

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

### BUILDING PERMIT

Permit Number: 081206

This is to certify that ERIN ASSOCIATES LLC / Erin Associates  
has permission to 2100sq. ft. Single Family Home Bedroom Attach Garage required permit #05-1202 no changes.  
AT 60 WILLOW LN CE 191 B037001

provided that the person or persons, firm or corporation accounting 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 lathed or otherwise red-in. 24 HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED AGENCIES	<b>PERMIT ISSUED</b>
Fire Dept.	OCT 10 2008
Health Dept.	
Appeal Board	
Other	
Department Name	
<b>CITY OF PORTLAND</b>	

**PENALTY FOR REMOVING THIS CARD**

*[Signature]*  
10/10/08  
Director, Building & Inspection Services

## 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   The foundation was installed and inspected under permit number 05-1202.

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

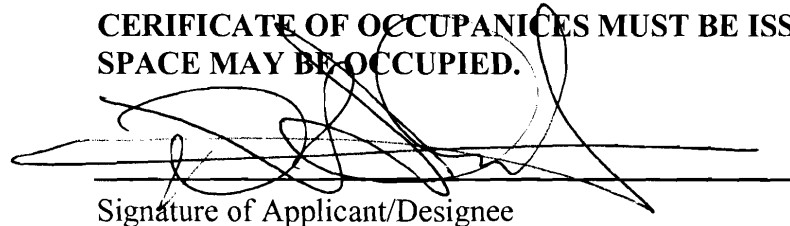
  X   Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.

**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

10-10-08  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

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

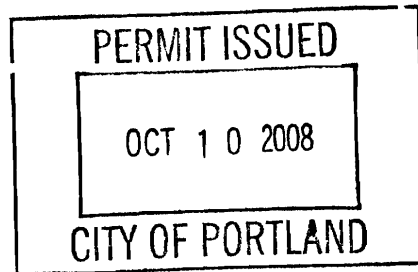
Permit No: 08-1206	Issue Date:	CBL: 191 B037001
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Location of Construction: 60 WILLOW LN	Owner Name: ERIN ASSOCIATES LLC	Owner Address: 13 ACORN LN	Phone: 207-838-8575
Business Name:	Contractor Name: Erin Associates LLC	Contractor Address: 2066 West Broadway So Portland	Phone: 2078388575
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-5 (PRW)

Past Use: Vacant Land/Existing Foundation	Proposed Use: Vacant Land/Existing Foundation - 2100sq.ft. Single Family Home, 4 Bedrooms, Attached Garage. Expired permit#05-1202 no changes.	Permit Fee: <del>175</del> 135	Cost of Work: \$128,000.00	CEO District: 3
Proposed Project Description: 2100sq.ft. Single Family Home, 4 Bedrooms, Attached Garage. Expired permit#05-1202 no changes.		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</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: lmd	Date Applied For: 09/24/2008	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Ok w/cond. hair</i> Date: <i>9/26/08</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ASB</i> Date: _____
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**CERTIFICATION**

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

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

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

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

<b>Permit No:</b> 08-1206	<b>Date Applied For:</b> 09/24/2008	<b>CBL:</b> 191 B037001
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<b>Location of Construction:</b> 60 WILLOW LN	<b>Owner Name:</b> ERIN ASSOCIATES LLC	<b>Owner Address:</b> 13 ACORN LN	<b>Phone:</b> 207-838-8575
<b>Business Name:</b>	<b>Contractor Name:</b> Erin Associates LLC	<b>Contractor Address:</b> 2066 West Broadway So Portland	<b>Phone:</b> (207) 838-8575
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Vacant Land/Existing Foundation -2100sq.ft. Single Family Home, 4 Bedrooms, Attached Garage. Expired permit#05-1202 no changes.	<b>Proposed Project Description:</b> 2100sq.ft. Single Family Home, 4 Bedrooms, Attached Garage. Expired permit#05-1202 no changes.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 09/26/2008

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

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

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 10/10/2008

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

- 1) As discussed, hazardous locations (within tub/shower enclosures, within stairwells, within 2' of doors, within 5' of the bottom of stairs) must be safety glass.
- 2) As discussed, the 1st floor needs to be insulated with a minimum of R-19.
- 3) As discussed, a rated door is required entering into the garage from any habitable space.
- 4) As discussed, 2 - 2" x 10"-s will be installed as the carrying beam for the outside deck.
- 5) The attic scuttle opening must be 22" x 30".
- 6) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 7) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 8) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 9) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 10) Separate permits are required for any electrical, plumbing, or HVAC systems.  
Separate plans may need to be submitted for approval as a part of this process.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 10/08/2008

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

- 1) Private access easements may need to be conveyed between lots #7 and #8 to properly give rights to each lot owner (if the shared driveway turnaround is built).
- 2) The existing catch basin located on lot #7 shall be protected from erosion with silt fence and/or other methods.
- 3) 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.

