:**

<b>Location of Construction:</b> 43-45 TURNER ST	<b>Owner Name:</b> HAGGE CYRUS & PATRICIA	<b>Owner Address:</b> 225 COMMERCIAL ST.	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Thaxter Company	<b>Contractor Address:</b> 55 Bell Street Portland	<b>Phone</b> (207) 653-9822
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Duplex	

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 02/28/2008  
**Note:**      **Ok to Issue:**

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Richard Knowland      **Approval Date:** 02/07/2008  
**Note:**      **Ok to Issue:**

- 1) That the plan shall be revised reflecting the comments of Dan Goyette dated February 6, 2008.
- 2) The existing tree well within the sidewalk shall be planted with a tree as approved by the City Arborist. One of the trees shown on the plan between the driveway and the building wing may be used for the tree well. Landscape material shall be planted by the front stoop with material approval by the City Arborist.

**Comments:**

1/2/2008-mes: I did an totality application check with Barbara. Some minor zoning items such as height of abutting buildings are missing and the 15' dimension that is required for either a side or rear yard. I will put it in my comments for Urban Insight. The permit is on hold until the required information is submitted.

2/12/2008-amachado: Marge had a comment under siteplan (2/4/08) that she had received revised plans and that the right side yard setback was being met. She also had received the abutting building height information. I am moving the permit forward for review by a residential plan reviewer. The permit must go back to Marge for final approval.

2/20/2008-mes: Today I received a stamped-approved site plan from planning and have signed off for zoning.

# BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- ON <sup>Permit</sup> ~~Foundation~~ Footings/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

✓ If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

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

Michael 11084, AS A Sout to owner  
Signature of Applicant/Designee

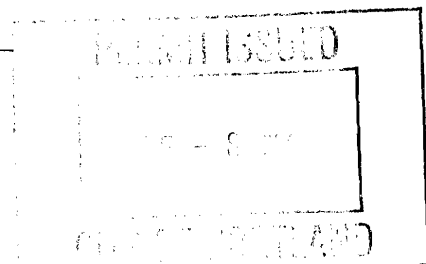
4/19/08  
Date

[Signature]  
Signature of Inspections Official

4/14/08  
Date

CBL: 14 H 15

Building Permit #: 08 0005





# General Building Permit Application

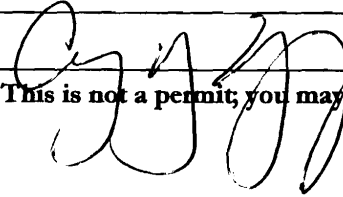
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>43-45 TURNER STREET</u>		
Total Square Footage of Proposed Structure/Area <u>4,549</u>		Square Footage of Lot <u>5,512</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>014</u> <u>#</u> <u>15</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>CYRUS &amp; Patricia Hagge</u> Address <u>225 Commercial St</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>749-0534</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>SAME ABOVE</u> Address City, State & Zip	Cost Of Work: \$ <u>560,625</u> <u>60,000</u> <u>628,625</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>6385.00</u>
Current legal use (i.e. single family) <u>VACANT LOT</u> If vacant, what was the previous use? <u>NONE</u> Proposed Specific use: <u>TWO FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCTION OF A 3 STORY TWO FAMILY</u>		
Contractor's name: <u>THAXTER CO</u> Address: <u>55 BELL ST</u> City, State & Zip: <u>PORTLAND ME 04103</u> Telephone: <u>653-9822</u> Who should we contact when the permit is ready: <u>CYRUS HAGGE</u> Telephone: <u>749-0534</u> Mailing address: <u>225 Commercial St, Portland 04101</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:  Date: \_\_\_\_\_

DEC 28 2004

**This is not a permit; you may not commence ANY work until the permit is issue**

43-45 Turner

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1) _____				
Component	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	OK - see structural s			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)				
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY				
Anchor Bolts/Straps, spacing (Section R403.1.6)				
Lally Column Type (Section R407)				
Girder & Header Spans (Table R 502.5(2))				
Built-Up Wood Center Girder Dimension/Type				
Sill/Band Joist Type & Dimensions				
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )				
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )				
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) andR802.4(2))				

43-45 Turner

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	OK ↓	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))		
Fastener Schedule (Table R602.3(1) & (2))		
<b>Private Garage</b> (Section R309) Living Space? (Above or beside)	No fire wall details + no floor/ceiling separation details	
1 Fire separation (Section R309.2)		
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	OK	
Roof Covering (Chapter 9)	OK	
6 Safety Glazing (Section R308)	Need in stairs + within 2' of doors	
Attic Access (Section R807)	N/A	
3 Chimney Clearances/Fire Blocking (Chap. 10)	Not shown - <del>XXXXXXXXXX</del>	
Header Schedule (Section 502.5(1) & (2))	OK see structural	
4 Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	not shown	



43-45 Turner

5) Type of Heating System	not show	
<b>Means of Egress</b> (Sec R311 & R312) Basement		
6) Number of Stairways	No stair framing details	
Interior		
Exterior		
Treads and Risers (Section R311.5.3) - OK		See architectural drawings
Width (Section R311.5.1) - OK		
Headroom (Section R311.5.2) - OK		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) - OK		
7) Smoke Detectors (Section R313) Location and type/Interconnected	not shown	
8) Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	not shown	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
Deck Construction (Section R502.2.1)		

9) Sep. permits for elevator

Applicant: Cyrus & Patricia Haggge Date: 2/4/09  
Address: 43-45 Turner St C-B-L: 14-11-15

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Using Small lot m/fll - meets  
Definiton  
14-139(2)

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - to construct A New 2 family Bldg.

Sewage Disposal - City

Lot Street Frontage - N/A

Front Yard - NO more than 10' - 4.75' at furthest - ok

Rear Yard - None except

no closer than 5' to  
The rear yard between 2 bldgs on diff lots shall maintain  
A 10' dbb and/or the sum of heights of the abutting bldgs. This bldg: 5'

Side Yard - ASAME

Projections -

Width of Lot -

Height - min 2 stories of living space above grade

Lot Area - MAX 10,000<sup>sq</sup> ft - 5512<sup>sq</sup> ft per Assessor

Lot Coverage/ Impervious Surface - see open space - ok

Area per Family - 725 per DU = or 1450<sup>sq</sup> ft min lot size - showing 5512<sup>sq</sup> ft

Off-street Parking - 1 per DU - or 2 pkg req. - 2 pkg shown

Loading Bays - N/A

Site Plan - # 2007-0212

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 14 - Zone C

open space - An attached exterior deck or - Designated open space

A min of 15' x 15' - showing 24' x 24'

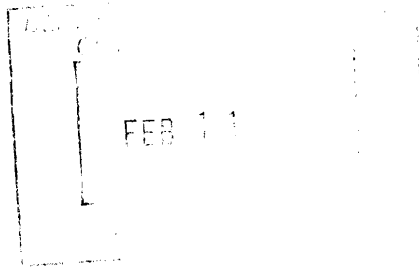
either side of rear must be a min of 15' shown

All setbacks ok -

N/A

February 7, 2008

Cyrus Hagge  
225 Commercial Street  
Portland, ME 04101



RE: 43-45 Turner Street  
CBL: 014-H-015  
Application ID: 2007-0212

Dear Cyrus:

On February 7, 2008, the Portland Planning Authority approved a site plan for a two-unit residential building in the vicinity of 43-45 Turner Street including the R-6 Infill Development Design Principles and Standards as shown on the approved plan with the following conditions:

1. The existing tree well within the sidewalk shall be planted with a tree as approved by the City Arborist. One of the trees between the driveway and the building wing may be used for the tree well. Landscape material shall be planted by the front stoop with material approved by the City Arborist.
2. That the plan shall be revised reflecting the comments of Dan Goyette dated February 6, 2008 (attached.)

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review

and approval.

4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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.

If there are any questions, please contact Richard Knowland at 874-8725.

Sincerely,

Alexander Jaegerman  
Planning Division Director

**Electronic Distribution:**

Lee D. Urban, Planning & Development Dept. Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
\_\_\_\_\_, Planner/Senior Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jeanie Bourke, Inspections Division  
Lisa Danforth, Administrative Assistant  
Michael Bobinsky, Public Works Director  
Kathi Earley, Public Works  
Bill Clark, Public works  
Jim Carmody, City Transportation Engineer  
Captain Greg Cass, Fire Prevention  
Jeff Tarling, City Arborist  
Assessor's Office  
Approval Letter File  
**Hard Copy:** Project File

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0212

**Date:** 2/4/2008

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Today I received the revised plans for this project. The applicant is now showing 15.99' (15' min required) on the right side yard to the property line. The Applicant also submitted abutting building heights. All the setbacks are ok.

All the R-6 small lot development standards are being met.

A separate building construction permit is needed prior to work commencing.

Marge Schmuckal  
Zoning Administrator

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## MEMORANDUM

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0212

**Date:** 1/2/2008

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This project is being reviewed uinder 14-139(2), the small lot development standards.

I need more information on the building heights on the side and rear, in order to determine the required setback per the ordinance regulations. Also either one side setback or the rear setback needs to be at least 15'. The right side setback is shown as 14.99' and the closest point in the rear is given as 12'. It seems to me that the applicant could revise the plans to at .01' to the side setback to get the 15' setback. The applicant is meetng the open space requirements with a 24'x24' area shown. Two parking spaces are required and two parking spaces are being shown.

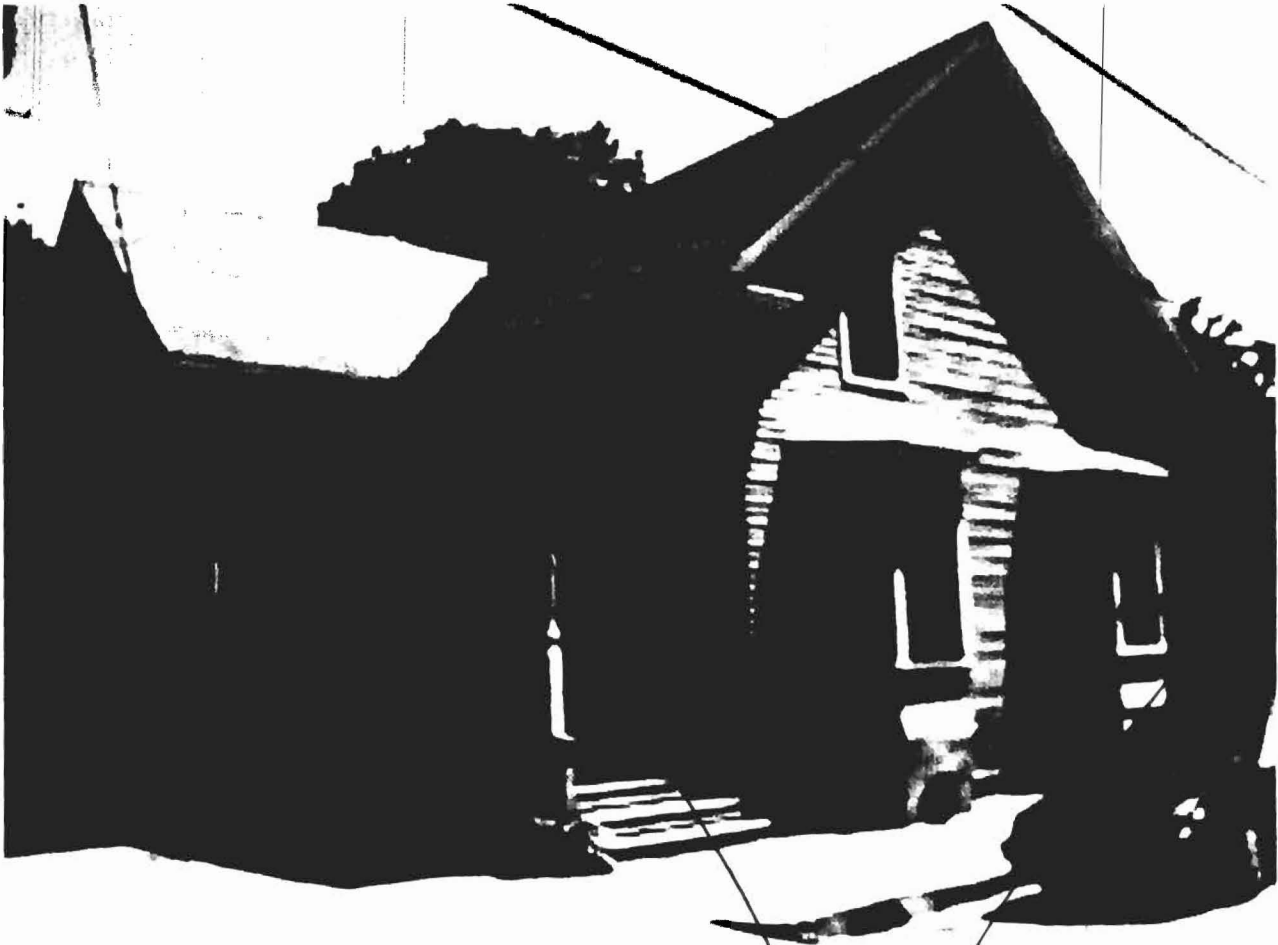
Marge Schmuckal  
Zoning Administrator



39 Howard St - Rear  
has a ~~foot~~<sup>81 per assessor</sup> of Land on Side  
That along the left side  
of the property to be Developed

