

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|-----------------------|-------------|---|
| Permit No: 09-1249 | Issue Date: | CBL: <i>split from</i> <u>155-E-007</u> 155 E008001 |
|-----------------------|-------------|---|

| | | | |
|---|--|--|------------------------|
| Location of Construction: 44 Bay Street - <i>split from 46 Bay</i> | Owner Name: MGW Consulting & Development, L | 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: R-3 |

| | | | | |
|---------------------|---|--|--|--------------------|
| Past Use: Vacant | Proposed Use: Build new 2,750 square foot home with attached two car garage. | Permit Fee: \$1,815.00 | Cost of Work: \$171,400.00 | CEO District: 4 |
| | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i> | |

| | | |
|--|------------|-------------------------------|
| Proposed Project Description: Build new 2,750 square foot home with attached two car garage. | Signature: | Signature: <i>Jm 12/11/09</i> |
| 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 | Zoning Approval |
|------------------------|---------------------------------|------------------------|

| | | | |
|--|---|--|--|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2009-0078</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/cond. hoy</i> Date: <i>12/2/09</i> <i>ABH</i> | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: | Historic Preservation <input 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

DEC 11 2009

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 091249

This is to certify that MGW Consulting & Development LLC/Roberts Builders LLC
 has permission to Build new 2,750 square foot home with attached two car garage
 AT 44 Bay Street CP 155 E008001 DEC 11 2009

PERMIT ISSUED

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

OTHER REQUIRED APPROVALS

Fire Dept. Permit Number: 091249
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

Thomas M. Marley
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

#091249

155 2156



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>44 Bay Street</u> | | |
| Total Square Footage of Proposed Structure/Area <u>2750</u> | Square Footage of Lot <u>12,148</u> | Number of Stories <u>2</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>156</u> Block# <u>B</u> Lot# <u>015</u> | Applicant *must be owner, Lessee or Buyer* Name <u>Mike Wilson</u> (Crew Consulting) Address <u>46 Irving Street</u> City, State & Zip <u>Portland, ME 04103</u> | Telephone: <u>207-615-5000</u> |
| Lessee/DBA (If Applicable) RECEIVED NOV - 4 2009 Dept. of Building Inspections City of Portland Maine | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>171,400</u> C of O Fee: \$ <u>1740</u> Total Fee: \$ <u>173,140</u> Bldg Fee 1740 Site 300 COFO 75 |
| Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> | | |
| If vacant, what was the previous use? _____ | | |
| Proposed Specific use: <u>Single Family</u> | | |
| Is property part of a subdivision? <u>NO</u> If yes, please name _____ | | |
| Project description: <u>construct a new single family home using pre existing utility at street that must be taped into. As well as fill back yard deck</u> | | |
| Contractor's name: <u>Robie Builders LLC</u> <u>David Robie</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>David 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, 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 issue

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 **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.

 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**

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.

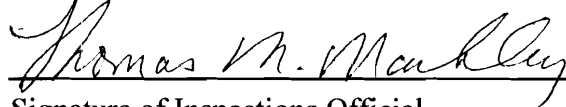
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

12/14/09

Date



Signature of Inspections Official

12/11/09

Date

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 09-1249 | Date Applied For: 11/04/2009 | CBL: 155 E007001 |
|------------------------------|--|----------------------------|

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| Location of Construction: 46 Bay St (will be 44) | Owner Name: MGW Consulting & Development, L | Owner Address: 46 Irving Street | Phone: 207-615-5000 |
| Business Name: | Contractor Name: Robie Builders, LLC | Contractor Address: PO Box 1463 Windham | Phone: (207) 831-3582 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

| | |
|--|--|
| Proposed Use: Build new 2,750 square foot home with attached two car garage. | Proposed Project Description: Build new 2,750 square foot home with attached two car garage. |
|--|--|

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.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 5) 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.
- 6) 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.)

| | | | |
|--|---|---|---------------------------------|
| Location of Construction: 46 Bay St (will be 44) | Owner Name: MGW Consulting & Development, L | Owner Address: 46 Irving Street | Phone: 207-615-5000 |
| Business Name: | Contractor Name: Robie Builders, LLC | Contractor Address: PO Box 1463 Windham | Phone: (207) 831-3582 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

- 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.
- 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:

11/5/2009-gg: New divided lot, cbl 155 E008 and 156 B015, per Suzanne in Assessing. /gg

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. I called Mike Wilson.

12/1/2009-amachado: Received revised siteplan.

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

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

2009-0078

Application I. D. Number

11/4/2009

Application Date

New single family home

Project Name/Description

Mgw Consulting & Development, LLC

Applicant

46 Irving Street, Portland, ME 04103

Applicant's Mailing Address

44 - 44 Bay Street, Portland, Maine

Address of Proposed Site

155 E08001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 615-5000 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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

12148

0

Proposed Building square Feet or # of Units

Acreage of Site

Proposed Total Disturbed Area of the Site

Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review | | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> After the Fact - Major | | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Minor | | <input type="checkbox"/> PAD Review | <input type="checkbox"/> Traffic Movement |
| | | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Housing Replacement |
| | | | <input type="checkbox"/> Other |

Fees Paid: Site Plan \$50.00 Subdivision Engineer Review \$250.00 Date 11/5/2009

Building Approval Status:

Reviewer

- Approved Approved w/Conditions See Attached Denied

Approval Date Approval Expiration Extension to Additional Sheets Attached

Condition Compliance

signature

date

Performance Guarantee

Required*

Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | date | 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 | |

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 12/10/2009 3:06:39 PM
Subject: Single Family Site Plan Approval for 44 & 46 Bay Street

Hi all, 44 Bay Street, site plan # 2009-0078; and 46 Bay Street, site plan #2009-0077 meet minimum site plan requirements for the issuance of building permits. Please see UI for DRC sign off.

Thanks.

phil

615-5000

Mike Wilson

Tom can you call }

**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 28th 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 28th 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 northwesterly corner of land now or formerly of John S. Campbell (Trustee) as shown on aforesaid plan;

Thence S 28°-09'-59"W along the land of John S. Campbell a distance of 150.00 feet to a capped iron rod to be set (PLS #2190) and land now or formerly of the Heirs of Mary C. Donahue;

Thence N 61°-49'-53"W along the land of the Heirs of Mary C. Donahue and along land now or formerly of the Spurwink School a distance of 80.99 feet to a capped iron rod to be set (PLS #2190) and remaining land of MGW Consulting and Development L.L.C.;

Thence N 28°-09'-59"E 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 the southwesterly sideline of said Bay Street;

