

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

## BUILDING DEPARTMENT

# PERMIT

Permit Number: 091248

### PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that MGW Consulting and Development, LLC Builders, LLC

has permission to Build new 1,911 square foot single family home with 5 square foot attached garage.

AT 46 Bay St CE 155 E007001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other is set-in. 24 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

*Ron M. Mally* 12/1/19  
Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 09-1248	Issue Date:	CBL: 155 E007001
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Location of Construction: 46 Bay St	Owner Name: MGW Consulting and Developemen	Owner Address: 46 Irving Street	Phone: 207-615-5000
Business Name:	Contractor Name: Robie Builders, LLC	Contractor Address: PO Box 1463 Windham	Phone: 2078313582
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant / Demolition of House (permit # 09-1028)	Proposed Use: Build new 1,911 square foot single family home with 475 square foot attached garage.	Permit Fee: \$1,585.00	Cost of Work: \$149,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Build new 1,911 square foot single family home with 475 square foot attached garage.	Signature:	Signature: Jm 12/11/09
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: gg	Date Applied For: 11/04/2009	<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 N/A
<input type="checkbox"/> Wetland N/A
<input type="checkbox"/> Flood Zone pma 7-200X
<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Site Plan 209-0077
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>
Date: 12/2/09

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 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:

**PERMIT ISSUED**

City of Portland

**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

**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.**

  X   **Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in teh building and battery**

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **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.**

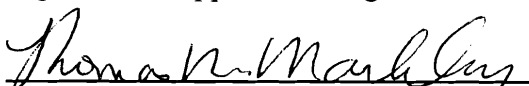
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**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.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

  12/11/09    
Date

  
\_\_\_\_\_  
Signature of Inspections Official

  12/11/09    
Date

# 091248



# 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>46 Bay Street</u>		
Total Square Footage of Proposed Structure/Area <u>1,981 Total 112 Floor + garage 475 sq ft</u>	Square Footage of Lot <u>9,900</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>Mike Wilson</u> <u>(CMW Consulting)</u> Address <u>46 Irving Street</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207-615-5000</u>
Lessee/DBA (If Applicable) <b>RECEIVED</b> <u>11-4-2009</u> <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>179,000.00</u> C of O Fee: \$ <u>Big Fee</u> Total Fee: \$ _____
Current legal use (i.e. single family) _____	Number of Residential Units _____	<u>1510.00</u> <u>300.00</u> <u>75.00</u> <u>1885.00</u>
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Single Family Home</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>new Home existing services with both year fill</u> <u>1/2 attached garage, deck</u>		
Contractor's name: <u>Robie Builders LLC</u>		
Address: <u>P.O. Box 1463</u>		
City, State & Zip <u>Windham, ME 04092</u>		Telephone: <u>207-831-3582</u>
Who should we contact when the permit is ready: <u>Jarod Robie</u>		Telephone: <u>207-831-3582</u>
Mailing address: <u>P.O. Box 1463 Windham, ME 04092</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: Mike Wilson Date: 11-3-09

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

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

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

<b>Permit No:</b> 09-1248	<b>Date Applied For:</b> 11/04/2009	<b>CBL:</b> 155 E007001
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<b>Location of Construction:</b> 46 Bay St	<b>Owner Name:</b> MGW Consulting and Developemen	<b>Owner Address:</b> 46 Irving Street	<b>Phone:</b> 207-615-5000
<b>Business Name:</b>	<b>Contractor Name:</b> Robie Builders, LLC	<b>Contractor Address:</b> PO Box 1463 Windham	<b>Phone</b> (207) 831-3582
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Build new 1,911 square foot single family home with 475 square foot attached garage.	<b>Proposed Project Description:</b> Build new 1,911 square foot single family home with 475 square foot attached garage.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/02/2009

**Note:** **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Tom Markley      **Approval Date:** 12/02/2009

**Note:** **Ok to Issue:**

- 1) Carbon Monoxide Detectors are required in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust 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:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 12/10/2009

**Note:** **Ok to Issue:**

- 1) The altered section of drainage channel shall be re-vegetated and stabilized with native plants and grasses, and if possible this area should be a "no mow" zone.
- 2) Disposal of brush/yard waste, fill or other materials in the drainage channel is strictly prohibited under Chapters 23 & 24 of the City Ordinance.
- 3) Any future alteration of the drainage channel/swale, including but not limited to regrading or installation of a culvert or drain, must be reviewed and approved by the City.
- 4) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) 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.)
- 7) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

<b>Location of Construction:</b> 46 Bay St	<b>Owner Name:</b> MGW Consulting and Developemen	<b>Owner Address:</b> 46 Irving Street	<b>Phone:</b> 207-615-5000
<b>Business Name:</b>	<b>Contractor Name:</b> Robie Builders, LLC	<b>Contractor Address:</b> PO Box 1463 Windham	<b>Phone</b> (207) 831-3582
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

- 8) 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.
- 9) 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.
- 10 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 11 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

**Comments:**

11/10/2009-amachado: Done intial review. Siteplan does not show the rear deck & stairs, front porch & stairs , and the "chimney" bumpout. I have emailed Phil. I need these added to the siteplan. I'm moving the permit forward to a plan reviewer, but I can't sign off yet. Called Mike Wilson.

12/12/2009-amachado: Received revised siteplan.

12/10/2009-amachado: Planning received revised site plan. Reviewed it. No changes to zoning; grading changes only.

Applicant: M GW Consulting & Development -  
Mike Wilson

Address: 46 Bay Street

Date: 11/10/09

C-B-L: 155-E-007  
perm. # 09-1248

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new (old house demolished - perm. # 09-1028) reviewed using ~~the~~ this recent

Zone Location - R-3

\* revised site plan @ 12/1/09  
revised using ~~the~~ this recent  
\* revised site plan ~~to~~ <sup>12/1/09</sup> plan.  
12/1/09 - Planning  
grade changes  
only  
Zoning is the same

Interior or corner lot -

Proposed Use/Work - build new 2 story single family home (37' x 39.5') w/ 2 car garage

Savage Disposal - public utility

✓ Lot Street Frontage - 50' min - 66' given (OK)

Front Yard - 25' min - 26.5' scaled to steps of porch (OK)

Rear Yard - 25' min - <sup>71.25'</sup> ~~72.5'~~ scaled (OK)

Side Yard - 1 1/2 stories - 8' min left - 14.25' given (OK)  
2 stories - 14' min right - 14.75' given (OK)

Projections -

Width of Lot - 65' min - 66' scaled (OK)

Height - 35' max - 25.67' scaled

Lot Area - 6500 sq ft min - 9900 sq ft given

Lot Coverage Impervious Surface - 35% = 3465 sq ft

Area per Family - 6,500 sq ft (OK)

Off-street Parking - 2 spaces required - 2 car garage (OK)

Loading Bays - N/A

Site Plan - 2009 - 0077 minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

2 x 5 = 10  
5 x 6 = 30  
11 x 5 = 55  
32 x <sup>33</sup> 2 = ~~1024~~ 1056  
7.5 x 21 = 157.5  
4 x 15.5 = 62

deck 12 x 15.75 = 189  
steps <sup>12</sup> 5 x 5 = ~~75~~ 8.75  
porch 6 x 16 = 96  
steps 1.75 x 5 = 8.75

~~1677.5~~ sq ft (OK)  
1673 sq ft

~~1677.5~~

Applicant: MGW Consulting & development  
Mike Wilson

Date: 11/10/09

Address: 44 Bay St - split from 46 Bay St

C-B-I: ~~155-E-007~~ currently

\* will be 155-E-008

CHECK-LIST AGAINST ZONING ORDINANCE

permit # 09-1249

Date - new

\* received revised site plan 12/1/09  
review is based on this plan.

Zone Location - R-3

\* revised site plan to planning 12/1/09  
grading changes - no change to zoning

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal - city/public

Lot Street Frontage - 50' min - 80.99' given

Front Yard - 25' min - 27' given

\* Rear Yard - 25' min - ~~6' to deck~~ ~~73' to house~~ ~~OK~~ - Act?

Side Yard - 1 1/2 stories - 8' min - ~~15' to chimney vent outlet scaled~~ ~~12' to screen wall~~ ~~OK~~  
2 stories - 14' min - 16' scaled on right ~~OK~~

Projections -

Width of Lot - 65' max min - 81' scaled.

Height - 35' max - 27.33' scaled.

Lot Area - 6500' min - 12,148' given

Lot Coverage Impervious Surface - 35% = 4251.5'

Area per Family - 6500' ~~OK~~

Off-street Parking - 2 spaces required - garage 21' x 21.5' ~~OK~~

Loading Bays - N/A

Site Plan - minor/minor 2009 - 0078

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

10 x 11.75 = 117.5

1/2 x 7 = 3.5

26 x 16 = 416

36 x 34 = 1224

5 x 6 = 30

70 x 1.7 = 120

~~21 x 21.5 = 451.5~~

porch - 22 x 6 = 132

stairs - 6 x 17.5 = 105

deck - 12 x 33.75 = 405

stairs - 6 x 17.5 = 105

~~2316~~ ~~OK~~

2485.5 ~~OK~~





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

**KNOW ALL PERSONS BY THESE PRESENTS THAT, MGW Consulting and Development, LLC, with a mailing address of 46 Irving Street, Portland, Maine 04103 for no consideration paid, hereby RELEASES to MGW Consulting and Development, LLC, its heirs and assigns, a certain lot or parcel of real property situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:**

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF**

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seal this 28<sup>th</sup> day of October, 2009.