<b>Location of Construction:</b> 60 WILLOW LN	<b>Owner Name:</b> ERIN ASSOCIATES LLC	<b>Owner Address:</b> 13 ACORN LN	<b>Phone:</b> 207-838-8575
<b>Business Name:</b>	<b>Contractor Name:</b> Erin Associates LLC	<b>Contractor Address:</b> 2066 West Broadway So Portland	<b>Phone:</b> (207) 838-8575
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6) 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.
- 7) 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.
- 8) 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.
- 9) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

**Comments:**

9/25/2008-lmd: This single family home and site plan were approval under permit#05-1202. The foundation is now existing there will be no changes to the original plans

191-B-37

Jim Messer 632-1124

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10 x 16 8' OK	
① Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	need fabric	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" - 6' oc OK	
Lally Column Type (Section R407)	4-2x12's - 1 floor only - OK	
② Built-Up Wood-Center Girder Dimension/Type	2nd floor curving beams	- Not Noted OK
③ Sill/Band Joist Type & Dimensions	not shown	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - 16" oc 15' span - OK	15'-5" Allowed
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	" "	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	2x6 cing joists - 16" oc OK	16" Allowed

R802.4(2))		
<del>4</del> Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10's - 15'-1" allowed 22' span on front - rear for 2" condition	LVL's
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof 1/2" - Walls 1/2" - Floor 3/4"	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC-03	
<b>Private Garage</b> (Section R309) Living Space? <i>yes</i> (Above or beside)		
Fire separation (Section R309.2) <i>shows</i>	5/8" walls + clngs	
<del>5</del> Opening Protection (Section R309.1)	not shown -	OK
Emergency Escape and Rescue Openings (Section R310)	OK shows egress	
Roof Covering (Chapter 9)	Asphalt OK	
<del>6</del> Safety Glazing (Section R308)	Need in bsmt near door	+ windows in stair way + windows near job
Attic Access (Section R807)	OK shows - 22x30	Noted on plan
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
<del>7</del> Header Schedule (Section 502.5(1) & (2))	not shown	inadequate OK Jim M.
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	Roof - R-40	

Need R-19 in floor OK R-21

U value - 0.28 Walls R-20  
floor - R-11

Factor Fenestration		
8 Type of Heating System	Not shown	Ftwa oil
<b>Means of Egress</b> (Sec R311 & R312) Basement 2 Number of Stairways 2 Interior 2 Exterior 0 Treads and Risers (Section R311.5.3) T - 10" R - 7 1/2" Width (Section R311.5.1) 3 1/2' Headroom (Section R311.5.2) 6'8" Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) 36"	OK need guard detail	4" space
9 Smoke Detectors (Section R313) Location and type/Interconnected	OK	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
10 Deck Construction (Section R502.2.1)	Not shown	Jim M. 10/17/05

- 11 Open 1st floor - Point load locations to bsmnt ?
- 12 Need footings under Bearing walls in bsmnt.





# 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>Lot 7 Willow Ln</u>		
Total Square Footage of Proposed Structure/Area <u>2100</u>	Square Footage of Lot <u>16,543</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>191      B      37</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>Erin Associates</u> Address <u>2044 W. Broadway</u> City, State & Zip <u>S. Portland ME 04106</u>	Telephone: <u>838-8575</u>
Lessee/DBA (If Applicable)  <u>SEP 24 2008</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>128,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>land</u> Number of Residential Units _____ If vacant, what was the previous use? <u>vacant</u> Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>Willow</u> Project description: <u>4 Bd 2100 sq ft Single Family home w/ Single car garage underneath NO charge from permit # 05-1202 &amp; SP 2005-0191</u>		
Contractor's name: <u>Erin Associates</u>		
Address: <u>2044 W. Broadway</u>		
City, State & Zip <u>S. Portland ME 04106</u>		Telephone: <u>838 8575</u>
Who should we contact when the permit is ready: <u>Dana Ireland</u>		Telephone: <u>838-8575</u>
Mailing address: <u>2044 W. Broadway S. Portland ME 04106</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: <u>D Ireland</u>	Date: <u>9/24/08</u>
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This is not a permit; you may not commence ANY work until the permit is issue