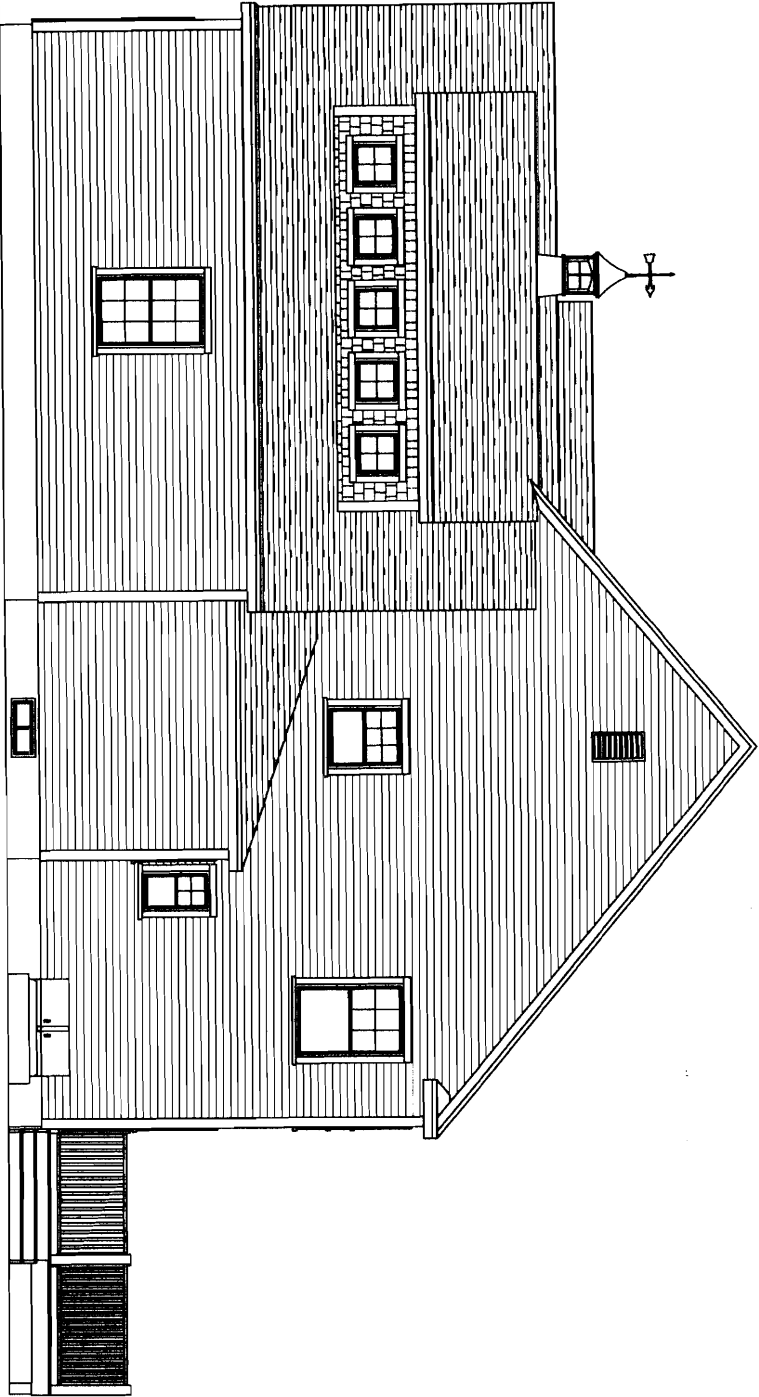
Thence S 61°-50'-01"E along the southwesterly sideline of said Bay Street a distance of 80.99 feet to the point of beginning.

The above-described parcel contains 12,148 s.f. All bearings refer to Maine State Coordinates – West Zone.

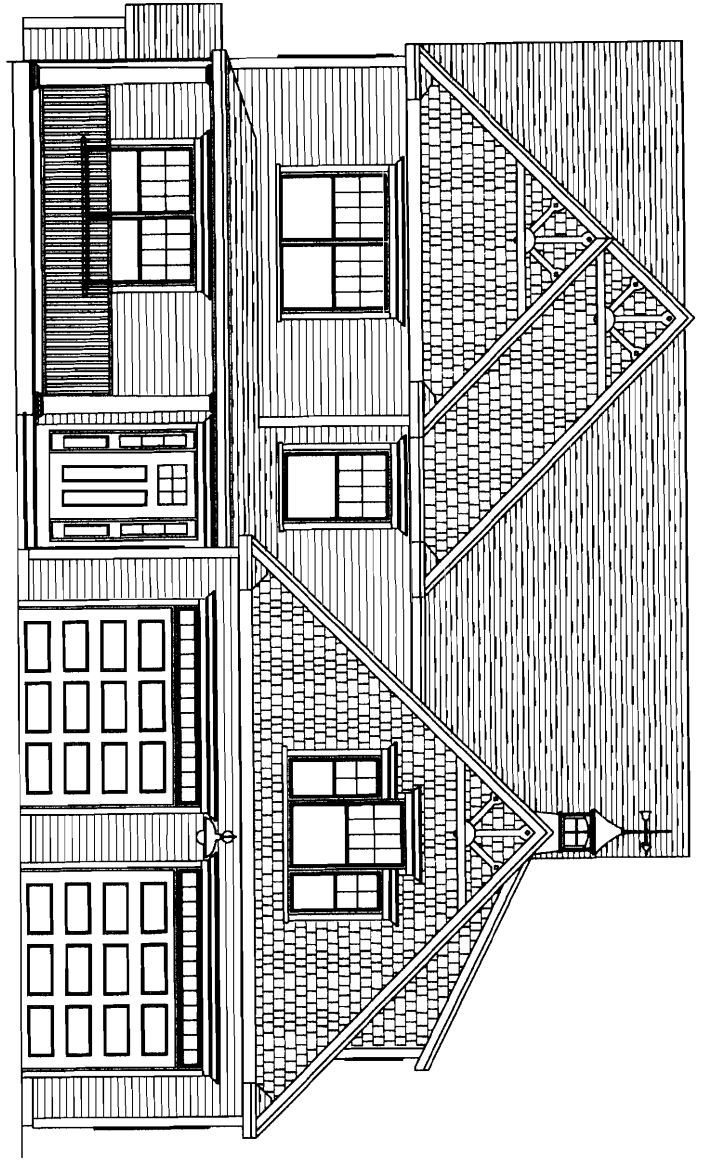
Meaning and intending to convey the same premises conveyed to MGW Consulting and Development by deed dated September 24, 2009 and recorded in Book 27284, Page 266 with the Cumberland County Registry of Deeds. This corrective deed being conveyed to correct the property description in the aforementioned deed.

Received
Recorded Register of Deeds
Oct 28, 2009 02:09:14P
Cumberland County
Pamela E. Lovley

