

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BU **INSPECTION**

PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 090621

This is to certify that RM, Inc./RM, Inc.
has permission to New 3 bedroom, 2.5 bath, 2 car garage Single Family Home
AT 56 WILLOW LN CE 191 B038001

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 work is done-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 APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas M. Markley 9/8/09
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: 09-0621 | Issue Date: | CBL: 191 B038001 |
|-----------------------|-------------|---------------------|

| | | | |
|---|------------------------------|---|------------------------|
| Location of Construction: 56 WILLOW LN | Owner Name: RM, Inc. | Owner Address: 98 Broadway | Phone: 207-332-5463 |
| Business Name: | Contractor Name: RM, Inc. | Contractor Address: 98 Broadway South Portland | Phone: 2073325463 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | Zone: R-5 PRVD |

| | | | | |
|---|---|---|---|--------------------|
| Past Use: Vacant Land | Proposed Use: Single Family Home - 3 bedroom, 2.5 bath, 2 car garage Single Family Home | Permit Fee: \$940.00 | Cost of Work: \$92,000.00 | CEO District: 3 |
| Proposed Project Description: New 3 bedroom, 2.5 bath, 2 car garage Single Family Home | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type SB IRC 2003 Signature: [Signature] 9/8/09 | |
| | | 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: Ldobson | Date Applied For: 06/15/2009 | 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 N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone p and 13-Zone C <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2009-0019 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 6/30/09 [Signature] | 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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature] |
| | | | |

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.

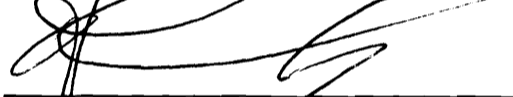
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
- 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.

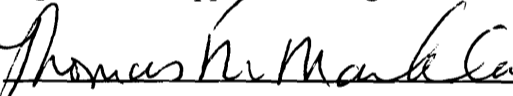
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



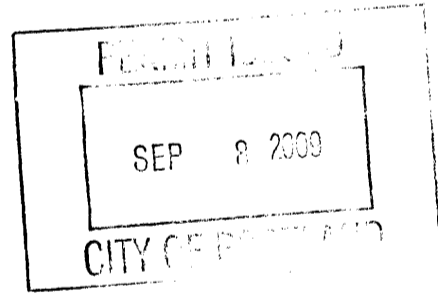
Signature of Applicant/Designee

9/14/09
Date



Signature of Inspections Official

9/8/09
Date



CBL: 191 B038001

Building Permit #: 09-0621

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

INVOICE FOR PERMIT FEES

| | |
|---|-------------------------------|
| Application No: 9-0621 | Applicant: RM, Inc. |
| Project Name: New 3 bedroom, 2.5 bath, 2 car gar | Location: 56 WILLOW LN |
| CBL: 191 B038001 | Development Type: |
| Invoice Date: 06/16/2009 | |

| | | | | | | | | | |
|-------------------------|---|-------------------------|---|---------------------|---|------------------------|---|------------------|-------------------------|
| Previous Balance | - | Payment Received | + | Current Fees | - | Current Payment | = | Total Due | Payment Due Date |
| \$0.00 | | \$0.00 | | \$1,639.00 | | \$1,015.00 | | \$624.00 | On Receipt |

Second Billing

| | |
|-------------------------|---------------|
| Previous Balance | \$0.00 |
|-------------------------|---------------|

| Fee Description | Qty | Fee/Deposit Charge |
|----------------------------------|------------|---------------------------|
| Certificate of Occupancy | 1 | \$75.00 |
| Building Permit Fee First \$1000 | 1 | \$30.00 |
| Building Permit Fee Add'l \$1000 | 1 | \$1,534.00 |
| | | <u>\$1,639.00</u> |

Total Current Fees: + \$1,639.00

Total Current Payments: - \$1,015.00

Amount Due Now: \$624.00

Detach and remit with payment

Bill to: RM, Inc.
98 Broadway
South Portland, ME 04106

CBL 191 B038001
Application No: 9-0621
Invoice Date: 06/16/2009
Invoice No: 34829
Total Amt Due: \$624.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.



General Building Permit Application

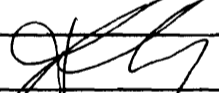
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

| | | |
|---|---|--|
| Location/Address of Construction: <u>56 Willow Lane</u> | | |
| Total Square Footage of Proposed Structure/Area <u>1,582 Sq Ft</u> | | Square Footage of Lot <u>45,160 Sq Ft</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>191</u> Block# <u>B</u> Lot# <u>38</u> | Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>RM INC</u> Address <u>PMB 204 50 MARKET ST</u> City, State & Zip <u>So Portland MAINE 04106</u> | Telephone: <u>207-332-5463</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>22,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>VACANT LAND</u> If vacant, what was the previous use? <u>VACANT</u> Proposed Specific use: <u>NEW HOUSE</u> Is property part of a subdivision? <u>YES</u> If yes, please name <u>WILLOW LANE</u> Project description: <u>NEW Single Family House 3bed 2.5 baths driveway car - garage</u> | | |
| Contractor's name: <u>RM INC</u> Address: <u>204 50 MARKET STREET</u> City, State & Zip <u>So Portland ME</u> Telephone: <u>207-332-5463</u> Who should we contact when the permit is ready: <u>Rob Tumboly</u> Telephone: _____ Mailing address: <u>PMB 204 50 MARKET ST. So Portland MAINE 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, 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: <u>6/15/09</u> |
|---|----------------------|

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

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 09-0621 | Date Applied For: 06/15/2009 | CBL: 191 B038001 |
|------------------------------|--|----------------------------|

| | | | |
|--|-------------------------------------|--|---------------------------------|
| Location of Construction: 56 WILLOW LN | Owner Name: RM, Inc. | Owner Address: 98 Broadway | Phone: 207-332-5463 |
| Business Name: | Contractor Name: RM, Inc. | Contractor Address: 98 Broadway South Portland | Phone: (207) 332-5463 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

| | |
|---|--|
| Proposed Use: Single Family Home - 3 bedroom, 2.5 bath, 2 car garage Single Family Home | Proposed Project Description: New 3 bedroom, 2.5 bath, 2 car garage Single Family Home |
|---|--|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/30/2009

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:** 07/23/2009

Note: **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 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:** 09/03/2009

Note: **Ok to Issue:**

- 1) The foundation perimeter drain outlet is to be located in an area that does not impact abutments, and shall be in compliance with the approved subdivision lot grading plan.
- 2) In addition to the erosion control measures shown on the site plan, additional erosion control measures shall be established around the outside toe of the berm surrounding the site.
- 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.
- 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 at 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.

| | | | |
|--|-------------------------------------|--|--------------------------------|
| Location of Construction: 56 WILLOW LN | Owner Name: RM, Inc. | Owner Address: 98 Broadway | Phone: 207-332-5463 |
| Business Name: | Contractor Name: RM, Inc. | Contractor Address: 98 Broadway South Portland | Phone (207) 332-5463 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

- 8) 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.
- 9) 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.
- 10 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

6/22/2009-amachado: Spoke to Dave Hughes. He will change the siteplan to match the building plan for the front porch. I also told him that the house scales at 31' not 32'. He said that there was an existing condition siteplan but I do not have a copy of it.

6/18/2009-amachado: Left vcm for Phil. Elevation plans don't match elevations on the siteplan. Siteplan does not have all the necessary information. Size of building on siteplan doesn't match size on building plans. Left vcm for Rob Twombly 6/19/09 after talking to Phil.