14-H-11

Pederson, Erik & Christine



33 Howard St -

14-11-13:19

left side of property to be built on



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	014 H015001
<b>Location</b>	TURNER ST
<b>Land Use</b>	VACANT LAND
<b>Owner Address</b>	COLELLO JANICE B 5 GABLE CT PORTLAND ME 04103
<b>Book/Page</b>	12198/261
<b>Legal</b>	14-H-15 TURNER ST 43-45  5512 SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$77,500	\$ 0.00	\$77,500

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
				0.127	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
11/01/1995	LAND		12198-261
08/01/1995	LAND		12062-307

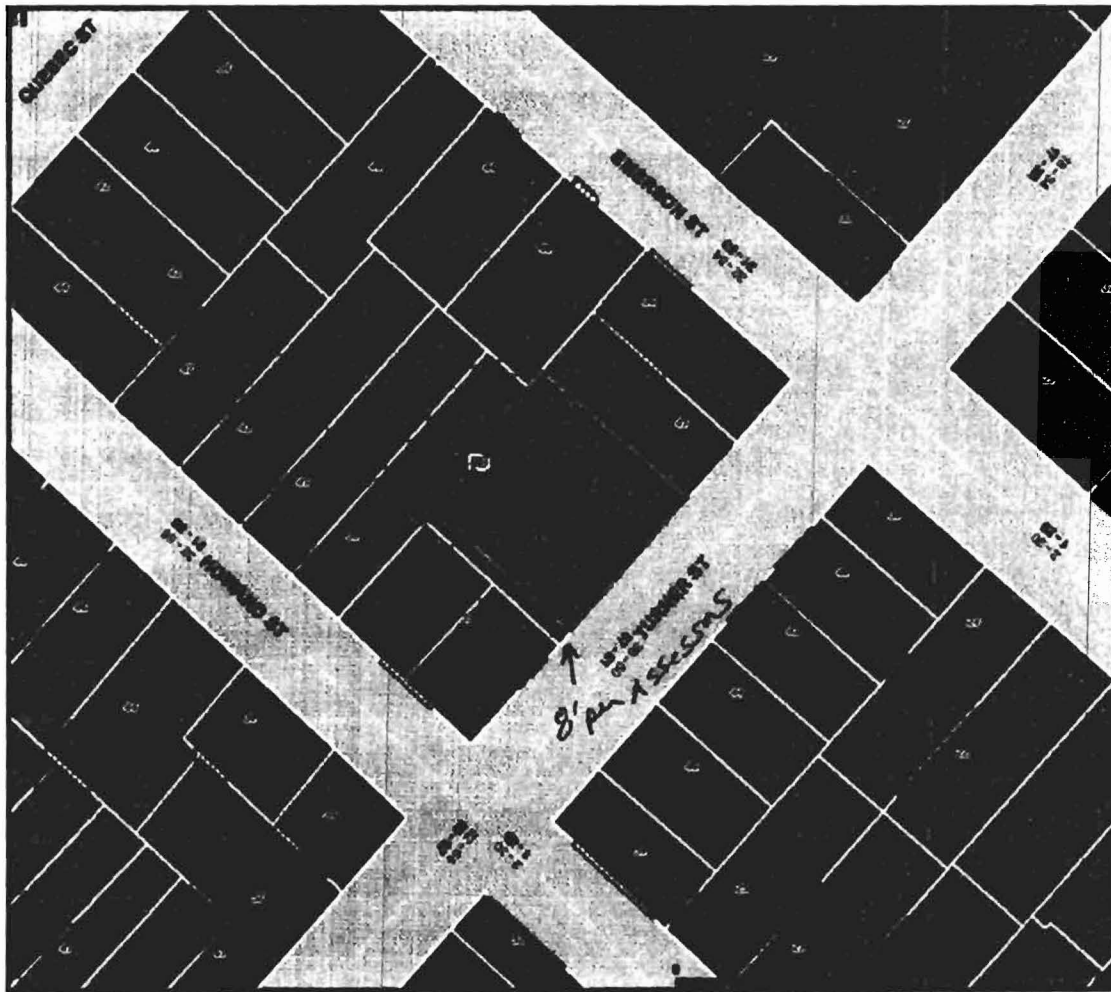
**Picture and Sketch**

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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Click here to view **Tax Roll Information**.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**



City of Portland  
GIS



DISCLAIMER: This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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Portland, Maine  
04101



41 Turner St  
14-H-16

R&T Side of property to be built on

used 20' to be conservative

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

2007-0212

Application I. D. Number

12/27/2007

Application Date

Hagge Residence

Project Name/Description

Cyrus & Patricia Hagge

Applicant

225 Commercial Street, Portland, ME 04101

Applicant's Mailing Address

1/16/08

Consultant/Agent

Applicant Ph: (207) 775-7442 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

43 - 45 Turner St, Portland, Maine

Address of Proposed Site

014 H015001

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units

5512  
Acreage of Site

R6  
Zoning

**Check Review Required:**

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

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 12/28/2007

**Zoning Approval Status:**

Reviewer Morgan S. - JWP.

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_
- Building Permit Issue \_\_\_\_\_ 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 \_\_\_\_\_
- Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0212

**Date:** 2/4/2008

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Today I received the revised plans for this project. The applicant is now showing 15.99' (15' min required) on the right side yard to the property line. The Applicant also submitted abutting building heights. All the setbacks are ok.

All the R-6 small lot development standards are being met.

A separate building construction permit is needed prior to work commencing.

Marge Schmuckal  
Zoning Administrator

buildings on the same or different lots shall maintain a minimum ten (10) foot setback between buildings or the sum of the heights of the abutting buildings and proposed buildings divided by five (5), whichever is greater; and that either the rear yard or one of the side yards shall be at least fifteen (15) feet; provided, however, detached accessory structures with a ground floor area of one hundred (100) square feet or less need not have a setback more than five (5) feet from the property line. Notwithstanding the foregoing, no structure shall be closer than four (4) feet to side property line.

Not T-AC

3. *Side yard:*

None, except that side yards between two (2) buildings on the same or different lots shall maintain a minimum ten (10) foot setback between buildings or the sum of the heights of the existing buildings and proposed buildings divided by five (5), whichever is greater and that either the rear yard or one of the side yards shall be at least fifteen (15) feet; Provided, however, detached accessory structures with a ground floor area of one hundred (100) square feet or less need not have a setback more than five (5) feet from the property line. Notwithstanding the foregoing, no structure shall be closer than four (4) feet to side property line. On a corner lot no side yard is required on that side of the lot which abuts any street. A principal structure on a corner lot shall not be more than ten (10) feet from the street.

Handwritten initials "JK" and a note "15.99' shown" with an arrow pointing to the underlined text in the previous block.

- (d) *Minimum principal structure height:* Two (2) stories of living space above the grade of the adjacent street frontage, except for porches, entryways, attached garages and accessory detached structures.
- (e) *Maximum principal structure height:* Forty five (45) feet.
- (f) *Open space requirement:* All lots used for residential purposes shall provide an attached exterior deck, porch, patio or balcony for each dwelling unit, except where a designated open space equal to ten (10) percent or more of

the lot area is located on site and maintained as open space, then the number of exterior decks, porches, patios or balconies may be reduced by up to fifty (50) percent. The designated open space, if provided, shall have a minimum width and length of at least fifteen (15) feet, a slope of no greater than ten (10) percent and shall be used exclusively as recreational open space i.e. it shall not be used for vehicular circulation, parking, etc. All required decks, porches, patios or balconies shall meet the requirements of the Planning and Development Design Manual.

(g) *Shoreland* Minimum lot width: None.

(h) Minimum land area per dwelling: Seven hundred and twenty-five (725) square feet.

(Ord. No. 538-84, 5-7-84; Ord. No. 634-86, § 1, 7-7-86; Ord. No. 264-87, § 1, 3-16-87; Ord. No. 85-88, § 4, 7-19-88; Ord. No. 230-90, § 1, 3-5-90; Ord. No. 33-91, § 9, 1-23-91; Ord. No. 235-91, § 14, 2-4-91; Ord. No. 33A-91, 4-17-91; Ord. No. 118-93, § 12, 10-18-93; Ord. No. 154-96, § 12, 12-16-96; Ord. No. 125-97, § 4, 3-3-97; Ord. No. 245-97, §§ 1, 2, 4-9-97; Ord. No. 232-99, § 3, 3-15-99; Ord. No. 78-03/04, 10-20-03; Ord. No. 21-04/05, 8-2-04; Ord. No. 145, 2-23-05)

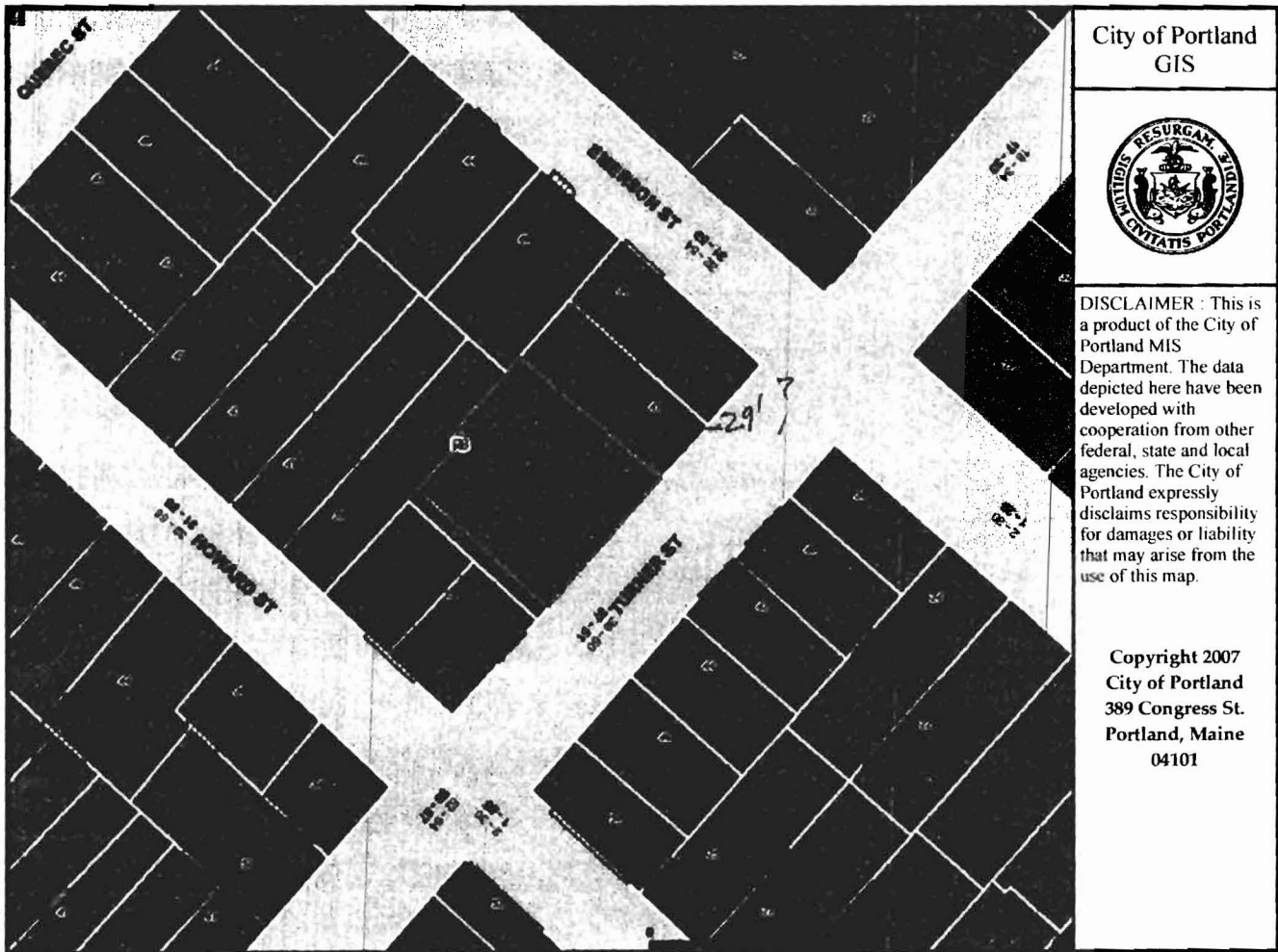
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\*Editor's note--Ord. No. 85-88, § 4, adopted July 19, 1988, amended § 14-139 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 85-88.  
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#### **Sec. 14-140. Other requirements.**

(a) *Offstreet parking:* Off-street parking is required as provided in division 20 (off-street parking) of this article, except that required parking for residential building additions shall be located on the same lot. For small, vacant lots which meet, and are developed under, the dimensional standards of 14-139(2) above, one (1) parking space per dwelling unit is required and shall be located on the same lot.

(b) *Storage of vehicles:* Only one (1) unregistered motor vehicle may be stored outside on the premises for a period not exceeding thirty (30) days.

(c) *Shoreland and flood plain management regulations:* Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5.