Carly Smith  
WITNESS

Michael G. Wilson  
Michael G. Wilson  
Sole Member MGW Consulting  
and Development, LLC

STATE OF MAINE  
COUNTY OF Cumberland, ss.

Personally appeared before me on this 28<sup>th</sup> day of October, 2009 the above named Michael G. Wilson, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said MGW Consulting and Development, LLC.

**CARLY R. SMITH  
ATTORNEY AT LAW, STATE OF MAINE  
AUTHORIZED TO TAKE ACKNOWLEDGEMENTS  
PURSUANT TO 4 MRSA SEC 1056**

Carly R. Smith  
Notary Public / Attorney At Law  
Carly R. Smith  
Print Name

**EXHIBIT A**

A certain lot or parcel of land located on the southwesterly sideline of Bay Street, so-called, in the City of Portland, County of Cumberland and State of Maine and shown on the plan titled "Existing Conditions & Standard Boundary Survey 38-48 Bay Street, Portland, Maine" for MGW Consulting & Development, L.L.C. dated August 2009 by Berry Huff McDonald Milligan, Inc.; said parcel being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the southwesterly sideline of said Bay Street at the northeasterly corner of land now or formerly of Virginia Angelina Lapomarda as shown on aforesaid plan;

Thence S 61°-50'-01"E along the southwesterly sideline of said Bay Street a distance of 66.00 feet to a capped iron rod to be set (PLS #2190) and remaining land of MGW Consulting and Development, L.L.C.;

Thence S 28°-09'-59"W along the remaining land of MGW Consulting and Development L.L.C. a distance of 150.00 feet to a capped iron rod to be set (PLS #2190) and land now or formerly of the Spurwink School;

Thence N 61°-49'-53"W along the land of the Spurwink School and along land now or formerly of Jennifer Borland a distance of 66.00 feet to a 5/8" iron rod found and land of said Lapomarda;

Thence N 28°-09'-59"E along the land of said Lapomarda a distance of 150.00 feet to the point of beginning.

The above-described parcel contains 9,900 s.f. All bearings refer to Maine State Coordinates – West Zone.

Meaning and intending to convey the same premises conveyed to MGW Consulting and Development by deed dated September 24, 2009 and recorded in Book 27284, Page 264 with the Cumberland County Registry of Deeds. This corrective deed being conveyed to correct the property description in the aforementioned deed.

Received  
Recorded Register of Deeds  
Oct 28, 2009 02:09:53P  
Cumberland County  
Pamela E. Lovley

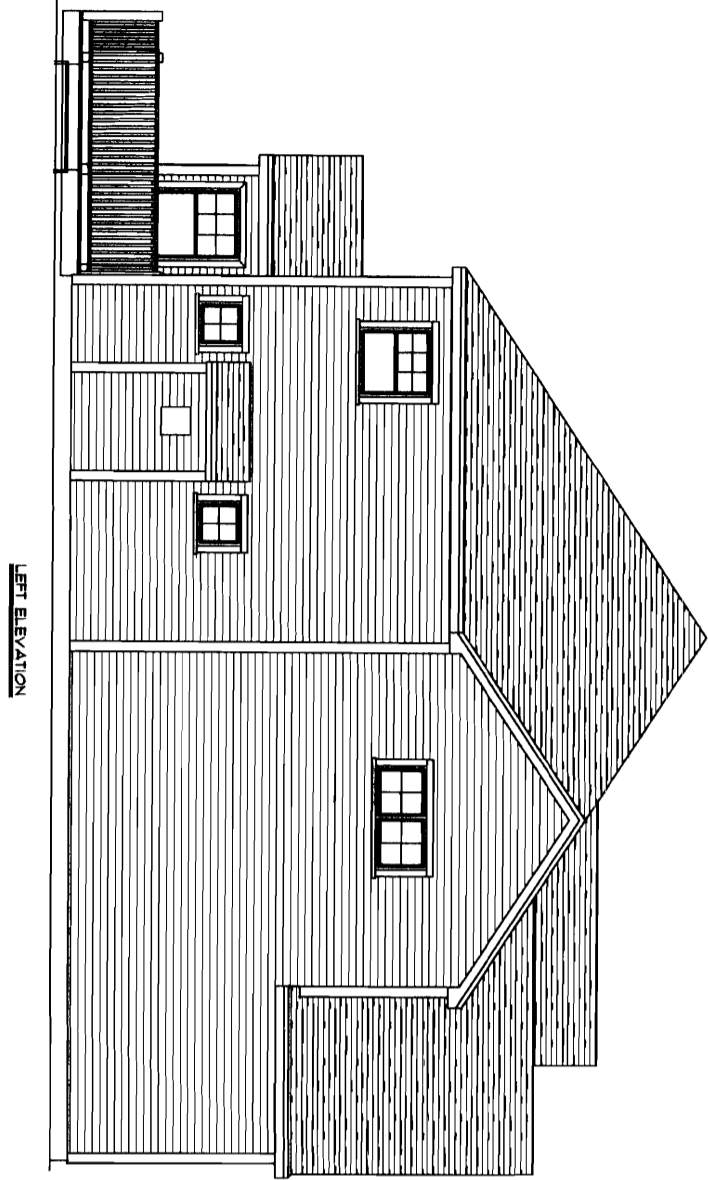
# 09-1248  46 Bay ST =

155-E-007

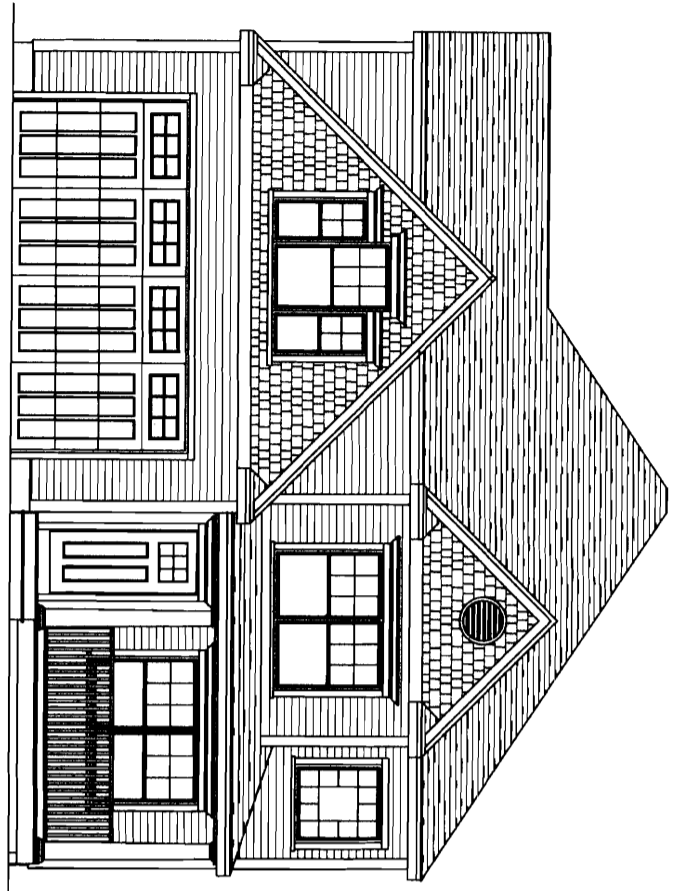
ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	20x10 footings - 8" concrete wall - 4" concrete floor 16x10 footing - 8" frost wall (garage)	OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" perforated pipe - 6" crushed stone (in + out) filter fabric Damp proofing	OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	NA		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2 anchor bolts - 12" from corners spaced 6" min	OK		
Lally Column Type (Section R407)	3 1/2 lally	OK		
Girder & Header Spans (Table R 502.5(2))	Per IRC 2003	OK		
Built-Up Wood Center Girder Dimension/Type	3 (2x12's) laminated	OK		
Sill/Band Joist Type & Dimensions	2x10 Box sill 2x6 pt sill	OK		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 JOISTS 16" oc	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 JOISTS 16" oc	OK		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x12 JOISTS 16" oc	OK		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x12 Rafters 16" oc 2x12 Ridge Bd 2x6 collar ties	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" roof sheathing 3/4" floor sheathing 7/16" wall sheathing	OK
Fastener Schedule (Table R602.3(1) & (2))	per IRC 2003	OK
<b>Private Garage</b> (Section R309) Living Space? (Above or beside)	YES	
Fire separation (Section R309.2)	5/8 Firecode sheetrock complete envelope	OK
Opening Protection (Section R309.1)	Fire caulb all openings	
Emergency Escape and Rescue Openings (Section R310)	Egress Windows	OK
Roof Covering (Chapter 9)	Asphalt shingles	OK
Safety Glazing (Section R308)	OK	OK
Attic Access (Section R807)	NA	NA
Chimney Clearances/Fire Blocking (Chap. 10)	NA	NA
Header Schedule (Section 502.5(1) & (2))	per IRC 2003	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	windows, 3/4 u factor R38 ceilings - R21 walls R21 floors	OK