6/29/2009-amachado: Received revised siteplan & building plans.

7/1/2009-tm: left voicemail for Rob Twombly that the price of construction costs seemed extremely low and asked for a copy of his contract or we would do a price cost estimate.

7/22/2009-amachado: Received new siteplan from DRC which had some grade changes. No change to the zoning requirements.

7/23/2009-tm: talked to Rob Twombly and he accepted our estimate for permit cost and agreed to pay \$624.00 additional permit fee money, waiting for Phil Dipiero to give Site approval before issuing permit.

8/31/2009-amachado: Received revised siteplan from Rob Twombly. Still meets zoning requirements.

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 9/3/2009 3:57:09 PM
Subject: 56 Willow Lane - Application # 2009-0059 - Single Family Site Plan Review

Hi all, this project meets the minimum site plan requirements for the issuance of a building permit. Please see UI for sign off.

Thanks.

phil

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

2009-0059
Application I. D. Number

RM, Inc.
Applicant
98 Broadway, South Portland, ME 04106
Applicant's Mailing Address

Marge Schmuckal

6/15/2009
Application Date

Rob Twombly
Consultant/Agent
Applicant Ph: (207) 332-5463 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

56 - 56 Willow Ln, Portland, Maine
Address of Proposed Site
191 B038001
Assessor's Reference: Chart-Block-Lot

Single Family Home
Project Name/Description

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:

- | | | | |
|---|---|--|--|
| <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"/> Flood Hazard | <input type="checkbox"/> Site Location |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Other |

Fees Paid: Site Plan \$50.00 Subdivision Engineer Review \$250.00 Date 6/15/2009

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

- | | | | |
|---|----------------------|--|-----------------------|
| <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 _____ | |

QUITCLAIM DEED

(With Covenant)

ERIN ASSOCIATES, LLC, a Maine limited liability company with its principal place of business in Portland, County of Cumberland and State of Maine, for consideration paid, grants to RM, INC., a Maine corporation with its principal place of business in South Portland, County of Cumberland and State of Maine, having a mailing address of 98 Broadway, South Portland, ME 04106, WITH QUITCLAIM COVENANTS, the following land, improvements and appurtenances situated in Portland, County of Cumberland and State of Maine:

Certain real property located in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Lot No. 8 as shown on the Plan entitled "Lot Configuration Plan, Willow, Lassell and Mitton Streets" dated August 6, 1996, and revised through December 2, 1996, and recorded in the Cumberland County Registry of Deeds in Plan Book 197, Page 1.

Together with all right, title and interest in and to development rights, if any, of the Grantor, and other rights, if any, as set forth in the Declaration of Covenants and Restrictions of "Cottage Park" and described in said Declaration at Book 11144, Page 333 of the Cumberland County Registry of Deeds and the "limited joinder" of said Declaration as set forth in Book 11339, Page 335 and the further Declaration of Covenants and Restrictions as set forth in Book 13339, Page 336 of the Cumberland County Registry of Deeds, but expressly excepting and reserving to the Grantor, its successors and assigns, the fee interest of Grantor, if any, in and to any other real estate shown on the above-described Plan.

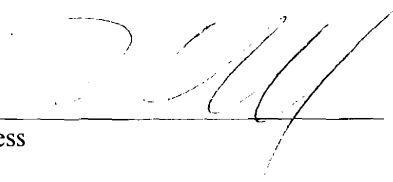
The foregoing premises are conveyed subject to, and in common with, the rights of all others in and to the roadways and common areas, if any, depicted on said Plan appearing as a matter of record in the Cumberland County Registry of Deeds.

FOR SOURCE OF TITLE, reference is hereby made to that certain Trustee's Release Deed from the Trustee of the Bankruptcy Estate of Frederick D. Weinschenk, d/b/a Ric Weinschenk Builders, Inc. dated May 27, 2004 and recorded on June 2, 2004 in the Cumberland County Registry of Deeds in Book 21357, Page 30.


ESTATE TAX PAID

Doc: 51 23754 Pk: 26849 Pg: 42

IN WITNESS WHEREOF, ERIN ASSOCIATES, LLC has hereunto set its hand and seal by Dana S. Ireland, its sole member, this 28 day of April, 2009, hereunto duly authorized.



Witness

ERIN ASSOCIATES, LLC
By: 

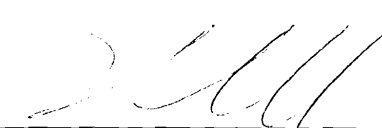
Dana S. Ireland
Its Member

STATE OF MAINE
Cumberland, ss.

April 28, 2009

Personally appeared the above-named Dana S. Ireland, Member of Erin Associates, LLC, and acknowledged the foregoing instrument be his free act and deed in his said capacity and the free act and deed of said Erin Associates, LLC.

Before me,



Notary Public/Attorney-at-Law
Michael J. Hall

Received
Recorded Register of Deeds
Apr 30 2009 02:28:28P
Cumberland County
Pamela E. Lovley

56 Willow Lane

09-0621

191-B-38

| ONE AND TWO FAMILY | PLAN REVIEW | CHECKLIST | | |
|--|--|-----------------|-----------|------|
| Soil type/Presumptive Load Value (Table R401.4.1) _____ | | | | |
| Component | Submitted Plan | Findings | Revisions | Date |
| STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1) | 20x10 footings 8" wall | OK | | |
| Foundation Drainage, Fabric, Damp proofing (Section R405 & R406) | Filter fabric - crushed stone 4" perimeter drain (in + out) | OK | | |
| Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY | NA | | | |
| Anchor Bolts/Straps, spacing (Section R403.1.6) | 1/2x12 6 OC | | | |
| Lally Column Type (Section R407) | Lally's - 2pt Lashed frame | | | |
| Girder & Header Spans (Table R 502.5(2)) | | | | |
| Built-Up Wood Center Girder Dimension/Type | engineered beam | will need specs | | |
| Sill/Band Joist Type & Dimensions | 2x8 w/ sill seal | OK | | |
| First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2x8 floor joists 16" OC | | | |
| Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2x8 joists | | | |
| Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2)) | NA | | | |

| | | |
|--|---|----|
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) | 12/12 pitch pre-engineered | |
| Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | TRUSSES - 14 clips 2x8 Blocking @ peak | OK |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)) | 5/8 OSB Roof 1/2 plywood 3/4 T+E ADVANTEC Floors | OK |
| Fastener Schedule (Table R602.3(1) & (2)) | per IRC 2003 | OK |
| Private Garage (Section R309) Living Space ? (Above or beside) | | |
| Fire separation (Section R309.2) | 1 m walls/ceilings | OK |
| Opening Protection (Section R309.1) | 1 m Rated Door | OK |
| Emergency Escape and Rescue Openings (Section R310) | Egress Windows | OK |
| Roof Covering (Chapter 9) | 225 Asphalt shingles | OK |
| Safety Glazing (Section R308) | per IRC | OK |
| Attic Access (Section R807) | NA | OK |
| Chimney Clearances/Fire Blocking (Chap. 10) | (2 inch min) NA | OK |
| Header Schedule (Section 502.5(1) & (2)) | over 48 3(2x10) under 48 2(2x10) | OK |
| Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration | U Factor R 31 R38 ceilings R21 walls R21 floors | OK |

7

| | | |
|--|--|----|
| Type of Heating System | Forced Hot Water w/ Down Draft | |
| Means of Egress (Sec R311 & R312) | | |
| Basement | 1 | |
| Number of Stairways | 2 | |
| Interior | 2 | |
| Exterior | 0 | |
| Treads and Risers (Section R311.5.3) | 10 in net tread 7 3/4 max rise | |
| Width (Section R311.5.1) | 36" min | |
| Headroom (Section R311.5.2) | 68" min | |
| Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) | 36" Guards - Handrails 34-38" | |
| Smoke Detectors (Section R313) Location and type/Interconnected | Each Bedroom & in Comm Areas interconnected Batt BK | OK |
| Draftstopping (Section R502.12) and Fireblocking (Section R602.8) | Caulking around all penetrations Fire rated | OK |
| Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207) | NA | |
| Deck Construction (Section R502.2.1) | 2 (2x12) Beams Rim Lapped 1 1/2 x 6 24" OC 4x4 post anchored | OK |

Applicant/Owner: RM Inc.

