



# 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: <b>23 Bay Street, Portland, Maine</b>		
Total Square Footage of Proposed Structure/Area <b>2,184 sf</b>		Square Footage of Lot <b>9,935 sf</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>156            C            4</b>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <b>Redfern Homes LLC</b> Address <b>P.O. Box 8816</b> City, State & Zip <b>Portland, ME 04104</b>	Telephone: <b>207-776-9715</b>
Lessee/DBA (If Applicable)  <b>Purchase and Sale Agreement Attached</b>	Owner (if different from Applicant) Name <b>Diane Gullikson</b> Address <b>35 Bay St.</b> City, State & Zip <b>Portland, ME 04103</b>	Cost Of Work: \$ <b>245,000</b> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <b>Vacant Land being split from larger parcel</b> If vacant, what was the previous use? _____ Proposed Specific use: <b>New Single Family Home</b> Is property part of a subdivision? <b>No</b> If yes, please name _____ Project description: <b>New Energy Efficient Single Family Home being built on infill lot in R-3 Zone. The lot is being split from a larger parcel.</b>		
Contractor's name: <b>Redfern Homes</b> Address: <b>P.O. Box 8816</b> <b>Portland, ME 04104</b> Telephone: <b>207-776-9715</b> City, State & Zip _____ Who should we contact when the permit is ready: <b>Jonathan Culley</b> Telephone: <b>207-776-9715</b> Mailing address: <b>Same</b>		

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

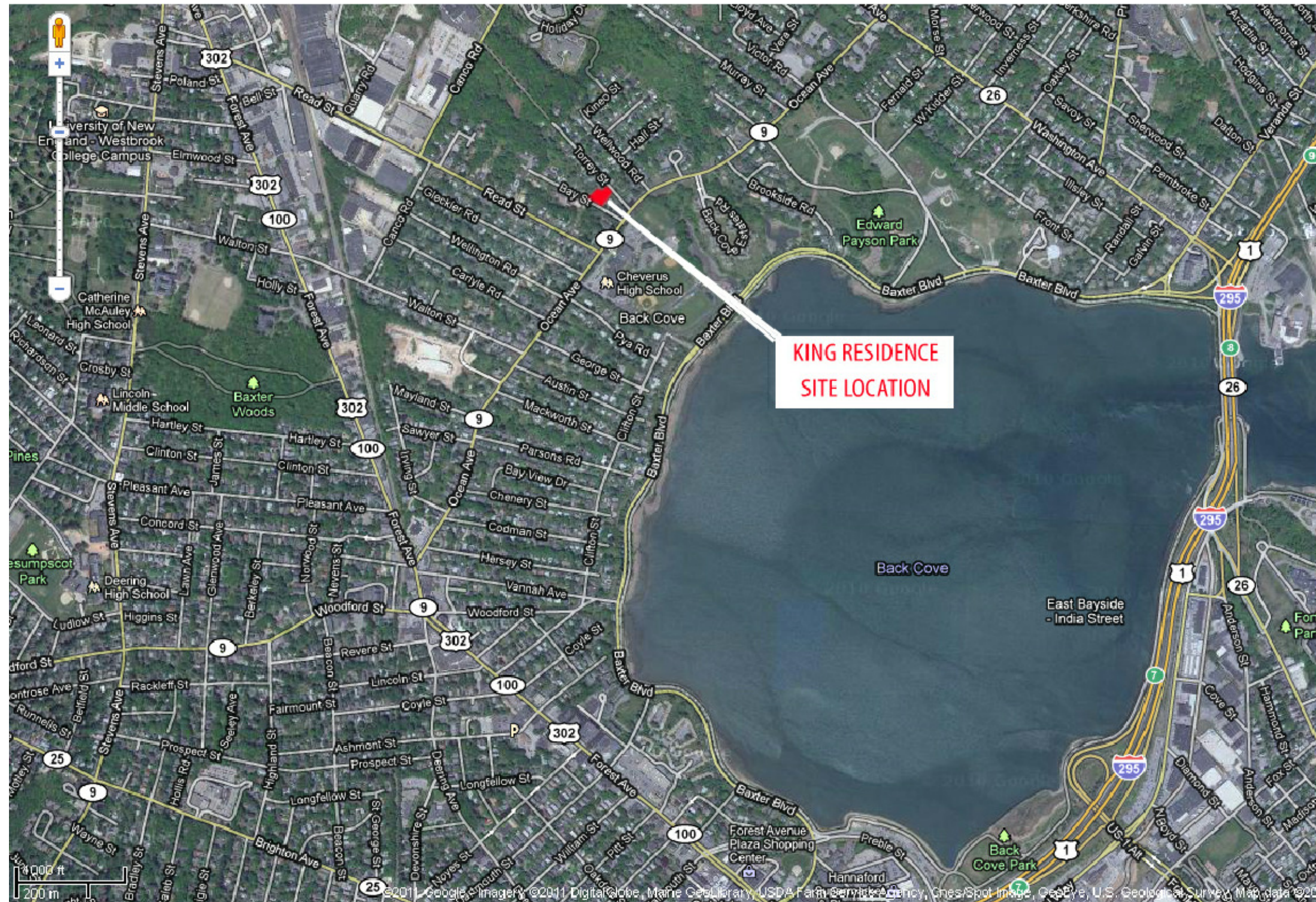
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division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

