

**PERMIT ISSUED**

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

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

Permit No: 01-0343	Issue Date: JUN 21 2001	CBL: 119 B002001
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Location of Construction: 115 Longfellow St	Owner Name: Smith Gary P	Owner Address: 44 Whispering Pine Dr <b>THE PORTLAND</b>	Phone: 207-767-3177
Business Name: n/a	Contractor Name: Smith & Son Excavating, Inc.	Contractor Address: 86 Pleasant Hill Rd. Scarborough	Phone: 2078831514
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Multi Family	Zone: R-5

Past Use: Vacant Lot	Proposed Use: New Duplex; 2385 SqFt. 2 Units. Call agent when ready. Site Plan # 2001-0060	Permit Fee: \$684.00	Cost of Work: \$110,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B	

Proposed Project Description:  
Build 2385 Sqft. Duplex; Per Plans

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

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

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

Permit Taken By: cjh	Date Applied For: 04/10/2001	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2001-0060 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>off with computer 6/5/01</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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>9</i>
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**PERMIT ISSUED WITH REQUIREMENTS**

**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

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

**Minor/Minor Site Review for New Detached Single Family Dwelling,  
All Purpose Building Permit Application**

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

**NOTE\*\*If you or the property owner 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: <b>115-121 Longfellow St. West</b>
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Total Square Footage of Proposed Structure <b>2385</b>	Square Footage of Lot <b>10,465</b>
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<b>Tax Assessor's Chart, Block &amp; Lot Number</b>  <table style="width:100%"> <tr> <td>Chart#</td> <td>Block#</td> <td>Lot#</td> </tr> <tr> <td>119</td> <td>B</td> <td>2</td> </tr> </table>	Chart#	Block#	Lot#	119	B	2	<b>Owner:</b> Gary P. Smith 44 Whispering Pines Dr. South Portland, ME 04106	<b>Telephone#:</b> 767-3177(home) 883-3544(office)  883-1518
Chart#	Block#	Lot#						
119	B	2						

<b>Lessee/Buyer's Name (If Applicable)</b> N/A	<b>Owner's/Purchaser/Lessee Address:</b> N/A	<b>Cost Of Work:</b> \$110,000 <b>Fee:</b> \$
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Current use: <u>Vacant Lot</u> Proposed use: <u>Residential</u>
<b>Project description:</b> New Duplex

<b>Contractor's Name, Address &amp; Telephone</b>	Smith & Son Excavating, Inc. 86 Pleasant Hill Road Scarborough, ME 04074 883-1514	<b>Rec'd By:</b>
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**A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:**

- 4 copies of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"

**On all commercial/Minor & Major projects must submit the following:**

- 1 copy of the site/plot plan
- 2 copy of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

**Please note that single family additions and alterations may be hand drawn on regular paper and only ONE copy of the below details will still need to be submitted.**

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

**A PLOT PLAN INCLUDES THE FOLLOWING:**

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:**

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
  - Floor Plans & Elevations
  - Window and door schedules
  - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

**Certification**

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

Signature of applicant: 	Date: 4/9/01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

BUILDING PERMIT REPORT

DATE: 13 April 2001 ADDRESS: 115 Longfellow ST. CBL: 119-B-002

REASON FOR PERMIT: To Construct a duplex dwelling unit.

BUILDING OWNER: Gary P. Smith

PERMIT APPLICANT: CONTRACTOR Smith & Son Excavating, I

USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: 110,000 PERMIT FEES: 684.00

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

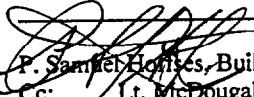
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1 \*2 \*3 \*4 \*5 \*9 \*10 \*11 \*13 \*14 \*15 \*16 \*20 \*25 \*29 \*30 \*31 32 33 34 35 36

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

Handwritten initials/signature

- \*20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
- 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- \*28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- \*29. All requirements must be met before a final Certificate of Occupancy is issued.
- \*30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- \*31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 32. Please read and implement the attached Land Use Zoning report requirements. *Attached site development review*
- \*33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *All requirements and conditions on the sheet shall be met*
- \*34. Bridging shall comply with Section 2305.16.
- \*35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- \*36. All flashing shall comply with Section 1406.3.10.
- \*37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

  
 P. Samuel Florides, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

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

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

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

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

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

Valuation: \$110,000.00 Plan Review # 352/2001

Fee: \$684.00 Date: 13 APRIL 2001

Building Location: 115 LongFellow ST. CBL: 119-B-002

Building Description: Duplex dwelling (Reviewed under section 310.5)

Reviewed By: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5B

\*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All Site plan and building code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0 118.0
2.	Before placing Foundation Call To Verify Setbacks	111.0
3.	Foundation drains shall comply with section 1813.0	1813.0
4.	Foundation anchors shall comply with section 2305.17	2305.17
5.	Waterproofing and dampproofing shall comply with section 1813.0	1813.0
6.	All Chimney shall comply with NFPA 211 Ch. 5.	NFPA 211
7.	Sound Transmission Control shall comply with section 1214.0	1214.0
8.	Guardrails and handrails shall comply with sections 1022.0 & 1021.0	1022.0 1021.0
9.	Stair Construction shall comply with Sec. 1040	1040
10.	Minimum Corridor shall comply with sec. 1011.3	1011.3
11.	Sleeping room egress or rescue window shall comply with section 1010.4	1010.4
12.	Smoke detectors shall comply with section 920.3.2	920.3.2

REV: PSH 4-7-00

Correction List		
NO:	Description	Code Section
13.	Bldg. elements shall comply with The Fastening Schedule Table 2305.2	<del>2305.2</del>
14.	Boring, Cutting & Notching shall comply with section 2305.3 Thru 2305.5.1	2305.3 2305.5.1
15.	Bridging shall comply with section 2305.16	2305.76
16.	Glass & glazing shall comply with ch. 24 safety gla 2. 2406.	2406.0
17.	All Flashing shall comply with section 1406.3.10	1406.3.10

## Foundations (Chapter 18)

### Wood Foundation (1808)

~~NA~~ Design  
~~NA~~ Installation

### Footings (1807.0)

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

### Foundation Walls

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

### Floors (Chapter 16-23)

- ~~X~~ Joists - Non sleeping area LL40PSF (Table - 1606)
- ~~X~~ Joists - Sleeping area LL30PSF (Table - 1606)
- ~~X~~ Grade
- ~~X~~ Spacing
- ~~X~~ Span
- ~~X~~ Girder 4" bearing 2305



### Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SA~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Wall Construction (Chapter 2300)

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

### Roof-Ceiling Construction (Chapter 23)

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

\_\_\_\_\_  
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**Roof Coverings (Chapter 15)**

- SA Approved materials (1404.1)
- Performance requirement (1505)
- Fire classification (1506)
- Material and installation requirements (1507)
- Roof structures (1510.0)
- Type of covering (1507)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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**Chimneys and Fireplaces  
 BOCA Mechanical/1993**

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

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**Mechanical  
 1993 BOCA Mechanical Code**

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**Load Design Criteria**

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>40 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

**Glazing (Chapter 24)**

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

**Private Garages (Chapter 4)**

- NA General (407)
- NA Beneath rooms (407.3)
- NA Attached to rooms (407.4)
- NA Door sills (407.5)
- NA Means of egress (407.8)
- NA Floor surface (407.9)
- \_\_\_\_\_
- \_\_\_\_\_

**Egress (Chapter 10)**

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

**Smoke Detectors (920.3.2)**

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

**Dwelling Unit Separation  
Table 602**

See report  
310.5  
2 Hrs.