*Strengthening a Remarkable City, Building a Community for Life* - [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis Littell

Inspection Services, Director  
Jeanie Bourke

September 24, 2008

Erin Associates, LLC  
Attn. Dana Ireland  
13 Acorn Lane  
South Portland, ME 04106

RE: 60 Willow Lane  
CBL: 191 B037001  
Permit #: 05-1202

Dear Mr. Ireland,

This letter serves as notification that the above referenced building permit is considered expired per the building code adopted by the City of Portland.

**The International Residential Code 2003 Sec. R105.5 states: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.**

This permit was approved on October 17, 2005, and based on the inspection entry notes; the foundation backfill was performed on January 20, 2006. There is a comment in the computer program from the administrative assistant on January 9, 2007 that you came to this office to report that Granite Construction was no longer the general contractor. This office did not receive a letter of request for an extension of this permit.

Based on that information and the suspension of work well in excess of 180 days, this permit is no longer valid. If you wish to resume work on this project, an application must be submitted for review for zoning, building and site plan approvals. Please feel free to access the previously approved plans when you submit the new application.

Feel free to contact me if you need additional information.

Applicant/Owner: Erin Associates - Dana Ireland Date: 9/26/08

Address: 60 Willow Lane (Lot #2)

C-B-L: 191-B-57

### CHECK-LIST FOR ZONING COMPLIANCE - PRUDS

Permit Application Number: # 08-1206

New or Existing Development: existing development - lot has foundation on it from expired permit 05-1202

Zone Location: R-5 PRUD

Proposed Work/Use: construct single family home w/ attached 1 car garage (30x36)  
Interior or corner lot: w/ wrap around porch 16x5'

Sewage Disposal: city

Street Frontage: 50' min - 159' given

Max. Height: 35' max - 29.5' schedule lowest deviation

Max. Length of Bldg - with/without attached garage(s): 140' max

Min. Setbacks from External Subdivision Property Lines: (length 100' or less) 25' min - 25' exactly @ rear

Min. Distance Between Detached PRUD Buildings: N/A in R-5 Prud

Required Recreation Open Space: see existing approval

Lot Area Required: 6000  $\phi$  min - 16543  $\phi$  given

Net Land Area Per Dwelling Unit: 3,000  $\phi$

Off-street Parking: 2 spaces required - 1 car space & space in front

Site Plan: minor/minor 2008-0142

Shoreland/Stream Protection: N/A

Flood Plain: panel 13, zone C

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

Zoning Copy

2008-0142

Application I. D. Number

**Marge Schmuckal**

9/24/2008

Application Date

Erin Associates Llc

Applicant

2066 w. Broadway, South Portland, ME 04106

Applicant's Mailing Address

2100 SQ.FT. Single Family Home Lot #7

Project Name/Description

Consultant/Agent

Applicant Ph: (207) 838-8575 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

60 - 60 Willow Ln, Portland, Maine

Address of Proposed Site

191 B037001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail

Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify)

0

Proposed Building square Feet or # of Units    Acreage of Site    Proposed Total Disturbed Area of the Site    Zoning

**Check Review Required:**

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

Fees Paid:    Site Plan    \$50.00    Subdivision    Engineer Review    \$250.00    Date    9/25/2008

**Zoning 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

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issue

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

## GENERAL NOTES

1. TEMPORARY BENCH MARK ASSUMED AS SHOWN.
2. SITE TOPOGRAPHY SHOWN HEREON FROM A FIELD SURVEY AS PERFORMED BY CULLENBURG LAND SURVEYING AND VISUALLY REVISED 4/09 AND MAY NOT BE ACCURATE IN ALL LOCATIONS.
3. PROPERTY SURVEY, MERIDIAN AND METES AND BOUNDS PROVIDED CULLENBURG LAND SURVEYING.
4. NO SITE UETLAND REVIEW OR DELINEATION WAS PERFORMED ON THIS SITE.
5. PROPOSED BUILDING FOUNDATIONS AS SHOWN PER PLANS BY OTHERS AS PROVIDED BY THE CLIENT. REFER TO ACCEPTED ARCHITECTURAL PLANS FOR ACCURATE DIMENSION ETC.
6. OTHER EXISTING DESIGN AND SUBDIVISION DETAILS AS SHOWN PER PLANS OF "FORE RIVER PLACE" BY CIVIL CONSULTANTS DATED 8/19/76.
7. REFER TO "LOT CONFIGURATION PLAN WILLOW LASSELL 4 FITTON STREETS" BY CIVIL CONSULTANTS AS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD AND RECORDED IN CLIMBERLAND COUNTY REGISTRY OF DEEDS JAN. 7, 1991 IN PLAN BOOK 131 PAGE 1.