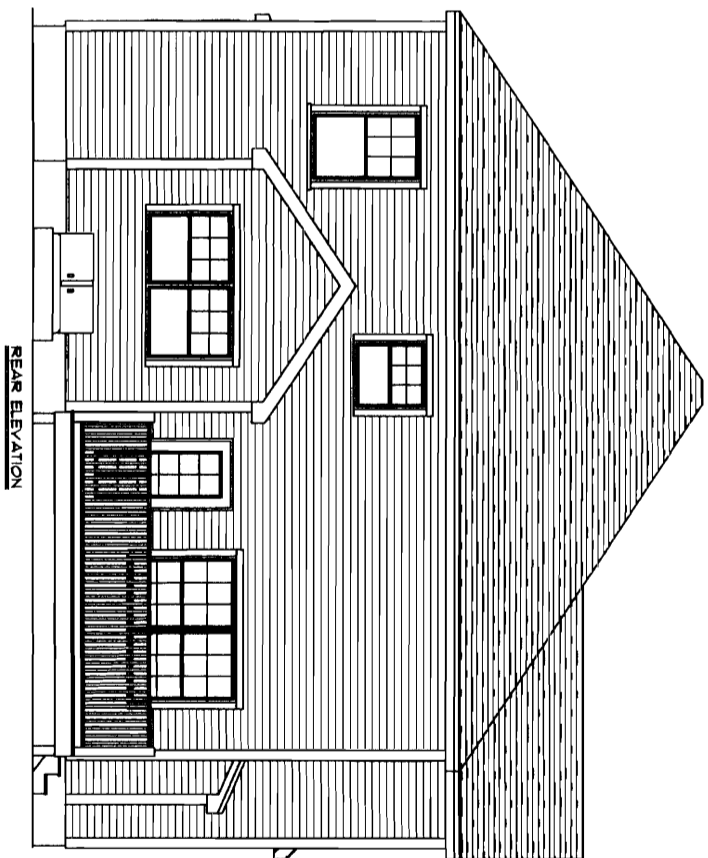
Type of Heating System	Forced Hot Water w/ Power Vent	OK
<b>Means of Egress</b> (Sec R311 & R312)		
Basement	1	
Number of Stairways	2	
Interior	3	
Exterior	1	
Treads and Risers (Section R311.5.3)	7 3/4 max Rise - Wind net tread w/ nosings	
Width (Section R311.5.1)	36 min	
Headroom (Section R311.5.2)	6" 8 min	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Guards 36 min - Handrails 34-38	
Smoke Detectors (Section R313) Location and type/Interconnected	each bedroom interconnected hardwired / Battery Back-up CO detectors needed	OK (call Builder) spoke to Builder
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)	per IRC 2003	OK
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	NA	
Deck Construction (Section R502.2.1)	4 Foot POST REST - Triple 2x10 2x10 JOISTS - Guards - Rails etc	OK