Date: ~~19~~ 6/17/09

Address: 56 Willow Lane

C-B-L: 191-B-38

permit # - 09-0621

CHECK-LIST FOR ZONING COMPLIANCE - PRUDS

Permit Application Number: 09-0621

New or Existing Development

Zone Location: R-5 PRVD

Proposed Work/Use build 2 story slightly w/ 2 car garage

Interior or corner lot:

Sewage Disposal: City

Street Frontage: ~~50' min~~ non required, - 34.41'

Max. Height: 35' max - scales @ 30' from lowest grade.

Max. Length of Bldg - with/without attached garage(s): 140' ~~min~~ - 32' ^{sealed}

Min. Setbacks from External Subdivision Property Lines: building length less than 100' ^{25' - 35' p side! 35' corner.} (OK)

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

Required Recreation Open Space: 300 sq ft per dw - 600 sq ft min. - min. distance 50' ^{25' from building} (OK)

Lot Area Required: 2 acres - (OK)

Net Land Area Per Dwelling Unit: 3,000 sq ft 1 1/4 acres

Off-street Parking: 2 spaces - 2 car garage OK

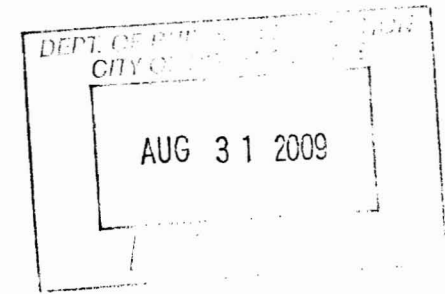
Site Plan: 2009-0054 minor/minor

Shoreland/Stream Protection: N/A

Flood Plain: Zone C-panel 13

SPACE AND BULK REQUIREMENTS - R-5 ZONE

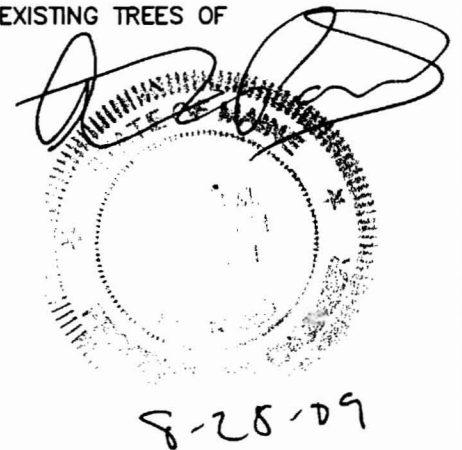
MINIMUM LOT SIZE: 6,000 S.F.
 MINIMUM FRONTAGE: 50 FT.
 MINIMUM SETBACKS:
 FRONT YARD 20 FT.
 REAR YARD 20 FT.
 SIDE YARD*
 1 STORY 8 FT.
 1 1/2 STORY 8 FT.
 2 STORY 12 FT.
 2 1/2 STORY 14 FT.
 MINIMUM LOT WIDTH: 60 FT.
 OTHER USES:



* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

NOTES:

1. EACH LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE UNIT.
2. ELECTRICAL SERVICE SHALL BE COORDINATED WITH CENTRAL MAINE POWER.
3. SEWER AND WATER SERVICES SHALL BE COORDINATED WITH CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES AND PORTLAND WATER DISTRICT.
4. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.

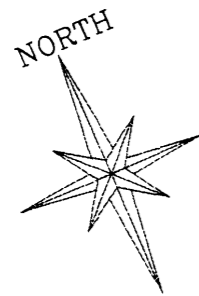


| | |
|-----------------------------|------------------|
| Design: DER | Date: 8/09 |
| Draft: CG | Job No.: 2288.02 |
| Checked: AMP | Scale: NTS |
| File Name: 2288-02-pbase.wc | |

Gorrill-Palmer Consulting Engineers, Inc.
Engineering Excellence Since 1998
 PO Box 1237 Phone: 207-657-6910
 15 Shaker Road Fax: 207-657-6912
 Gray, ME 04039 Email: mailbox@gorrillpalmer.com