## GENERAL NOTES

1. THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FINISHING ALL REQUIRED LAZOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
2. THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS, ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
3. ALL CONSTRUCTION WITHIN THE CITY OF PORTLAND RIGHT OF WAY SHALL COMPLY WITH CITY PUBLIC WORKS STANDARDS. ALL CONSTRUCTION WITHIN A STATE RIGHT OF WAY SHALL COMPLY WITH MAINE D.O.T. STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
4. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE CITY OF PORTLAND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND REQUIRED TO PERFORM ALL THE WORK (STREET OPENING, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL, NECESSARY FOR THIS WORK.
5. PRIOR TO CONSTRUCTION THE SITE CONTRACTOR IS TO NOTIFY ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT OSMOSE (1-800-223-4871) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
6. THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN OBTAINED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS OF ALL UTILITIES INCLUDING SERVICES. WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE, THE CONTRACTOR IS TO PROVIDE ADEQUATE BEAMS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNOBTAINED OR INCORRECTLY CHARTERED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
7. OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER PROTECTION BEFORE EXCAVATING ON THIS REQUIREMENT.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
9. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING (AS SHOWN) AND APPROVED DRAWINGS (AS SHOWN). SITE DIMENSIONS ARE REFERENCED TO PROPERTY LINES, THE FACE OF CURBS, OUTSIDE FACE OF WALLS, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
10. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
11. THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVED, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY OF PORTLAND CODE ENFORCEMENT OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH MAINE DOT STANDARDS. THE CONTRACTOR SHALL PROVIDE, MAINTAIN AND PROTECT TRAFFIC CONTROL DEVICES TO THE EXTENT REQUIRED BY LAW FOR THE PROTECTION OF PUBLIC SAFETY. LIGHTS, SIGNS, BARRIERS, AND EMPLOYED TRAFFIC CONTROL PERSONNEL, AS REQUIRED OR ORDERED BY THE DESIGN ENGINEER OR CODE ENFORCEMENT PERSONNEL. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE PORTLAND PAVEMENT DEPARTMENT. ALL PAINT STRIPING SHALL BE IN ACCORDANCE WITH DOT SPECIFICATIONS. TWELVE (12") WIDE STOP BAR AND FOUR (4") WIDE STRIPES SHALL BE LOCATED AS SHOWN ON THE PLANS.
13. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE OWNER AND DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW.
14. THE OWNER MAY RETAIN AN INDEPENDENT TESTING LABORATORY FOR SOIL AND PAVEMENT TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH ANY RECONSTRUCTION AND RE-TESTING OF UNSATISFACTORY SOILS.
15. ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.
17. THE CONTRACTOR SHALL FURNISH ELECTRICAL POWER, WATER, AND SANITARY FACILITIES FOR HIS EXCLUSIVE USE AT THE CONSTRUCTION SITE SHOULD THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.
18. WORK MAY PROGRESS FROM DAY THROUGH SATURDAY 1:00 AM TO 7:00 PM. WORK AT OTHER TIMES MAY PROCEED UPON WRITTEN APPROVAL BY THE OWNER AND THE CITY OF PORTLAND. THE CONTRACTOR SHALL BE REQUIRED TO CONFORM WITH ALL RULES AND REGULATIONS OF PORTLAND AND SUBURBAN REGIONS.
19. THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REPAIR OF ANY DEFECTS DUE TO FAILURE MATERIALS OR WORKMANSHIP AND GUARANTEE PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
20. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
21. A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNER, CITY OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION BEGINS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
22. PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.
23. EACH DUELLING TO BE EQUIPPED WITH A SUITABLE SANITARY SEWER SINKER PUMP, BACKFLOW PREVENTERS AND A FORCE MAIN LINE AS REQUIRED BY THE CITY OF PORTLAND SANITARY DISTRICT REGULATIONS.
24. SEWER AND WATER CONNECTIONS TO THE EXISTING LINES, THE TYPE AND LOCATIONS OF WHICH TO BE VERIFIED BY THE CONTRACTOR ARE TO BE MADE IN CONFORMANCE WITH THE CITY OF PORTLAND WATER AND SANITARY DISTRICT REGULATIONS.
25. PROPERTY INFORMATION TAKEN FROM "LOT CONFIGURATION PLAN 'WILLOW' LASSELL AND FITTON STREETS" BY CIVIL CONSULTANTS DATED AUG. 96 AND REVISED DEC. 96. THE PLAN HAS BEEN APPROVED BY THE CITY OF PORTLAND PLANNING BOARD AND RECORDED IN CLIMBERLAND COUNTY REGISTRY OF DEEDS JAN. 7, 1991 PLAN BOOK 131 PAGE 1.