This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

**Card Number** 1 of 1  
**Parcel ID** 014 H015001  
**Location** TURNER ST  
**Land Use** VACANT LAND

**Owner Address** HAGGE CYRUS Y & PATRICIA H D HAGGE JTS  
 225 COMMERCIAL ST  
 PORTLAND ME 04101

**Book/Page** 25590/090  
**Legal** 14-H-15  
 TURNER ST 43-45  
 5512 SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$77,500	\$ 0.00	\$77,500

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
				0.127	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
11/01/1995	LAND		12198-261
08/01/1995	LAND		12062-307

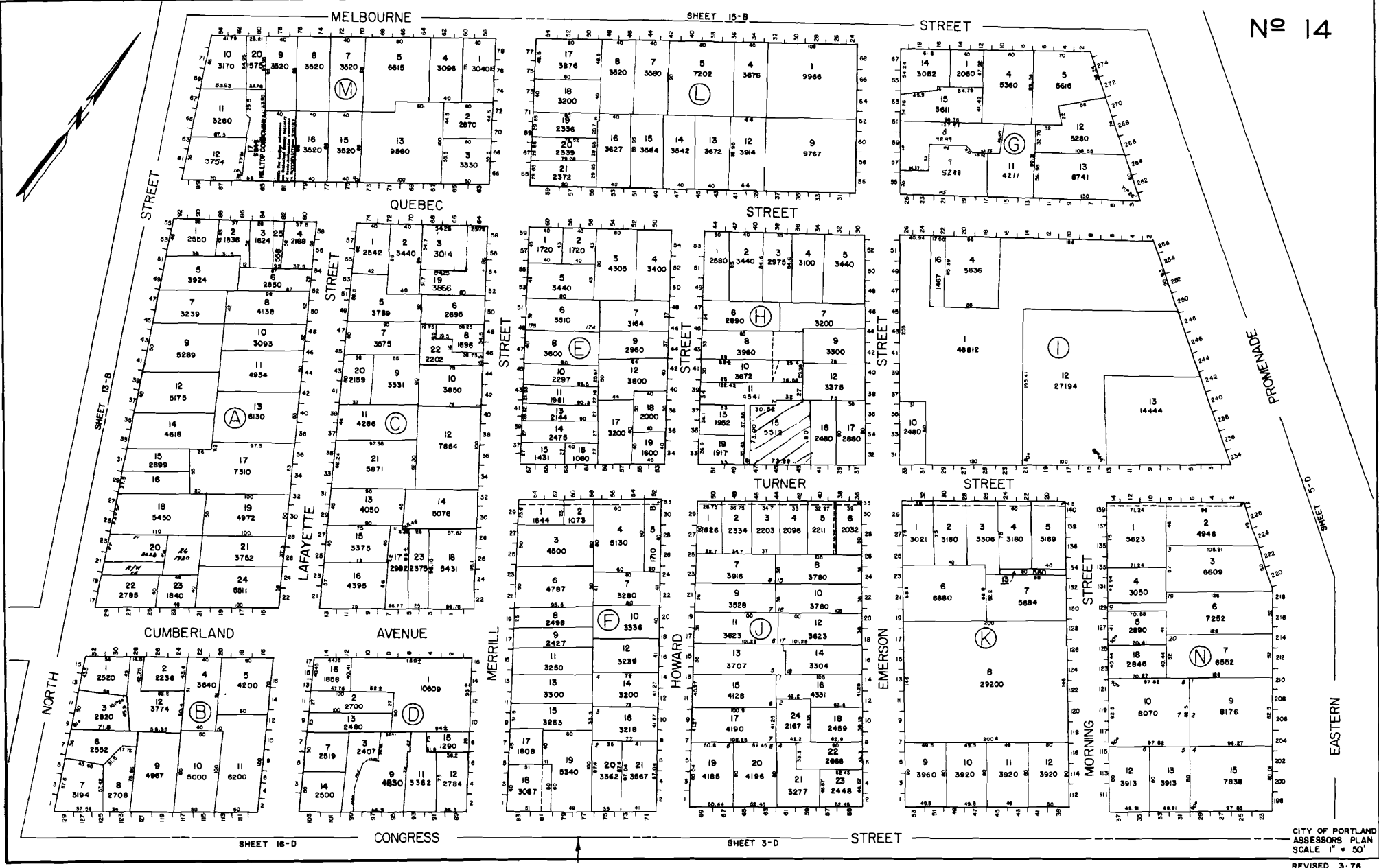
**Picture and Sketch**

[Picture](#)      [Sketch](#)      [Tax Map](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**



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## MEMORANDUM

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0212

**Date:** 1/2/2008

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This project is being reviewed uinder 14-139(2), the small lot development standards.

I need more information on the building heights on the side and rear, in order to determine the required setback per the ordinance regulations. Also either one side setback or the rear setback needs to be at least 15'. The right side setback is shown as 14.99' and the closest point in the rear is given as 12'. It seems to me that the applicant could revise the plans to at .01' to the side setback to get the 15' setback. The applicant is meetng the open space requirements with a 24'x24' area shown. Two parking spaces are required and two parking spaces are being shown.

Marge Schmuckal  
Zoning Administrator



*City of Portland, Oregon*

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

February 7, 2008

Cyrus Hagge  
225 Commercial Street  
Portland, ME 04101

FEB 7 2008

RE: 43-45 Turner Street  
CBL: 014-H-015  
Application ID: 2007-0212

Dear Cyrus:

On February 7, 2008, the Portland Planning Authority approved a site plan for a two-unit residential building (including the R-6 Infill Development Design Principles and Standards) in the vicinity of 43-45 Turner Street as shown on the approved plan with the following conditions:

1. The existing tree well within the sidewalk shall be planted with a tree as approved by the City Arborist. One of the trees shown on the plan between the driveway and the building wing may be used for the tree well. Landscape material shall be planted by the front stoop with material approved by the City Arborist.
2. That the plan shall be revised reflecting the comments of Dan Goyette memo dated February 6, 2008.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved

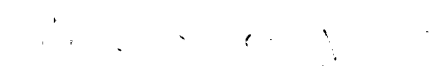
by the Planning Division and Public Works prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.

4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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.

If there are any questions, please contact Richard Knowland at 874-8725.

Sincerely,

  
Alexander Jaegerman  
Planning Division Director

**Electronic Distribution:**

Lee D. Urban, Planning & Development Dept. Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barbydt, Development Review Services Manager  
Richard Knowland, Planner Senior Planner  
Philip DiPietro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jeanie Bourke, Inspections Division  
Lisa Danforth, Administrative Assistant  
Michael Bobinsky, Public Works Director  
Kathi Farley, Public Works  
Bill Clark, Public Works  
Jim Carnody, City Transportation Engineer  
Captain Greg Cass, Fire Prevention

Jeff Larling - City Arborist  
Assessor's Office  
Approval Letter File  
**Hard Copy** - Project File



## MEMORANDUM



TO: Rick Knowland  
FROM: Dan Goyette, PE, and Lauren Swett, EIT  
DATE: February 6, 2008  
RE: 43-45 Turner Street, Hagge Residence

Woodard & Curran has reviewed the response to comments for the 43-45 Turner Street Hagge Residence in Portland. The applicant proposes to construct an owner occupied two family residence. The proposed building will be a new structure, built on a lot that is currently open space used for parking. The project includes associated site improvements and utility installations.

### Documents Reviewed

- Response to Comments and associated attachments for 43-45 Turner Street, submitted by Cyrus Hagge, dated February 2, 2008
- Site Development Plans for Two Family Building, 43-45 Turner Street Portland, Maine, sheets C-1 to C-4, prepared by DeLuca-Hoffman Associates, Inc. dated January 30, 2008

### Comments

- A detail for the stabilized construction entrance should be included as part of the erosion control plan.
- A sewer lateral should be provided for each unit.
- A detail for granite tipdowns should be included for the reconstructed driveway entrance
- The utility trench detail needs to be updated. The pipe is labeled as 4" or less, however the sanitary sewer pipe shown on the site plan is 6". A note on the detail references the thrust block detail which is not included. The backfill around the pipe should be crushed stone, with a minimum of 12" of cover over the pipe
- The stormwater management plan is acceptable
- A sewer capacity letter from the City of Portland Public Works should be included

Please contact our office if you have any questions

DRG/LJS  
203943

**From:** Rick Knowland  
**To:** chagge@mac.com  
**Date:** 1/25/2008 4:48:06 PM  
**Subject:** Turner St. Two Family Site Plan Comments

Cyrus, As promised below are staff comments on your proposed residence at 43-45 Turner St. Site plan seems straight forward a few detail/clarification comments. This will be a great addition to the neighborhood.

1. Survey needs to be stamped by the surveyor.
2. I didn't see the electrical service line from the street to the house.
3. Driveway should be a maximum 20 feet wide per City technical standards.
4. I'm assuming based on the note that the apron of the driveway (within the street right-of-way) is going to remain brick. When I went out I did not notice the condition of the remaining curb and sidewalk. I'm assuming it is in reasonably good condition. We should clarify this prior to sign-off so there is a common understanding of the condition and if there is any need for any rehab./replacement.
5. Comments from Marge Schmuckal...See sec. 14-139(2) rear and side yards. Need documentation on the building heights of the houses on the abutting lots to calculate the appropriate minimum set backs for your house. Marge or myself could provide some suggestions on how to do that.

The 14.99 ft. dimension needs to be 15 ft.

6. Jeff Tarling comments...The two tree per unit standard should be met. The two additional trees could be planted within the lawn area between the parking spaces and the rear wing. Jeff is also recommending plantings next to your front stoop and the bay window.

Add the following note: Landscaping species and size shall be approved by the City Arborist.

7. We had our design review staff committee meeting on Thursday and the building elevations passed fine except need revised building elevations indicating dimensions of doors, windows and trim details; label exterior building materials; cornice needs to be a min. 12 inches. Will there be a chimney? If yes, indicate material and details on the plan.

I had discussed with Dan Goyette of Woodard and Curran (engineering consultant) getting engineering comments today. Unable to make contact with him today. I left a voice mail requesting comments by Monday.

I would like to fax you some site plan standard notes for the plan. Could you email your fax and I'll fax them to you this afternoon or 8:00 Monday?

Should you have any questions don't hesitate to call or email. Thanks. Have a good weekend.

**CC:** Alex Jaegerman ; Barbara Barhydt; Marge Schmuckal



# Exterior Window and Door Schedules

## 43-45 Turner Street, Portland Maine

All windows are Anderson 400 TW Series

Window and Door trim to have 5/4" by 4" headers and 1" by 4" side trim

Unit	Size W x H	Type	Egress window
3072	3'-1 5/8" by 7'-4 7/8"	Dbl-Hung	Yes
2872	2'-9 5/8" by 7'-4 7/8"	Dbl-Hung	Yes
2462	2'-5 5/8" by 6'-4 7/8"	Dbl-Hung	Yes
2862	2'-9 5/8" by 6'-4 7/8"	Dbl-Hung	Yes
3062	3'-1 5/8" by 6'-4 7/8"	Dbl-Hung	Yes
AW 41	2'-11 15/16" by 4'-0"	Awning	No
AW 31	2'-11 15/16" by 2'-0 1/8"	Awning	No
AW 21	2'-0 1/8" by 2'-0 1/8"	Awning	No
AXW 31	2'-11 15/16" by 2'-11 15/16"	Awning	No
AP 32 V	2'-11 15/16" by 4'-0"	Venting	No

### Exterior Doors

#### South Elevation

3080 RH	3'-0" by 8'-0"*	Clear View Glass
3080 LH	3'-0" by 8'-0"*	Clear View Glass

#### East Elevation

3080 LH	3'-0" by 8'-0"	Flush painted Steel
---------	----------------	---------------------

#### West Elevation

3080 LH	3'-0" by 8'-0"*	Clear View Glass
---------	-----------------	------------------

\* Anderson Architectural 400 Series Wood/glass Door

**PROJECT MANAGEMENT, INC.**

225 Commercial Street, Suite 502

Portland, Maine 04101-4613

207-749-0534

FAX 207-761-0922

chagge@mac.com

December 28, 2007

Building Inspections  
City of Portland  
Portland, Maine 04101

RE: Construction of Two Family Residence, 43-45 Turner Street

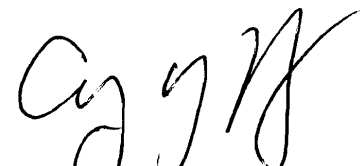
Dear Sir or Madam:

Enclosed please find an application for a building permit for the construction of a Two family residence at 43-45 Turner Street. The construction of a two family requires submittal of a Minor Site Plan by the planning department. I dropped off the minor site application on 12-27-07.

1. Architectural Drawings, Prepared by Leland Hulst AIA
2. Structural Engineering, Prepared by Shelley Engineering
3. Site Plan. Prepared by DeLuca Hoffman
4. Door and Window Schedule
5. Scope of work
6. Minor Site plan application receipt
7. Copy of new deed.

If you have need of additional information, don't hesitate to contact me.

Sincerely,



Cyrus Y. Hagge

# Window and Door Schedules

Window	Description	Notes
	All windows are Anderson 400 Series	
1	Anderson TW3072 Dbl Hung	Egress window
2	AWX 31 Awning	
3	Anderson TW2462 Dbl Hung	Egress window
4	Anderson TW3062 Dbl Hung	Egress window
5	AW 31 Awning	
6	AW 21 Awning	
7	Anderson TW2872 Dbl Hung	Egress window
8	AW31 / AP32V Ganged Awning	
9	AW 41 Awning	
10	Anderson TW2862 Dbl Hung	Egress window

## Door Schedule

A	Anderson Architectural 400 Series Wood/glass Door
B	3068 RH Anderson 400 Glass door
C	3068 RH Anderson Flush Fiberglass door
D	6069 RH Anderson 400 Glass Sliding door
E	3068 RH 4 panel wood door
F	3069 LH 4 panel wood door
G	3068 thermatru 500 Flush 90 min door
H	6068 Mr/Mrs 4 panel wood doors
I	5068 Mr/Mrs 4 panel wood doors
J	5069 pocket 4 panel wood doors



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This product rated, certified, and labeled by National Fenestration Rating Council® (NFRC) - a non-profit organization that provides fair, accurate and credible energy performance ratings for windows and doors.