| |
|---|
| Drawing Name: Space & Bulk Requirements |
| Project: WILLOW LANE |

| |
|------------------------|
| Figure No. 1 |
|------------------------|

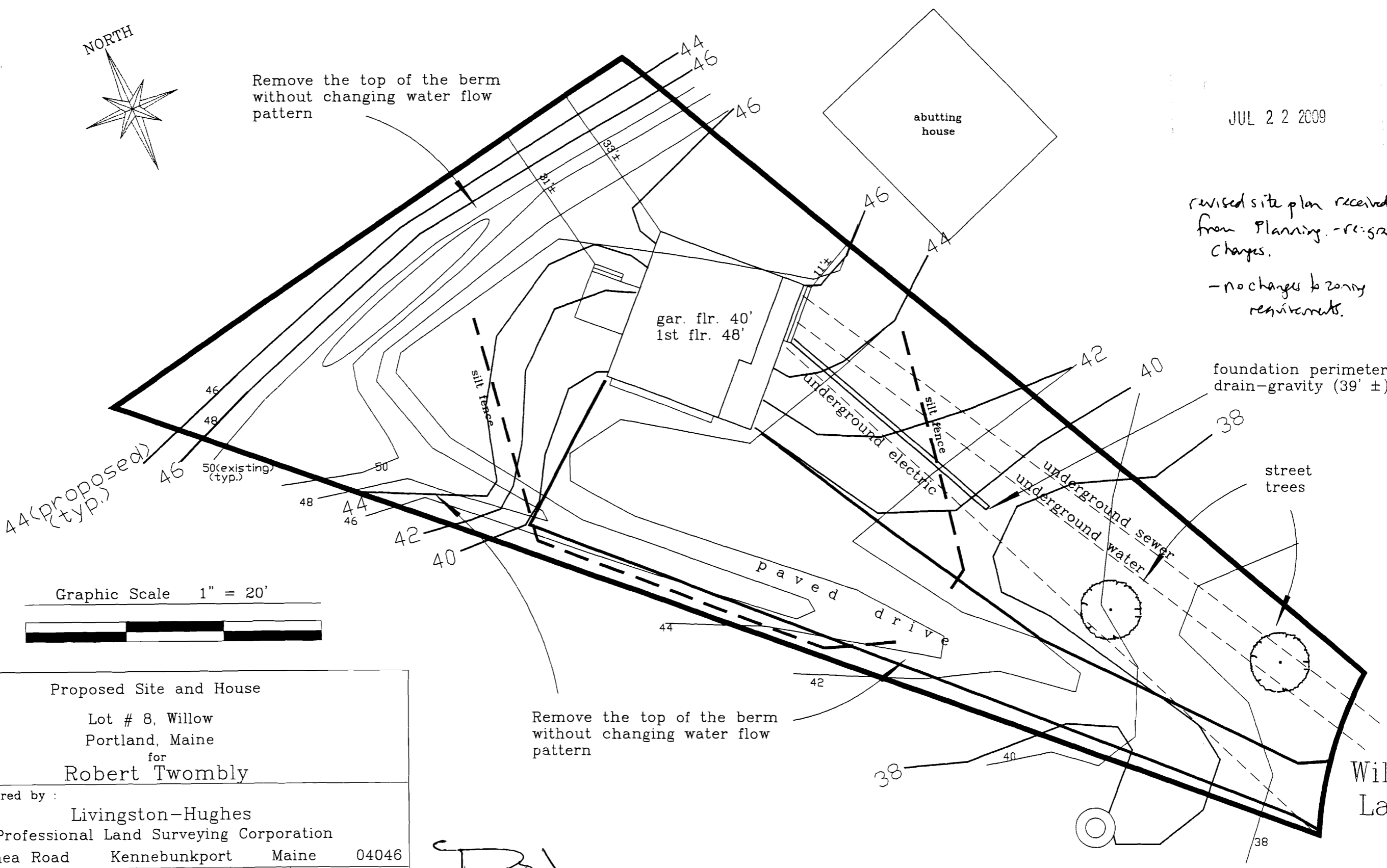


Remove the top of the berm without changing water flow pattern

JUL 22 2009

revised site plan received from Planning. - regulatory changes.
- no changes to zoning requirements.

foundation perimeter drain-gravity (39' ±)



44 (proposed) (typ.)
46

Graphic Scale 1" = 20'



Proposed Site and House

Lot # 8, Willow
Portland, Maine

for
Robert Twombly

Prepared by :

Livingston-Hughes

Professional Land Surveying Corporation

88 Guinea Road Kennebunkport Maine 04046

Date: 5-12-09

Drawn: DLJH

Check: JT

File No. 666-12

Remove the top of the berm without changing water flow pattern

Willow Lane

TRANSITION POINT FROM 8' STOCKADE FENCE TO 10' STOCKADE FENCE

10' STOCKADE PRIVACY FENCE

2-9'x19' PARKING SPACES

20' REAR SETBACK

8' STOCKADE PRIVACY FENCE

used zoning

DECK

32.25'
2 STORY SINGLE FAMILY RESIDENCE
1ST FLOOR FFE 48.00
GARAGE FFE 40.00

DECK

SANITARY EXIT POINT
MIN INV.=38.16

6" SANITARY SEWER,
MIN. SLOPE = 0.0100
INV.=37.95

4'Ø RESIDENTIAL PUMP STATION (AMERICAN CONCRETE INDUSTRIES ITEM #1725P OR EQUAL) TIDE FLEX VALVE AS CHECK VALVE ON 6" SEWER AT STATION

12' SIDE SETBACK

12' SIDE SETBACK

2" FORCE MAIN

1" DOMESTIC WATER

18' 12'

RED MAPLE 2 1/2" CALIPER OR EQUIVALENT

CONNECT ELECTRICAL SERVICE TO EXISTING STUB

CONNECT WATER SERVICE TO EXISTING STUB

CONNECT FORCE MAIN TO EXISTING STUB

TEST PIT REQUIRED TO DETERMINE EXACT LOCATION AND ELEVATION OF UTILITY (TYP.)

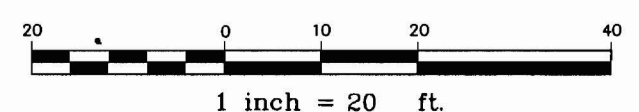
WILLOW LANE

20' FRONT SETBACK

AUG 31 2009



8-28-09

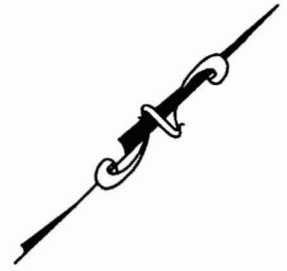


| | |
|--------------|------------------|
| Design: JWA | Date: 8/09 |
| Draft: CG | Job No.: 2288.02 |
| Checked: AMP | Scale: 1"=20' |

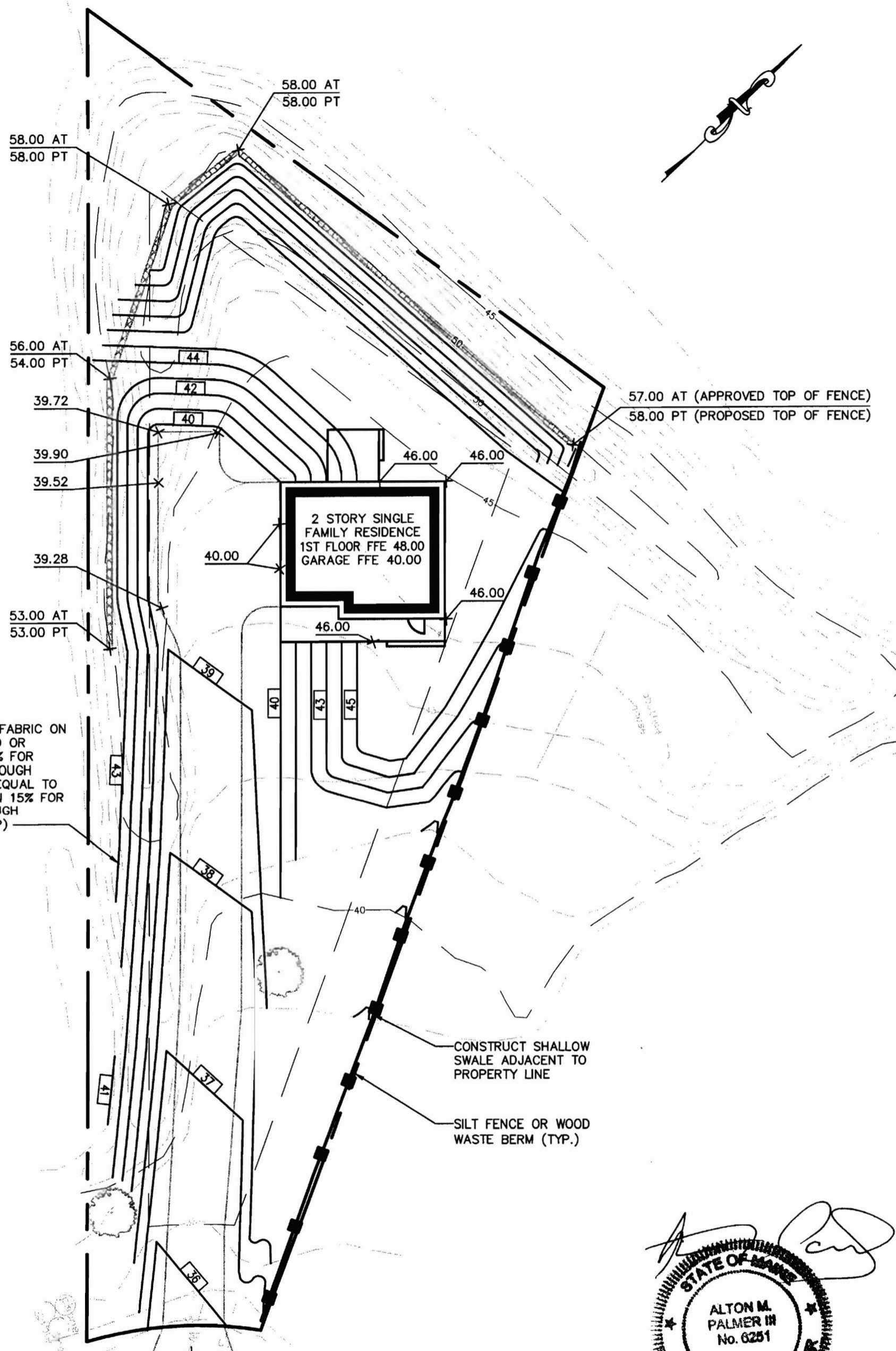
GP Gorrill-Palmer Consulting Engineers, Inc.
 Engineering Excellence since 1998
 PO Box 1237
 15 Shaker Road
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912