## GRADING NOTES

1. THE CONTRACTOR SHALL PRESERVE EXISTING TREES WHERE POSSIBLE.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
3. SUB-BENCHMENT LAYERS SHALL START AT THE DEEPEST PORTION OF THE HILL AND AS PLACEMENT PROGRESSES, LAYERS SHALL BE PLACED APPROXIMATELY HORIZONTAL IN EIGHT (8") LIFTS AT THE CLOSE OF EACH DAY'S WORK. THE EXPOSED SURFACE SHALL BE GRADED, CROWNED, SMOOTHED, ROLLED AND SEALED AGAINST INFILTRATION OF WATER. EXCESS EXCAVATION, IF ANY, SHALL BE REMOVED OFF-SITE UNLESS CONTRACTOR OBTAINS WRITTEN APPROVAL FROM OWNER FOR STOCKPILING MATERIALS ON-SITE.
4. THE CONTRACTOR SHALL COMPACT FILL UNDER ALL PARKING, BUILDING AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D991 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
5. AGGREGATE FOR GRAVEL SURFACE COURSE SHALL MEET TYPE "A" FOOT GRAVELS SECTION 103.06. AGGREGATE FOR GRAVEL BASE COURSE SHALL MEET TYPE "D" FOOT GRAVELS SECTION 103.06. THE COMPLETED SURFACE OF EACH LAYER OF GRAVEL SHALL BE SHAVED AND MAINTAINED TO A TOLERANCE, ABOVE OR BELOW THE REQUIRED GRADE, OF ONE HALF INCH.
6. ALL AREAS WHERE LOAM IS REQUIRED SHALL BE TRIPPED AND SHAVED TO THE REQUIRED GRADE. ALL DEBRIS AND STONES SHALL BE REMOVED FROM THE LOAM. LOAM SHALL BE SPREAD UNIFORMLY ON THE PREPARED AREA TO A UNIFORM DEPTH OF FOUR INCHES (4"). ANY IRREGULARITIES IN THE SURFACE RESULTING FROM STOCKPILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. IT IS NECESSARY TO COMPACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL. HOWEVER, EXCESS COMPACTION IS TO BE AVOIDED AS IT PREVENTS SEED GERMINATION.

## UTILITY CONSTRUCTION NOTES

1. UTILITY CONNECTION DESIGN AS REFLECTED ON THESE PLANS MAY CHANGE SUBJECT TO UTILITY COMPANY AND CITY STAFF REVIEW.
2. PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE CONTRACTOR TO ENSURE THAT ALL UTILITY COMPANIES (AND CITY) STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
3. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION BY UTILITY COMPANY PERSONNEL PRIOR TO BACKFILL OF TRENCHES.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER OWNER/DESIGNER APPROVED ACCURATE METHOD.
5. SANITARY LINES SHALL MAINTAIN A TEN FOOT (10') MINIMUM HORIZONTAL AND EIGHTEEN INCH (18") VERTICAL SEPARATION DISTANCE FROM WATER LINES.
6. RELOCATION OF UTILITY COMPANY FACILITIES (SUCH AS POLES) SHALL BE RELOCATED WITH THE AGREEMENT OF OWNER (OR CITY) AND UTILITY COMPANY.
7. ALL WATER LINES TO HAVE 35' OF EARTH COVER OVER PIPE WHERE POSSIBLE. THE WATER LINES ARE TO BE CONSTRUCTED, BACKFILLED AND COMPACTED TO PORTLAND WATER DISTRICT STANDARDS.