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

2001-0060  
Application I. D. Number  
  
4/10/01  
Application Date  
  
Longfellow St , Lot# 2  
Project Name/Description

**Smith Gary P**  
Applicant  
**44 Whispering Pine Dr, South Portland, ME 04106**  
Applicant's Mailing Address  
**Smith Gary P**  
Consultant/Agent  
**Applicant Ph: (207) 883-1513      Applicant Fax: (207) 883-3668**  
Applicant or Agent Daytime Telephone, Fax

**117-119**  
~~115-115~~ Longfellow St, Portland, Maine  
Address of Proposed Site  
**119 B002001**  
Assessor's Reference: Chart-Block-Lot

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

**2385**  
Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

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

Fees Paid:    Site Plan \$400.00    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date 4/12/01

**Planning Approval Status:**

Reviewer Jonathan Spence

- Approved                       Approved w/Conditions See Attached                       Denied

Approval Date 5/21/01                      Approval Expiration 5/21/02                      Extension to \_\_\_\_\_                       Additional Sheets Attached

OK to Issue Building Permit                      Jonathan Spence                      6/18/01  
signature                      date

Performance Guarantee                       Required\*                       Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>6/18/01</u> date	<u>\$2,500.00</u> amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

2001-0060  
Application I. D. Number  
04/10/2001  
Application Date  
Longfellow St , Lot# 2  
Project Name/Description

Smith Gary P  
Applicant  
44 Whispering Pine Dr, South Portland, ME 04106  
Applicant's Mailing Address  
Smith Gary P  
Consultant/Agent  
Applicant Ph: (207) 883-1513      Applicant Fax: (207) 883-3668  
Applicant or Agent Daytime Telephone, Fax

115 - 115 Longfellow St, Portland, Maine  
Address of Proposed Site  
119 B002001  
Assessor's Reference: Chart-Block-Lot

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

2385  
Proposed Building square Feet or # of Units      Acreage of Site      Zoning

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

Fees Paid:    Site Plan \$400.00    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date: 04/12/2001

**Insp Approval Status:**      Reviewer Marge Schmuckal

Approved       Approved w/Conditions See Attached       Denied  
 Approval Date 06/05/2001      Approval Expiration 06/05/2002      Extension to \_\_\_\_\_       Additional Sheets Attached  
 Condition Compliance      Marge Schmuckal signature      06/05/2001 date

Performance Guarantee       Required\*       Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>06/18/2001</u> date	<u>\$2,500.00</u> amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
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<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
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**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

2001-0060

Application I. D. Number

04/10/2001

Application Date

Longfellow St , Lot# 2

Project Name/Description

Smith Gary P

Applicant

44 Whispering Pine Dr, South Portland, ME 04106

Applicant's Mailing Address

Smith Gary P

Consultant/Agent

Applicant Ph: (207) 883-1513      Applicant Fax: 2078833668

Applicant or Agent Daytime Telephone, Fax

115 - 115 Longfellow St, Portland, Maine

Address of Proposed Site

119 B002001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Insp**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future deck, sheds, pools, and/or garage.
- 3 Tony Lombardo from Public Works has approved (6/4/01) the street up to City Standards to the end of your property.

**Approval Conditions of DRC**

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Four (4) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 117-119 Longfellow Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.
- 10 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**Approval Conditions of Fire**

- 1 Applicant must show hydrant within 500' path of travel.

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

2001-0060

Application I. D. Number

04/10/2001

Application Date

Longfellow St, Lot# 2

Project Name/Description

Smith Gary P  
Applicant

44 Whispering Pine Dr, South Portland, ME 04106  
Applicant's Mailing Address

Smith Gary P  
Consultant/Agent

Applicant Ph: (207) 883-1513      Applicant Fax: (207) 883-3668  
Applicant or Agent Daytime Telephone, Fax

115 - 115 Longfellow St, Portland, Maine  
Address of Proposed Site

119 B002001  
Assessor's Reference: Chart-Block-Lot

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

2385  
Proposed Building square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

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

Fees Paid:    Site Plan    \$400.00    Subdivision    \_\_\_\_\_    Engineer Review    \_\_\_\_\_    Date    04/12/2001

**DRC Approval Status:**

Reviewer Jay Reynolds

- Approved       Approved w/Conditions  
See Attached       Denied

Approval Date 06/18/2001      Approval Expiration 06/18/2002      Extension to \_\_\_\_\_       Additional Sheets  
Attached

Condition Compliance      Jay Reynolds      06/18/2001  
signature      date

Performance Guarantee       Required\*       Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>06/18/2001</u> date	<u>\$2,500.00</u> amount	_____ expiration date
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<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
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**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

**2001-0060**

Application I. D. Number

**04/10/2001**

Application Date

**Longfellow St , Lot# 2**

Project Name/Description

**Smith Gary P**

Applicant

**44 Whispering Pine Dr, South Portland, ME 04106**

Applicant's Mailing Address

**Smith Gary P**

Consultant/Agent

**Applicant Ph: (207) 883-1513      Applicant Fax: 2078833668**

Applicant or Agent Daytime Telephone, Fax

**115 - 115 Longfellow St, Portland, Maine**

Address of Proposed Site

**119 B002001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

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**Approval Conditions of Fire**

- 1 Applicant must show hydrant within 500' path of travel.

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**Gary P. Smith**

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**44 Whispering Pines Dr. ~ South Portland, ME 04106  
Phone 207-883-1513 ~ Fax 207-883-3668**

April 10, 2001

TO: City of Portland Site Review Staff

Dear Sir or Madam,

Please accept the following application for Gary P. Smith, 44 Whispering Pines Drive, South Portland, ME 04106 to build a 2 story wood framed residential duplex at 115 Longfellow St. West, Portland, ME 04103. Enclosed are the plans and specifications as requested per your application. There is a 17" x 11" copy of site plan also enclosed a set of 32" x 48" plans with landscaping, details and road profiles, ect. Any questions can be directed to Gary P. Smith 207-883-1513

Sincerely,



Gary P. Smith

03483

**WARRANTY DEED**  
(Maine Statutory Short Form)

Jeannette S. Ramey, f/k/a Jeannette Smith, of Portland, Maine, for valuable consideration, grants to Gary P. Smith, with a mailing address of 44 Whispering Pines Drive, South Portland, Maine, 04106, with Warranty Covenants, the following described real property situated at 115-121 Longfellow Street, Portland, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey a portion of the premises described in a deed from Henry S. Miller and Marguerite H. Miller to Grantor dated January 6, 1961, and recorded in the Cumberland County Registry of Deeds in Book 2583, Page 28.

Witness my hand this 13th day of January, 1999.

MAINE REAL ESTATE TAX PAID

Kent E. Snitger  
Witness

Jeannette S. Ramey  
Jeannette S. Ramey

STATE OF MAINE  
CUMBERLAND, ss

January 13, 1999

Personally appeared the above named Jeannette S. Ramey, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Kent E. Snitger  
Attorney at Law/Notary Public

KENNETH E. SNITGER  
MAINE ATTORNEY AT LAW

Printed Name

EXHIBIT A

A certain lot or parcel of land situated on the north side of Longfellow Street in said Portland, Cumberland County, Maine, being more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of land now or formerly of Henry S. Miller and Marguerite H. Miller; thence running in an easterly direction along the northerly sideline of said Longfellow Street, 171.36 feet, more or less, to right of way of Maine Central Railroad; thence northerly at right angles and along said railroad right of way, 113 feet, more or less, to a point; thence westerly at right angles and parallel to the first described bound, 171.36 feet, more or less, to the northeast corner of land now or formerly of Henry S. Miller and Marguerite H. Miller; thence southerly at right angles and along the easterly line of said land now or formerly of Henry S. Miller and Marguerite H. Miller, 113 feet, more or less, to Longfellow Street and the point of beginning.

Excepting and reserving from the above described parcel the property conveyed to Peter R. Dascanio by deed dated August 19, 1963, recorded in Book 2787, Page 152.