	Without Grilles		With Grilles	
	HP Low-E4™ Glass	HP Sun Low-E4 Glass	HP Low-E4 Glass	HP Sun Low-E4 Glass
U-Factor	0.33	0.35	0.34	0.36
<b>Woodwright® Double Hung 36"W x 60"H</b>				
SHGC	0.32	0.24	0.29	0.22
VT	0.51	0.28	0.46	0.25

[View all Andersen window and door NFRC ratings \(PDF\)](#)

# 400 Series Tilt-Wash Double-Hung Windows

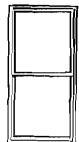
Table of Basic Unit Sizes Scale 1/8" = 1'-0" (1:96)

Unit Dimension	1'-9 5/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"
(549)	(651)	(752)	(803)	(854)	(905)	(956)	(1057)	(1159)	
<b>Minimum Rough Opening</b>	1'-10 1/8"	2'-2 1/8"	2'-6 1/8"	2'-8 1/8"	2'-10 1/8"	3'-0 1/8"	3'-2 1/8"	3'-6 1/8"	3'-10 1/8"
(562)	(664)	(765)	(816)	(867)	(917)	(968)	(1070)	(1172)	
<b>Unobstructed Glass*</b>	15"	19"	23"	25"	27"	29"	31"	35"	39"
(381)	(483)	(584)	(635)	(686)	(737)	(787)	(889)	(991)	
3'-0 7/8"									
(937)									
3'-0 7/8"									
(937)									
13 15/16"									
(354)									
<b>TW18210</b>	<b>TW20210</b>	<b>TW24210</b>	<b>TW26210</b>	<b>TW28210</b>	<b>TW210210</b>	<b>TW30210</b>	<b>TW34210</b>	<b>TW38210</b>	
3'-4 7/8"									
(1038)									
3'-4 7/8"									
(1038)									
15 15/16"									
(405)									
<b>TW1832</b>	<b>TW2032</b>	<b>TW2432</b>	<b>TW2632</b>	<b>TW2832</b>	<b>TW21032</b>	<b>TW3032</b>	<b>TW3432</b>	<b>TW3832</b>	
3'-8 7/8"									
(1140)									
3'-8 7/8"									
(1140)									
17 15/16"									
(456)									
<b>TW1836</b>	<b>TW2036</b>	<b>TW2436</b>	<b>TW2636</b>	<b>TW2836</b>	<b>TW21036</b>	<b>TW3036</b>	<b>TW3436</b>	<b>TW3836</b>	
4'-0 7/8"									
(1241)									
4'-0 7/8"									
(1241)									
19 15/16"									
(506)									
<b>TW18310</b>	<b>TW20310</b>	<b>TW24310</b>	<b>TW26310</b>	<b>TW28310</b>	<b>TW210310</b>	<b>TW30310</b>	<b>TW34310</b>	<b>TW38310</b>	
4'-4 7/8"									
(1343)									
4'-4 7/8"									
(1343)									
21 15/16"									
(557)									
<b>TW1842</b>	<b>TW2042</b>	<b>TW2442</b>	<b>TW2642</b>	<b>TW2842</b>	<b>TW21042</b>	<b>TW3042</b>	<b>TW3442</b>	<b>TW3842</b>	
4'-8 7/8"									
(1445)									
4'-8 7/8"									
(1445)									
23 15/16"									
(608)									
<b>TW1846</b>	<b>TW2046</b>	<b>TW2446</b>	<b>TW2646</b>	<b>TW2846</b>	<b>TW21046</b>	<b>TW3046</b> ♦	<b>TW3446</b> ♦	<b>TW3846</b> ♦	
5'-0 7/8"									
(1546)									
5'-0 7/8"									
(1546)									
25 15/16"									
(659)									
<b>TW18410</b>	<b>TW20410</b>	<b>TW24410</b>	<b>TW26410</b>	<b>TW28410</b>	<b>TW210410</b> ♦	<b>TW30410</b> ♦	<b>TW34410</b> ♦	<b>TW38410</b> ♦	
5'-4 7/8"									
(1648)									
5'-4 7/8"									
(1648)									
27 15/16"									
(710)									
<b>TW1852</b>	<b>TW2052</b>	<b>TW2452</b>	<b>TW2652</b>	<b>TW2852</b> ♦	<b>TW21052</b> ♦	<b>TW3052</b> ♦	<b>TW3452</b> ♦	<b>TW3852</b> ♦	
5'-8 7/8"									
(1749)									
5'-8 7/8"									
(1749)									
35 15/16"									
(913)									
<b>TW1856</b>	<b>TW2056</b>	<b>TW2456</b>	<b>TW2656</b>	<b>TW2856</b>	<b>TW21056</b>	<b>TW3056</b> ♦	<b>TW3456</b> ♦	<b>TW3856</b> ♦	
6'-0 7/8"									
(1851)									
6'-0 7/8"									
(1851)									
31 15/16"									
(811)									
<b>TW18510</b>	<b>TW20510</b>	<b>TW24510</b>	<b>TW26510</b> ♦	<b>TW28510</b> ♦	<b>TW210510</b> ♦	<b>TW30510</b> ♦	<b>TW34510</b> ♦	<b>TW38510</b> ♦	
6'-4 7/8"									
(1953)									
6'-4 7/8"									
(1953)									
33 15/16"									
(862)									
<b>TW1862</b>	<b>TW2062</b>	<b>TW2462</b> ♦	<b>TW2662</b> ♦	<b>TW2862</b> ♦	<b>TW21062</b> ♦	<b>TW3062</b> ♦	<b>TW3462</b> ♦	<b>TW3862</b> ♦	

**Cottage Style**  
Available for these heights, in all widths.



These 5'-9" height units are "cottage style" units, and have unequal sash. The top sash is shorter than the bottom sash.



Units with equal sash heights are ordered by description. Contact dealer for lead times.

# 400 Series Tilt-Wash Double-Hung Windows



**Table of Basic Unit Sizes Continued** Scale 1/8" = 1'-0" (1:96)

Unit Dimension	1'-9 5/8" (549)	2'-1 5/8" (651)	2'-5 5/8" (752)	2'-7 5/8" (803)	2'-9 5/8" (854)	2'-11 5/8" (905)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-9 5/8" (1159)
<b>Minimum Rough Opening</b>	1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-10 1/8" (1172)
<b>Unobstructed Glass*</b>	15" (381)	19" (483)	23" (584)	25" (635)	27" (686)	29" (737)	31" (787)	35" (889)	39" (991)
<b>7'-4 7/8" (2257)</b>									
	<b>TW1872</b>	<b>TW2072</b> ♦	<b>TW2472</b> ♦	<b>TW2672</b> ♦	<b>TW2872</b> ♦	<b>TW21072</b> ♦	<b>TW3072</b> ♦	<b>TW3472</b> ♦	<b>TW3872</b> ♦
<b>7'-8 7/8" (2359)</b>									
	<b>TW1876</b>	<b>TW2076</b> ♦	<b>TW2476</b> ♦	<b>TW2676</b> ♦	<b>TW2876</b> ♦	<b>TW21076</b> ♦	<b>TW3076</b> ♦	<b>TW3476</b> ♦	<b>TW3876</b> ♦

\* Unobstructed glass height is for single sash only.

- These units meet or exceed the following dimensions: Clear Openable Area of 5.7 sq. ft., Clear Openable Width of 20" and Clear Openable Height of 24".
- Rough opening dimensions may need to be increased to allow for use of building wraps, flashings, sill panning, brackets, fasteners or other items.
- "Unit Dimension" always refers to outside frame to frame dimension.
- Dimensions in parentheses are in millimeters.
- When ordering, be sure to specify color desired: White, Sandtone, Terratone® or Forest Green.
- 7'-4 7/8" and 7'-8 7/8" height units have interior and exterior brackets. The interior brackets, located on each side of the check rail, must be flipped up for proper product performance.
- 7'-4 7/8" and 7'-8 7/8" height units must be installed in individual rough openings.

43-45 Turner Street, Applicant Cyrus Hagge

**General Requirements:**

Prepare necessary architectural design and structural engineering. Provide all temporary utilities, toilets, and storage container. Remove all construction debris and waste materials on a regular basis and keep site and structure clean and neat at all times. Secure all necessary building permits and approvals. At completion leave house broom clean and free of all left over building materials and debris.

**Site Work:**

Clear and grub lot to open up and provide adequate space to site house, driveway, island and yard. Excavate and backfill trench for underground power, gas, sewer and water. All connections located in Turner Street. CMP and cable TV connect overhead from pole across Turner St. Excavate for foundation, install all necessary foundation drains with positive flow, waterproof foundation, install stone beneath the basement floor and drains, backfill foundation to within 8-12" of foundation top, apply 3" to 4" of loam and seed all disturbed areas. Install driveway per site plan with 12" compacted gravel base with 1 and 1/2" asphalt base coat with 1" finish coat. As per LeLuca Hoffman Site plan.

**Concrete:**

Pour footings per plan with pads for one interior fireplace/chimney and posts. Foundations walls to be 8" by 7'6" and 4'6" as per structural foundation plan with two basement vents. Garage and basement slab to be 4" thick with reinforced concrete and saw cut expansion joints. Install 4" perforated pipe under basement slab and pipe through slab and poly vapor barrier with taped seams for radon removal system. See Attached Structural Engineering plans prepare by Shelley Engineering.

**Carpentry:**

**Rough Carpentry:** All floor, wall, roof and structural member framing to be installed as per engineering plans with blocking. Walls to be 2x6 KD spruce 16 on center" with 1/2" cdx plywood. Floor framing to be 2x12 kd spruce with 3/4" AC fir T&G plywood glued and nailed. Roof framing to be 4 x 12 pine with 2 x 6 T&G decking. All exterior porch framing to be pressure treated with fir decking. All framing will conform with hurricane framing standards as per building codes.

**Exterior Carpentry:** Walls to be sided with clapboards 4" to the weather and corners boards . All exterior trim to #2 pine with 5/4 x 4 window and door trim.

Facias to be 1x8 with 1x3 build out. Soffits to be 1x8 with continuous vent. Frieze board to be 5/4 x 4 pine. Porch ceiling to be 1 x 6 center bead pine T&G.

Interior Carpentry: All interior walls shall be constructed of 2x4 KD spruce or steel studs 16" on center. Window and door trim to be #2 pine with 5/4 x4 headers and 1x4 side trim. All windows to have jamb extensions, 5/4 #2 pine sills with bull nose and 1x4 aprons. Baseboard to be 1x6 #2 pine with a base cap. Front and rear stairs to be finished with painted pine risers and red oak treads. Handrails to be red oak with 2x2 painted pine or red oak balusters. Newel post to be red oak or made custom.. All closets to have 1x12 pine shelf and pole on shelf brackets. Linen closets to have pine shelving. Custom made living room and family room built in base cabinets and bookshelves. Storage closet and cubbies in mudroom.

Cabinets: An allowance of \$30,000 has been included for the kitchen cabinets, bath room vanities, counter tops and with stone surfaces in kitchen. Atlantic Kitchens will provide all pre-made cabinets and will be available for consultation on the final design and cabinet selection.

#### Thermal/Moisture Protection:

Insulation: Foam / Fiberglass insulation shall be provided for all exterior surfaces and garage ceiling. All exterior walls to be R21 with 4 mil vapor barrier. All bathroom and laundry room wall to have 3 1/2" unfaced fiberglass insulation for sound control. Roof insulation to be 6" ridged with R 42 or better.

Moisture: All exterior walls wrapped in Tyvar building wrap. Roofing will include Fiber Tight rubber roofing with copper gutters and down spouts

#### Doors and Windows:

Exterior: Anderson trim/tilt Windows with grills as specified by Architect. All exterior glass doors to be Anderson. All other exterior doors to be Thermatru brand.

Interior: Interior doors to be 4 or 6 panel wood prehung "Christian style" on solid frames. Door hardware to be Schlage H-Series Plymouth style. Door hardware color to be selected by owner

#### Finish:

Drywall: All walls and ceilings to be finished with 5/8" firecode drywall taped three coats and sanded ready for paint. After primer paint coat taper shall return for any necessary touchup. Dura-rock backer board shall be installed behind tile in showers.



**Paint:** An allowance of \$29,500 has been included for interior and exterior painting. All exterior trim to have knots sealed, primed and painted on all four sides prior to installation and final coat after lumber has been installed. White cedar shingles to be dipped in stain or purchased pre-stained. All interior trim to have knots sealed, primed and painted two coats. All clear woodwork to have three coats of urethane. Sheetrock primed and painted two coats. All exposed fir decking to be sealed with a clear preservative.

**Wood Flooring:** First and second floor flooring and stair treads to be 3/4" white oak sanded with three coats of semigloss latex urethane. All flooring shall be stored on site for four weeks prior to installation,

**Tile Allowance:** All bathrooms floors and third floor to be tiled. All shower enclosures to be tiled. Owner to select tile style and color.

#### **Specialties:**

An allowance of \$2,000 has been included to provide for shower doors, towel rods and TP holders. Solid blocking shall be provided in for towel rods, tp holders and any other specialty items.