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

Signature:  Date: **7/26/2011**

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

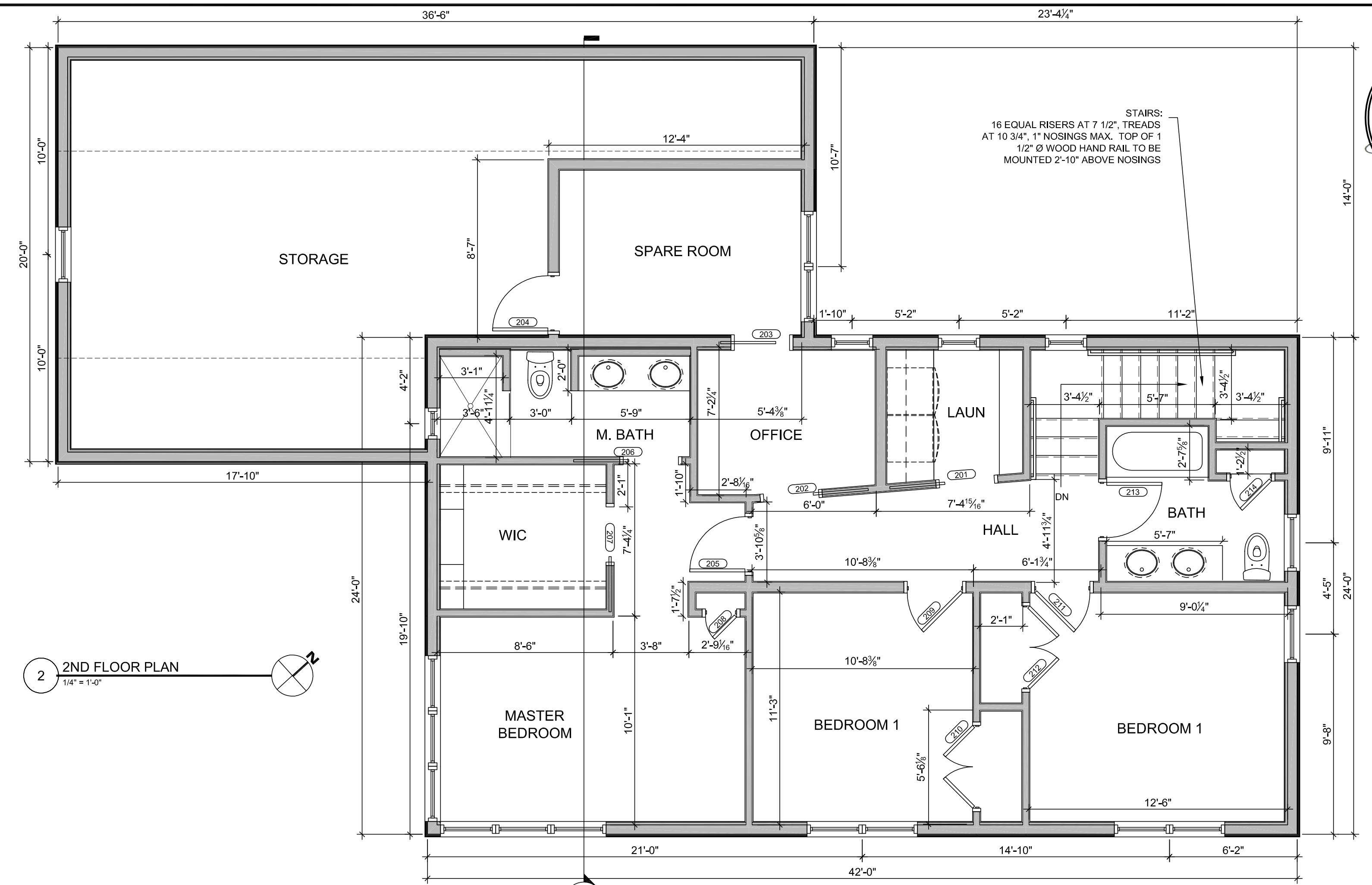




**KING RESIDENCE  
SITE LOCATION**

**1 SITE LOCATION MAP**

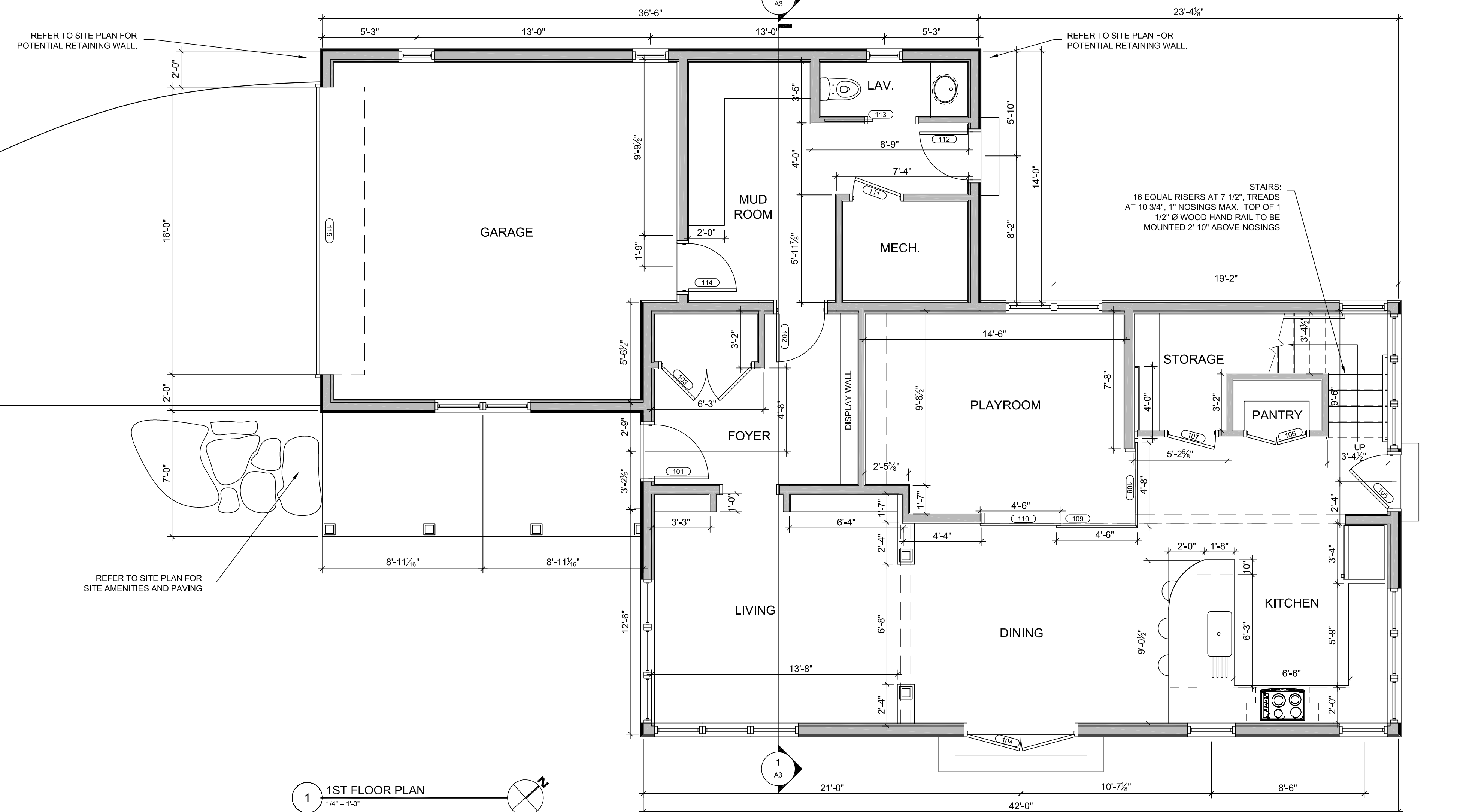
**2 2ND FLOOR PLAN**  
1/4" = 1'-0"



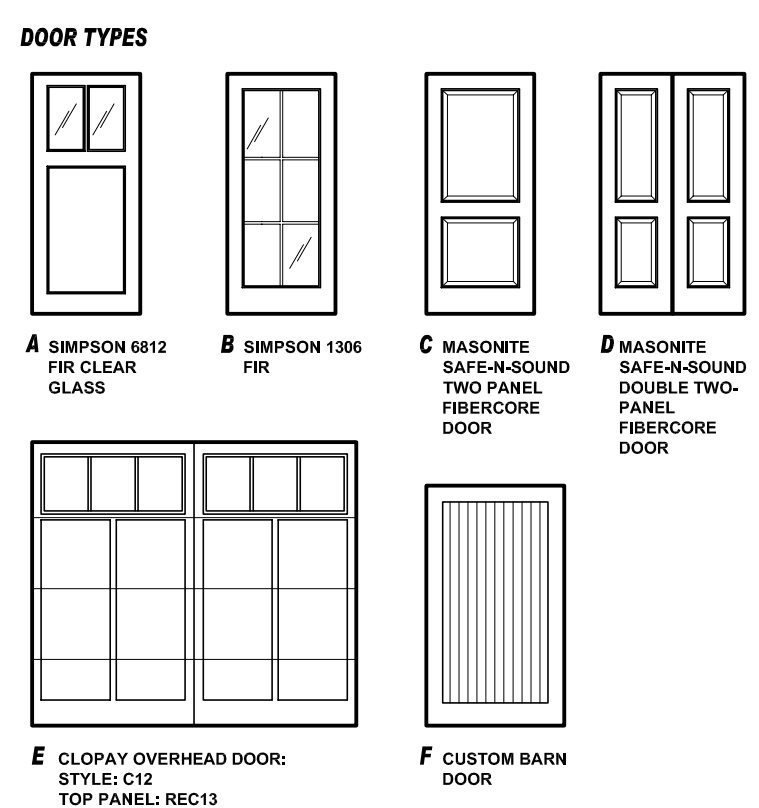
REFER TO SITE PLAN FOR  
POTENTIAL RETAINING WALL.