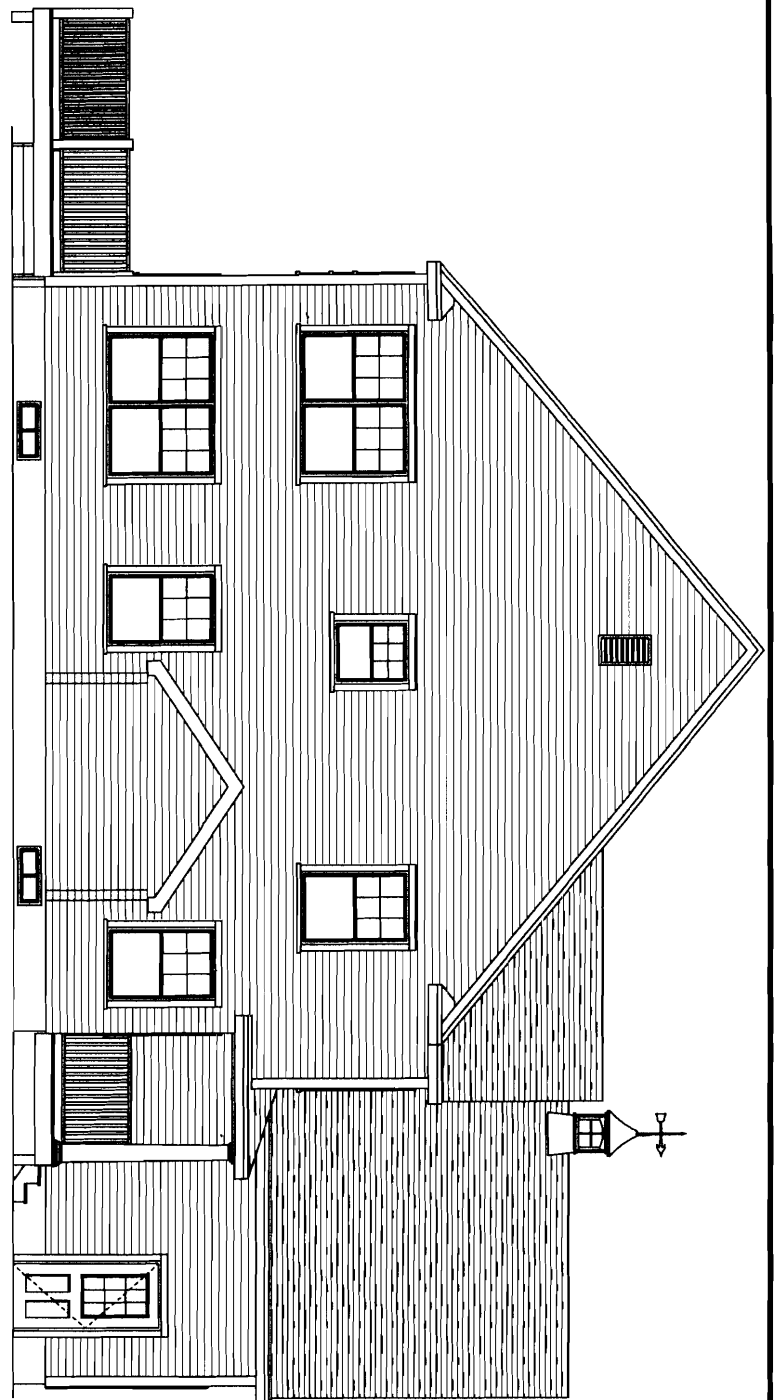
RIGHT ELEVATION



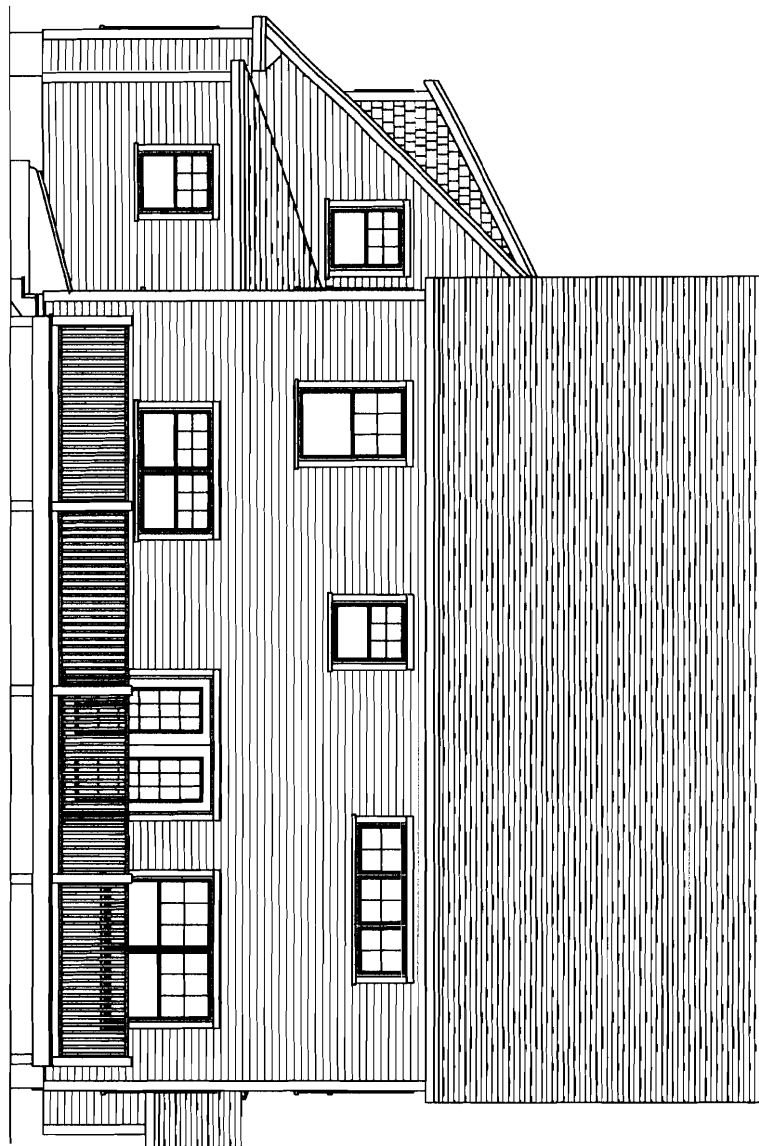
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



| | |
|---------|------------|
| DATE | 09/27/2009 |
| DRAWN | ALBERTO |
| CHECKED | |
| SCALE | |
| PROJECT | |
| NO. | |
| DATE | |
| BY | |
| DATE | |
| BY | |
| DATE | |
| BY | |

PROJECT NAME:
WILSON RESIDENCE

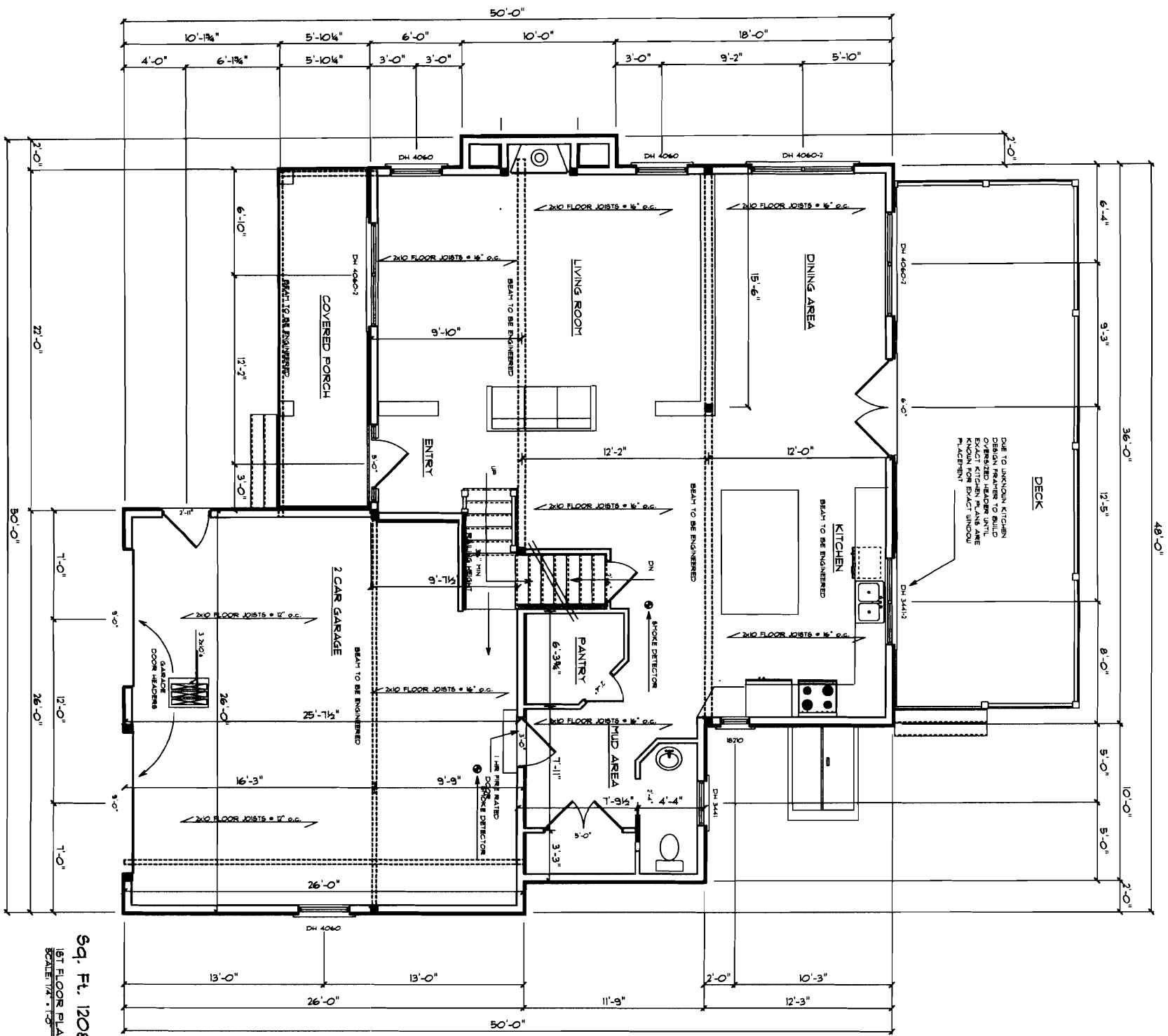
CONTRACTOR:
**44 Bay St.
ROBIE PROPERTIES**

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 CORRECT, 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.