RECEIVED  
RECORDED REGISTRY OF DEED

1999 JAN 14 AM 11:54

CUMBERLAND COUNTY

*John B O'Brien*

Permit #  
01-0343

Site Plan #  
2001-0060

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

In the interest of processing your application in the quickest possible manner, please complete the information below for Site Plan Review

**NOTE\*\***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.


<hr/>		<hr/>
Applicant		Application Date
<u>Gary P. Smith</u>		<u>4/9/01</u>
Applicant's Mailing Address		Project Name/Description
<u>44 Whispering Pines Dr.</u>		<u>New Duplex</u>
<u>South Portland, ME 04106</u>		Address Of Proposed Site
<u>Sebago Technics</u>		<u>115-121 Longfellow St.</u>
Applicant/Agent Daytime telephone and FAX	883-1513 (Off) 883-3668 (FAX)	Assessor's Reference, Chart, Block, Lot# 119-B-2
Proposed Development (Check all that apply)	<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail	
<input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Other(Specify) <u>New Duplex</u>		
<hr/>		
<u>2385</u> <u>2 Units</u>		<u>R-5</u>
Proposed Building Square Footage and/or # of Units	Acreage of Site	Zoning

You must include the following with you application:

- ✓ 1) A Copy of Your Deed or Purchase and Sale Agreement
- ✓ 2) 4 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

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

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

Signature of applicant: 	Date: <u>4/9/01</u>
---	---------------------

Site Review Fee: Major \$500.00 Minor \$100.00

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

Applicant: Gary P. Smith

Date: 4/30/01

Address: 115 Longfellow St

C-B-L: 119-B-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - NEW

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct a <sup>27' x 44'</sup> Duplex - No garage

Sevage Disposal - city 2 rear decks 10' x 12' ea

Lot Street Frontage - 50' req - 81.15' shown

Front Yard - 20' req - 42' scaled (from front steps)

Rear Yard - 20' req - 26.60' shown

Side Yard - 12' req - 13' ; 27.8' shown  
2 story

Projections - front steps & porch - 2 10 x 12 decks - 12" front cantilevers

Width of Lot - 60' min 81.15' shown

Height - 35' max - 24' scaled  
2 story

Lot Area - 6,000<sup>#</sup> min 10,465

Lot Coverage/ Impervious Surface - 40% max or 4186<sup>#</sup> max

Area per Family - 3,000<sup>#</sup> or 6,000<sup>#</sup> min

Off-street Parking - 4 spaces Required - 4 shown

Loading Bays - N/A

Site Plan - minor - #2001-0060

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel B Zone C

27' x 44' = 1188  
 2(10 x 12) = 240  
 1188 + 240 = 1428

Street extension shall be brought up to city standards to the 51101 message with Gary Smith - extended street lot area end of the property

**From:** Anthony Lombardo  
**To:** Marge Schmuckal  
**Date:** Mon, Jun 4, 2001 12:40 PM  
**Subject:** Re: RE: 115 Longfellow St.

The plan I received ,also stamped approved, meets our standards.

>>> Marge Schmuckal 06/04 8:59 AM >>>

Tony, I have just received an approved, revised plan showing the extension of the road for 115 Longfellow Street. Can you just give me a quick e-mail stating that this road construction is meeting the City of Portland's street construction standards. It may be a technicality, but I do think I need this from you prior to my final sign off. Thanks, Marge

**From:** Marge Schmuckal  
**To:** Anthony Lombardo; Jay Reynolds; Sarah Hopkins  
**Subject:** 115 Longfellow St - 119-B-002 - New duplex

I have been holding on to this one because of the street issue, i.e. the street needs to be continued to meet the requirements of 14-403. The last I heard several weeks ago, was that a meeting was going to be set up to discuss this issue. I have talked to Gary Smith (owner/contractor) and he was willing to comply. Have we gotten something yet from him (revised plans, a letter of intent etc.) to solve this issue? I just received a copy of a letter that the Planning Authority granted the minor site plan approval on May 18th. Can I get a copy of whatever we have that guarantees that the street will be continued to City standards? Thanks

**CC:** PENNY LITTELL





## CITY OF PORTLAND

May 21, 2001

Mr. Gary P. Smith  
44 Whispering Pine Drive  
South Portland, ME 04106

RE: 115 Longfellow Street  
(CBL#119-B-002)

Dear Mr. Smith:

On May 18, 2001 the Portland Planning Authority granted minor site plan approval with no conditions for the construction of a residential duplex at 115 Longfellow Street.

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 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. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. 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.
5. 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. 8822. (Only excavators licensed by the City of Portland are eligible.)



## CITY OF PORTLAND

May 21, 2001

Mr. Gary P. Smith  
44 Whispering Pine Drive  
South Portland, ME 04106

RE: 115 Longfellow Street  
(CBL#119-B-002)

Dear Mr. Smith:

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Inspection Services  
Michael J. Nugent  
Manager



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

## **CITY OF PORTLAND LEGAL NOTICE**

April 11, 2001

**Site Location:** 115 Longfellow Street Lot #2  
**Nature of Project:** duplex  
**C/B/L:** 119-B-002

Dear Property Owner;

A Minor Site Plan Application was submitted to the City of Portland Inspections Office on April 9, 2001 from Mr. Gary Smith of Smith & Son Excavating. The applicant is requesting to build a Duplex consisting of 2,385 total square feet.

In accordance with section 14-32.3 of the Portland Land Use Ordinance notices of site plan applications must be sent to immediate abutters.

The review of the application is now starting and it must go through several steps prior to approval, including staff technical review and possible Planning Board approval, which may include a public hearing.

The technical submissions are available in the Planning Office, 389 Congress St., 4<sup>th</sup> floor.