REFER TO SITE PLAN FOR  
POTENTIAL RETAINING WALL.

**1 1ST FLOOR PLAN**  
1/4" = 1'-0"

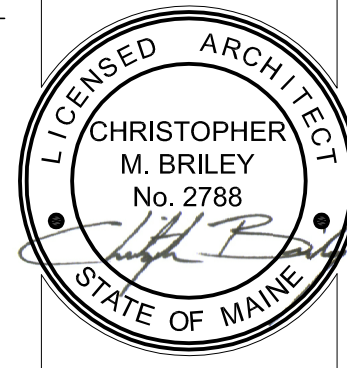


REFER TO SITE PLAN FOR  
SITE AMENITIES AND PAVING

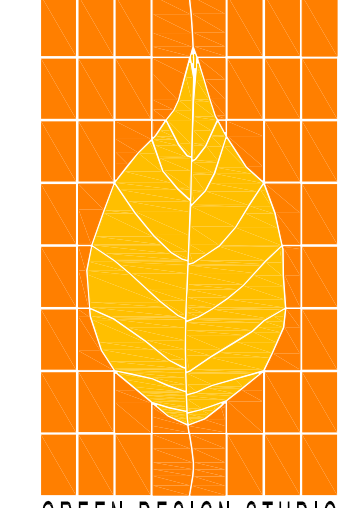


DOOR SCHEDULE											
NO.	TYPE	SIZE	FINISH	INSTALL	REMARKS						
101	A	3'-0" x 6'-8"	FC	PNT							
102	C	2'-8" x 6'-8"	FC	PNT							
103	D	6'-4" x 6'-8"	FC	PNT							
104					SEE WINDOW SCHEDULE						
105	B	3'-0" x 6'-8"	FC	PNT							
106	D	2'-8" x 6'-8"	FC	PNT							
107	C	2'-8" x 6'-8"	FC	PNT							
108	F	4'-8" x 7'-4"	FC	PNT	SLIDING BARN DOOR						
109	F	4'-8" x 7'-4"	FC	PNT	SLIDING BARN DOOR						
110	F	4'-8" x 7'-4"	FC	PNT	SLIDING BARN DOOR						
111	C	2'-8" x 6'-8"	FC	PNT							
112	B	2'-8" x 6'-8"	FC	PNT							
113	C	2'-8" x 6'-8"	FC	PNT							
114	A	2'-8" x 6'-8"	FC	PNT	20						
115	E	15'-0" x 8'-2"	STL	PNT	OVERHEAD GARAGE DOOR						
201	C	2'-8" x 6'-8"	FC	PNT	POCKET DOOR						
202	C	2'-8" x 6'-8"	FC	PNT	POCKET DOOR						
203	C	2'-8" x 6'-8"	FC	PNT	POCKET DOOR						
204	C	2'-8" x 6'-8"	FC	PNT	POCKET DOOR						
205	C	2'-8" x 6'-8"	FC	PNT	POCKET DOOR						
206	C	2'-8" x 6'-8"	FC	PNT	POCKET DOOR						
207	C	2'-8" x 6'-8"	FC	PNT	POCKET DOOR						
208	C	2'-8" x 6'-8"	FC	PNT	POCKET DOOR						
209	C	2'-8" x 6'-8"	FC	PNT	POCKET DOOR						
210	D	4'-0" x 6'-8"	FC	PNT							
211	C	2'-8" x 6'-8"	FC	PNT							
212	D	4'-0" x 6'-8"	FC	PNT							
213	C	2'-8" x 6'-8"	FC	PNT							
214	C	2'-8" x 6'-8"	FC	PNT							

**BUILDER'S DRAWINGS**  
THESE DRAWINGS DO NOT NECESSARILY SHOW ALL THE INFORMATION AND/OR INSTRUCTIONS NECESSARY TO COMPLETE THIS PROJECT. BY USING THESE DRAWINGS, THE GENERAL CONTRACTOR UNDERSTANDS THAT HE IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND SHOULD ENGAGE THE SERVICES OF A LICENSED STRUCTURAL, MECHANICAL, CIVIL, OR ELECTRICAL ENGINEER WHERE THESE TRADES PERTAIN TO THIS PROJECT OR TO THE SAFETY OF ITS OCCUPANTS AND USERS. BY USING THESE DRAWINGS, THE GENERAL CONTRACTOR AGREES TO NOT HOLD THE ARCHITECT LIABLE FOR ANY INCOMPLETE, OR MISSING INFORMATION, OR FOR ANY INFORMATION THAT IS IN CONFLICT WITH OR CONTRADICTORY TO FIELD CONDITIONS, OTHER DRAWINGS, OR WORK PERFORMED BY THE CONTRACTOR.



**KING RESIDENCE**  
NEW CONSTRUCTION  
23 BAY ST. PORTLAND, MAINE



**GREEN DESIGN STUDIO**  
Architecture for Life  
325 Main Street  
Yarmouth, Maine 04095  
P: 207-449-1128  
F: 207-449-1139  
www.architectforlife.com

**CONSULTANTS:**  
**STRUCTURAL:**  
L & L Engineering  
6 O Street  
South Portland, ME 04106  
207-767-4830

**PROJECT NO:** 1101  
**ISSUED:** 07.20.11  
**DRAWN BY:** CMB  
**CHECKED BY:** ---  
**SHEET TITLE:**  
Floor Plans  
Site Plan

**A.1**



**BUILDER'S DRAWINGS**  
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WINDOW & FRENCH DOOR SCHEDULE				
DESIGNATION	UNIT SIZE (WxH)	TYPE	EGRESS	REMARKS
A	93.75" x 63.25"	ACW2854 (3)	CASEMENT	MULLED TO CREATE DBL. HUNG APPEARANCE
B	62.5" x 63.25"	ACW2854 (2)	CASEMENT	MULLED TO CREATE DBL. HUNG APPEARANCE
C	31.25" x 43.25"	ACW2838	CASEMENT	
D	62.5" x 43.25"	ACW2838 (2)	CASEMENT	WINDOW ASSEMBLY MULLED TOGETHER
E	23.25" x 35.25"	ACW2030	CASEMENT	
F	99.75" x 43.25"	ACW21038 (3)	CASEMENT	WINDOW ASSEMBLY MULLED TOGETHER
G	93.75" x 63.25"	ADH2854 (3)	DBL. HUNG	WINDOW ASSEMBLY MULLED TOGETHER
H	71" x 82"	FWID60611	FRENCH DOOR	
I	33.25" x 43.25"	ACW20138	CASEMENT	
J	31.25" x 63.25"	ADH2854	DBL. HUNG	
K	66.5" x 43.25"	ACW21038 (2)	CASEMENT	WINDOW ASSEMBLY MULLED TOGETHER