Drawing Name: **Site and Utility Plan**
 Project: **WILLOW LANE - PORTLAND, ME**

Figure No. **2**



TENAX MULTIMAT FABRIC ON
SLOPES EQUAL TO OR
STEEPER THAN 8% FOR
OCTOBER 1st THROUGH
APRIL 15th AND EQUAL TO
OR STEEPER THAN 15% FOR
APRIL 15th THROUGH
OCTOBER 1st (TYP)



2 STORY SINGLE
FAMILY RESIDENCE
1ST FLOOR FFE 48.00
GARAGE FFE 40.00

58.00 AT
58.00 PT

58.00 AT
58.00 PT

56.00 AT
54.00 PT

57.00 AT (APPROVED TOP OF FENCE)
58.00 PT (PROPOSED TOP OF FENCE)

39.72

39.90

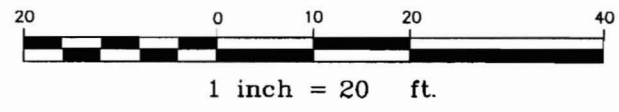
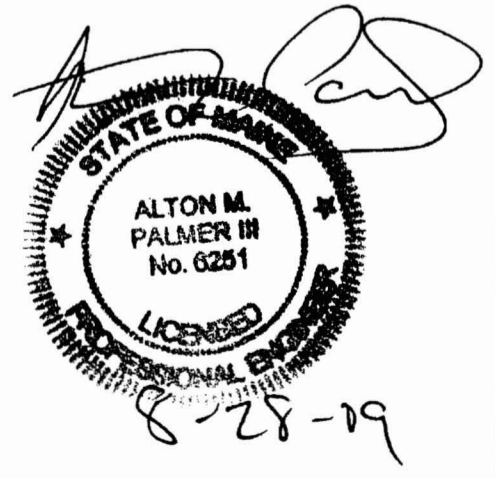
39.52

39.28

53.00 AT
53.00 PT

35.74 (MATCH
EXISTING) WILLOW LANE

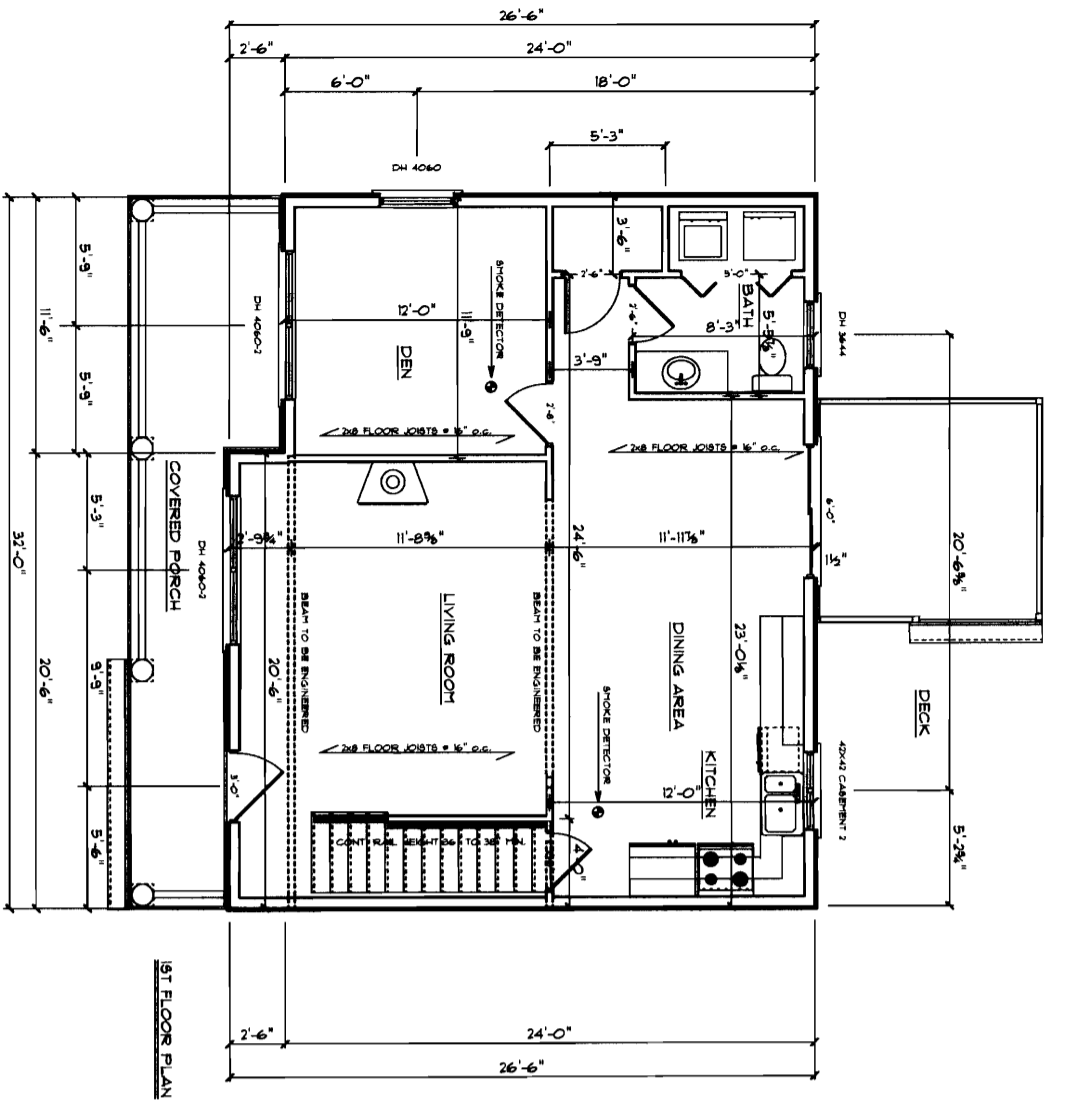
CONSTRUCT SHALLOW
SWALE ADJACENT TO
PROPERTY LINE
SILT FENCE OR WOOD
WASTE BERM (TYP.)



| | |
|--------------|------------------|
| Design: JWA | Date: 8/09 |
| Draft: CG | Job No.: 2288.02 |
| Checked: AMP | Scale: 1"=20' |