Sara Hopkins

04/12/2001

10:53 AM

DEVONSHIRE NURSING CARE  
CENTER INC  
68 DEVONSHIRE ST  
PORTLAND, ME 04103

FREUND KATHERINE L  
51 BEACON ST  
PORTLAND, ME 04103

HERRING TREVOR &  
KRISTIN OKERHOLM JTS  
38 PROSPECT ST  
PORTLAND, ME 04103

LEDUE CRAIG M  
24 PROSPECT ST  
PORTLAND, ME 04103

LORELLO GREGORY  
5431 STRAWBERRY HILL DR APT 8  
CHARLOTTE, NC 28211

AURAM Hains  
P.O. Box 300

NOAH Bewick

03906

**Labels Requested For CBL:**

---

119 B006

119 D001

119 F001

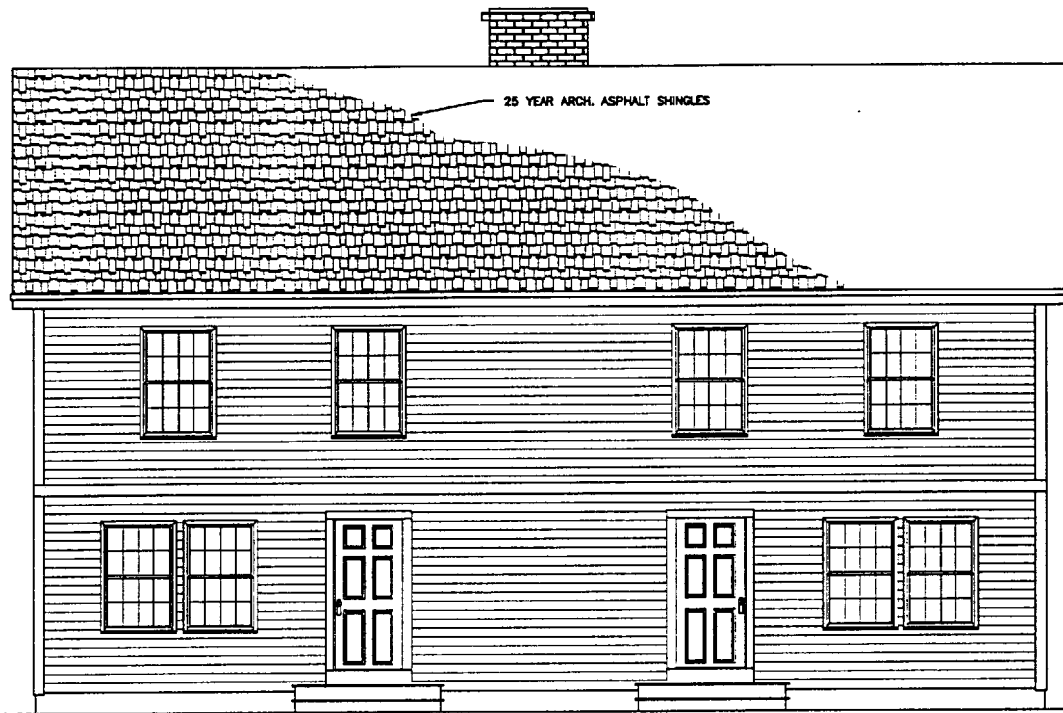
124 E004

124 E007

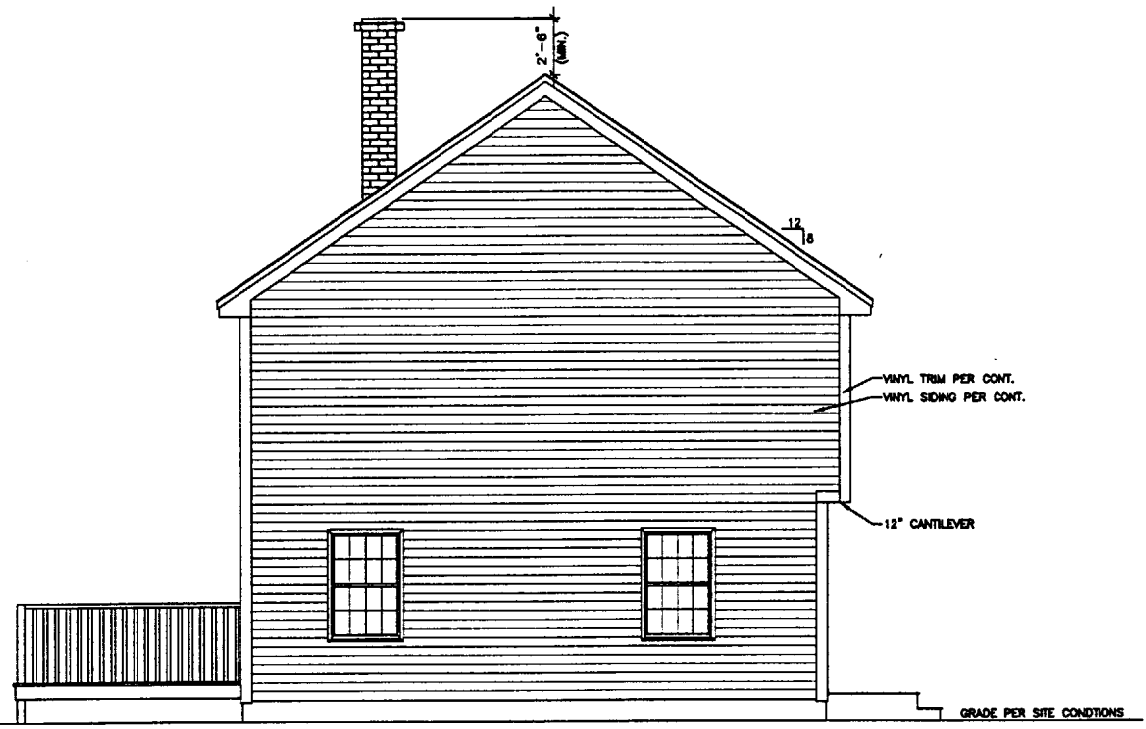
125 A002

EXTERIOR ELEVATIONS  
CONDOMINIUM

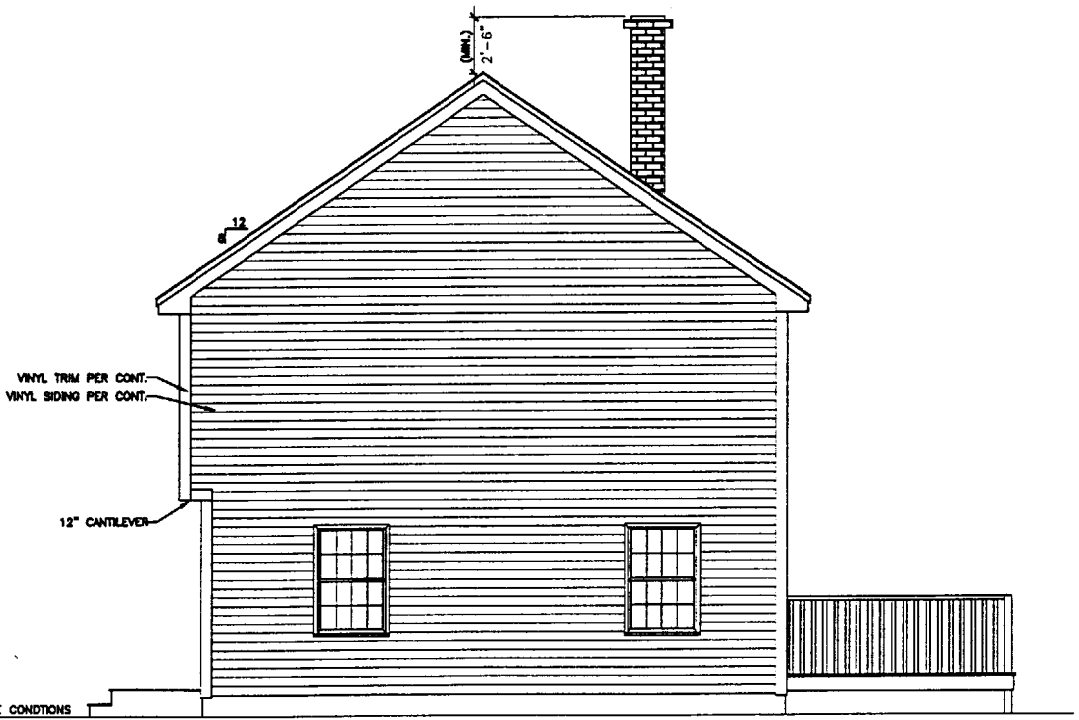
REVISIONS
CODE '99
PORTLAND
DATE 4/2/01
SCALE 1/4"=1'-0"
DRAWN FMC/JR
FILE 01-0165M
SHEET



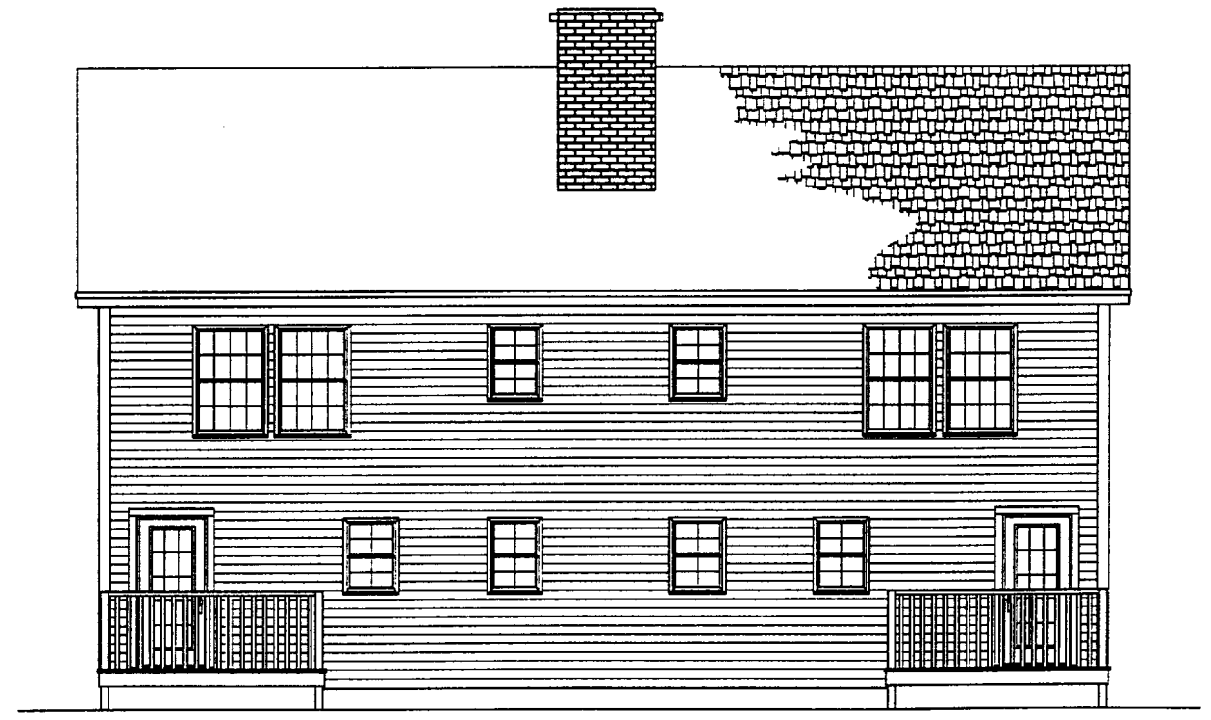
1 FRONT ELEVATION  
1/4" = 1'-0"