#### **Mechanical:**

**Heating:** One four zone oil fired hot water heating system with P-WTGO-5 Weil McLain cast iron boiler with a tankless coil for Domestic hot water, Becket burner, one 275 gal oil tank, 121 lf of baseboard and kick space heater in kitchen. Garage to have a Modine HS-33 unit heater.

**Plumbing:** Plumbing allowance to include three full baths with Kohler fixtures and tile shower and a half bath with pedestal sink. Kitchen to include large kitchen sink, bar sink, disposal and dishwasher hook up. A full laundry room with large slop sink and washer dryer hook up. All bathrooms to have fans

#### **Electrical:**

**Electrical Allowance:** Provide 1 200 AMP and 1 100 amp overhead electrical service and panel. Wire and install 96 outlets, 75 switches, 8 telephone jacks, 4 cable TV jacks, 9 smoke detectors, 3 bath fan/lights, 2 ceiling fans, 8 GFI outlets and a doorbell. Provide wiring and hookups for washer/dryer, range, refrigerator, disposal and 80 lightfixtures. A lighting fixture allowance of \$6,500 is provided for the purchase of light fixtures. Final lighting and wiring plan to be reviewed and approved by owner.



GENERAL RECEIPT

174

CITY OF PORTLAND, MAINE

DEPARTMENT **Planning and Development** DATE 12/27/07

RECEIVED FROM Cyrus Haggge  
ADDRESS

RE: 43-45 Turner St.

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	minor SP		400.00
	fee for service		200.00
	#8992		

CASH  CHECK  OTHER TOTAL 600.00

RECEIVED BY J. Dan

**WARRANTY DEED**  
**Maine Statutory Short Form**

**KNOW ALL MEN BY THESE PRESENTS**, that I **JANICE B. COLELLO**, of Portland, County of Cumberland, State of Maine, for consideration paid, grant to **CYRUS Y. HAGGE** and **PATRICIA H.D. HAGGE**, of Portland, Maine, whose mailing address is 225 Commercial Street, Portland, Maine 04101, with Warranty Covenants, as joint tenants and not as tenants in common, the land in Portland, Cumberland County, Maine, described as follows:


A certain lot or parcel of land, with all buildings thereon, situated on Turner Street in Portland, County of Cumberland, State of Maine, more fully bounded and described as follows:

Being Lot #2 as fully set forth in a Property Plan and Lot Division made for Janice B. Colello by John D. Palmiter, a licensed professional surveyor, said Plan dated July 28, 1995 and recorded in the Cumberland County Registry of Deeds at Plan Book 195, Page 239. Said Lot consists of 5,512 square feet.

The aforesaid Lot is a portion of those premises granted to the aforesaid Janice B. Colello by Aaron A. DiRenzo and Eva DiRenzo, her parents, by deeds recorded in the Cumberland County Registry of Deeds at Book 7986, Page 49 and Book 12062, Page 307. This lot is also a portion of those premises granted to the aforementioned DiRenzo's by deed of St. Lawrence Wright Memorial Congregational Church, said deed recorded in the aforesaid Registry of Deeds at Book 2683, Page 7.

Being the same premises conveyed to the Grantor herein by deed of Janice B. Colello dated October 30, 1995 and recorded in the Cumberland Registry of Deeds in Book 12198, Page 261.


**WITNESS** my hand and seal this 1<sup>st</sup> day of November, 2007.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Janice B. Colello

**STATE OF MAINE**  
**COUNTY OF CUMBERLAND, ss**

On November 1, 2007, personally appeared the above named **JANICE B. COLELLO** and acknowledged the foregoing instrument to be her free act and deed.

Before me,  
  
\_\_\_\_\_  
Notary Public/Attorney-At-Law  
Alan R. Nye



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IDEAS

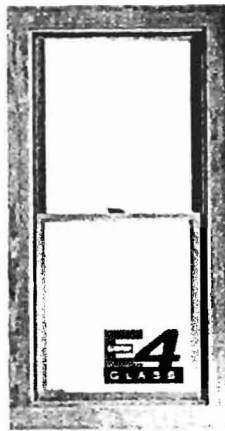
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**400 Series Tilt-Wash Double-Hung Windows**

- High-Performance™ Low-E4® glass stays cleaner and reduces water spotting†
- Nearly-invisible TruScene® insect screen optional
- Traditional style
- Rich natural wood interior
- Attractive low-maintenance exteriors
- Convenient tilt-in cleaning
- Variety of grilles and insect screen options
- Pine interiors available with factory-applied white finish

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This product is available with Stormwatch® protection

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Size: 3' 1-5/8" W x 4' 8-7/8" H

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Sizes & Shapes

**Performance**

Combinations

Installation & Warranty

For Professionals

Printer friendly version

Energy Rating

Structural Performance

Sound Performance

Glass Performance

Andersen Testing

Altitude Testing

Safety



This product meets stringent ENERGY STAR® performance requirements - protecting the environment and your wallet.

This product rated, certified, and labeled by National Fenestration Rating Council® (NFRC) - a non-profit organization that provides fair, accurate and credible energy performance ratings for windows and doors.



**Tilt-Wash Double-Hung 36"W x 60"H**

	Without Grilles		With Grilles	
	HP Low-E4® Glass	HP Sun Low-E4 Glass	HP Low-E4 Glass	HP Sun Low-E4 Glass
U-Factor	0.32	0.32	0.33	0.33
SHGC	0.33	0.20	0.29	0.18
VT	0.54	0.30	0.48	0.26

View all Andersen window and door NFRC ratings (PDF)

†Exterior of glass only, when activated by sunlight. A study of identical homes comparing Low-E to ordinary dual-pane glass showed a 25% savings on cooling bills. 10% on heating. Savings may vary geographically.

Appropriate selection of Andersen windows, doors, and accessories which conform to all applicable laws, ordinances, building codes and safety requirements is the sole responsibility of the architect, building owner and/or contractor. Check with your local Andersen supplier and building code officials for specific information.

The product information available on this website is not, and is not intended to be complete. Be sure to verify with your architect or contractor that the windows, patio doors and accessories you select are suitable for your project. Your local Andersen dealer can then confirm availability and actual prices.

Individual computer and monitor settings may prevent exact product color and hardware finish duplication. Please see your Andersen dealer for exact color and finish samples.

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**Cyrus Y. Hagge**  
225 Commercial Street, Suite 502  
Portland, Maine 04101-4613  
207-775-7442  
FAX 207-761-0922  
chagge@mac.com

March 12, 2008

Tammy Munson  
Building Inspections  
City of Portland  
Congress Street  
Portland, Maine 04101

Re: 43-45 Turner Street

Dear Tammy:

I hope you had a great vacation away from the cold and City Hall. Enclosed is the additional information that you requested for the building permit. Please find the following information

1. One hour fire separation: I have noted on the plan the one-hour fire rating between units and attached an assembly detail.
2. Sound transmission: The proposed ceiling plan will have a STC rating of 57 between the apartment and the upper floor. This assembly will also be 1 hour fire rated. See the attached assembly diagram.
3. Tempered glass at doors and stairs. I have revised the door and window schedule to identify the tempered windows.
4. Fireplace: I have added a note to the plan identifying that the gas fireplace is zero clearance.
5. R Values of wall, floors, windows and roof: I have added notes to the plan to identify the different ratings. I have added an attachment from Anderson windows.
6. Heating System: I have redone the scope of work for the project and added more heating system information.
7. Stair Framing Details: Shelly Engineering has prepared stair framing details.
8. Smoke Detectors: I have added to the plan the required smoke detectors. I will be installing a fire alarm system that will be connected to the fire department via my security company.
9. Elevator: I will provide you with information on the elevator at a later date for the elevator permit. I have noted on the plan the 2hr fire rating for the elevator shaftway.

If you need additional information, please don't hesitate to call.

Sincerely,



43-45 Turner Street, Applicant Cyrus Hagge

**General Requirements:**

Prepare necessary architectural design and structural engineering. Provide all temporary utilities, toilets, and storage container. Remove all construction debris and waste materials on a regular basis and keep site and structure clean and neat at all times. Secure all necessary building permits and approvals. At completion leave house broom clean and free of all left over building materials and debris.

**Site Work:**

Clear and grub lot to open up and provide adequate space to site house, driveway, island and yard. Excavate and backfill trench for underground power, gas, sewer and water. All connections located in Turner Street. CMP and cable TV connect overhead from pole across Turner St. Excavate for foundation, install all necessary foundation drains with positive flow, waterproof foundation, install stone beneath the basement floor and drains, backfill foundation to within 8-12" of foundation top, apply 3" to 4" of loam and seed all disturbed areas. Install driveway per site plan with 12" compacted gravel base with 1 and 1/2" asphalt base coat with 1" finish coat. As per LeLuca Hoffman Site plan.

**Concrete:**

Pour footings per plan with pads for one interior fireplace/chimney and posts. Foundations walls to be 8" by 7'6" and 4'6" as per structural foundation plan with two basement vents. Garage and basement slab to be 4" thick with reinforced concrete and saw cut expansion joints. Install 4" perforated pipe under basement slab and pipe through slab and poly vapor barrier with taped seams for radon removal system. See Attached Structural Engineering plans prepare by Shelley Engineering.

**Carpentry:**

**Rough Carpentry:** All floor, wall, roof and structural member framing to be installed as per engineering plans with blocking. Walls to be 2x6 KD spruce 16 on center" with 1/2" cdx plywood. Floor framing to be 2x12 kd spruce with 3/4" AC fir T&G plywood glued and nailed. Roof framing to be 4 x 12 pine with 2 x 6 T&G decking. All exterior porch framing to be pressure treated with fir decking. All framing will conform with hurricane framing standards as per building codes.

**Exterior Carpentry:** Walls to be sided with clapboards 4" to the weather and corners boards . All exterior trim to #2 pine with 5/4 x 4 window and door trim.

Facias to be 1x8 with 1x3 build out. Soffits to be 1x8 with continuous vent. Frieze board to be 5/4 x 4 pine. Porch ceiling to be 1 x 6 center bead pine T&G.

Interior Carpentry: All interior walls shall be constructed of 2x4 KD spruce or steel studs 16" on center. Window and door trim to be #2 pine with 5/4 x4 headers and 1x4 side trim. All windows to have jamb extensions, 5/4 #2 pine sills with bull nose and 1x4 aprons. Baseboard to be 1x6 #2 pine with a base cap. Front and rear stairs to be finished with painted pine risers and red oak treads. Handrails to be red oak with 2x2 painted pine or red oak balusters. Newel post to be red oak or made custom.. All closets to have 1x12 pine shelf and pole on shelf brackets. Linen closets to have pine shelving. Custom made living room and family room built in base cabinets and bookshelves. Storage closet and cubbies in mudroom.

Cabinets: An allowance of \$30,000 has been included for the kitchen cabinets, bath room vanities, counter tops and with stone surfaces in kitchen. Atlantic Kitchens will provide all pre-made cabinets and will be available for consultation on the final design and cabinet selection.

#### Thermal/Moisture Protection:

Insulation: Foam / Fiberglass insulation shall be provided for all exterior surfaces and garage ceiling. All exterior walls to be R21 with 4 mil vapor barrier. All bathroom and laundry room wall to have 3 1/2" unfaced fiberglass insulation for sound control. Roof insulation to be 8" ridged with R 50.

Moisture: All exterior walls wrapped in Tyvar building wrap. Roofing will include Fiber Tight rubber roofing with copper gutters and down spouts

Sound Proofing: Sound proofing between the first floor to have a STC rating of 57. (2 layers of 5/8" drywall on resilient channels below joists with 6 " of fiberglass insulation and two layers of T&G plywood. See attached assembly)

Fire rating: First floor ceiling to have a one hour fire rating. (2 layers of 5/8" drywall on resilient channels below joists with 6 " of fiberglass insulation and two layers of T&G plywood. See attached assembly. All stair ways to have one hour fire-rating . (One layer of 5/8" fire-code drywall on each side fo framing .)

#### Doors and Windows:

Exterior: Anderson trim/tilt Windows with grills as specified by Architect. All exterior glass doors to be Anderson. All non glass exterior doors to be Thermatrue brand. See attached door and window schedule.



Interior: Interior doors to be 4 or 6 panel wood prehung "Christian style" on solid frames. Door hardware to be Schlage H-Series Plymouth style. Door hardware color to be selected by owner

#### Finish:

Drywall: All walls and ceilings to be finished with 5/8" fire-code drywall taped three coats and sanded ready for paint. After primer paint coat taper shall return for any necessary touchup. Dura-rock backer board shall be installed behind tile in showers. Drywall shall be applied from floor to underside of floor joist to provide a fire stop for all walls.

Paint: An allowance of \$29,500 has been included for interior and exterior painting. All exterior trim to have knots sealed, primed and painted on all four sides prior to installation and final coat after lumber has been installed. White cedar shingles to be dipped in stain or purchased pre-stained. All interior trim to have knots sealed, primed and painted two coats. All clear woodwork to have three coats of urethane. Sheetrock primed and painted two coats. All exposed fir decking to be sealed with a clear preservative.

Wood Flooring: First and second floor flooring and stair treads to be 3/4" white oak sanded with three coats of semigloss latex urethane. All flooring shall be stored on site for four weeks prior to installation,

Tile Allowance: All bathrooms floors and third floor to be tiled. All shower enclosures to be tiled. Owner to select tile style and color.

#### Specialties:

An allowance of \$2,000 has been included to provide for shower doors, towel rods and TP holders. Solid blocking shall be provided for towel rods, tp holders and any other specialty items.