FULL SCREENS ALL OPENINGS  
 CONTRACTOR TO VERIFY QUANTITY PRIOR TO ORDERING  
 ALL GLASS WITHIN 18" FROM FINISH FLOOR MUST BE TEMPERED  
 GC RESPONSIBLE FOR CORRECT ROUGH OPENING SIZES. VERIFY WITH WINDOW MFR. SHOP DRAWINGS

FACTORY PRIMED XTIRA®  
 COMPOSITE EXTERIOR  
 PANEL AND BATTENS. SEE  
 SECTIONS AND DETAILS FOR  
 SIZES



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



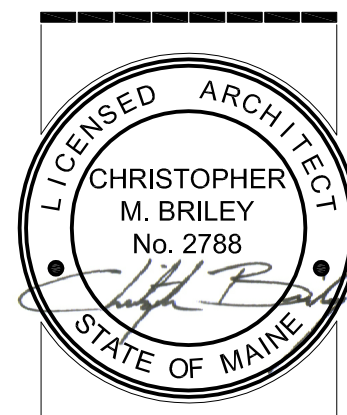
2 SOUTH ELEVATION  
 1/4" = 1'-0"



3 EAST ELEVATION  
 1/4" = 1'-0"



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



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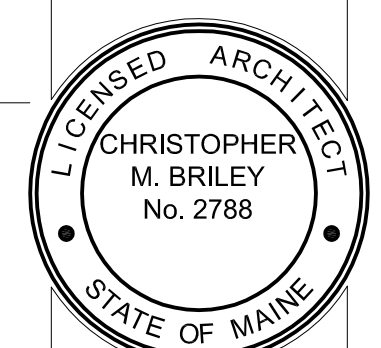
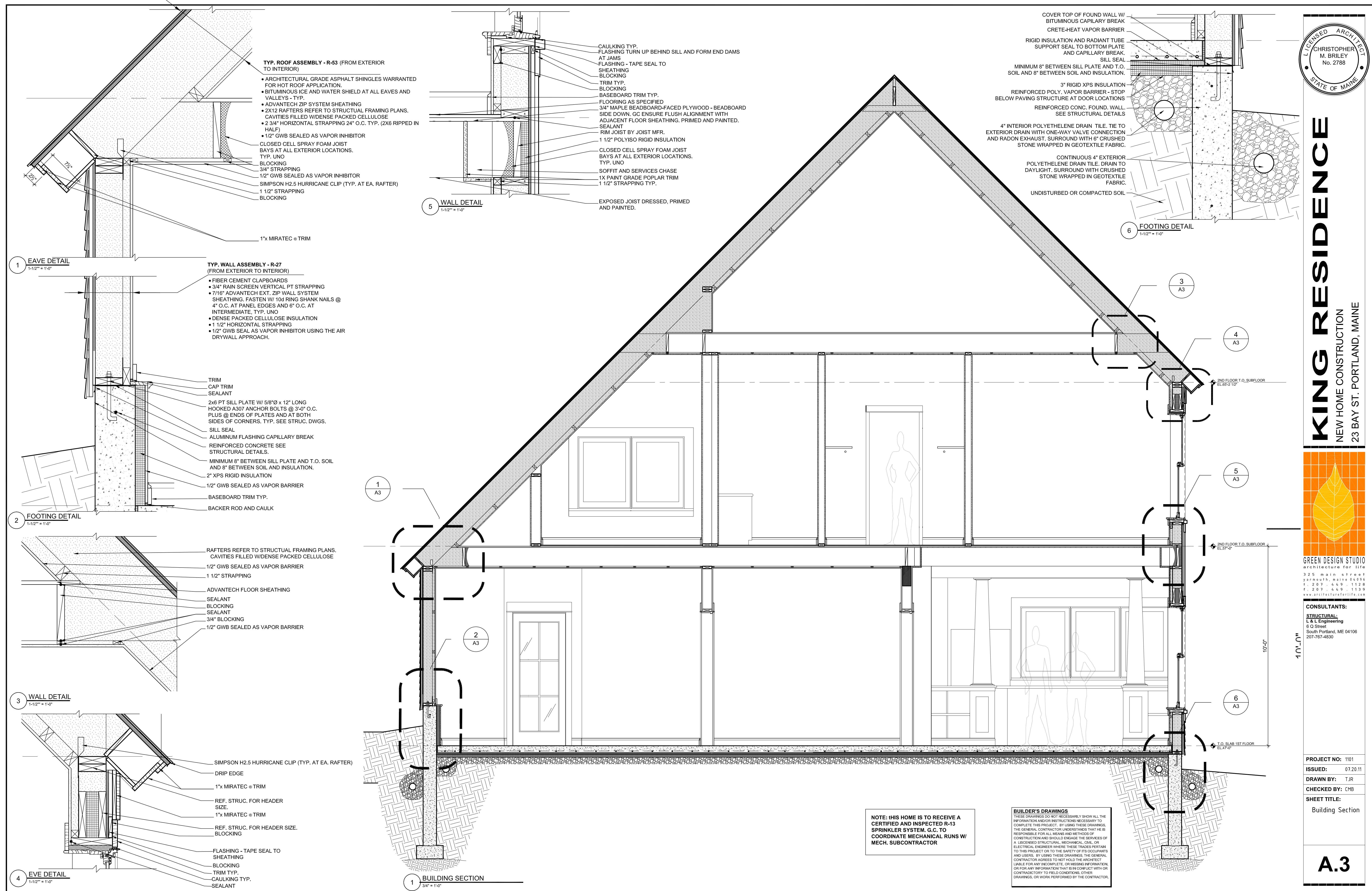


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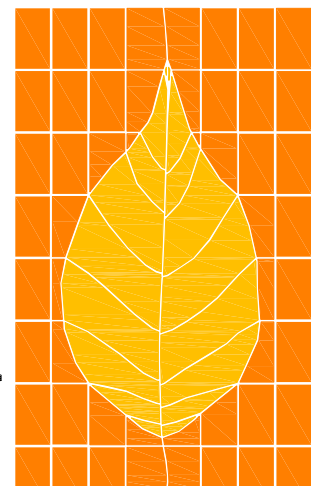
PROJECT NO: 1101  
 ISSUED: 07.20.11  
 DRAWN BY: CMB  
 CHECKED BY: ---  
 SHEET TITLE:  
 Building Elevations

**A.2**





**KING RESIDENCE**  
NEW HOME CONSTRUCTION  
23 BAY ST. PORTLAND, MAINE



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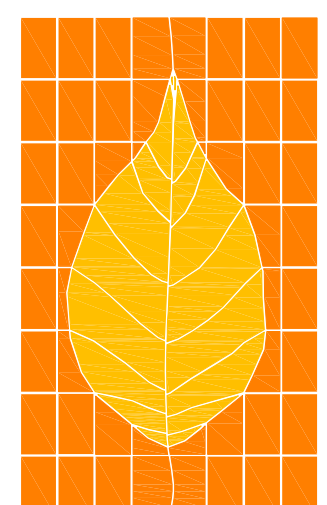
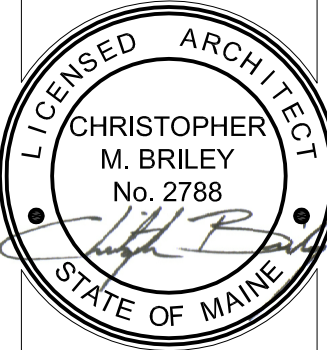
**PROJECT NO:** 1101  
**ISSUED:** 07.20.11  
**DRAWN BY:** TJR  
**CHECKED BY:** CMB  
**SHEET TITLE:** Building Section