1 RIGHT ELEVATION  
1/4" = 1'-0"



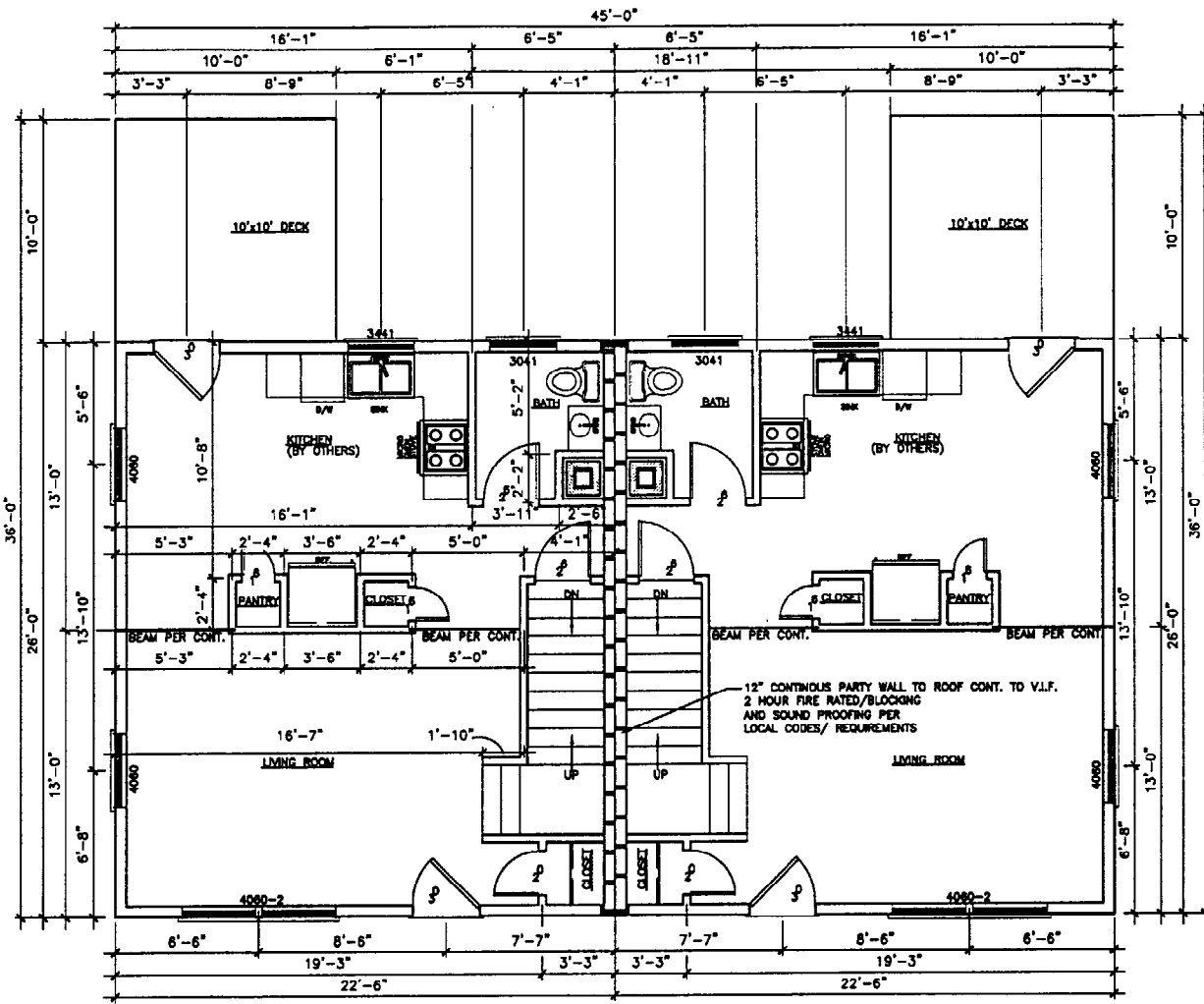
1 LEFT ELEVATION  
1/4" = 1'-0"



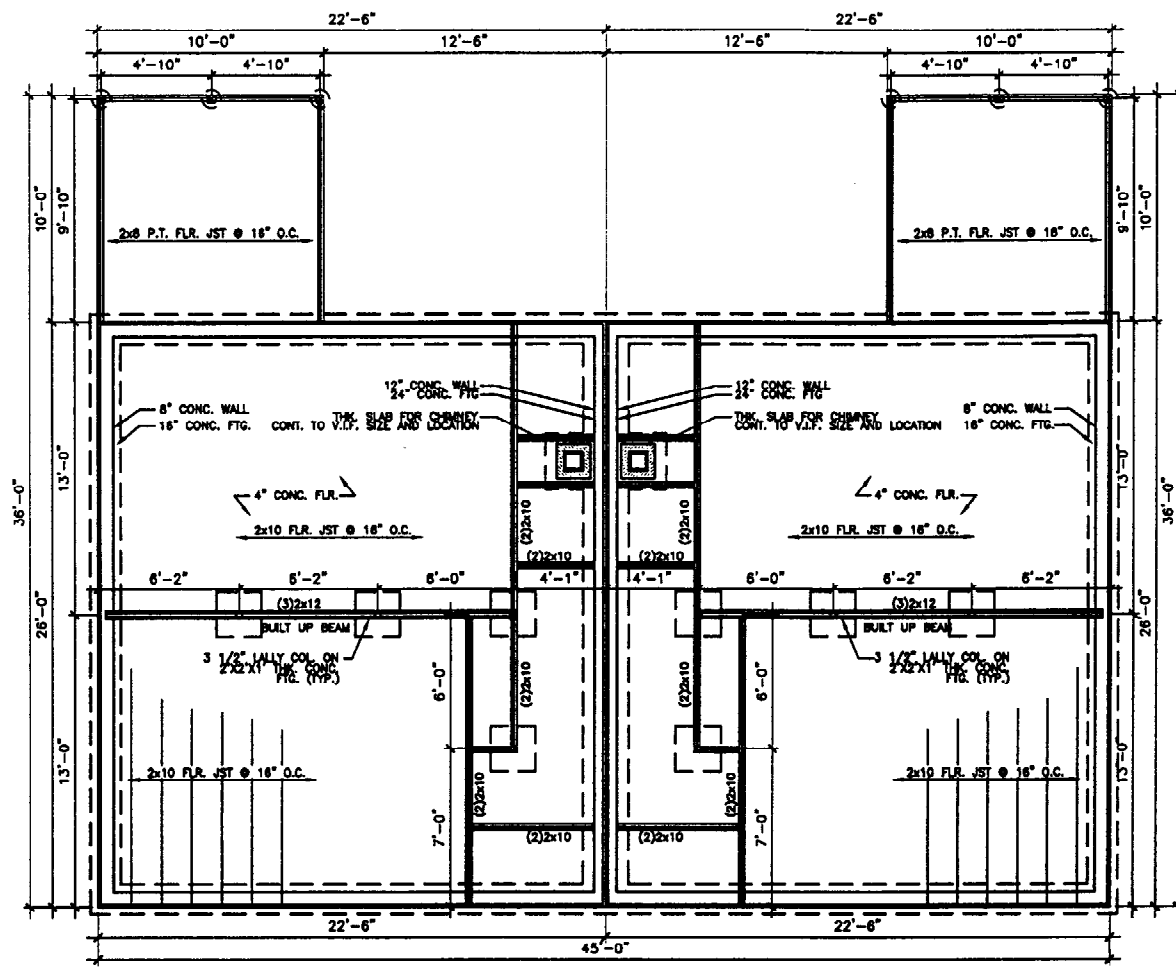
1 REAR ELEVATION  
1/4" = 1'-0"

**NOTE:**  
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.  
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AND LOCAL CODES. NONE OF THE EMPLOYEES OF FMC ADD DRAFTING  
SERVICES, INC. ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND  
SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED  
BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION.  
REVISIONS, IF DIMENSIONS AND SPECIFICATIONS ARE NOT MARKED  
BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION  
BEGINNING FMC ADD DRAFTING SERVICES, INC. WILL BE HELD HARMLESS.  
FMC ADD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES  
AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