#### Mechanical:

Heating: Install High-efficiency Wirsbro radiant floor heating system using the Joist Track design using heat emission plates and Wirsbro Truflow manifolds. Install Buderus GB series. Wall hung 92% AFUE, fully modulating, gas fired, sealed combustion boiler. Install all system piping including isolation valves, expansions tank and circulator pumps and required trim. Install Buderus weather responsive controls to reset boiler temperatures and control pump operation. All new system piping to Copper type M or Wirsbro HePex. Install Super Stor SSU-60, stainless steel, indirect fired water heater. Install all gas piping to boiler, kitchen ranges, and zero clearance fireplace.

Plumbing: Install plumbing system for master bath suite, two guest full baths, one powder room and two washer/dryer hookups. Rough in all waste and vent piping using No-Hub cast iron and SCH 40 PVC. Rough in all domestic water piping using only copper Type L and Wirsbro Aquapex. Install full port ball valves on all branches from main for isolation. Install water supply to icemaker and dishwasher. Install Symmons Laundry Mate washing machine boxes with shock arresters. Install all owner selected fixtures. Install three frost proof exterior hose bibs.

Fireplace: 36" zero clearance gas fireplace manufactured by Heatilator.

#### Electrical:

Electrical Allowance: Provide 1 200 AMP and 1 100 amp overhead electrical service and panel. Wire and install 96 outlets, 75 switches, 8 telephone jacks, 4 cable TV jacks, 9 smoke detectors, 3 bath fan/lights, 2 ceiling fans, 8 GFI outlets and a doorbell. Provide wiring and hookups for washer/dryer, range, refrigerator, disposal and 80 light fixtures. A lighting fixture allowance of \$6,500 is provided for the purchase of light fixtures. Final lighting and wiring plan to be reviewed and approved by owner.

Facias to be 1x8 with 1x3 build out. Soffits to be 1x8 with continuous vent. Frieze board to be 5/4 x 4 pine. Porch ceiling to be 1 x 6 center bead pine T&G.

**Interior Carpentry:** All interior walls shall be constructed of 2x4 KD spruce or steel studs 16" on center. Window and door trim to be #2 pine with 5/4 x4 headers and 1x4 side trim. All windows to have jamb extensions, 5/4 #2 pine sills with bull nose and 1x4 aprons. Baseboard to be 1x6 #2 pine with a base cap. Front and rear stairs to be finished with painted pine risers and red oak treads. Handrails to be red oak with 2x2 painted pine or red oak balusters. Newel post to be red oak or made custom.. All closets to have 1x12 pine shelf and pole on shelf brackets. Linen closets to have pine shelving. Custom made living room and family room built in base cabinets and bookshelves. Storage closet and cubbies in mudroom.

**Cabinets:** An allowance of \$30,000 has been included for the kitchen cabinets, bath room vanities, counter tops and with stone surfaces in kitchen. Atlantic Kitchens will provide all pre-made cabinets and will be available for consultation on the final design and cabinet selection.

#### **Thermal/Moisture Protection:**

**Insulation:** Foam / Fiberglass insulation shall be provided for all exterior surfaces and garage ceiling. All exterior walls to be R21 with 4 mil vapor barrier. All bathroom and laundry room wall to have 3 1/2" unfaced fiberglass insulation for

PLAN PLANS FOR EXACT LOCATIONS AND  
CISE BUILDING DIMENSIONS, AND EXACT

GRANITE AND BITUMINOUS CONCRETE CURB  
REQUIREMENTS OF MAINE DEPARTMENT OF  
SPECIFICATIONS 609.03 AND 609.04

CERTIFICATIONS REQUIRED BY CODES  
FORMED PRIOR TO ANNOUNCED BUILDING

10. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO  
CURB OR FACE OF BUILDING.

THE LOCATION AND/OR THE ELEVATION OF  
IS BASED ON RECORDS OF THE VARIOUS  
MENTS TAKEN IN THE FIELD. THIS  
ACT OR COMPLETE. THE CONTRACTOR  
DIG SAFE. IT SHALL BE THE  
ALL EXISTING UTILITIES WHICH CONFLICT WITH  
IS.

11. BUILDING SUMMARY: PROPOSED 4,549 S.F.

12. ZONING DATA

R-6 RESIDENTIAL (SEE SECTION 14-139(2))  
PER SECTION 14-139(2) THE PROPOSED SITE IS A L  
PRIOR TO 01/01/05 AS RECORDED AT THE C.C.R.D.  
12198, PAGE 262.

SPACE AND BULK REGULATIONS

REQUIRED

MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM PRINCIPAL STRUCTURE HEIGHT	2 STORIES
MAXIMUM PRINCIPAL STRUCTURE HEIGHT	45'
MINIMUM STRUCTURE SETBACKS	
FRONT YARD	<10'
EAST SIDE YARD	15'
WEST SIDE YARD	NONE

ABUTTING HEIGHT CALCULATIONS;

ABUTTING HOUSE HEIGHT	30'
ABUTTING HOUSE SIDE YARD	14.2'
PROPOSED BUILDING HEIGHT	44'
PROPOSED SIDE YARD	9'
COMBINED BUILDING HEIGHT	74'
MINIMUM SEPARATION	14.8'
(COMBINED HEIGHT / 5)	

REAR YARD

NONE

ABUTTING HEIGHT CALCULATIONS;

*REAR  
SIDE*

ABUTTING HOUSE HEIGHT	29'
ABUTTING HOUSE SIDE YARD	15.3'
PROPOSED BUILDING HEIGHT	44'
PROPOSED SIDE YARD	12'
COMBINED BUILDING HEIGHT	73'
MINIMUM SEPARATION	14.6'
(COMBINED HEIGHT / 5)	

14-139(2)F - OPEN SPACES REQUIREMENT

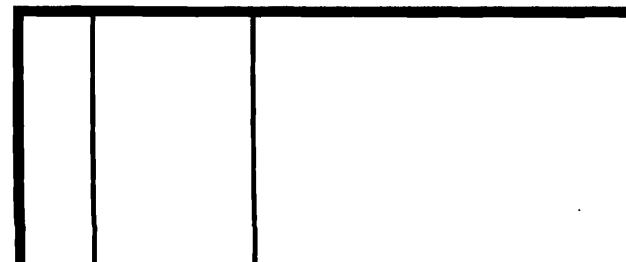
-DESIGNATED OPEN SPACE 24'X24' OR 576 SF  
LOT.

-1 EXTERIOR DECK 15'X15' OR 225 SF.

14-139(2)H - MINIMUM LAND AREA PER DWELLING  
PROVIDED IS 2,756 SF PER DWELLING UNIT.

OFF STREET PARKING (SECTION 14-1401)

PARKING STALL DIMENSION	9'x18'
# OF SPACES	2



KNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE  
UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY

N/F  
ERICK & CHRISTINE PEDERSON  
16698/259  
TM 14 LOT 11

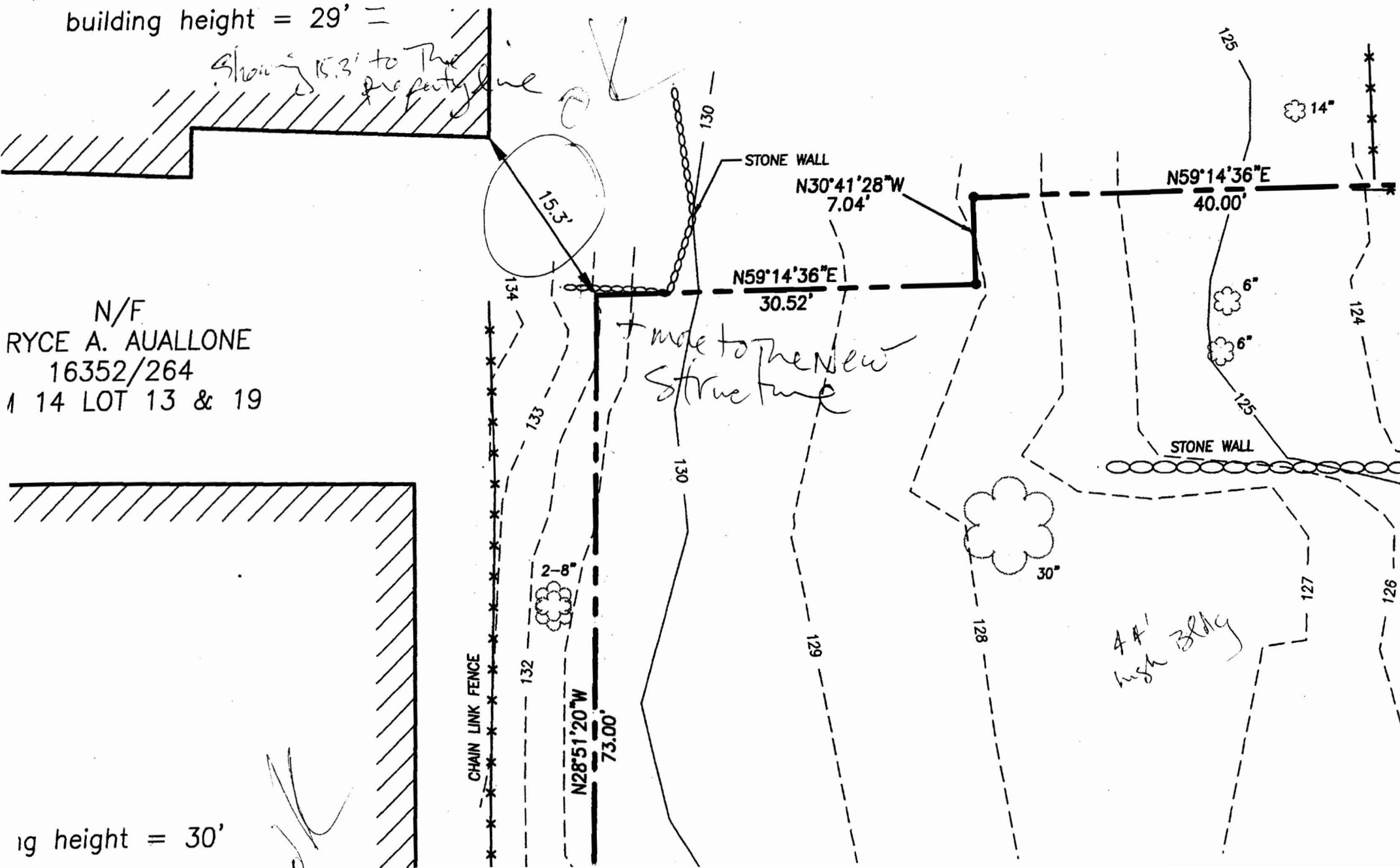
$$\frac{44}{29} = 1.517$$
$$\frac{29}{73} = 0.397$$
$$1.517 - 0.397 = 1.12$$
$$1.12 \times 13 = 14.6$$

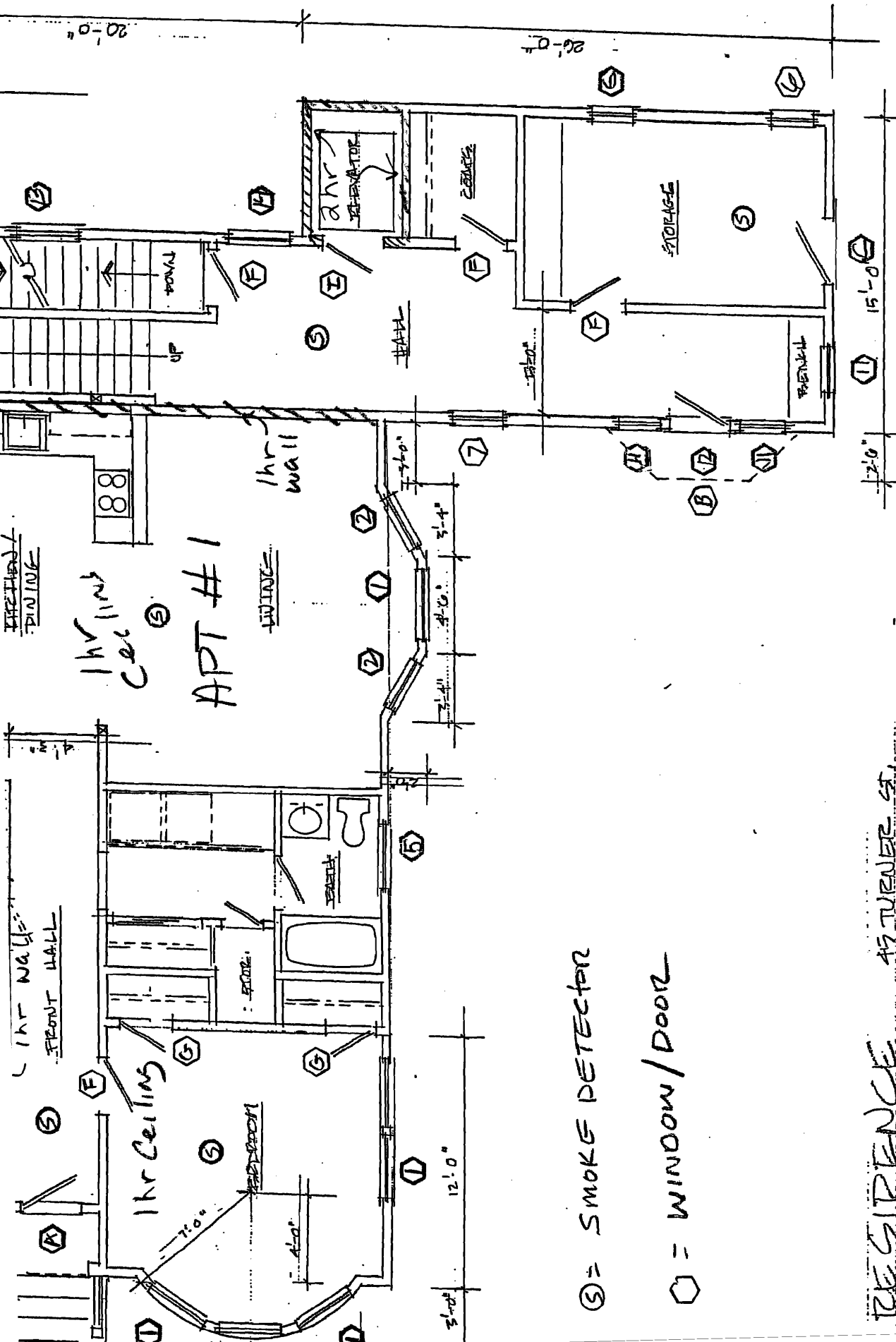
building height = 29' =

Showing 15.3' to the property line

N/F  
RYCE A. AUALLONE  
16352/264  
1 14 LOT 13 & 19

ig height = 30'