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.

permit # 09-1249
15T-E-00F
(split from 15TE 001)



591. Ft. 1208
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NAME:

WILSON
RESIDENCE

CONTRACTOR:

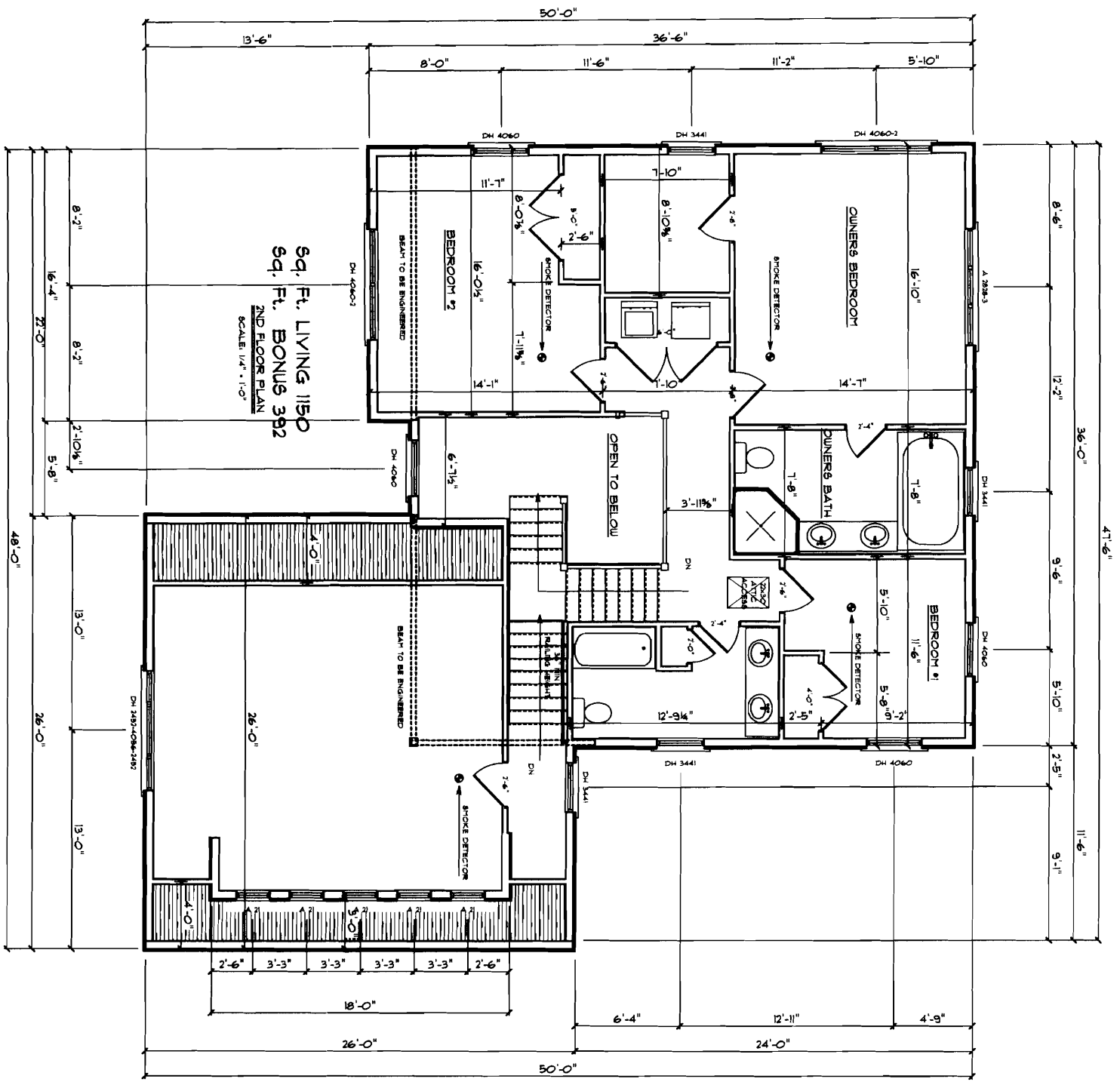
44 Bay
ROBIE
PROPERTIES

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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.

| | |
|----------|------------------|
| DATE | 02/08/2008 |
| SCALE | 1/4" = 1'-0" |
| PROJECT | WILSON RESIDENCE |
| DESIGNER | PETER PALANZA |
| CHECKER | PETER PALANZA |
| DATE | 02/08/2008 |
| SCALE | 1/4" = 1'-0" |
| PROJECT | WILSON RESIDENCE |
| DESIGNER | PETER PALANZA |
| CHECKER | PETER PALANZA |



PROJECT NAME:

**WILSON
RESIDENCE**

CONTRACTOR:

**44 Bay
ROBIE
PROPERTIES**

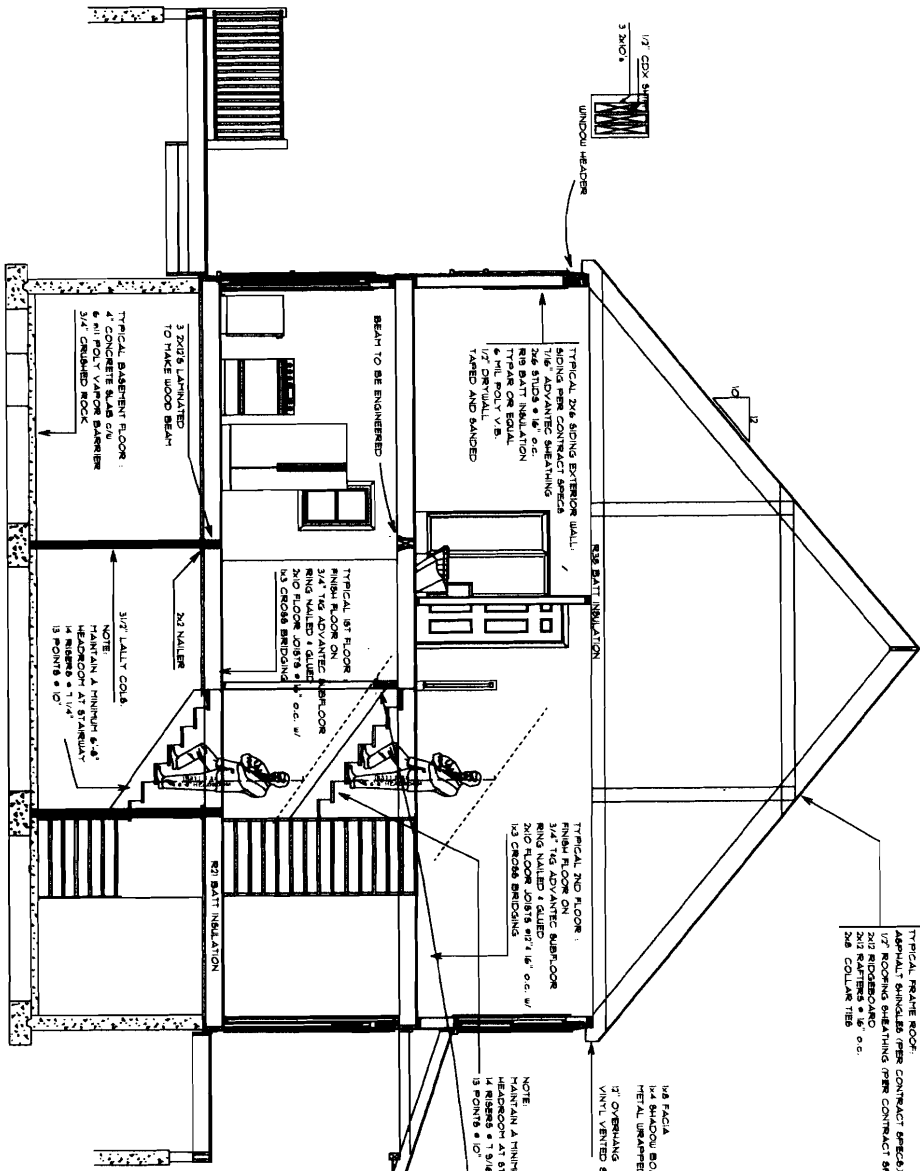
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| | |
|--------|------------|
| DATE: | 08/27/2008 |
| SCALE: | AS NOTED |
| BY: | 1/2 |
| APP'D: | |