**A.3**

**NOTE: THIS HOME IS TO RECEIVE A CERTIFIED AND INSPECTED R-13 SPRINKLER SYSTEM. G.C. TO COORDINATE MECHANICAL RUNS W/ MECH. SUBCONTRACTOR**

**BUILDER'S DRAWINGS**  
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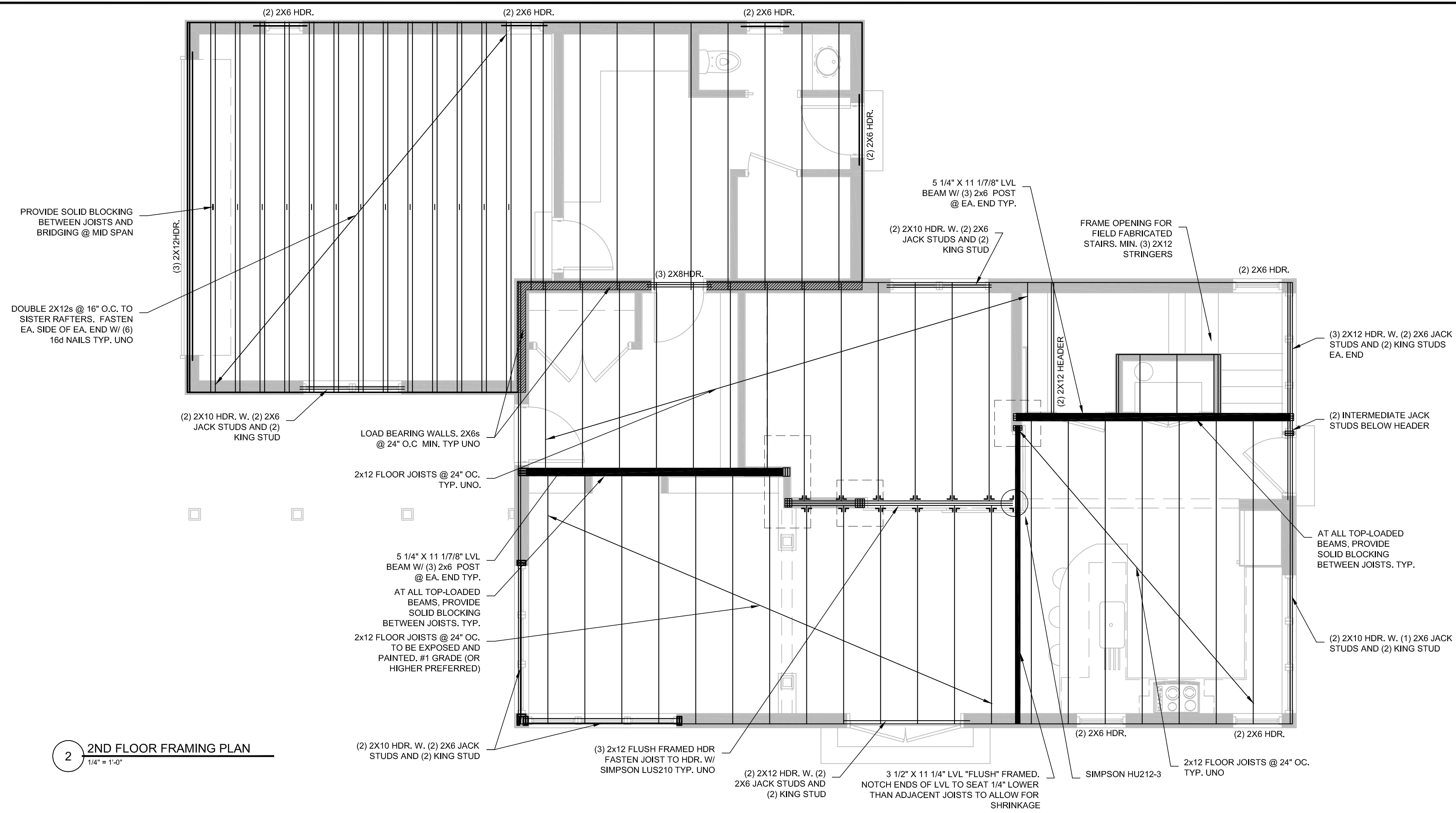




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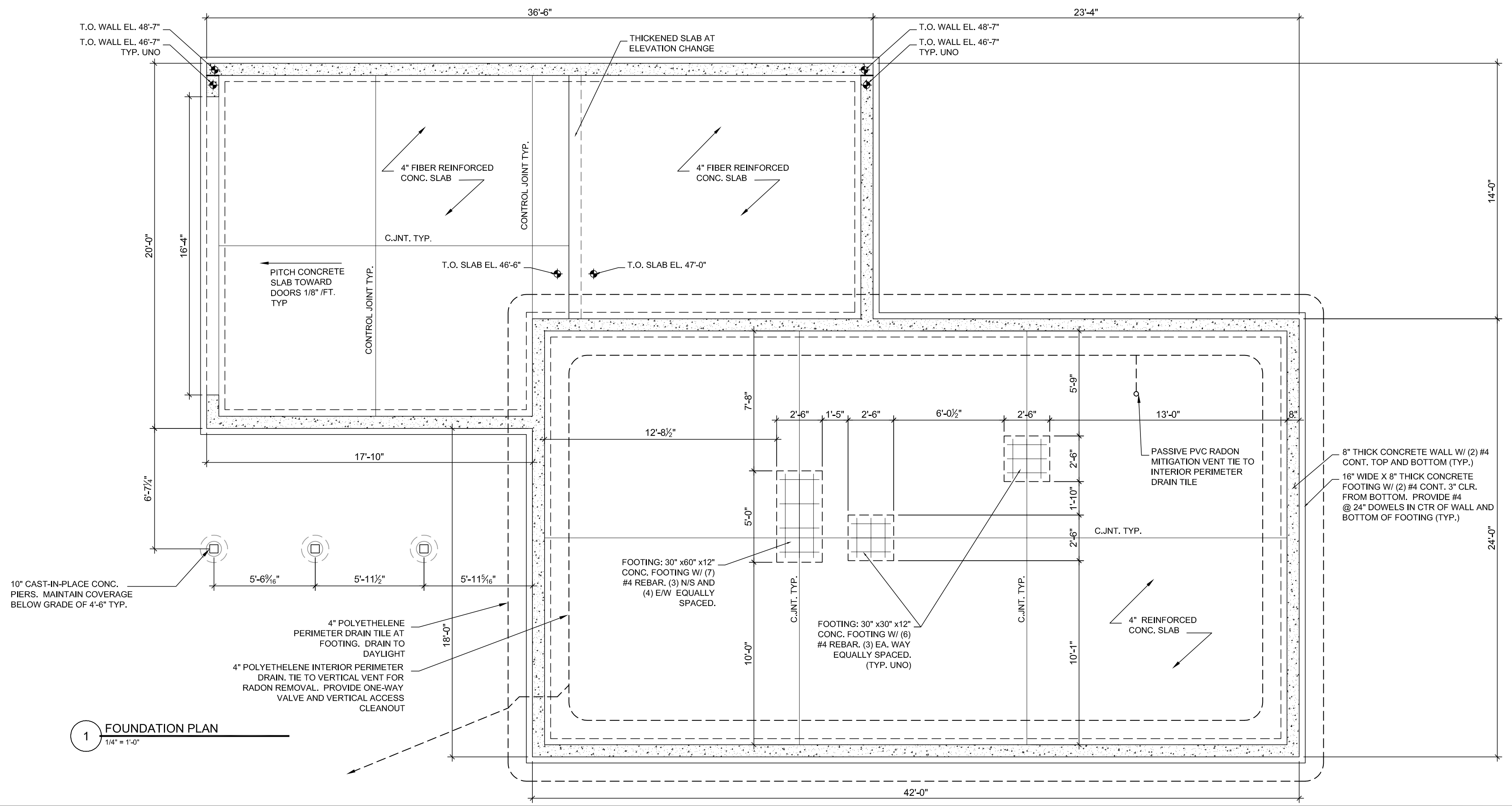
**CONSULTANTS:**  
**STRUCTURAL:**  
L & L Engineering  
6 G Street  
South Portland, ME 04106  
207-767-4830