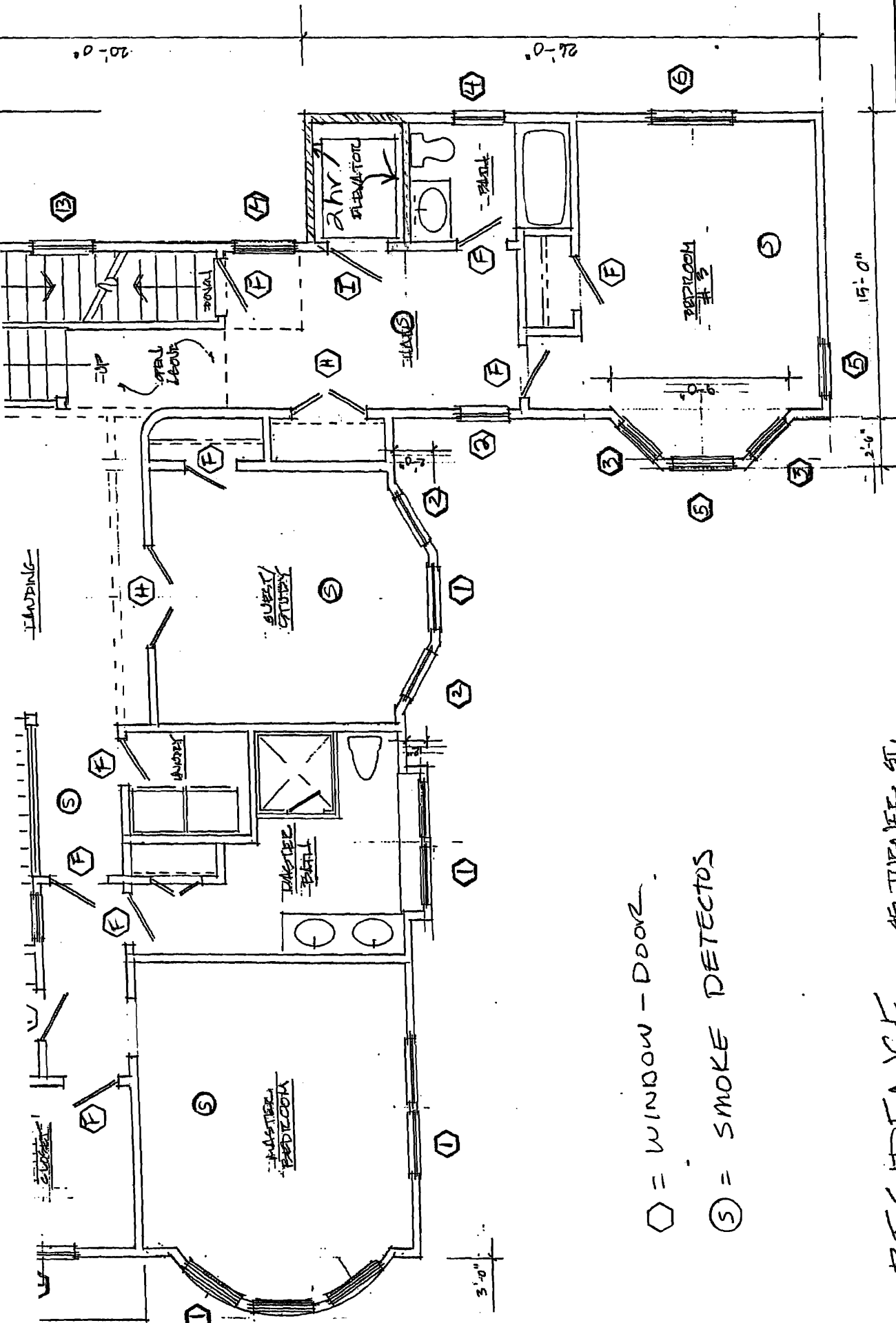
⑤ = SMOKE DETECTOR

○ = WINDOW / DOOR

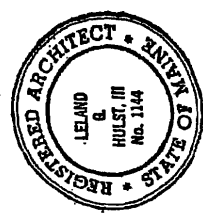
RESIDENCE 45 TURNER ST.  
 DOOR PLAN PROPOSAL 12/17/07



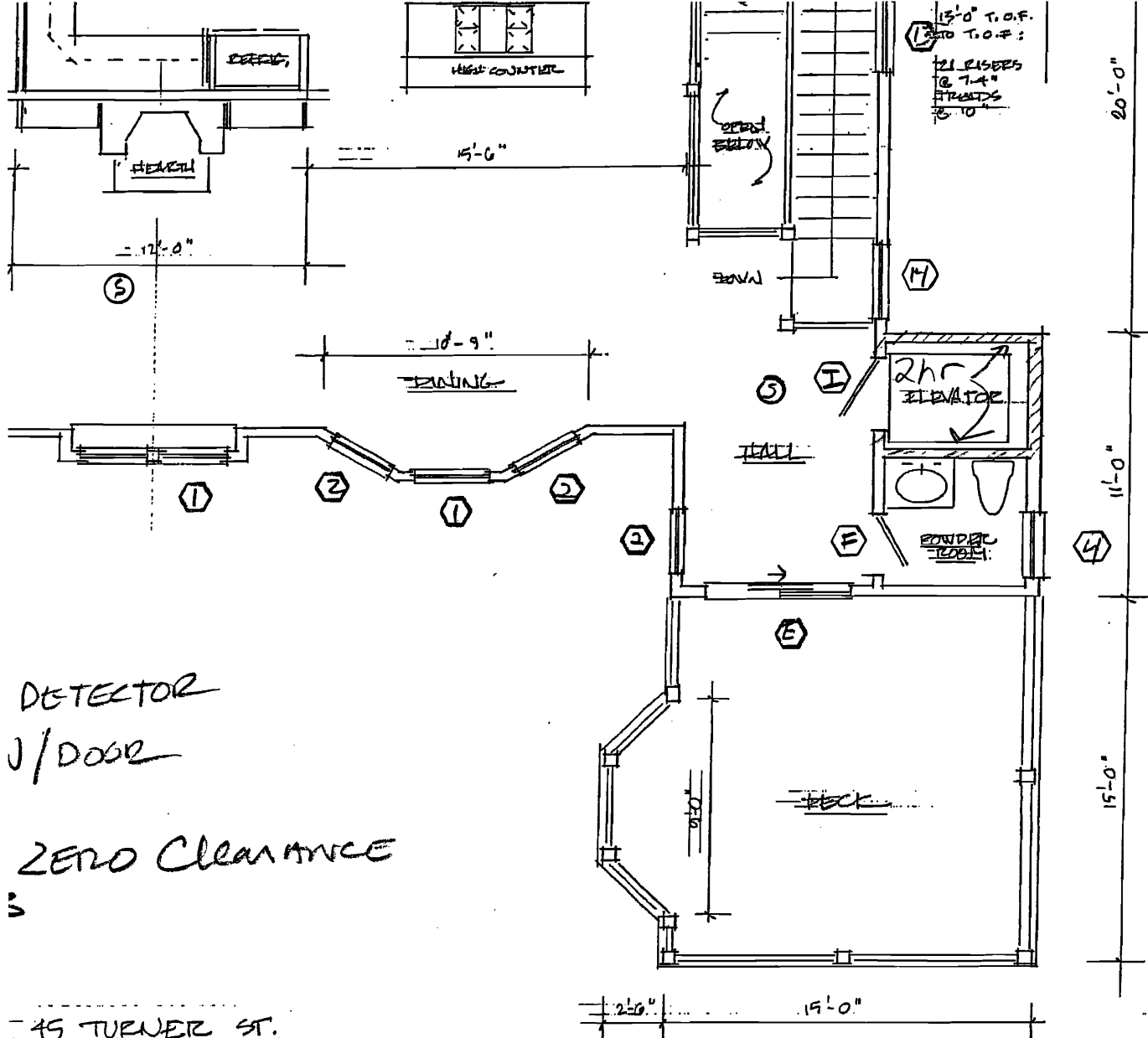
LELAND HULST  
 ARCHITECTURAL SERVICES  
 878 Spring Street / Portland, Maine 04102 / (207) 773-2843



RESIDENCE 45 TURNER ST.  
 FLOOR PLAN PROPOSAL  
 12 / 17 / 07

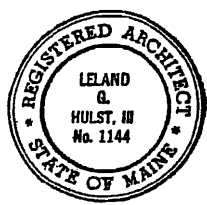


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- 5/8" fire code drywall. See attached assembly sheet.
2. Insulation: Floor 6" fiberglass batt R19, exterior walls sprayed foam R 24-26. Roof 8" ridged insulation R 50.
  3. Fire place is a zero clearance gas.
  4. Drywall shall be applied from the floor to the top of wall to provide a fire stop for all interior and exterior walls.
  5. Windows see attached Anderson Window Spec Sheet.

DETECTOR  
J/DOOR  
  
ZERO CLEARANCE  
3

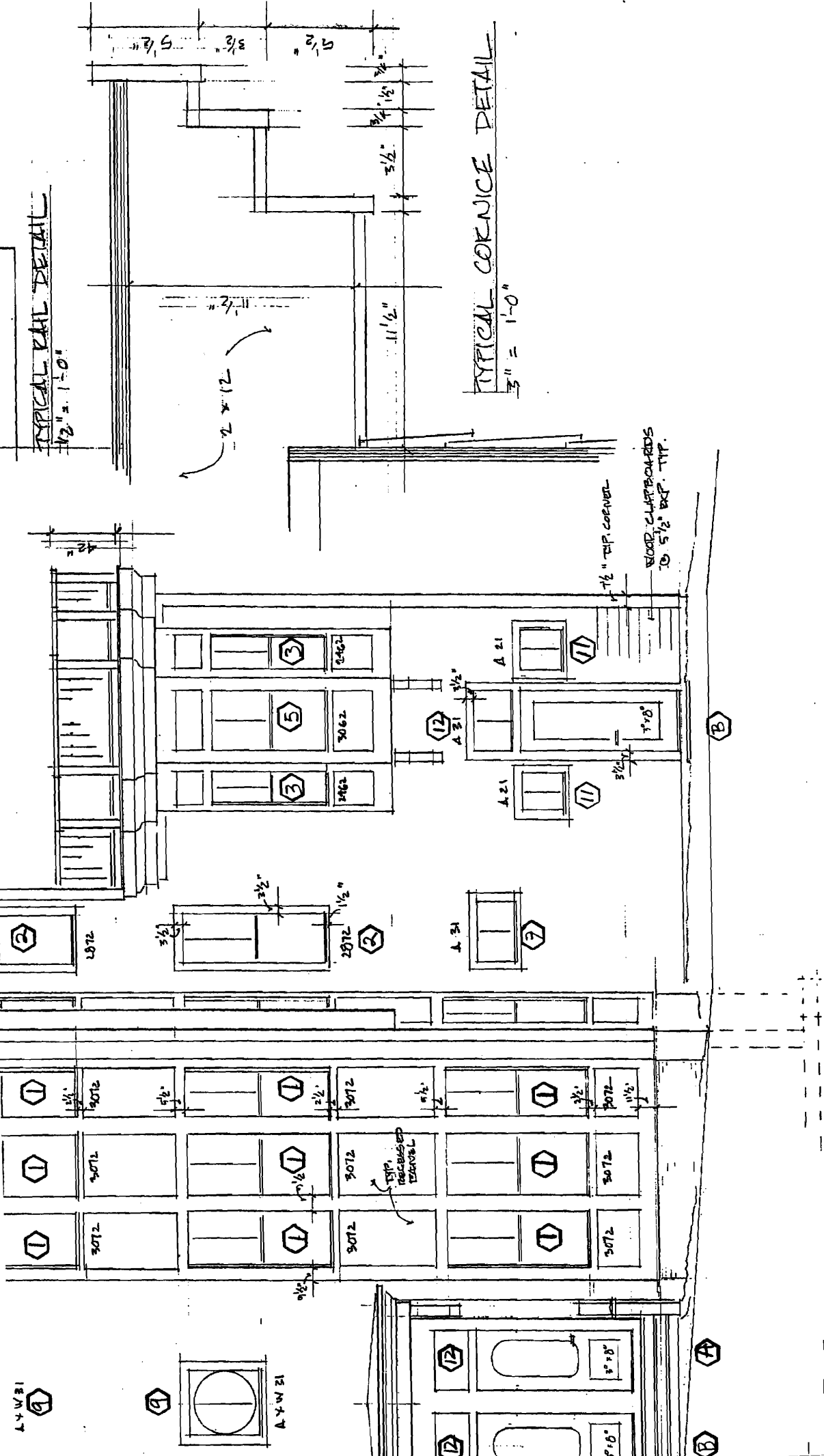


**L E L A N D H U L S T**  
ARCHITECTURAL SERVICES

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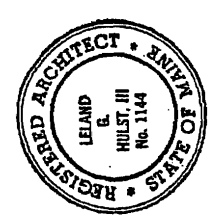
276 Spring Street / Portland, Maine 04102 / (207) 773-2843