NOTE:
VENTILATE ROOM TO JOIST OF INSULATED CEILING AREA

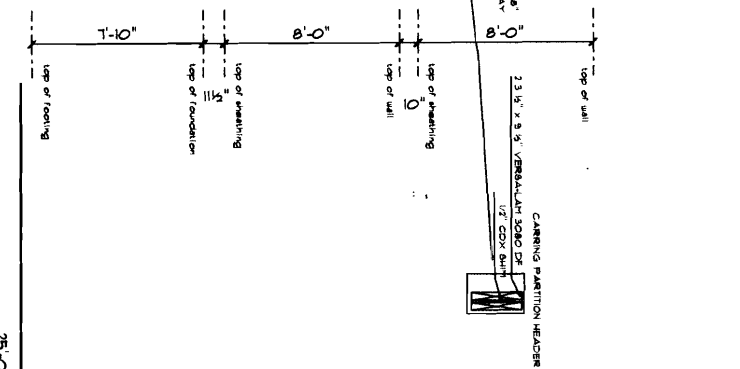


CROSS SECTION A-A
SCALE: 1/4" = 1'-0"

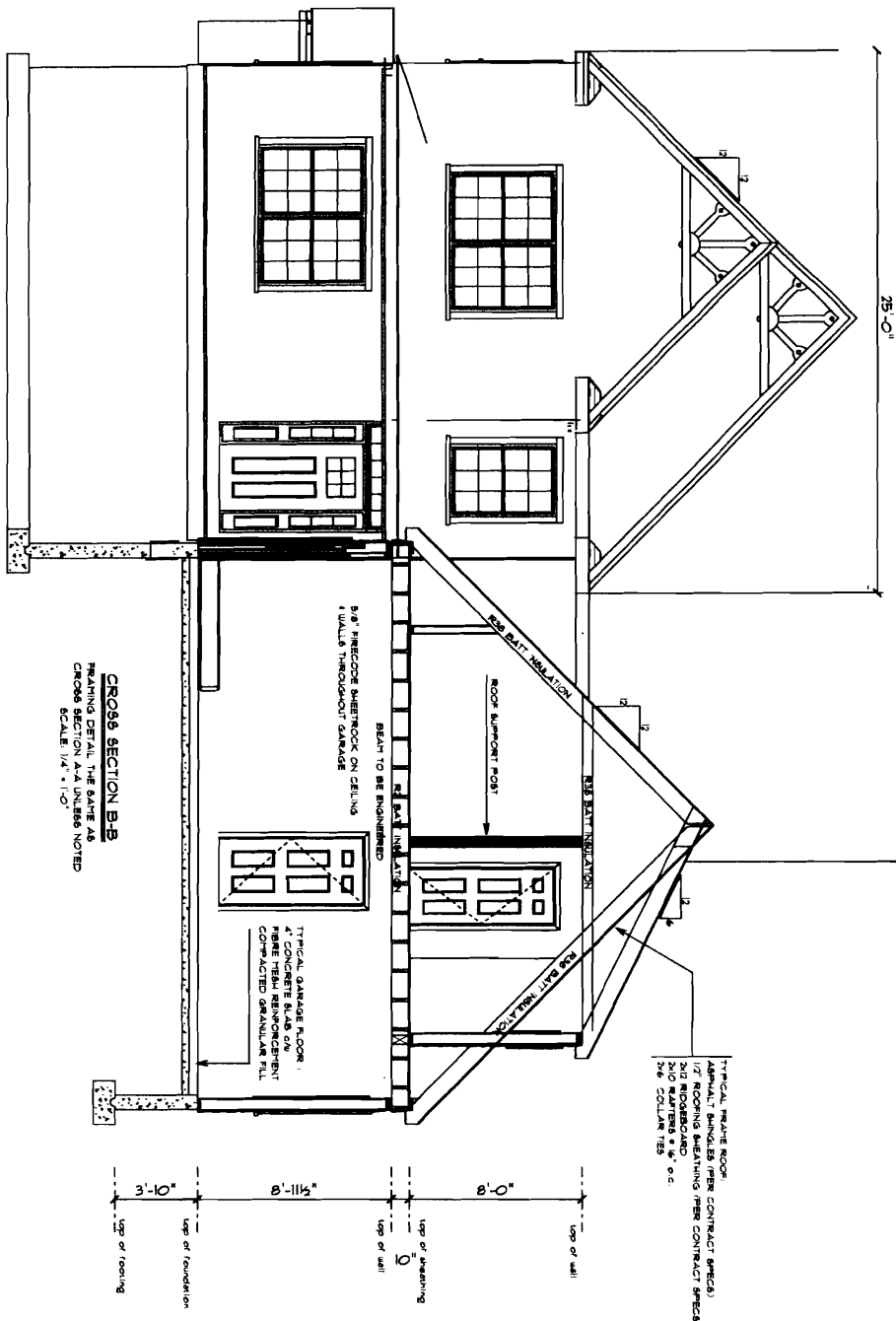
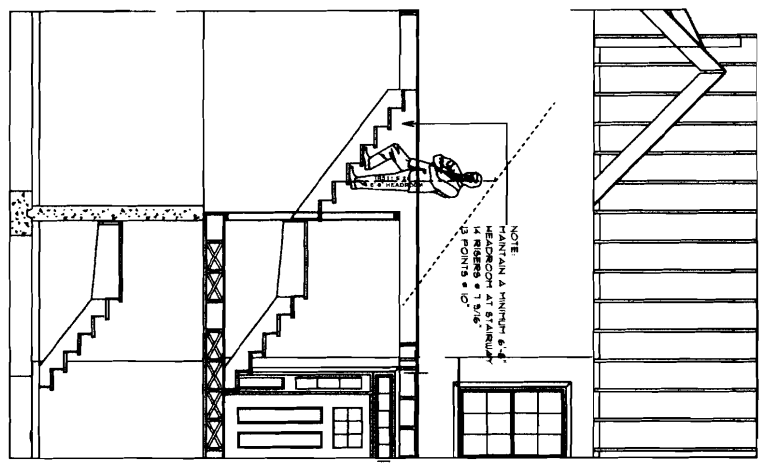
NOTE: ALL WINDOWS
U-FACTOR = .31

HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR

NOTE: ALL PLUMBING WALLS
(WALLS WITH VENTS AND DRAINS)
ARE TO HAVE 2X6 CONSTRUCTION

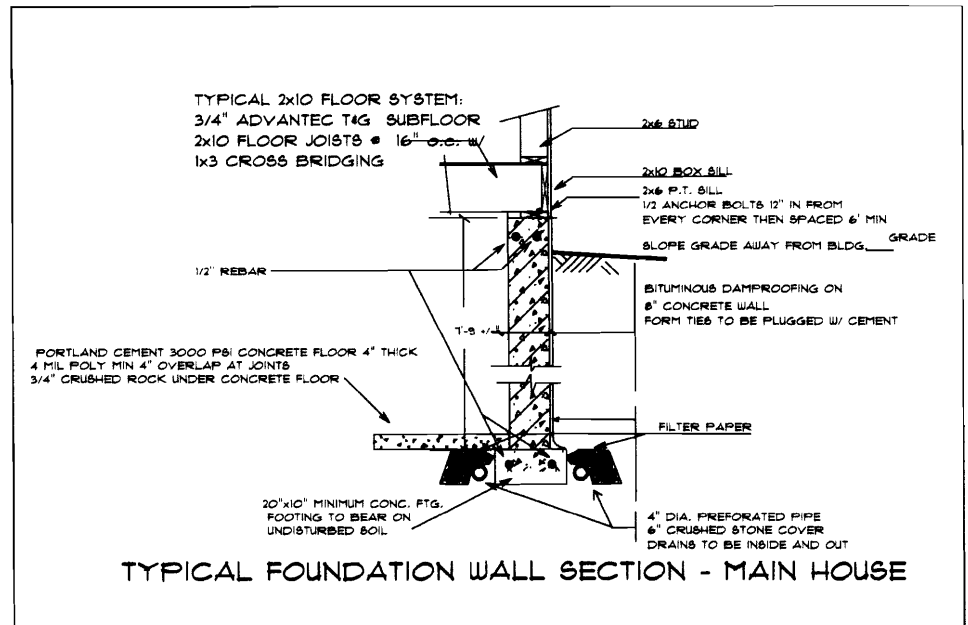


CROSS SECTION C-C
FRAMING DETAIL, THE SAME AS
CROSS SECTION A-A & B-B UNLESS NOTED
SCALE: 1/4" = 1'-0"

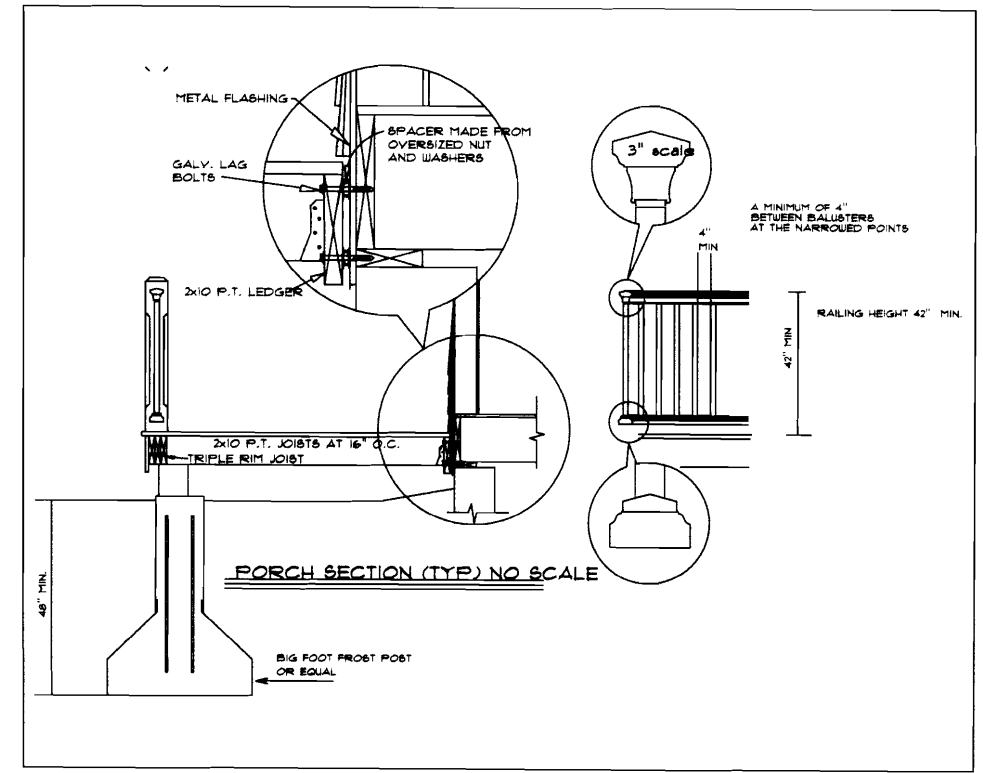


CROSS SECTION B-B
FRAMING DETAIL, THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"

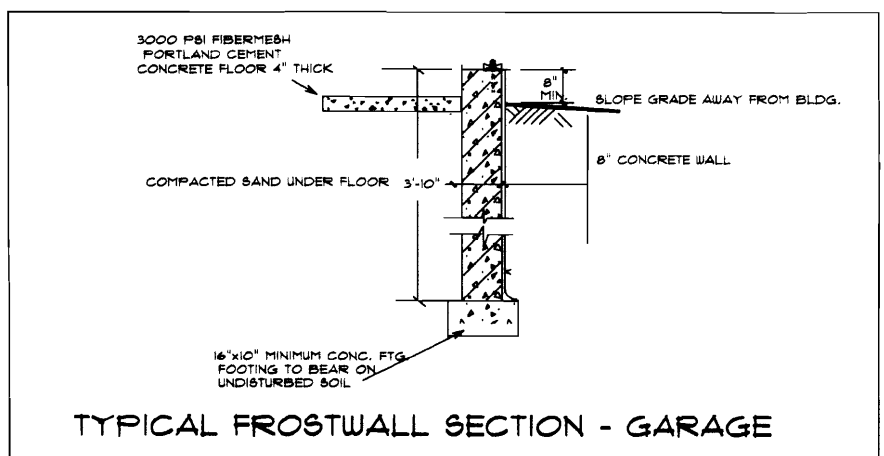
| | | | |
|-------------|--|---|---|
| | PROJECT NAME: <h2 style="text-align: center;">WILSON RESIDENCE</h2> | CONTRACTOR: <h2 style="text-align: center;">44 Bay ROBIE PROPERTIES</h2> | <p>THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA RES. DESIGN 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 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> |
| DATE: _____ | OWNER: _____ | SCALE: _____ | |
| NO. _____ | DATE: _____ | SCALE: _____ | |
| BY: _____ | DATE: _____ | SCALE: _____ | |
| BY: _____ | DATE: _____ | SCALE: _____ | |



TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE



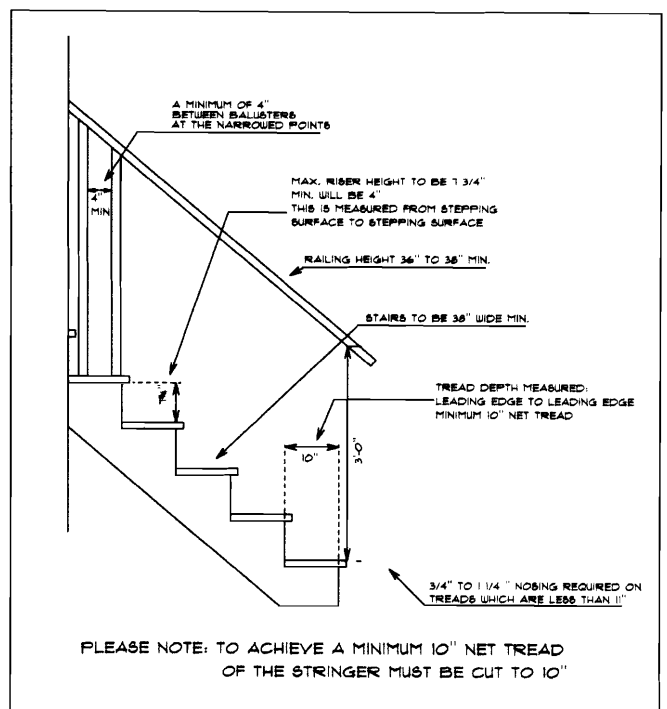
- FOUNDATION NOTES:
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR & AND ROUGH OPENINGS SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
 2. ALL ANCHOR BOLTS SHALL BE 1/2\"/>