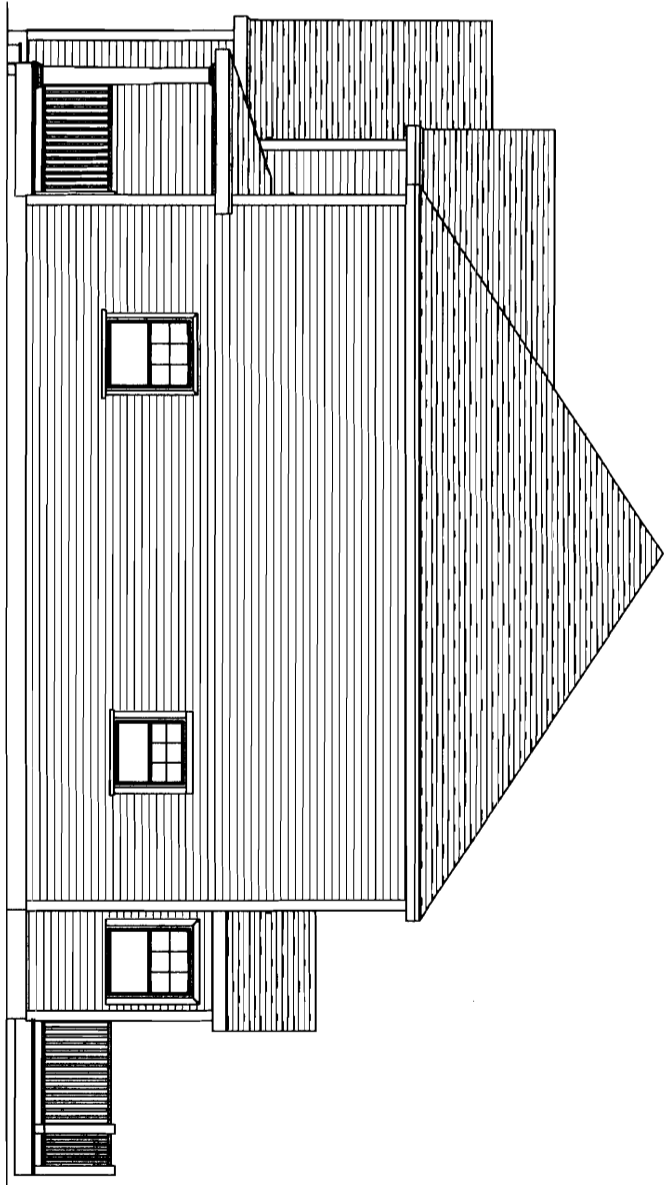
LEFT ELEVATION



FRONT ELEVATION



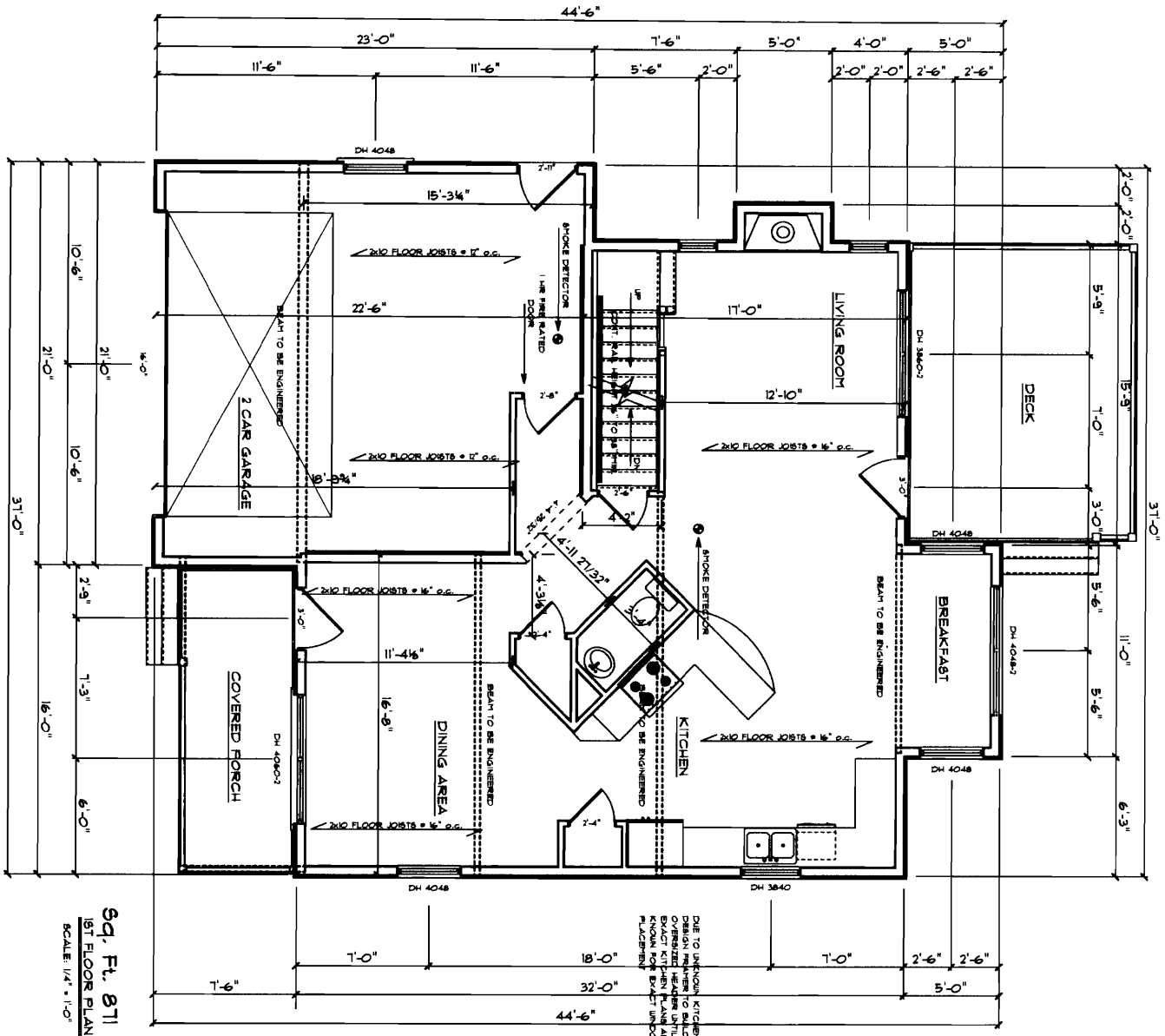
REAR ELEVATION



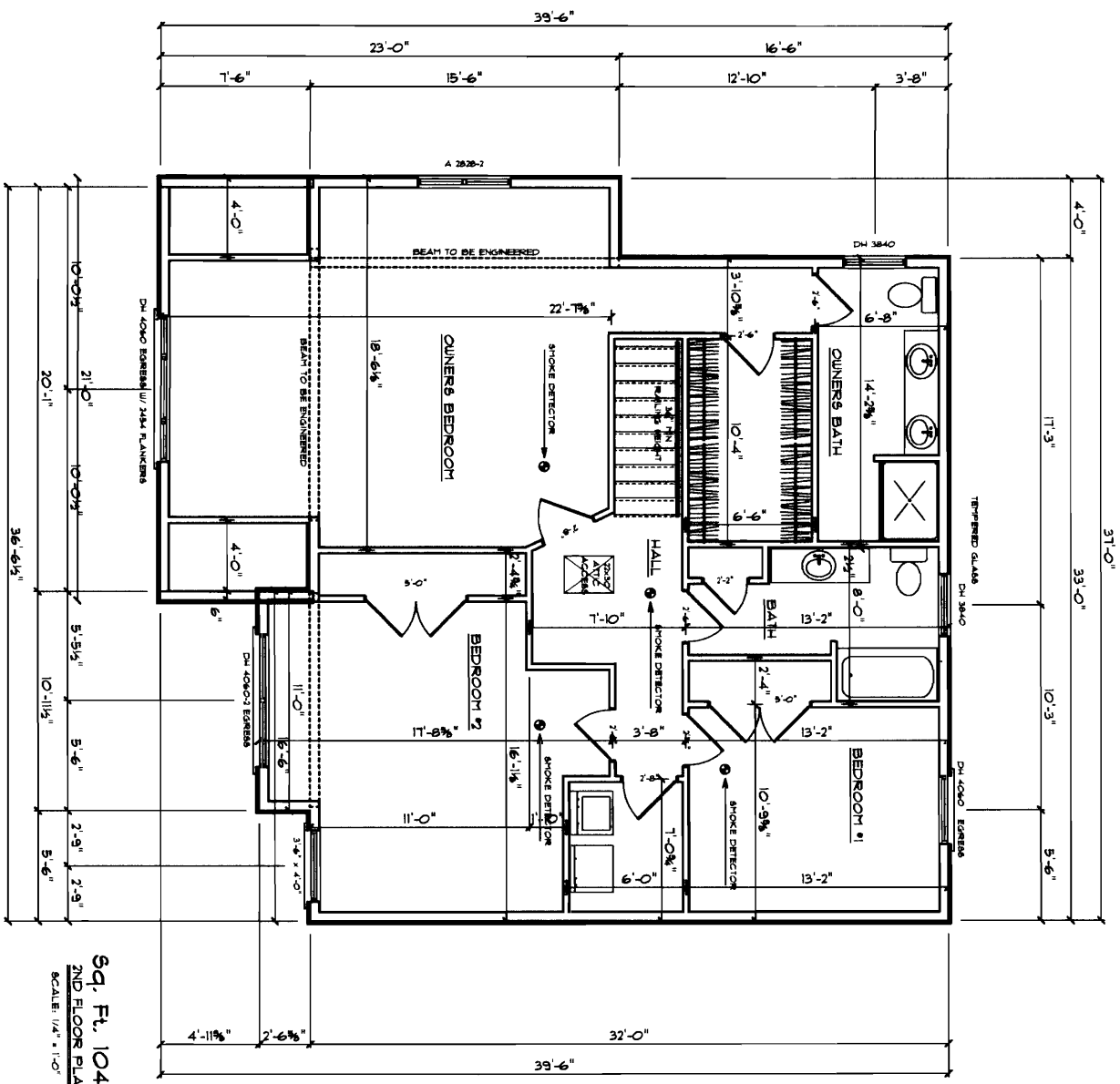
RIGHT ELEVATION

perm. # 09-124E  
155-E007

DATE	DRAWN BY	CHECKED BY	PROJECT NAME:	PROJECT NAME:	CONTRACTOR:	<p>THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA RES. DESIGN INC. OR PETER PALANZA DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CONSISTENT, ACCURATE, OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDER'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.</p> <p>ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.</p> <p>USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALANZA RES. DESIGN INC. CONTRACTORS SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS.</p>
				BAY STREET SPEC	#46 Bay Street ROBIE PROPERTIES	