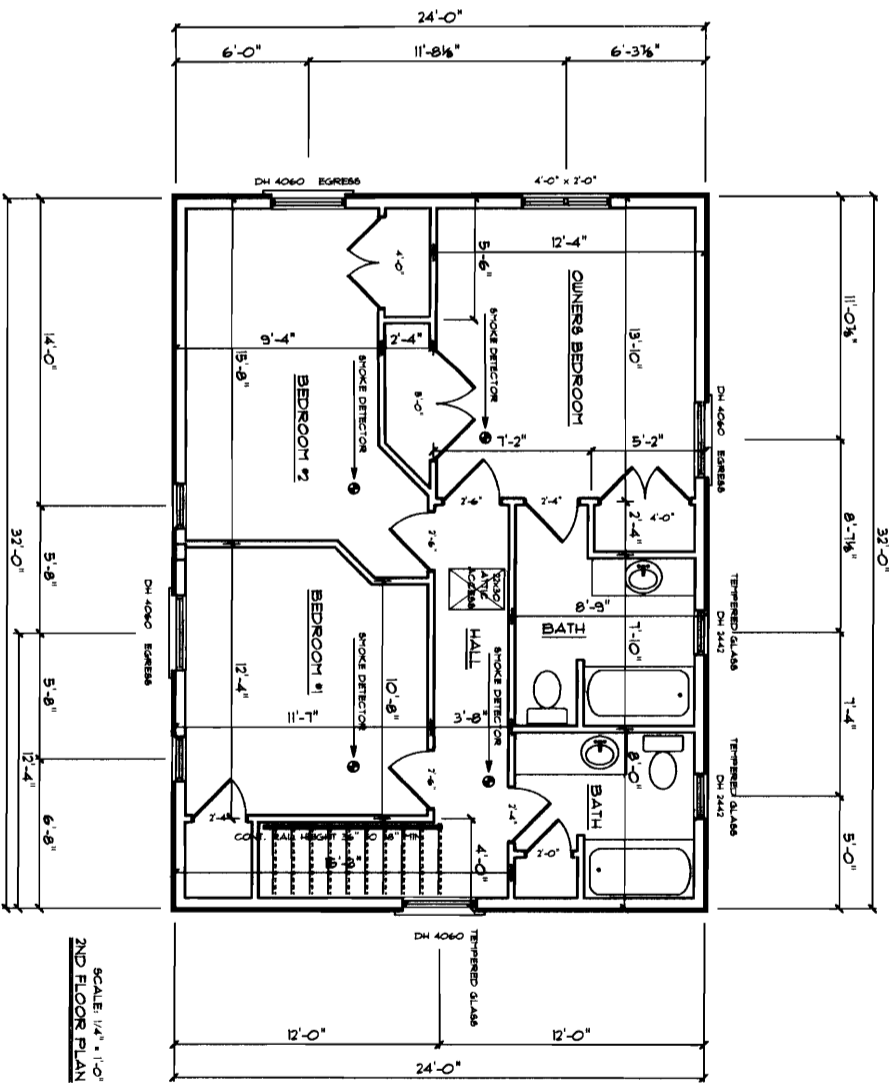
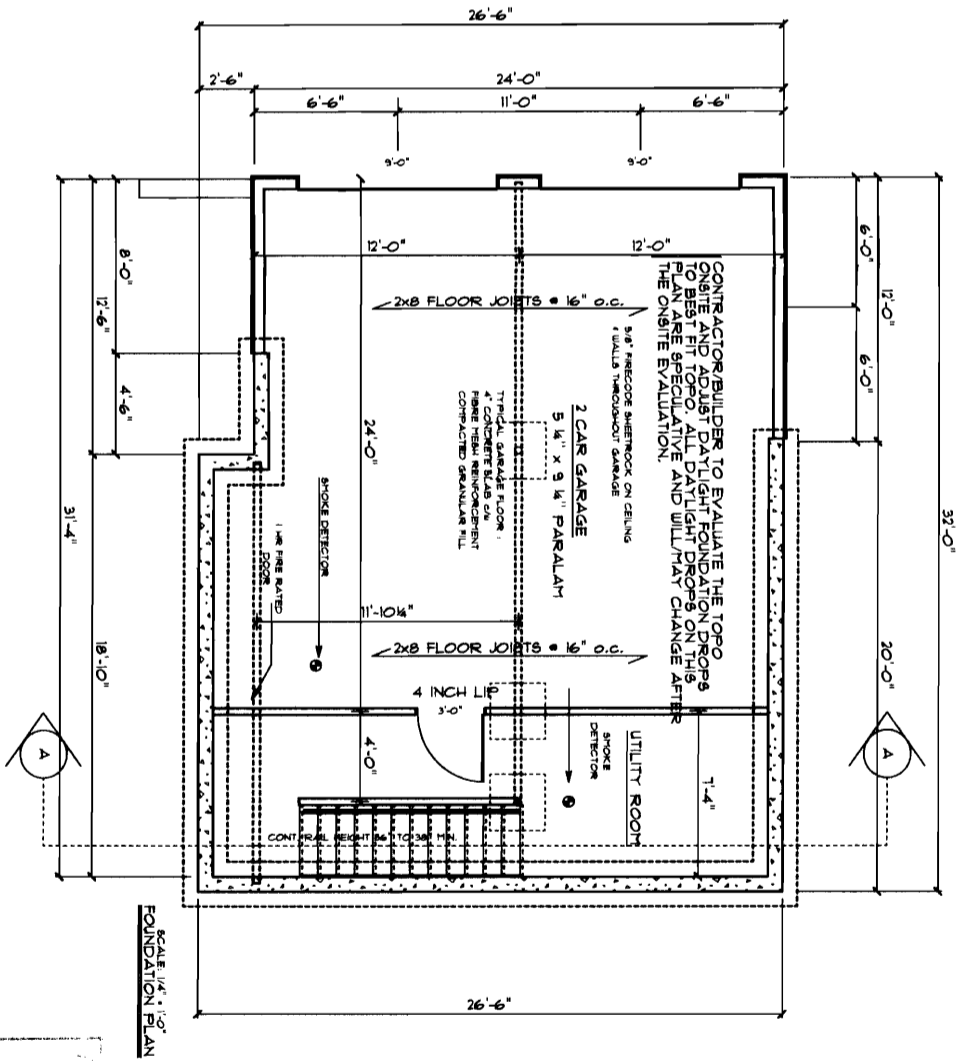
GP Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
Engineering Excellence since 1998

Drawing Name: **Grading and Drainage Plan**
Project: **WILLOW LANE PORTLAND, ME**



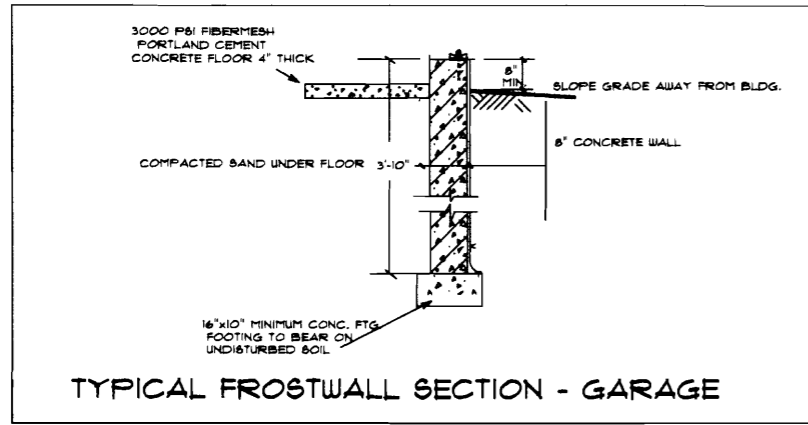
HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR

NOTE: ALL WINDOWS
U-FACTOR = .31

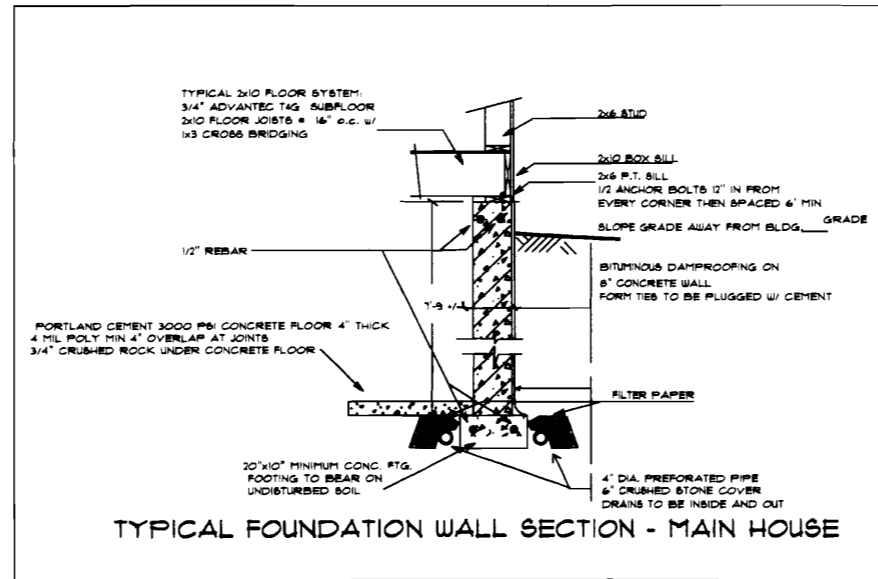
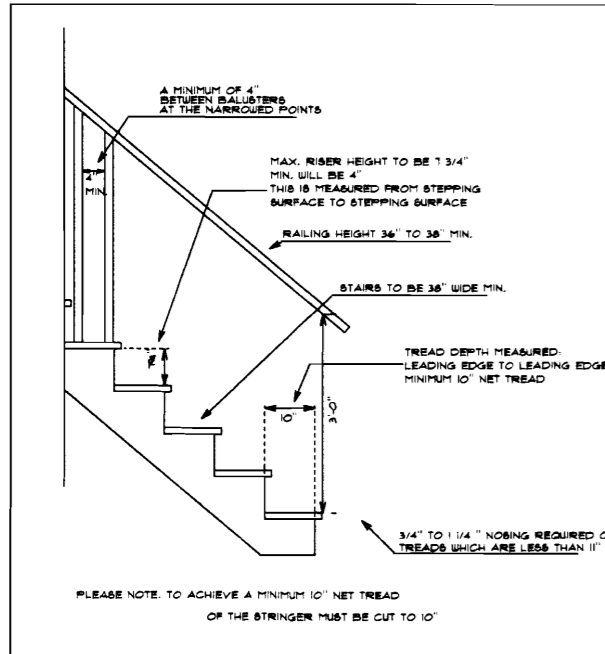
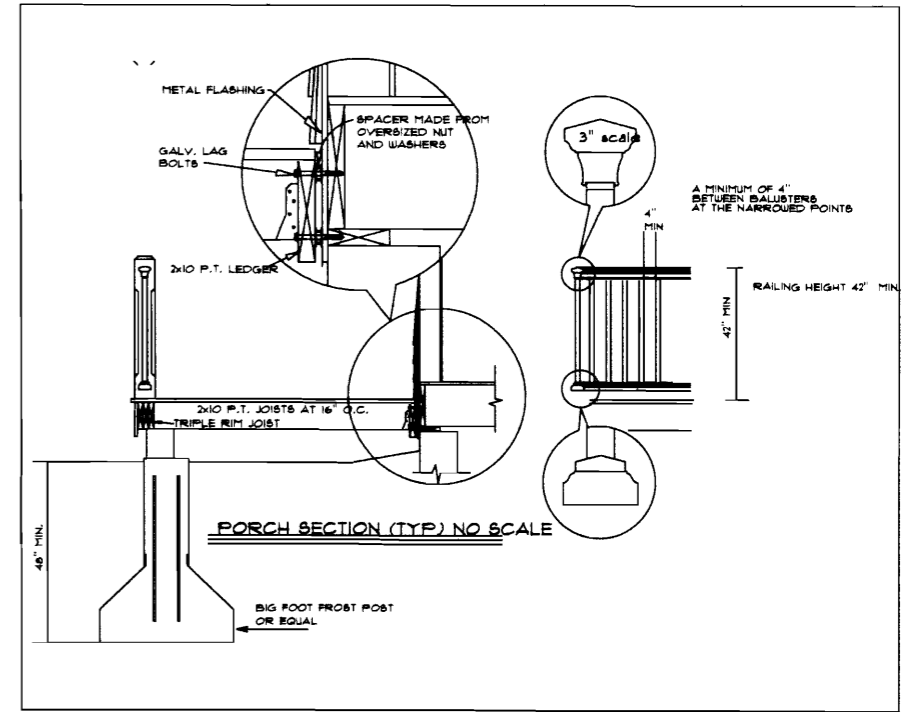


RECEIVED
PALANZA RES DESIGN INC
JUN 29 2009

| | | | |
|---------------------------------------|-------------------------------|--|--|
| PROJECT NAME: 56 WILLOW INC | CONTRACTOR: R M INC | <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 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.</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 OVERRIDE NOTES AND DETAILS ON THE PLANS.</p> | <p>CAPE COTTAGE HOME DESIGN</p> |
| DATE: 2008.08.08 | SCALE: 1/4" = 1'-0" | | |