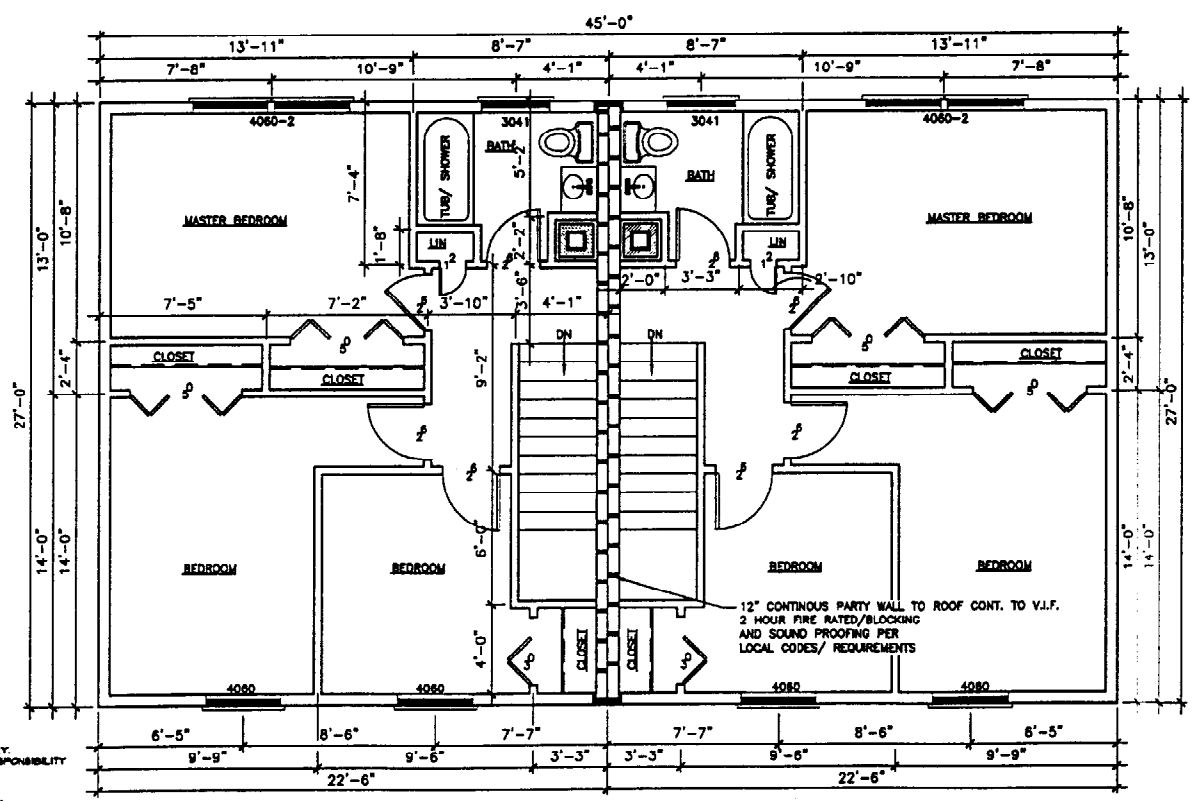
FOUNDATION PLAN  
FIRST AND SECOND FLOOR PLAN  
CONDOMINIUM



1 FIRST FLOOR PLAN  
1/4" = 1'-0"



1 FOUNDATION FLOOR PLAN  
1/4" = 1'-0"

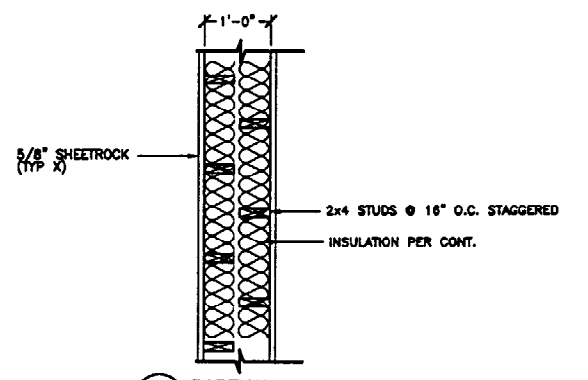
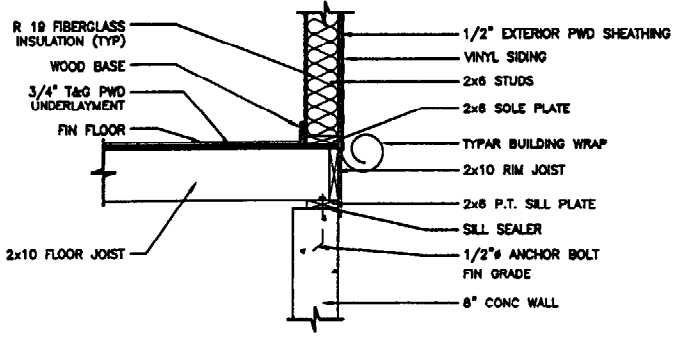
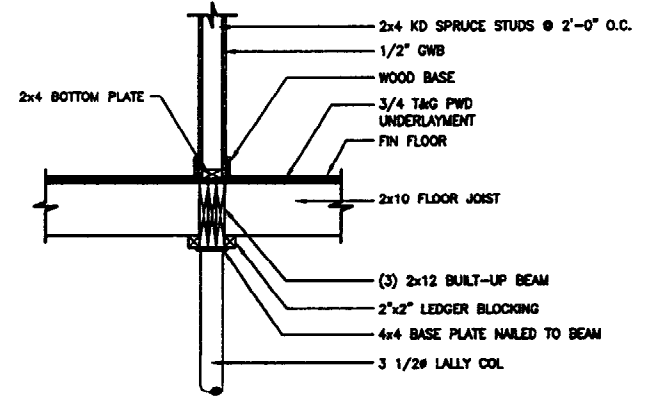
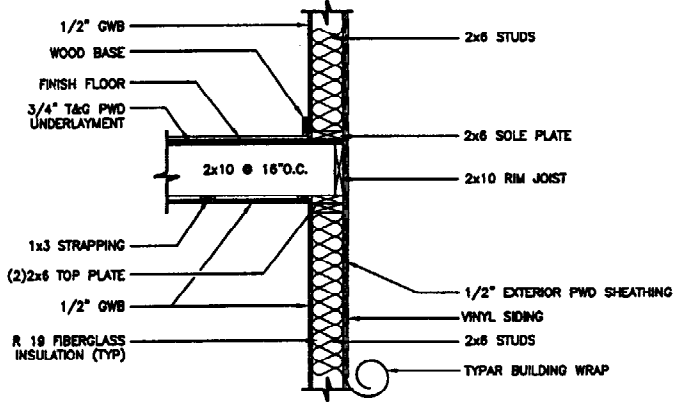
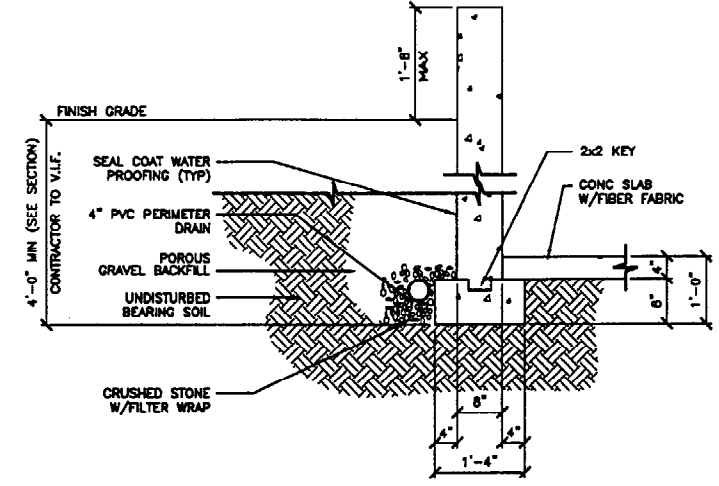
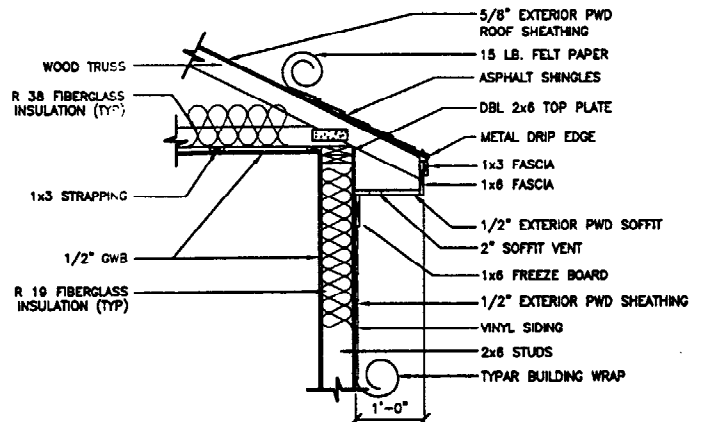
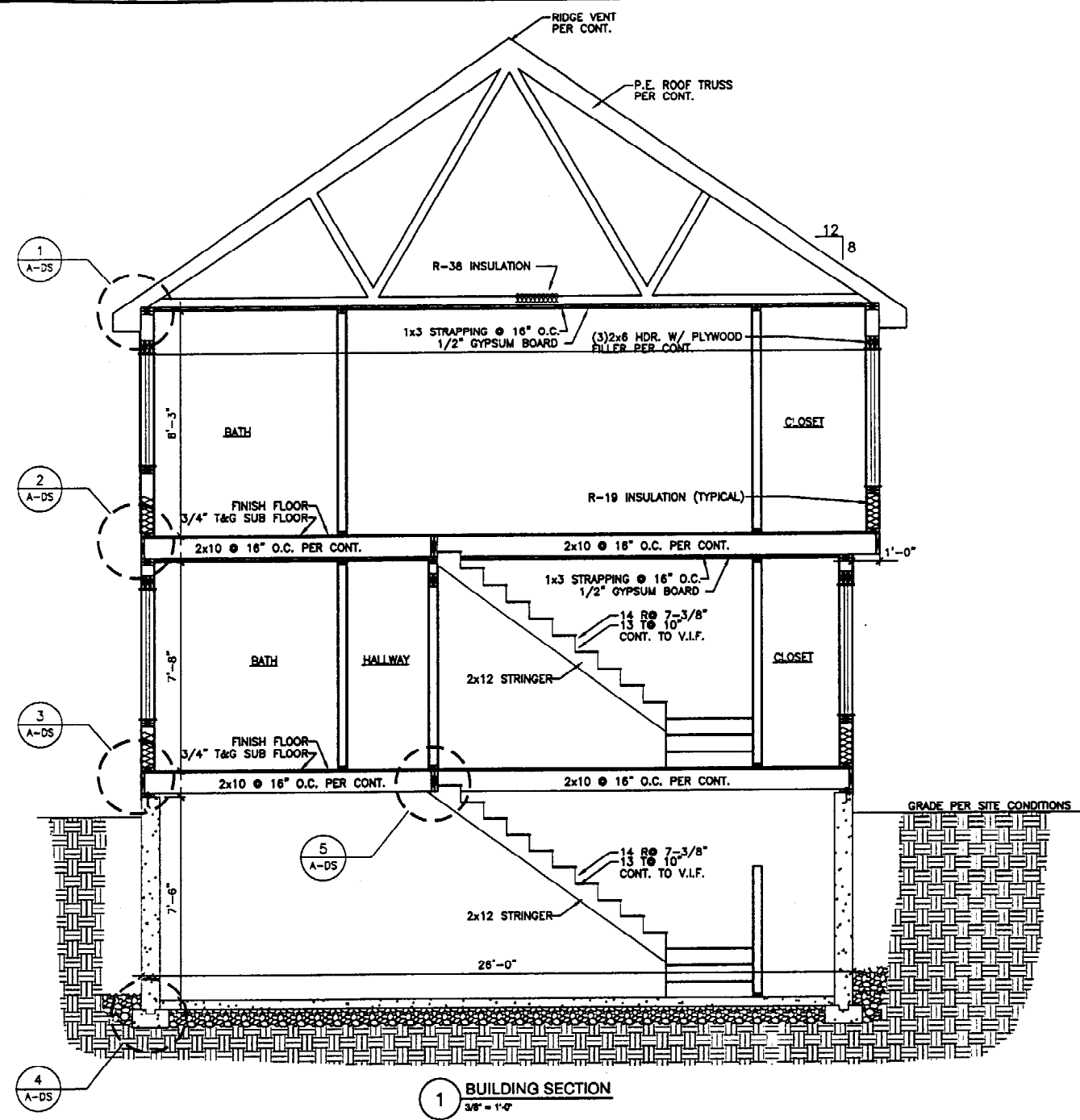