**PROJECT NO:** BRILEY  
**ISSUED:** 07.20.11  
**DRAWN BY:** CMB  
**CHECKED BY:** ---  
**SHEET TITLE:**  
Foundation Plan  
1st Floor Framing



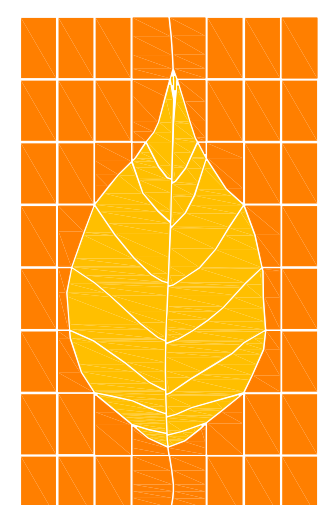
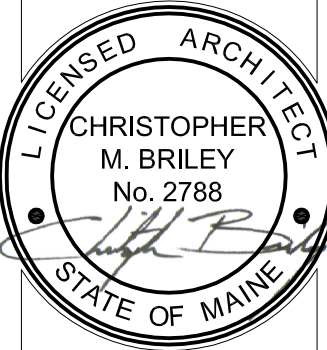
**2 2ND FLOOR FRAMING PLAN**  
1/4" = 1'-0"

- STRUCTURAL SPECIFICATION NOTES:**
- 1) ALL FLOOR JOISTS SHALL BE 2X12 #2 SPF @ 24" O.C. (TYP. UON)
  - 2) FOOTINGS (PRESUMPTIVE SOIL BEARING PRESSURE = 2000 PSF TO BE VERIFIED IN THE FIELD)
  - 3) CONCRETE SLAB ON GRADE SHALL BE 4000 PSI (FC) CONCRETE STRENGTH W/ 6X6 W1.4 X W1.4 WWF 3" CLR FROM TOP OF SLAB. JOINTS (3" WIDE X 1" DEEP) AT MAX. 15'X15' SPACING (225 S.F. MAX) TYP.
  - 4) ALL ROOF RAFTERS SHALL BE 2X12 #2 SPF @ 16" O.C. (TYP. UON) PROVIDE SIMPSON HURICANE CLIPS ATE EACH RAFTER-TO-PLATE CONNECTION
  - 5) 2ND FLOOR WALLS FRAMED W/ 2X6 @ 16" O.C. ALIGNED W/ RAFTERS ABOVE. 1ST FLOOR WALLS FRAMED W/ 2X6 @ 24" (MAX. SPACING) ALIGNED W/ FLOOR JOISTS. G.C. HAS THE OPTION TO INCREASE SPACING OF STUDS AND JOISTS TO 16" O.C. ONLY IF IT IS MORE COST EFFICIENT.
  - 6) WALL SHEATHING SHALL BE APA RATED 1/2" EXTERIOR SHEATHING (ADVANTECH ZIP SYSTEM PREFERRED.) PROVIDE 2X6 SOLID BLOCKING AT ALL PANNEL EDGES AND FASTEN W/ 10d NAILS @ 3" O.C. AT PANNEL EDGES AND @ 6" O.C. @ INTERMEDIATE