Sq. Ft. 811  
1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

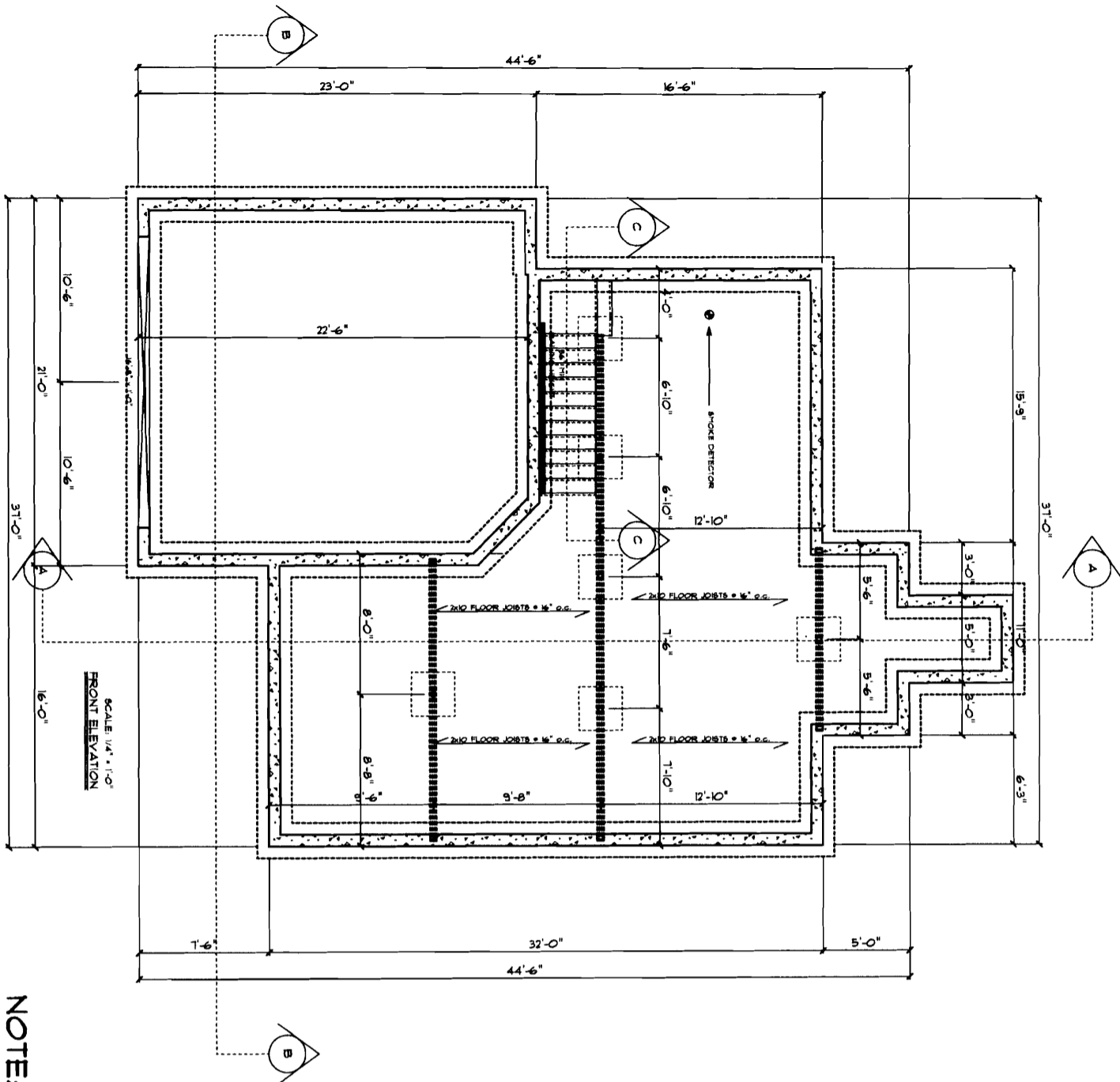


Sq. Ft. 1040  
2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

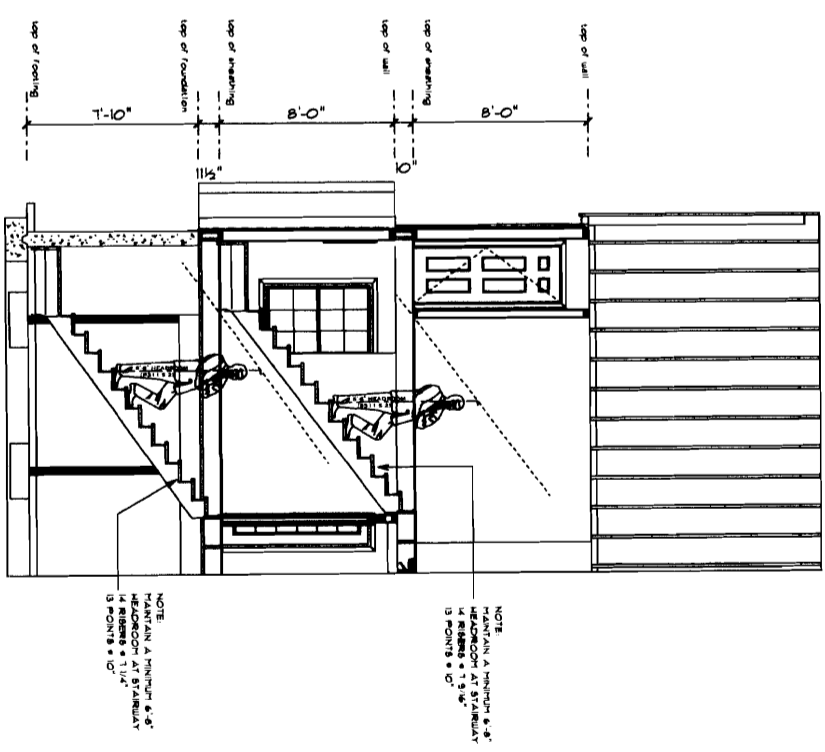
NOTE: ALL WINDOWS  
U-FACTOR = .31

PROJECT NAME:  <h2 style="text-align: center;">BAY STREET SPEC</h2>	CONTRACTOR:  <h2 style="text-align: center;">46 Bay ROBIE PROPERTIES</h2>	<p>THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA RES. DESIGN INC. OR PETER PALANZA DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CONSISTENT, ACCURATE, OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDER'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN COMPLIANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.</p> <p>ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.</p> <p>USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALANZA RES. DESIGN INC. CONTRACTORS SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS.</p>
DATE: _____ SCALE: _____ DRAWN: _____ CHECKED: _____ DATE: _____		



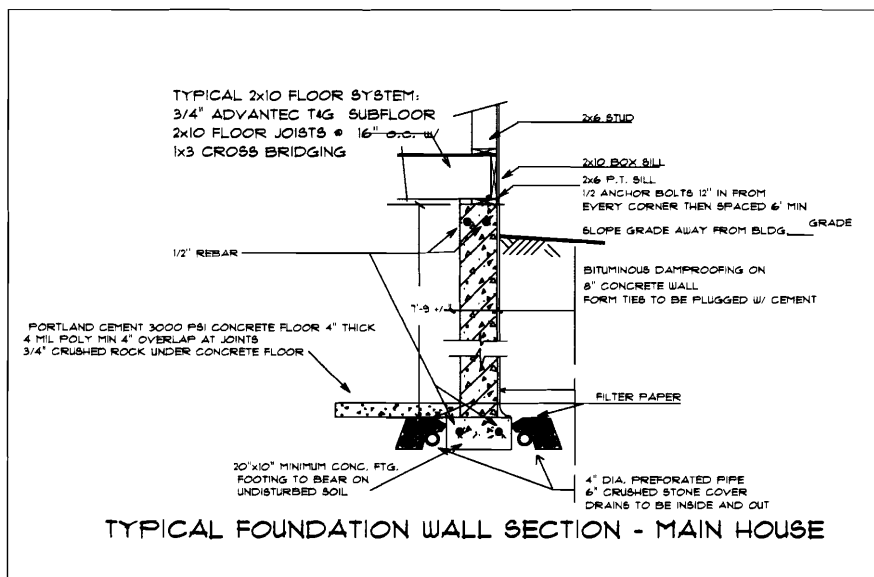


NOTE: ALL WINDOWS  
U-FACTOR = .31

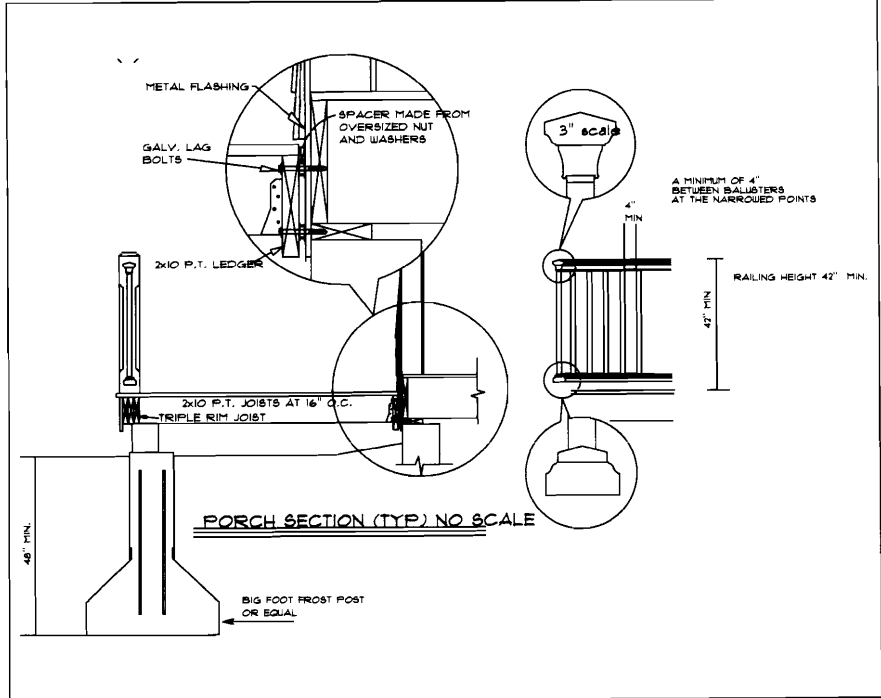
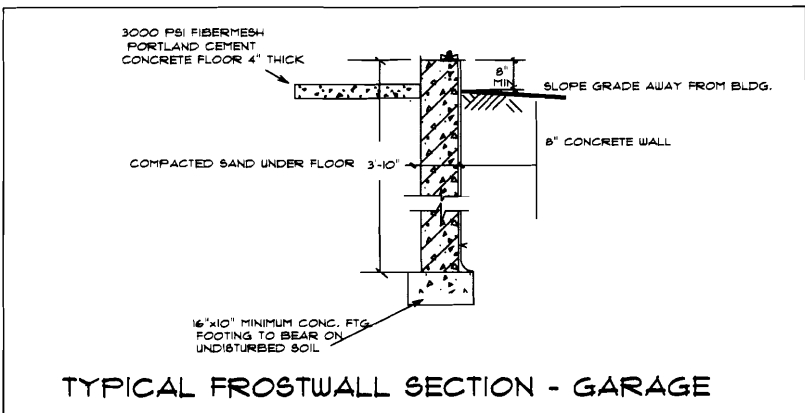


SHEET NO. 1 DATE: 10/1/2011 DRAWN BY: [blank] CHECKED BY: [blank]	PROJECT NAME: <b>BAY STREET SPEC</b>	CONTRACTOR: <b>46 Bay ROBIE PROPERTIES</b>	THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA RES DESIGN INC. OR PETER PALANZA DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CONSISTENT, ACCURATE, OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNERS AND/OR THE BUILDERS RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.  ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.  USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALANZA RES DESIGN INC. CONTRACTORS SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS.
	SCALE: 1/4" = 1'-0" FRONT ELEVATION		





- FOUNDATION NOTES:
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
  2. EMBLEMMENT WINDOW LOCATIONS & AND ROUGH OPENINGS SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR, OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
  3. ALL ANCHOR BOLTS SHALL BE 1/2"x10" HOOKED OR EQUIVALENT, 4'-0" MAX. OC, 1'-0" MIN. FROM ALL CORNERS.
  4. ALL LALLY COLUMNS FOOTINGS WALLS & REBAR SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
  5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
  6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
  7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. (E. BULKHEAD ETC.) OR PRODUCT DIMENSIONS OR SPECS. ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
  8. CONTRACTOR SHALL ADJUST WALL AND FOOTING SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
  9. (DO NOT) BACKFILL MORE THAN 3'-0" BEFORE 1ST FLR. FRAMING-JOIST & SUBFLOOR IS COMPLETE.
  10. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPE SHALL BE UNWRAPPED IN FILTER FABRIC.
  11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.



THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL AND STATE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL AND STATE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL AND STATE BUILDING CODES.

CONTRACTOR:  
**BAY STREET REALTY TRUST**

PROJECT NAME:

DATE: October 27, 2008

SCALE: AS NOTED

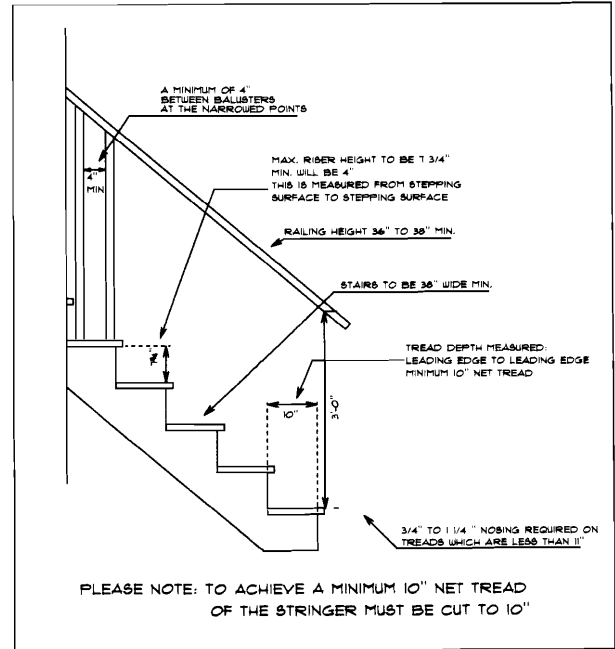
DRAWN:

FILE:

SHEET: 1 OF 1

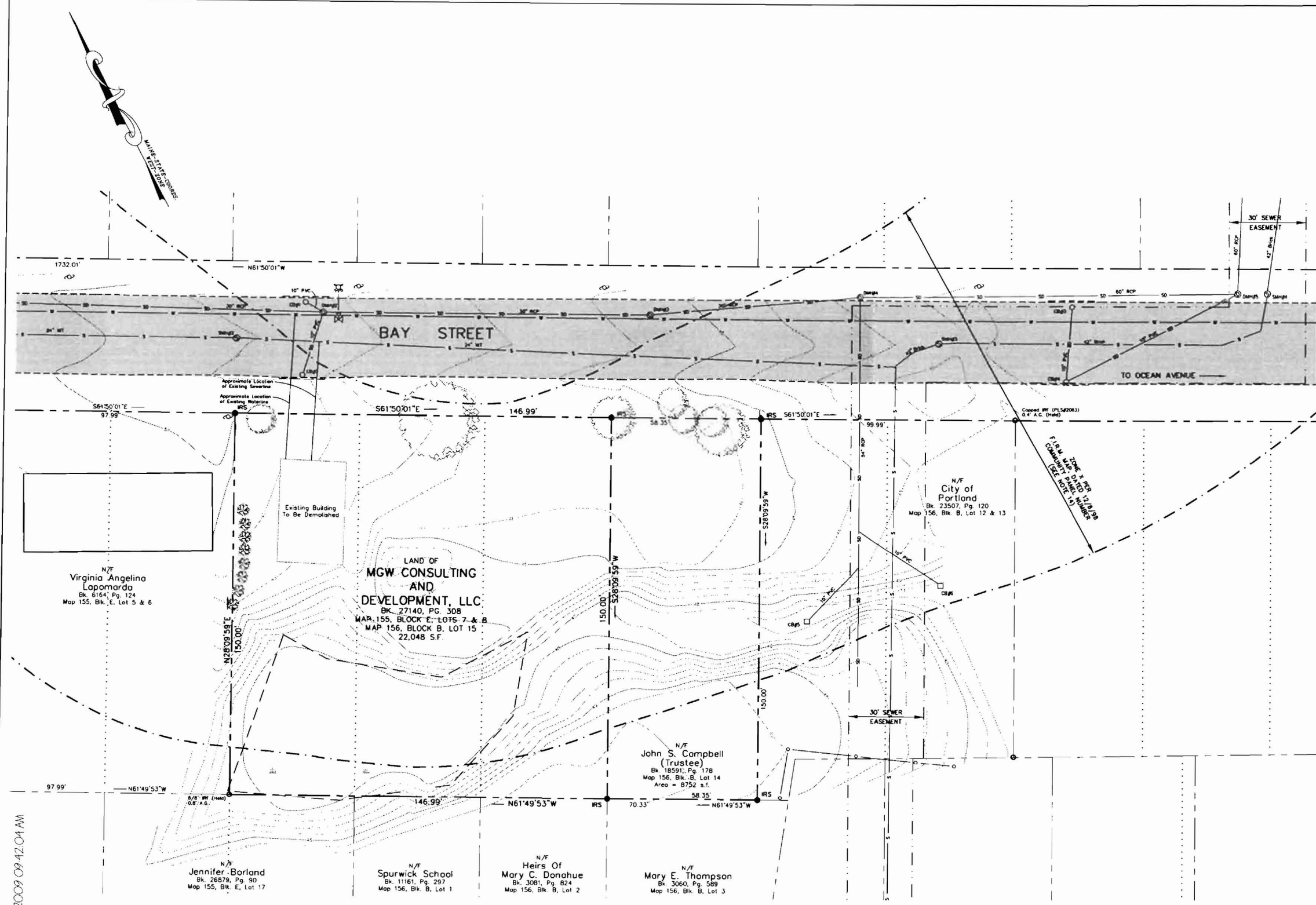
SEE NOTE:	LOCATION:	FASTENING:	CONNECTION:	SEE NOTE:	LOCATION:	FASTENING:	CONNECTION:
SEE NOTE: F	8d	PANEL SIDING (TO FRAMING) 5/8"	COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	4 - 3" x 14 GAGE STAPLE 4 - 3"x0 131" NAIL 3 - 16d COMMON MINIMUM	SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1	CEILING JOISTS TO PARALLEL RAFTERS
SEE NOTE: F	6d	PANEL SIDING (TO FRAMING) 1/2" OR LESS	COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	4 - 3" x 14 GAGE STAPLE 4 - 3"x0 131" NAIL 3 - 16d COMMON MIN	SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1	CEILING JOISTS, LAPS OVER PARTITIONS
SEE NOTE: C	6d	SUBFLOOR UNDERLAYMENT SINGLE FLOOR (COMBINATION 3/4" OR LESS	COMMON NAIL - REF TO TABLE 2308.10.4.1	TOENAIL	4 - 8d COMMON	CONTINUOUS HEADER TO STUD	
SEE NOTE: P	2" x 16 GAGE	WOOD STRUCTURAL PANELS 1932" - 3/4"		TOE NAIL	5 - 3" x 14 GAGE STAPLE 5 - 3"x0 131" NAIL 3 - 8d COMMON	CEILING JOISTS TO PLATE	
SEE NOTE: D, E, SEE NOTE C	1-3/4" x 18 GAGE	WOOD STRUCTURAL PANELS 1932" - 3/4"		FACE NAIL	3 - 3" x 14 GAGE STAPLE 3 - 3"x0 131" NAIL 2 - 16d COMMON	CONTINUOUS HEADS, 2 PCS.	
SEE NOTE: Q	1-3/4" x 18 GAGE	WOOD STRUCTURAL PANELS 1932" - 3/4"		TOE NAIL	3" x 14 GAGE STAPLE @ 8" OC 3"x0 131" NAIL @ 8" OC 8d @ 8" OC	AND INTERSECTIONS TOP PLATES LAPS	
SEE NOTE: N	FACE NAIL	4 - 3" x 14 GAGE STAPLE 4 - 3"x0 131" NAIL 3 - 16d COMMON		TOE NAIL	3 - 3" x 14 GAGE STAPLE 3 - 3"x0 131" NAIL 3 - 8d COMMON	RIM JOIST TO TOP PLATE	
SEE NOTE: J	FACE NAIL	5 - 3" x 14 GAGE STAPLE 5 - 3"x0 131" NAIL 3 - 16d COMMON		TOE NAIL	3 - 3" x 14 GAGE STAPLE 3 - 3"x0 131" NAIL 3 - 8d COMMON	OR RAFTERS TO TOP PLATE BLOCKING BETWEEN JOISTS	
	FACE NAIL	3 - 3" x 14 GAGE STAPLE 3 - 3"x0 131" NAIL 2 - 16d COMMON		LAP SPLICE	12 - 3" x 14 GAGE STAPLE TYP. FACE NAIL 12 - 3"x0 131" NAIL @ 12" OC 16d @ 18" OC	DOUBLE TOP PLATES	
	TOENAIL	3 - 3" x 14 GAGE STAPLE 3 - 3"x0 131" NAIL 2 - 16d COMMON		TYPICAL FACE NAIL	3" x 14 GAGE STAPLE @ 12" OC 3"x0 131" NAIL @ 12" OC 16d @ 18" OC	DOUBLE TOP PLATES	
	FACE NAIL	3 - 3" x 14 GAGE STAPLE 3 - 3"x0 131" NAIL 2 - 16d COMMON		FACE NAIL	3" x 14 GAGE STAPLE @ 8" OC 3"x0 131" NAIL @ 8" OC 16d @ 24" OC	DOUBLE STUDS	
	TOE NAIL	4 - 3" x 14 GAGE STAPLE 4 - 3"x0 131" NAIL 3 - 16d COMMON		END NAIL	3 - 3" x 14 GAGE STAPLE 3 - 3"x0 131" NAIL @ 8" OC 2 - 16d COMMON	STUD TO SOLE PLATE	
	FACE NAIL	4 - 3" x 14 GAGE STAPLE 4 - 3"x0 131" NAIL 3 - 16d COMMON		TOE NAIL	3 - 3" x 14 GAGE STAPLE 3 - 3"x0 131" NAIL 4 - 8d COMMON	TOP PLATE TO STUD	
	AT EACH SPLICE FACE NAIL AT ENDS	3 - 3" x 14 GAGE STAPLE 3 - 3"x0 131" NAIL 2 - 20d COMMON		END NAIL	3 - 3" x 14 GAGE STAPLE 3 - 3"x0 131" NAIL 2 - 16d COMMON	AT BRACED WALL PANEL SOLE PLATE TO JOIST OR BLOCKING	
	STAGGERED ON OPPOSITE SIDES FACE NAIL AT TOP & BOTTOM	14 GAGE STAPLE @ 24" OC 3"x0 131" NAIL @ 24" OC 20d COMMON 32" OC		BRACED WALL PANEL	3" x 14 GAGE STAPLE @ 12" OC 3"x0 131" NAIL @ 12" OC 16d @ 18" OC	OR BLOCKING SOLE PLATE TO JOIST	
16" OC	16" OC	3" x 14 GAGE STAPLE		TYPICAL FACE NAIL	3" x 14 GAGE STAPLE @ 12" OC 3"x0 131" NAIL @ 12" OC 16d @ 18" OC	BRIDGING TO JOIST	
18" OC	18" OC	3 - 3"x0 131" NAIL		TOENAIL EACH END	3 - 3" x 14 GAGE STAPLE 3 - 3"x0 131" NAIL 3 - 8d COMMON	JOIST TO BILL OR GIRDER	
24" OC	24" OC	2 - 8d COMMON		TOENAIL	3 - 3" x 14 GAGE STAPLE 3 - 3"x0 131" NAIL 3 - 8d COMMON		
	FACE NAIL	2 - 3" x 14 GAGE STAPLE 2 - 3"x0 131" NAIL 2 - 8d COMMON					
	TOENAIL	3 - 3" x 14 GAGE STAPLE 3 - 3"x0 131" NAIL 3 - 8d COMMON					

FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)





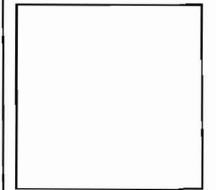
LOCATION MAP  
1" = 1/2 MILE



NOTES:

- OWNER/APPLICANT: MGW CONSULTING & DEVELOPMENT, LLC  
46 IRVING STREET  
PORTLAND, MAINE 04103
- ENGINEER: LESTER BERRY, PE #3341  
BH2M  
28 STATE STREET  
GORHAM, MAINE
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M
- WETLANDS: MARK HAMPTON  
MARK HAMPTON ASSOCIATES  
PORTLAND, MAINE
- DEED REFERENCE: BK. 27140, PG.308
- TAX MAP REFERENCE: MAP 155, BLOCK E, LOTS 7 & 8  
MAP 156, BLOCK B, LOT 15
- ZONING: R-3
- PROJECT AREA: 22,048 S.F.
- PROPOSED USE: 2 RESIDENTIAL HOUSES
- MINIMUM STANDARDS: LOT SIZE - 6500 S.F.  
FRONTAGE - 50'  
SETBACKS - 25' FRONT, REAR 25' &  
8-16' SIDE
- BENCHMARK: CHISELED MARK IN BOLT ON HYDRANT ON NORTHERLY SIDE OF BAY STREET, ELEVATION 50.42' NGVD 1929, PROVIDED BY ENGINEERING DEPARTMENT, CITY OF PORTLAND.
- BEARING AND NORTH ORIENTATION ARE BASED UPON MAINE STATE COORDINATE SYSTEM WEST ZONE (NAD 1983) USING POINTS PROVIDED BY THE ENGINEERING DEPARTMENT, CITY OF PORTLAND.
- PLAN REFERENCE: PLAN MADE FOR C. L. GOODRIDGE AND J. A. BUELDDO DATED MAY 1895 BY E.C. JORDAN & CO. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 8, PAGE 99.
- ZONE X IS NOT A SPECIAL FLOOD HAZARD AREA (SFHA), IS NOT REQUIRED TO HAVE FLOOD INSURANCE AND WETLANDS ARE NOT OF SPECIAL SIGNIFICANCE. (REFERENCE: E-MAIL FROM FEMA DATED SEPTEMBER 21, 2009 AND SITE MEETING WITH JOHN MCCLAIN, MDEP ON SEPTEMBER 30, 2009).

NO.	DATE	REVISION DESCRIPTION



**BH2M**  
Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors  
28 State Street  
Portland, Maine 04103  
Tel: (207) 839-2771  
Fax: (207) 839-8250

RECORD OWNER  
MGW Consulting & Development, LLC  
46 Irving Street  
Portland, Maine 04103

EXISTING CONDITIONS  
& STANDARD BOUNDARY  
SURVEY  
38-48 BAY STREET  
PORTLAND, MAINE

DESIGNED	DATE
Dept.	Aug. 2009
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
L. Berry	09034

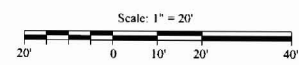
SHEET  
**1**

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SYMBOL	DESCRIPTION
□	GRANITE MONUMENT FOUND
○	IRON PIPE/ROD FOUND
●	CAPPED IRON ROD TO BE SET
○	UTILITY POLE
○	SEWER MANHOLE
○	DRAIN MANHOLE
○	CATCH BASIN
○	CHAIN LINK FENCE
○	HYDRANT
○	WATER VALVE
○	DECIDUOUS TREE
○	BUSH
---	PROPERTY LINE
---	EASEMENT LINE
---	EDGE OF PAVEMENT
---	EDGE OF WETLAND
---	EXISTING CONTOUR
---	100 YEAR FLOOD
---	1895 SUBDIVISION LOT LINES
---	ABOVE GROUND/BELOW GROUND
---	NDW OR FORMERLY

STORMDRAIN/SEWER STRUCTURES			
SMH#2	RIM 49.15	DMH#5	RIM 42.76
	24" INV IN 40.77		60" INV IN 25.26
	24" INV IN 40.77		60" INV OUT 25.16
SMH#3	RIM 42.50	CB#1	RIM 48.28
	42" INV IN 34.18		10" INV OUT 44.18
	42" INV IN 34.23	CB#2	RIM 48.43
DMH#2	RIM 48.28		10" INV OUT 44.13
	30" INV IN 43.31	CB#3	RIM 41.16
	10" INV IN 43.85		10" INV OUT 37.83
	10" INV IN 43.85	CB#4	RIM 40.91
	30" INV OUT 43.37		10" INV IN 37.68
DMH#3	RIM 45.50	CB#5	RIM 37.90
	30" INV IN 37.97		10" INV OUT 34.40
	30" INV OUT 37.90	CB#6	RIM 37.73
DMH#4	RIM 42.67		10" INV OUT 34.09
	30" INV IN 37.12		
	60" INV IN 28.97		
	60" INV OUT 28.90		