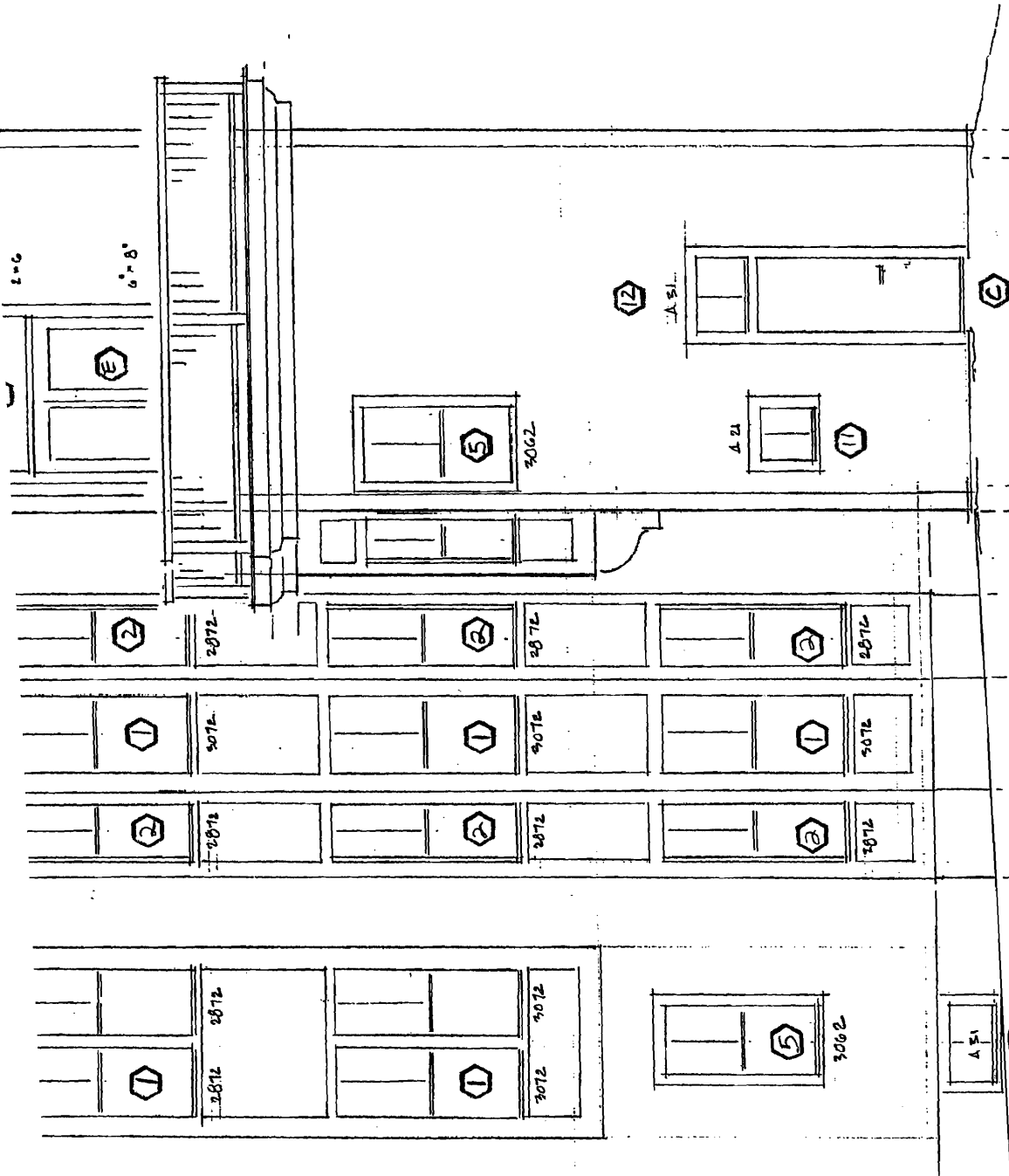


GE RESIDENCE 45 TURNER ST.  
 1 ELEVATION

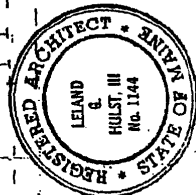
PROFESSOR  
 12 | 17 | 07



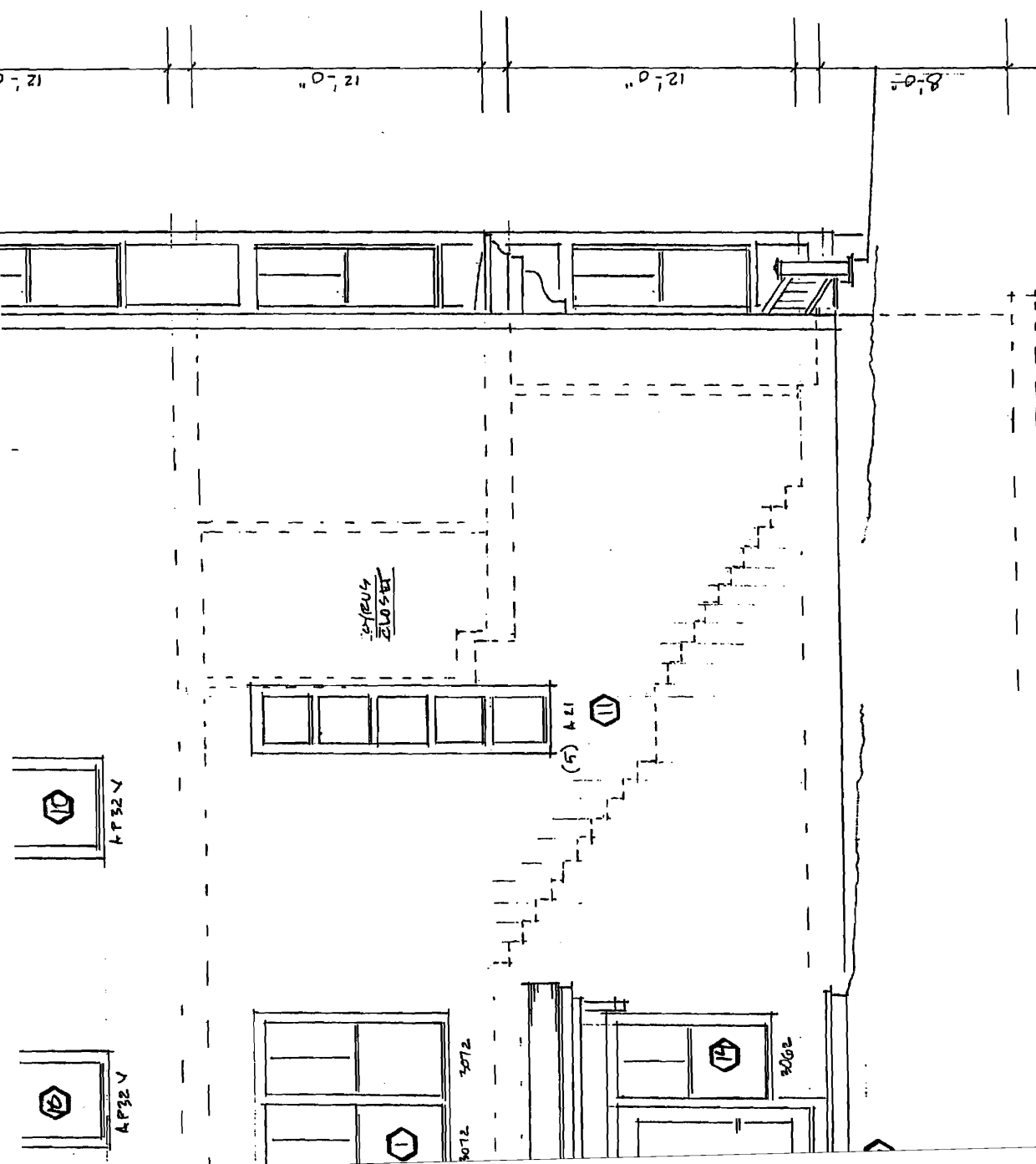
LELAND HULST  
 ARCHITECTURAL SERVICES  
 878 Spring Street / Portland, Maine 04108 / (807) 773-8883



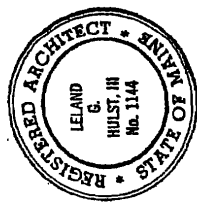
LELAND HULST  
 ARCHITECTURAL SERVICES  
 278 Spring Street / Portland, Maine 04102 / (207) 773-2843



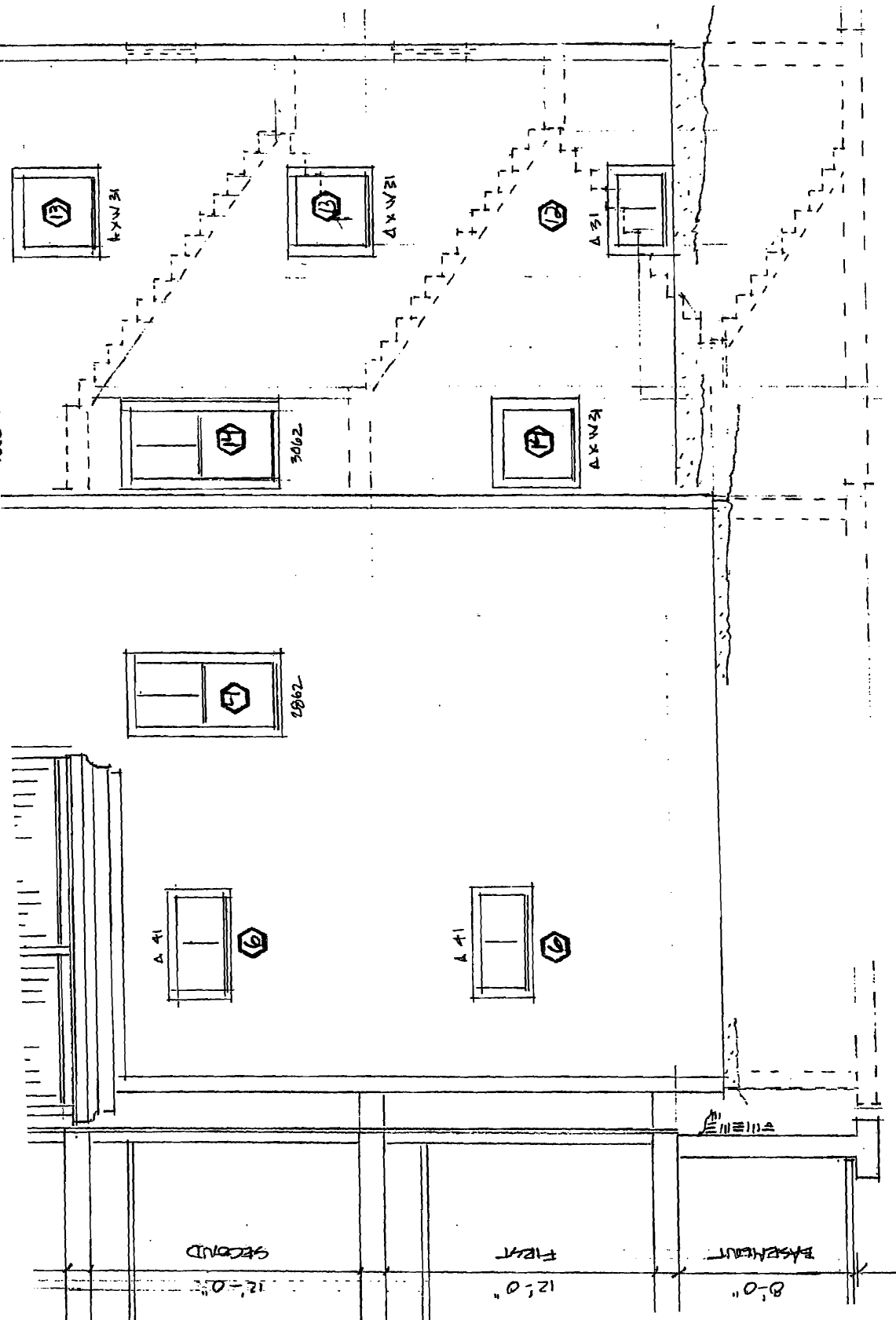
WER ST.



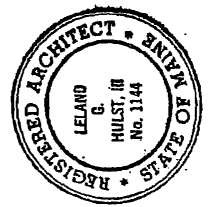
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49 TURNER ST.  
 PROPOSAL  
 2 / 17 / 07



NORTH ELEVATION PROPOSAL  
 12 | 17 | 07  
 1/4" = 1'-0"



LELAND HULST  
 ARCHITECTURAL SERVICES  
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