2 SECOND FLOOR PLAN  
1/4" = 1'-0"

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BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED  
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BEGINS FMC ADD DRAFTING SERVICES, INC. WILL BE HELD HARMLESS.  
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REVISIONS
CODE: '99
PORTLAND
DATE: 4/2/01
SCALE: 1/4"=1'-0"
DRAWN: FMC/JR
FILE: 01-0155M
SHEET: A2

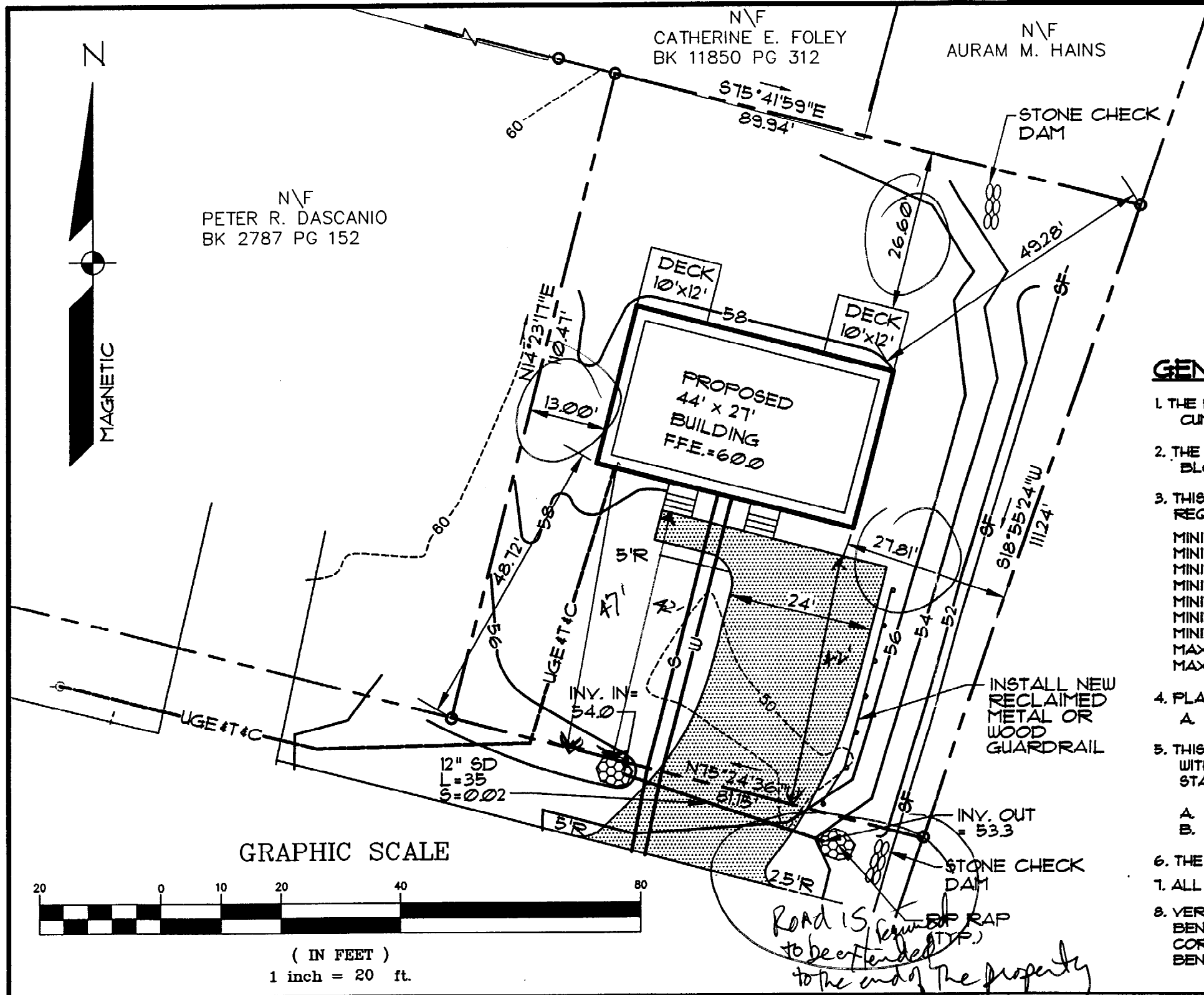
**BUILDING CROSS SECTION  
 SPECIFICATIONS AND DETAILS  
 CONDOMINIUM**



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REVISIONS	
CODE:	'98
PORTLAND	
DATE:	4/2/01
SCALE:	AS NOTED
DRAWN:	FMO/JR
FILE:	01-0155M
SHEET:	S1