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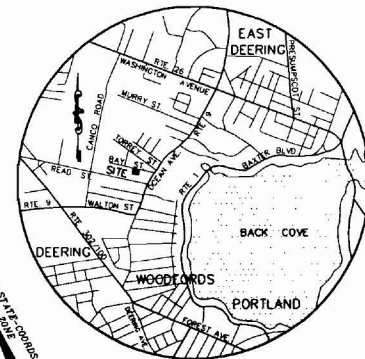
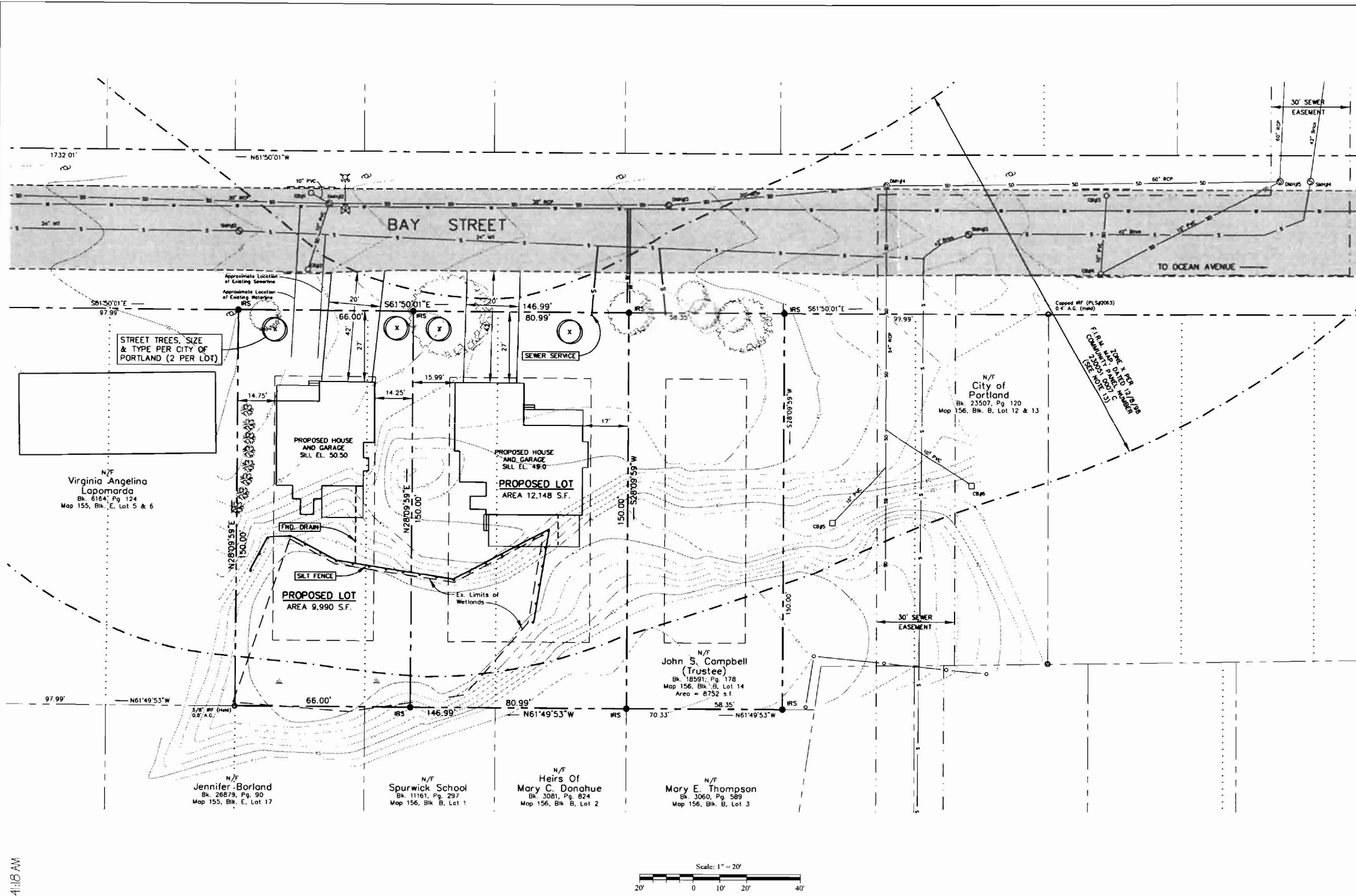
DEC 1 2009

Dept. of Building Inspections  
City of Portland Maine

APPLICATION #5

- LOWEST ADJACENT GRADE (LAG) TO STRUCTURE - 47.0
- ELEVATION OF LOWEST GRADE ON PROPERTY - 40.0
- DATUM - SEE NOTE 11
- HAS FEMA IDENTIFIED THIS AREA AS SUBJECT TO LAND SUBSTANCE OR UPLIFT - NO

ROBERT C. LIBBY JR PLS #2190



- NOTES:
- OWNER/APPLICANT: (LOTS 38-46 BAY STREET) MGW CONSULTING & DEVELOPMENT, LLC 46 IRVING STREET PORTLAND, MAINE 04103 (LOT 34 BAY STREET) BAY STREET REALTY TRUST P. O. BOX 66793 FALMOUTH, MAINE 04105
  - ENGINEER: LESTER BERRY, PE #3341 BH2M 28 STATE STREET GORHAM, MAINE
  - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190 BH2M
  - WETLANDS: MARK HAMPTON MARK HAMPTON ASSOCIATES PORTLAND, MAINE
  - DEED REFERENCE: BK. 27140, PG. 308
  - TAX MAP REFERENCE: MAP 155, BLOCK E, LOTS 7 & 8 MAP 156, BLOCK B, LOT 15 & 14
  - ZONING: R-3
  - PROPOSED USE: 3 RESIDENTIAL HOUSES
  - MINIMUM STANDARDS: LOT SIZE - 6500 S.F. FRONTAGE - 50' SETBACKS - 25' FRONT, REAR 25' & 8-16' SIDE
  - BENCHMARK: CHISELED MARK IN BOLT ON HYDRANT ON NORTHERLY SIDE OF BAY STREET ELEVATION 50.42' NGVD 1929. PROVIDED BY ENGINEERING DEPARTMENT, CITY OF PORTLAND.
  - BEARING AND NORTH ORIENTATION ARE BASED UPON MAINE STATE COORDINATE SYSTEM WEST ZONE (NAD 1983) USING POINTS PROVIDED BY THE ENGINEERING DEPARTMENT, CITY OF PORTLAND.
  - PLAN REFERENCE: PLAN MADE FOR C. L. GOODRIDGE AND J. A. BUELDIC DATED MAY 1895 BY E.C. JORDAN & CO. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK B, PAGE 99.
  - ZONE X IS NOT A SPECIAL FLOOD HAZARD AREA (SFHA), IS NOT REQUIRED TO HAVE FLOOD INSURANCE AND WETLANDS ARE NOT OF SPECIAL SIGNIFICANCE. (REFERENCE: EMAIL FROM FEMA DATED SEPTEMBER 21, 2009 AND SITE MEETING WITH JOHN MCCLAIN, MDEP ON SEPTEMBER 30, 2009).
  - DRAINAGE COURSE WILL BE MAINTAINED AND NO FILLING WILL BE DONE ON SITE.
  - FIREPLACE LOCATIONS DO NOT EFFECT MINIMUM SETBACK REQUIREMENTS

NO.	DATE	REVISION DESCRIPTION

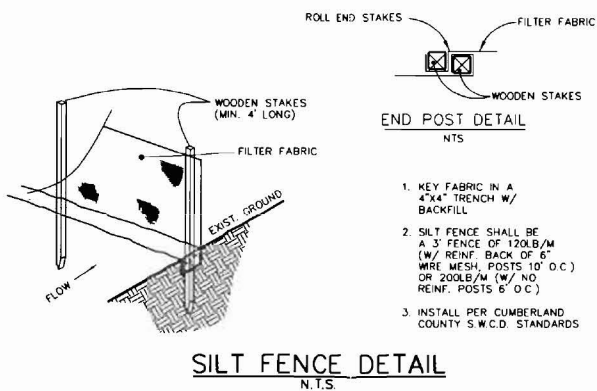
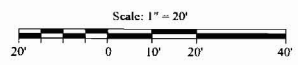
**BH2M**  
 Barry Huff, McDonald, Milligan Inc.  
 Engineers, Surveyors  
 28 State Street  
 Gorham, Maine 04038  
 Tel: (207) 839-2771  
 Fax: (207) 839-6260

FOR: MGW Consulting & Development, LLC  
 46 Irving Street  
 Portland, Maine 04103

**LOT LAYOUT**  
 34 BAY STREET  
 AND  
 38-48 BAY STREET  
 PORTLAND, MAINE.

LEGEND

SYMBOL	DESCRIPTION
○	GRANITE MONUMENT FOUND
○	IRON PIPE/ROD FOUND
○	CAPPED IRON ROD TO BE SET
○	UTILITY POLE
○	SEWER MANHOLE
○	DRAIN MANHOLE
○	CATCH BASIN
○	CHAIN LINK FENCE
○	HYDRANT
○	WATER VALVE
○	DECIDUOUS TREE
○	BUSH
---	PROPERTY LINE
---	EASEMENT LINE
---	EDGE OF PAVEMENT
---	EDGE OF WETLAND
---	EXISTING CONTOUR
---	100 YEAR FLOOD
---	1895 SUBDIVISION LOT LINES
---	ABOVE GROUND/BELOW GROUND
---	NOW OR FORMERLY



**RECEIVED**

DEC 1 2009

Dept. of Building Inspections  
 City of Portland Maine

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY, WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT
- NO DEED DESCRIPTION

DESIGNED	DATE
Dept.	Aug 2009
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
L. Berry	09034

SHEET  
 2

ROBERT C. LIBBY JR. PLS #2190

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