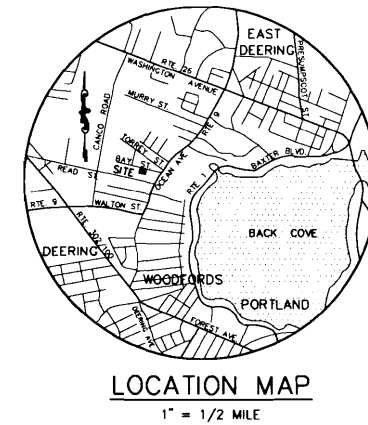
TYPICAL FROSTWALL SECTION - GARAGE

| 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\"/> | |
| SEE NOTE F | | 8d | PANEL SIDING (TO FRAMING) 1/2\"/> | | | | |
| SEE NOTE C | | 8d | SUBFLOOR-UNDERLAYMENT SINGLE FLOOR (COMBINATION 3/4\"/> | | | | |
| SEE NOTE P | | 2\"/> | | | | | |
| SEE NOTE N | | 8d OR 8d | WOOD STRUCTURAL PANELS 1/2\"/> | | | | |
| 8d, SEE NOTE D, 8d, SEE NOTE C | | 1\"/> | | | | | |
| SEE NOTE D | | 1\"/> | | | | | |
| SEE NOTE N | | 8d | WOOD STRUCTURAL PANELS 1/2\"/> | | | | |
| SEE NOTE C, J | | 4 - 3\"/> | | | | | |
| | FACE NAIL | 4 - 3\"/> | | | | | |
| | FACE NAIL | 5 - 3\"/> | | | | | |
| | FACE NAIL | 3 - 3\"/> | | | | | |
| | TOENAIL | 3 - 3\"/> | | | | | |
| | FACE NAIL | 3 - 3\"/> | | | | | |
| | TOE NAIL | 4 - 3\"/> | | | | | |
| | FACE NAIL | 4 - 3\"/> | | | | | |
| | AT EACH SPLICE | 3 - 3\"/> | | | | | |
| | FACE NAIL AT ENDS | 3 - 3\"/> | | | | | |
| | STAGGERED ON OPPOSITE SIDES | 3\"/> | | | | | |
| | FACE NAIL AT TOP & BOTTOM | 3\"/> | | | | | |
| | FACE NAIL | 2 - 3\"/> | | | | | |
| | TOENAIL | 3 - 3\"/> | | | | | |

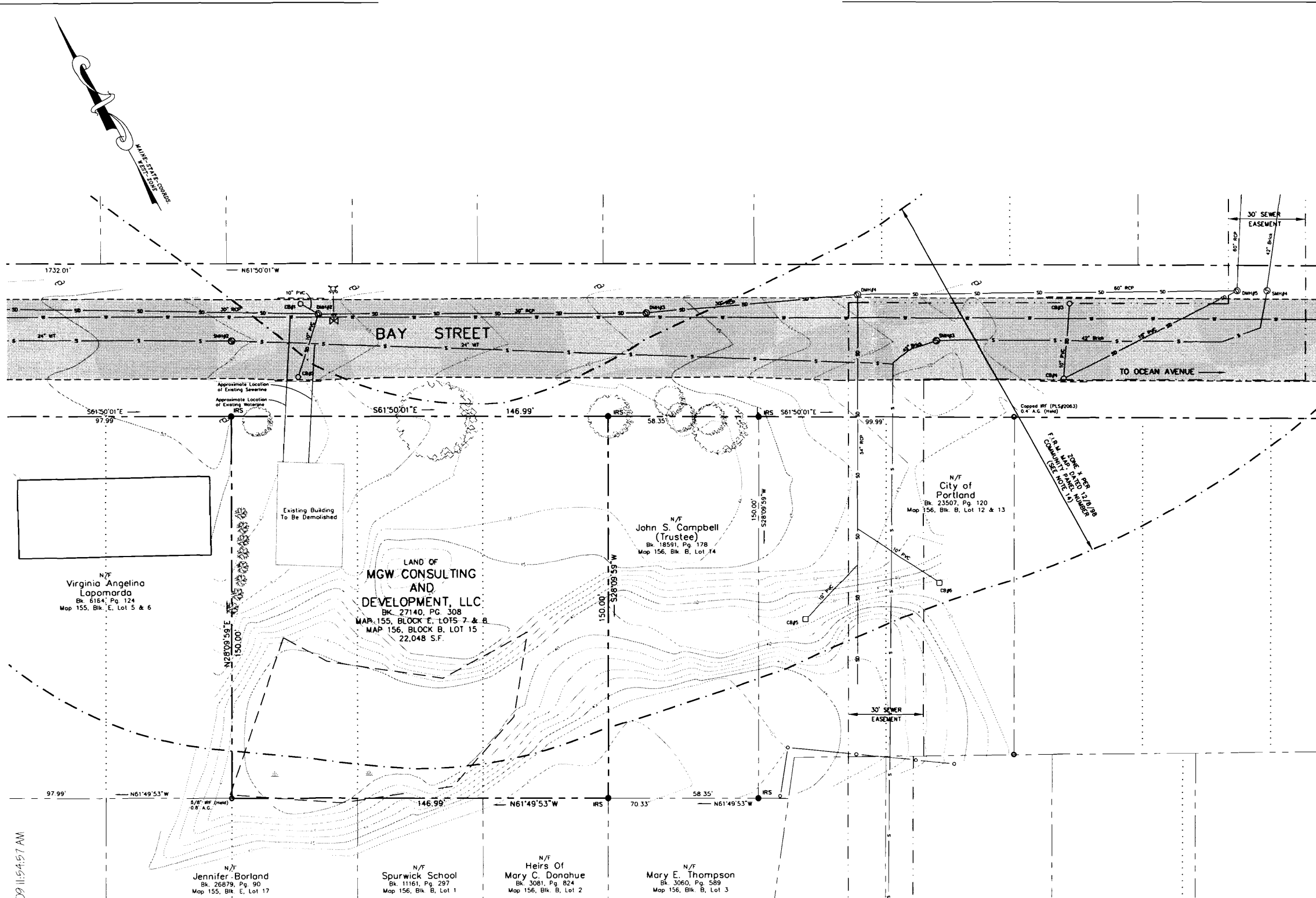
FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)



PLEASE NOTE: TO ACHIEVE A MINIMUM 10\"/>



| NO. | DATE | REVISION | DESCRIPTION |
|-----|------|----------|-------------|
| | | | |
| | | | |
| | | | |
| | | | |



- NOTES:
- OWNER/APPLICANT: MGW CONSULTING & DEVELOPMENT, LLC
46 IRVING STREET
PORTLAND, MAINE 04103
 - ENGINEER: LESTER BERRY, PE #3341
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. BUELDC 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).