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

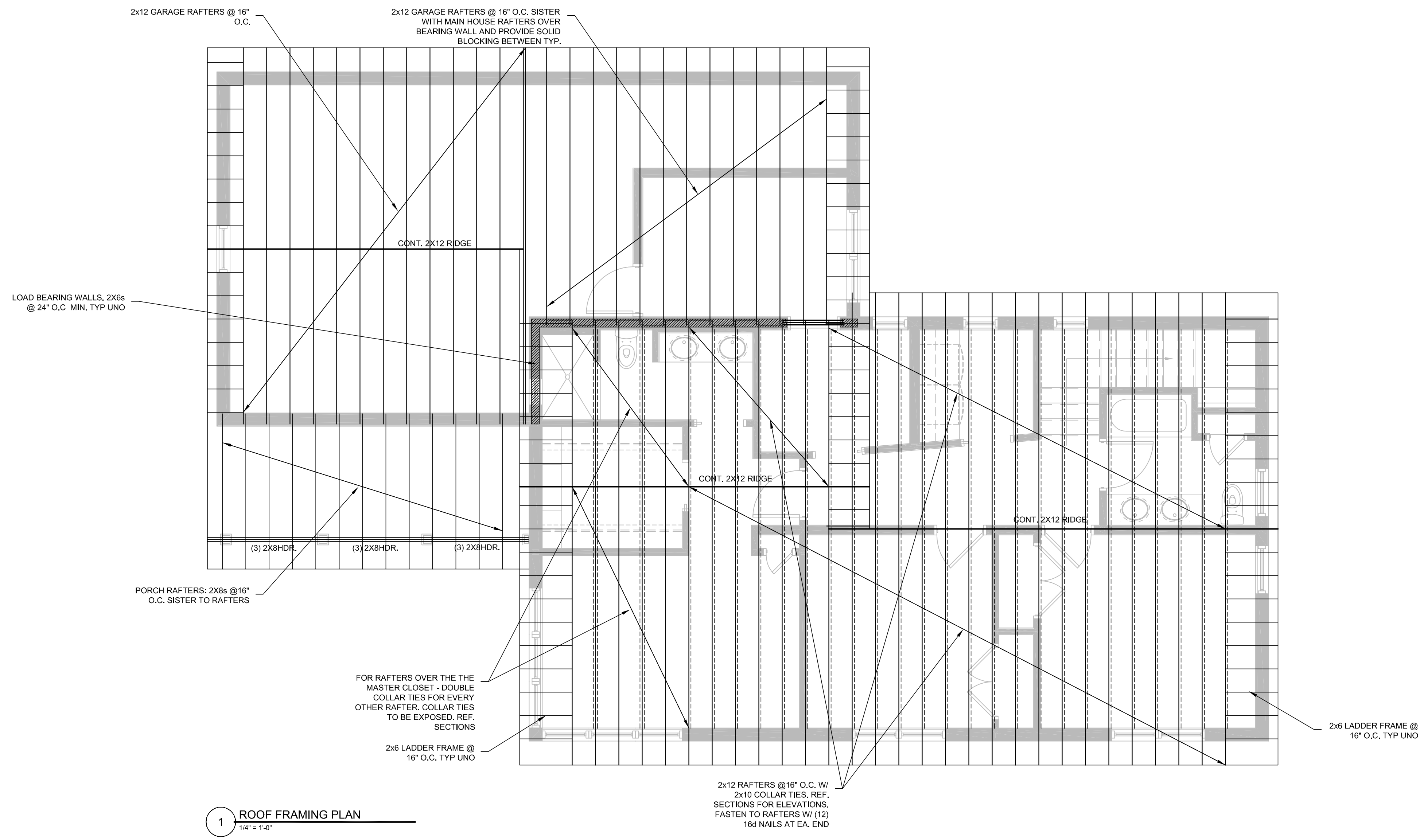
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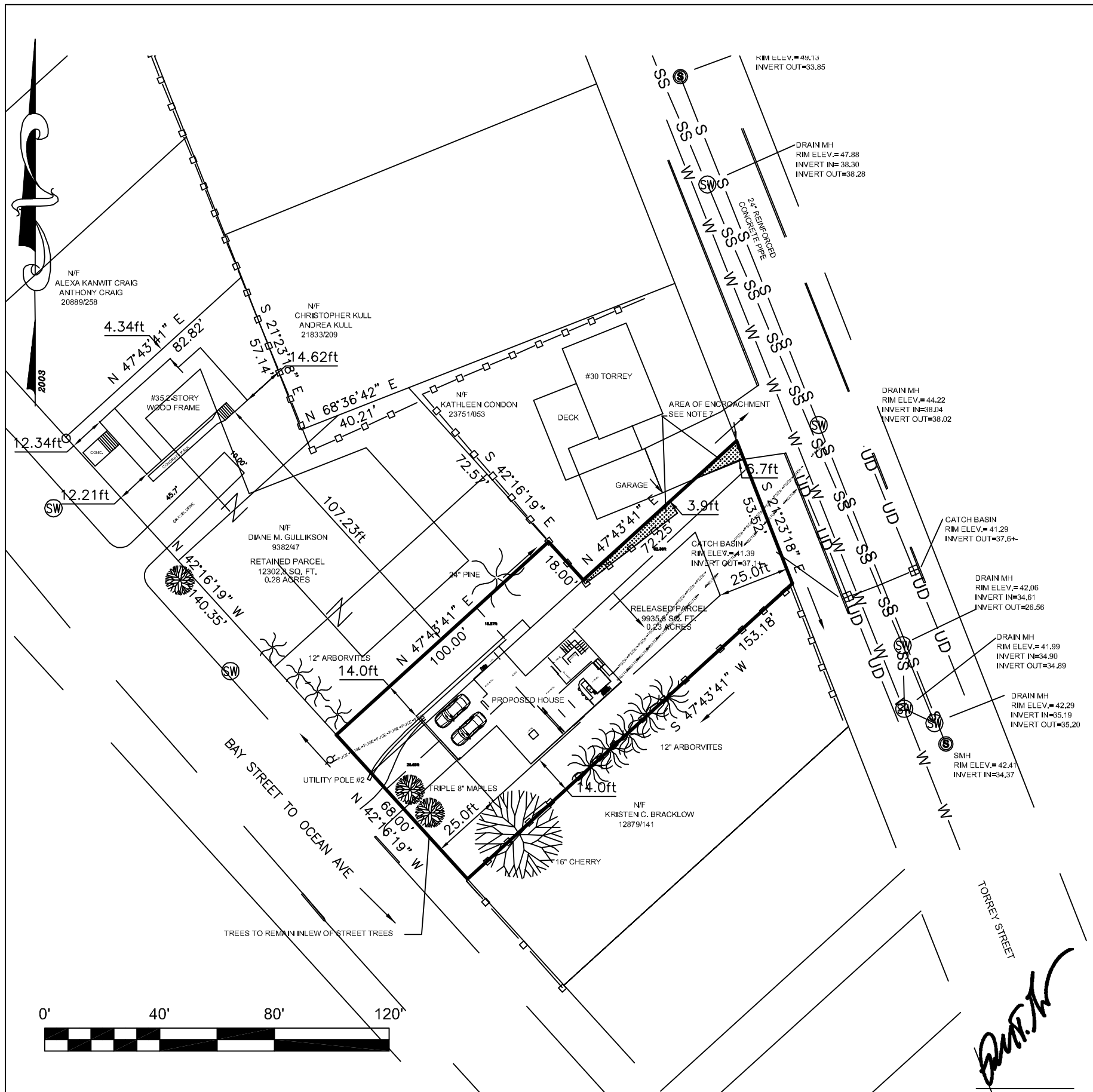
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**PROJECT NO:** 1101  
**ISSUED:** 07.20.11  
**DRAWN BY:** CMB  
**CHECKED BY:** ---  
**SHEET TITLE:**  
 Roof Framing Plan



**1 ROOF FRAMING PLAN**  
 1/4" = 1'-0"

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**GENERAL NOTES:**

- RECORD OWNER OF PARCEL: DIANE GULLIKSON BOOK 9382 PAGE 47 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
- AREA OF SUBJECT PARCEL: 9935.6 SQ. FT. 0.23 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a.) PLAN MADE FOR C.L. GOODRIDGE AND J.A. BUELDOC, PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 8 PAGE 99
- ZONING: R-3 ZONE  
SETBACKS:  
FRONT: 25 FEET  
REAR: 25 FEET  
SIDE: 1-11/2D: 8 FEET  
2 STORY: 14 FEET  
MINIMUM LOT WIDTH: 65 FEET  
MINIMUM LOT SIZE: 6500 SQUARE FEET
- ELEVATIONS ARE BASED UPON THE INVERTS OF THE SEWER MANHOLES FOUND ON TORREY STREET. SAID ELEVATIONS ARE SHOWN ON A PLAN TITLED TORREY STREET RECONSTRUCTION PLAN AND PROFILE STATION 7+50 TO 12+00. DATED JULY 12, 2007 AND FILED IN THE CITY OF PORTLAND ENGINEERING VAULT IN FILE 970/17. DATUM ASSUMED TO BE CITY OF PORTLAND DATUM.
- THE AREA SHADED REPRESENTS AN ENCROACHMENT ON THE SUBJECT PARCEL. SHOULD THIS AREA BE CLAIMED BY THE ABUTTOR AS A RESULT OF AN ADVERSE POSSESSION CASE THE RESULTING THE AREA OF THE LOT WOULD DIMINISH BY 193.1 SQUARE FEET. THE RESULTING AREA OF 9742.5 SQUARE FEET WOULD STILL LEAVE THE LOT AS A CONFORMING LOT.

**LEGEND**

- Capped 5/8" Rebar Found
- Iron Pipe or Solid Pin Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- u — Overhead Utility
- ⊕ Utility Pole
- Edge of traveled way
- Set Back Line
- S — Sewer Line
- SS — Stormwater Pipe 10" PVC
- UD — Under Drain 6" pvc
- W — Water Line 6" Ductile
- PWATER — Proposed 1" Water Line
- PSEW — Proposed 4" Schedule 40 Sewer Lateral
- PUGE — Proposed Underground Electric Etc.