**GENERAL NOTES**

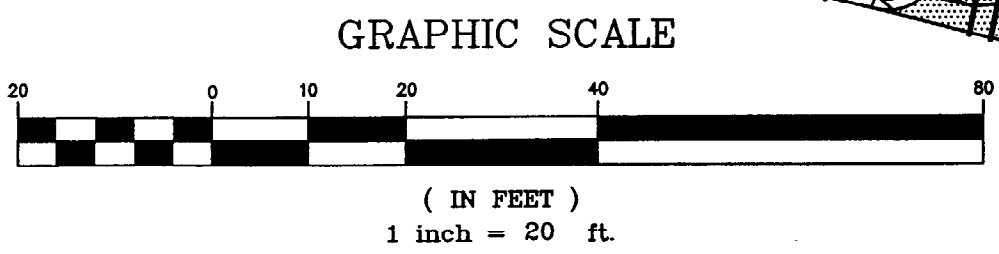
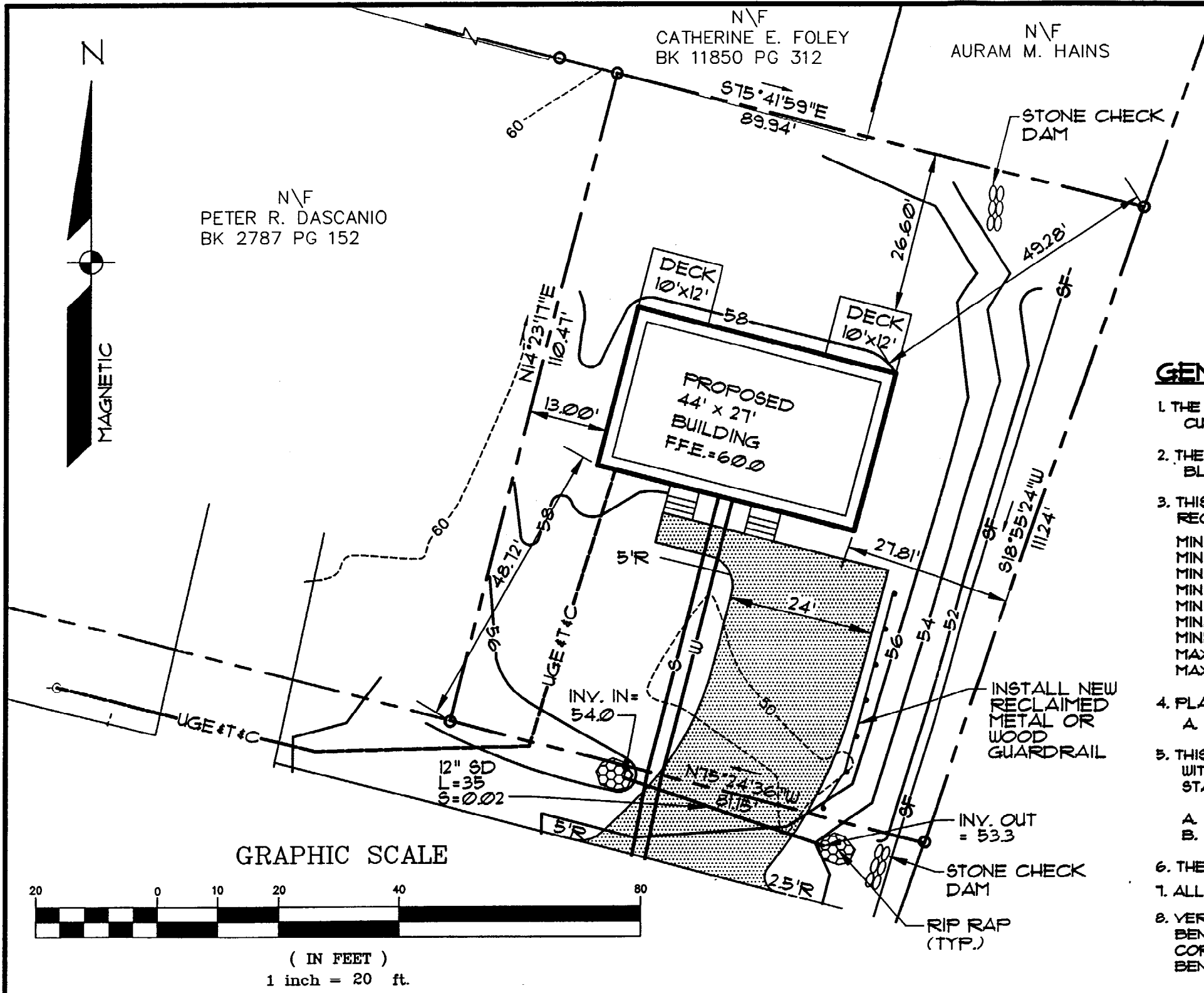
1. THE RECORD OWNER OF THE PROPERTY IS GARY P. SMITH, BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN DEED BOOK 1441 PAGE 311.
2. THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX ASSESSORS MAP # 119 BLOCK B, LOT 2.
3. THIS PROPERTY IS LOCATED IN THE RESIDENTIAL DISTRICT (R-5) THE SPACE & BULK REQUIREMENTS ARE AS FOLLOWS:
 

MINIMUM LOT SIZE	-----	6,000 SF.
MINIMUM LOT AREA PER DWELLING UNIT	-----	3,000 SF.
MINIMUM STREET FRONTAGE	-----	50 FT.
MINIMUM FRONT YARD	-----	20 FT.
MINIMUM REAR YARD	-----	20 FT.
MINIMUM SIDE YARD-2 STORY-	-----	12 FT.
MINIMUM LOT WIDTH	-----	60 FT. (DUPLEX)
MAXIMUM STRUCTURE HEIGHT	-----	35 FT.
MAXIMUM LOT COVERAGE	-----	40% LOT AREA
4. PLAN REFERENCES:
  - A. CITY OF PORTLAND TAX MAPS 119 AND 124.
5. THIS PLAN IS BASED ON A STANDARD BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, CATEGORY 1 CONDITION II, WITH THE FOLLOWING EXCEPTIONS:
  - A. THE SURVEYORS REPORT IS LIMITED TO THE NOTES ON THIS PLAN.
  - B. NO NEW DESCRIPTION WAS PREPARED AT THE ISSUANCE OF THIS PLAN.
6. THE AREA OF THE LOCUS PARCEL IS 9,468 SQUARE FEET OR 0.22 ACRES.
7. ALL BEARINGS DISPLAYED ARE MAGNETIC FEB. 2001.
8. VERTICAL DATUM USED, CITY OF PORTLAND SANITARY PLANS DATED 1928. PROJECT BENCHMARK IS THE TOP AT A GRANITE ROW MONUMENT LOCATED ON THE SOUTHEAST CORNER OF ST. GEORGE STREET & LONGFELLOW ST. TOP OF GRANITE MONUMENT/ BENCHMARK = ELEV. 61.09'

**Sebago Technics**  
 Engineering & Planning for the Future  
 One Chabot Street  
 Westbrook, Me 04098-1339  
 Tel (207) 856-0277

**MINOR SITE PLAN**  
 OF THE:  
**LONGFELLOW STREET DUPLEX RESIDENCE**  
 LONGFELLOW STREET  
 PORTLAND, MAINE  
 FOR RECORD OWNER:  
**GARY P. SMITH**  
 44 WHISPERING PINES  
 SOUTH PORTLAND, MAINE 04106

DESIGN BY:	DPH
DRAWN BY:	KAP
CHECKED BY:	DPH
DATE:	4/6/01
SCALE:	1" = 20'
FIELD BK:	637
PROJ. NO:	00486
DRAWING:	00486LOT
<b>SHEET 1 OF 1</b>	



**GENERAL NOTES**

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