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Portland, Maine 04103
Tel: (207) 859-2771
Fax: (207) 859-8250

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

EXISTING CONDITIONS & STANDARD BOUNDARY SURVEY

| DESIGNED | DATE |
|----------|-----------|
| Dept. | Aug. 2009 |
| DRAWN | SCALE |
| Dept. | As Noted |
| CHECKED | JOB. NO. |
| L. Berry | 09034 |
| SHEET | |
| 1 | |

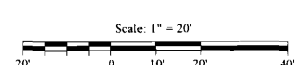
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LEGEND

| 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 |

STORMDRAIN/SEWER STRUCTURES

| | | | |
|-------|--|-------|--|
| SMH#2 | RIM 49.15 24" INV IN 40.77 24" INV IN 40.77 | DMH#5 | RIM 42.76 60" INV IN 25.26 60" INV OUT 25.16 |
| SMH#3 | RIM 42.50 42" INV IN 34.18 42" INV IN 34.23 | CB#1 | RIM 48.28 10" INV OUT 44.18 |
| DMH#2 | RIM 48.28 30" INV IN 43.31 10" INV IN 43.85 30" INV OUT 43.37 | CB#2 | RIM 48.43 10" INV OUT 44.13 |
| DMH#3 | RIM 45.50 30" INV IN 37.97 30" INV OUT 37.90 | CB#3 | RIM 41.16 10" INV OUT 37.83 |
| DMH#4 | RIM 42.67 30" INV IN 37.12 60" INV IN 28.97 60" INV OUT 28.90 | CB#4 | RIM 40.91 10" INV IN 37.68 15" INV OUT 37.58 |
| | | CB#5 | RIM 37.90 10" INV OUT 34.40 |
| | | CB#6 | RIM 37.73 10" INV OUT 34.09 |



I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF PROFESSIONAL LAND SURVEYORS FOR PROFESSIONAL AND SURVEYORS TO THE STANDARDS OF PRACTICE AND ETHICS OF THE BOARD, WITH THE FOLLOWING EXCEPTIONS:

NO SURVEYORS REPORT
NO RECORD

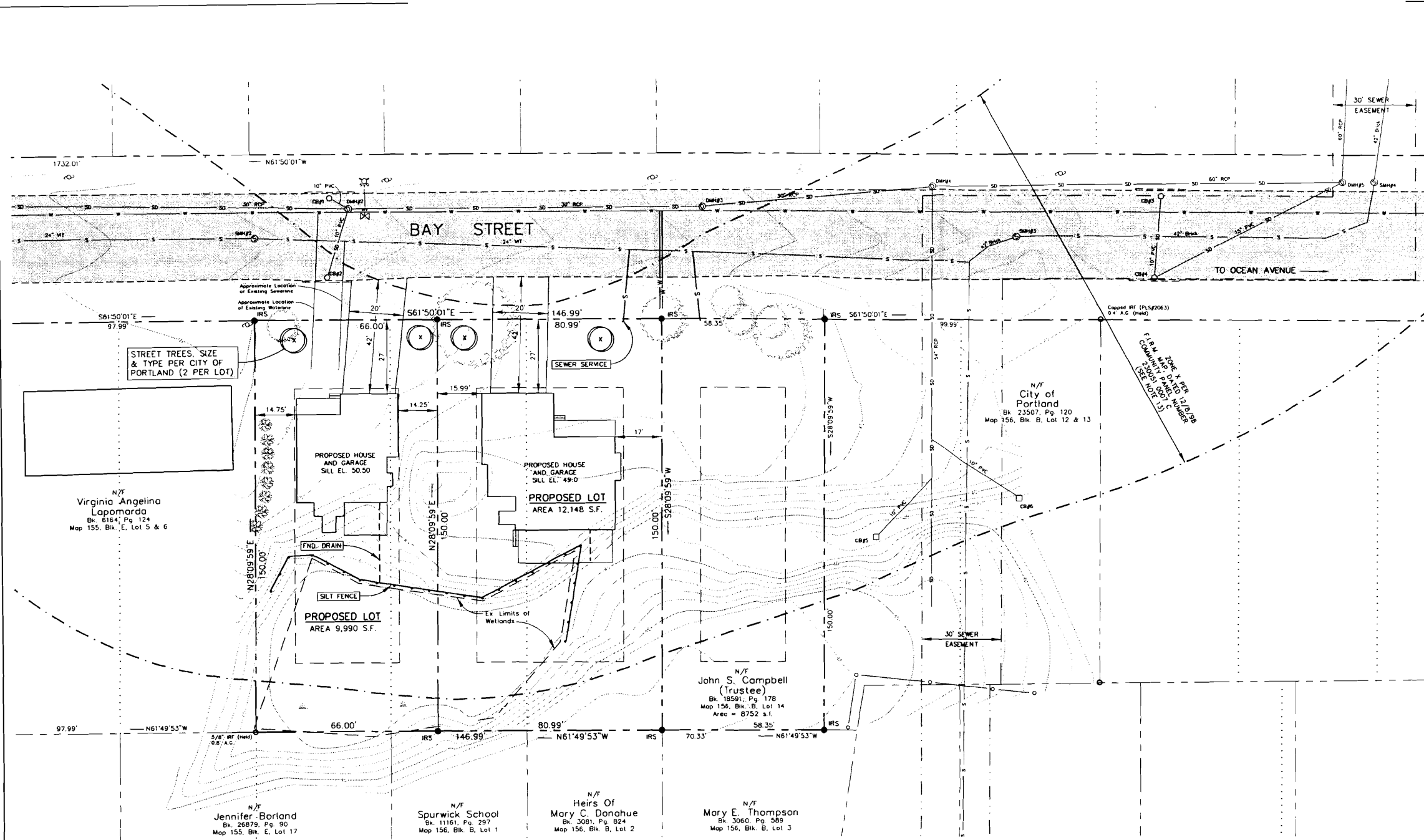
ROBERT C. LIBBY JR.
PLS #2190

PROFESSIONAL LAND SURVEYOR

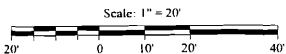
ROBERT C. LIBBY JR. PLS #2190

- 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 SUBSISTANCE OR UPLIFT - NO

2009 09034A.dwg, 11/02/2009 11:54:57 AM

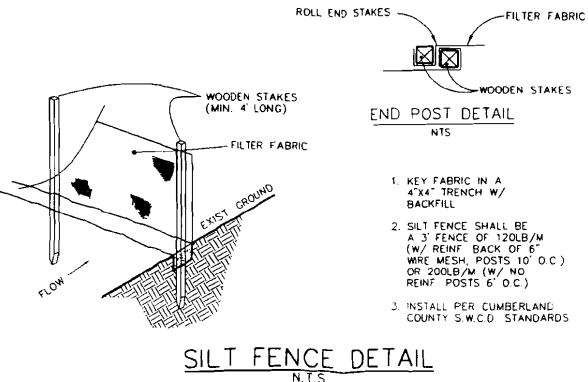


- NOTES:**
- OWNER/APPLICANT: (LOTS 38-46 BAY STREET) MGW CONSULTING & DEVELOPMENT, LLC
46 IRVING STREET
PORTLAND, MAINE 04103
(LOT 34 BAY STREET) BAY STREET REALTY TRUST
P. O. BOX 66793
FALMOUTH, MAINE 04105
 - ENGINEER: LESTER BERRY, PE #3341
BH2M
28 STATE STREET
GORHAM, MAINE
 - SURVEYOR: ROBERT C. 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.
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 - DRAINAGE COURSE WILL BE MAINTAINED AND NO FILLING WILL BE DONE ON SITE.
 - FIREPLACE LOCATIONS DO NOT EFFECT MINIMUM SETBACK REQUIREMENTS.



2009-12-01 09:41:18 AM
 D:\0034\Area\Site-2.dwg, 12/01/2009 09:41:18 AM

| 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

ROBERT C. LIBBY JR. PLS #2190

| NO. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
| | | |

OWNER/APPLICANT: (LOTS 38-46 BAY STREET) MGW CONSULTING & DEVELOPMENT, LLC
46 IRVING STREET
PORTLAND, MAINE 04103

BH2M
Berry, Huff, McDonald, Milligan, Inc.
Engineers, Surveyors
28 State Street
Portland, Maine 04108
Tel: (207) 839-2771
Fax: (207) 839-8250

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

LOT LAYOUT
14 BAY STREET
AND
38-48 BAY STREET
PORTLAND, MAINE

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

SHEET
2

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