**SURVEYORS STATEMENT:**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S.

DATE: 07-19-2011



OCEAN PARK  
LAND SURVEYING LLC  
134 PORTLAND AVE  
OLD ORCHARD BEACH  
207.749-9471  
Bobgreenlaw@myfairpoint.net  
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REDFERN HOMES LLC  
2011003  
07-19-11

JOB: 2011003
ISSUE DATE
PRINT 07/19/11

REVISION 6: ADDED PROPOSED UTILITIES, NOTES AND OFFSET DISTANCES.  
REVISION 5: ADDED PROPOSED HOUSE AND ENCROACHMENTS  
REVISION 4: 04/11/11; ADDED STAMPS, CONCRETE WALKS AND PAVES TO GULLIKSON PROPERTY.  
REVISION 3: 03/28/11; ADDED OFFSETS TO EXISTING STRUCTURE AND AREA.


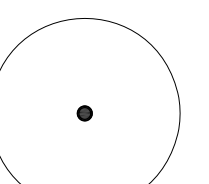
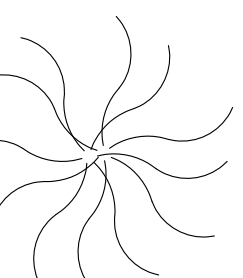
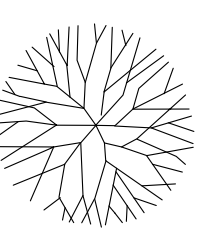




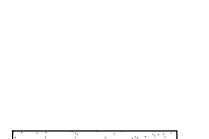
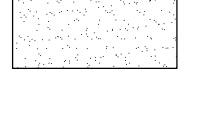

NOTE:  
REFER TO SURVEY FOR  
PROPOSED UTILITY  
CONNECTIONS.

LEGEND



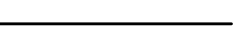
PLANTS

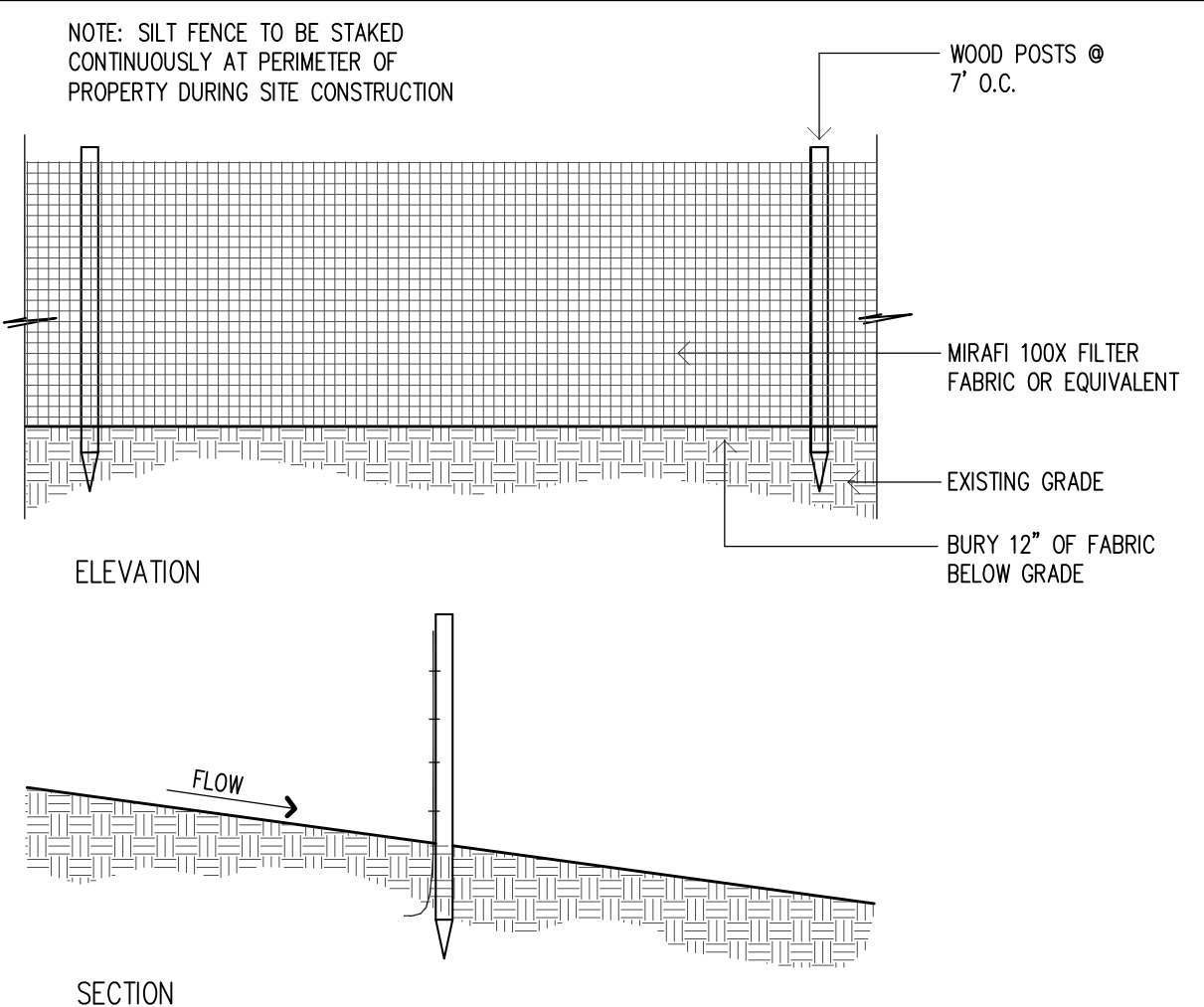
-  PROPOSED SHRUB - Syringa sp.
-  (5) PROPOSED TREE - Crataegus viridis, 2"-3" CAL.
-  EXISTING CONIFER TREE
-  EXISTING DECIDUOUS (ALL TO REMAIN)

HARDSCAPE

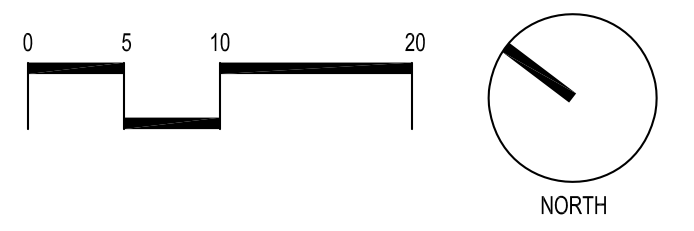
-  ASPHALT PAVEMENT
-  MASONRY PAVEMENT
-  MASONRY PAVERS WITH PLANTED JOINTS

LINE TYPES

-  EXISTING WOOD FENCE(S)
-  EXISTING CONTOUR
-  PROPOSED CONTOUR



1 SILT FENCE DETAIL



**KING RESIDENCE**  
21 - 23 BAY STREET  
PORTLAND, MAINE

PERMIT  
LANDSCAPE SITE PLAN  
NOT FOR CONSTRUCTION  
revisions:  
date: JULY 20, 2011  
scale: As Noted  
drawn: sd  
checked:

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