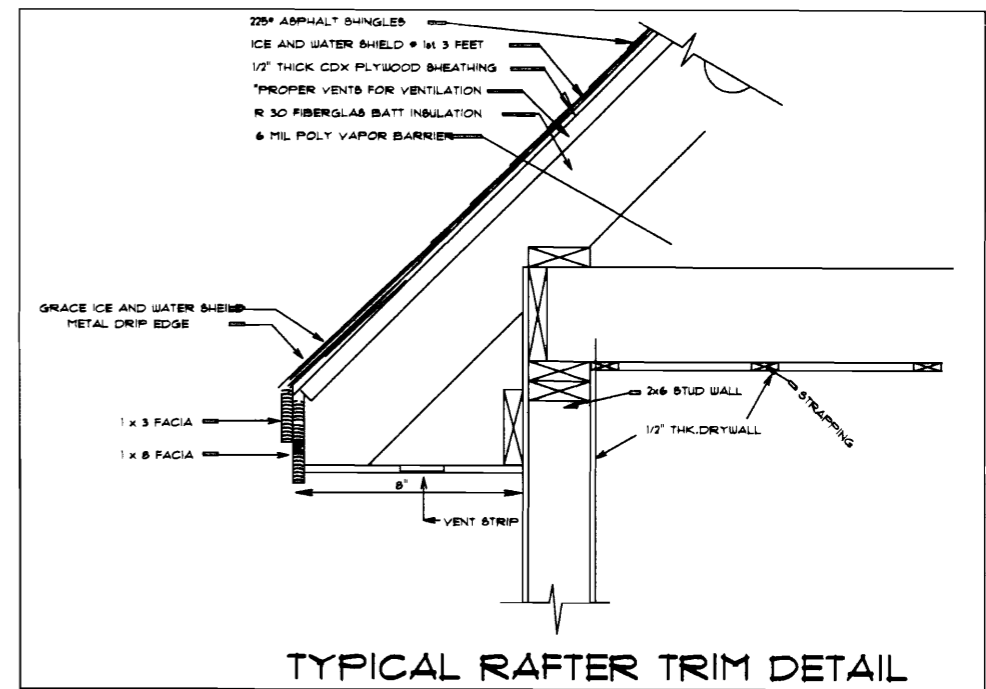


JUN 29 2009



- FOUNDATION NOTES:**
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
 2. BASEMENT WINDOW LOCATIONS & AND ROUGH OPENGS. SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR, OTHERWISE IF NOT KNOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
 3. ALL ANCHOR BOLTS SHALL BE 1/2"x10" HOOKED OR EQUIVALENT, 4"x0" MAX. OC, 11"x0" MIN. FROM ALL CORNERS.
 4. ALL LALLY COLUMN FOOTINGS, WALLS & BEAMS 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. (IE. BULKHEAD ETC.) OR PRODUCT DIMENSIONS OR SPEC'S. 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 WRAPPED IN FILTER FABRIC.
 11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.

| SEE NOTE | FASTENING | LOCATION | CONNECTION | SEE NOTE | FASTENING | LOCATION | CONNECTION |
|---------------------------------|--------------------------|-----------|---|----------|-----------|-----------|------------|
| SEE NOTE F | 8d | | PANEL SIDING (TO FRAMING) 8\"/> | | | | |
| 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 | 2-3/8\"/> | | | | | | |
| SEE NOTE D, K, SEE NOTE C | 8d OR 8d | | WOOD STRUCTURAL PANELS 1/2\"/> | | | | |
| SEE NOTE O | 1-3/4\"/> | | | | | | |
| SEE NOTE N | 2-3/8\"/> | | | | | | |
| SEE NOTE C, J | 8d | | WOOD STRUCTURAL PANELS 1/2\"/> | | | | |
| FACE NAIL | 4-3\"/> | | | | | | |
| FACE NAIL | 5-3\"/> | | | | | | |
| FACE NAIL | 3-3\"/> | | | | | | |
| FACE NAIL | 3-3\"/> | | | | | | |
| TOENAIL | 3-3\"/> | | | | | | |
| FACE NAIL | 3-3\"/> | | | | | | |
| TOENAIL | 4-3\"/> | | | | | | |
| FACE NAIL | 4-3\"/> | | | | | | |
| FACE NAIL | 4-3\"/> | | | | | | |
| AT EACH BRUCE FACE NAIL AT ENDS | 3-3\"/> | | | | | | |
| STAGGERED ON OPPOSITE SIDES | 14 GAUGE STAPLE @ 24\"/> | | | | | | |
| 18\"/> | | | | | | | |
| 18\"/> | | | | | | | |
| 24\"/> | | | | | | | |
| FACE NAIL | 2-3\"/> | | | | | | |
| TOENAIL | 3-3\"/> | | | | | | |
| NOTES | LOCATION | FASTENING | CONNECTION | NOTES | LOCATION | FASTENING | CONNECTION |



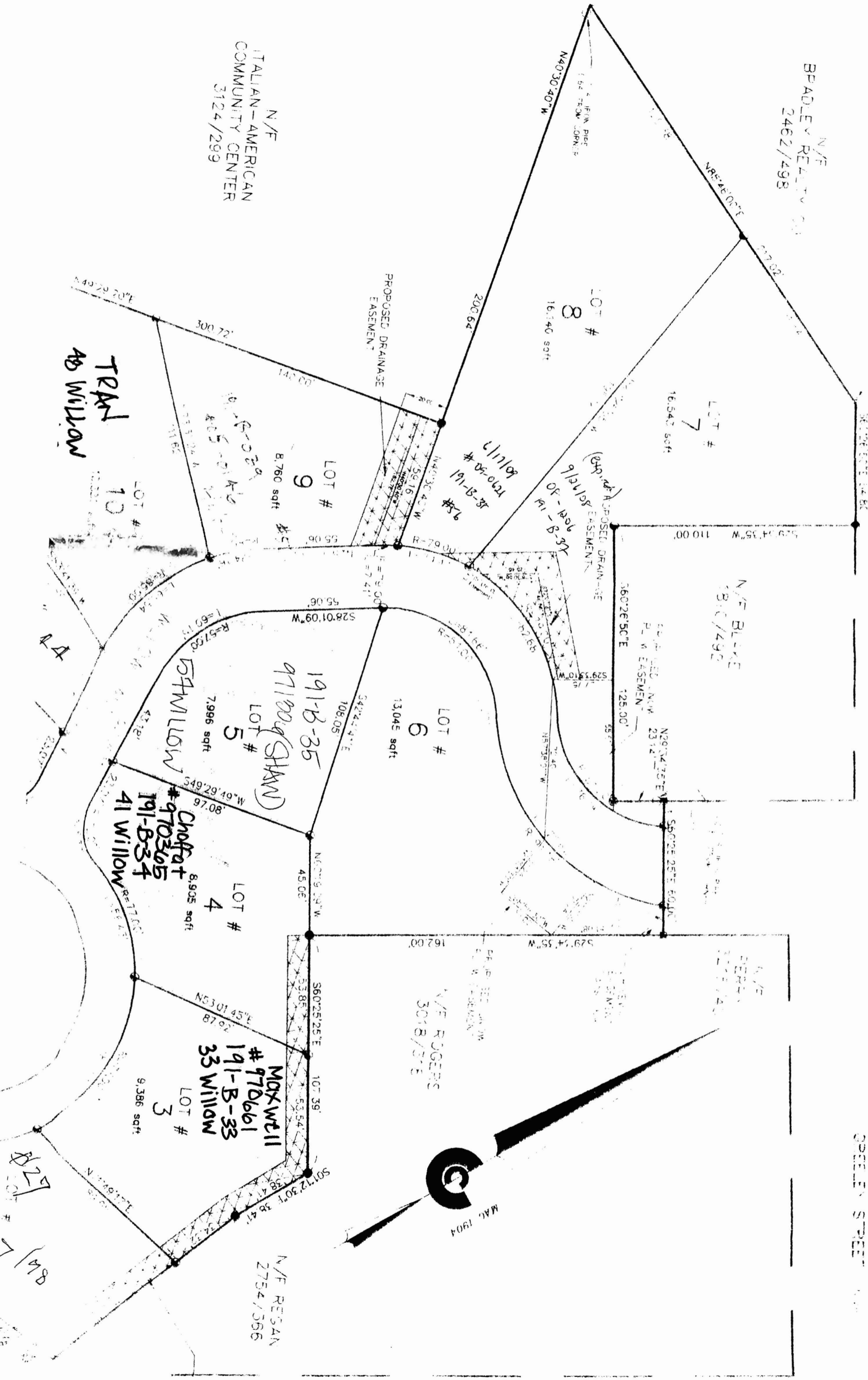
FASTENING SCHEDULE (SEE TABLE 2304.9.1 ME.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)

1" = 40'

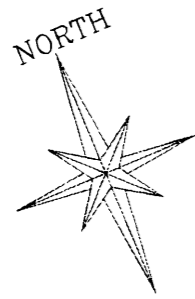
N/F
BRADLEY REALTY CO.
2462/498

N/F
ITALIAN-AMERICAN
COMMUNITY CENTER
3124/299

GREEN STREET

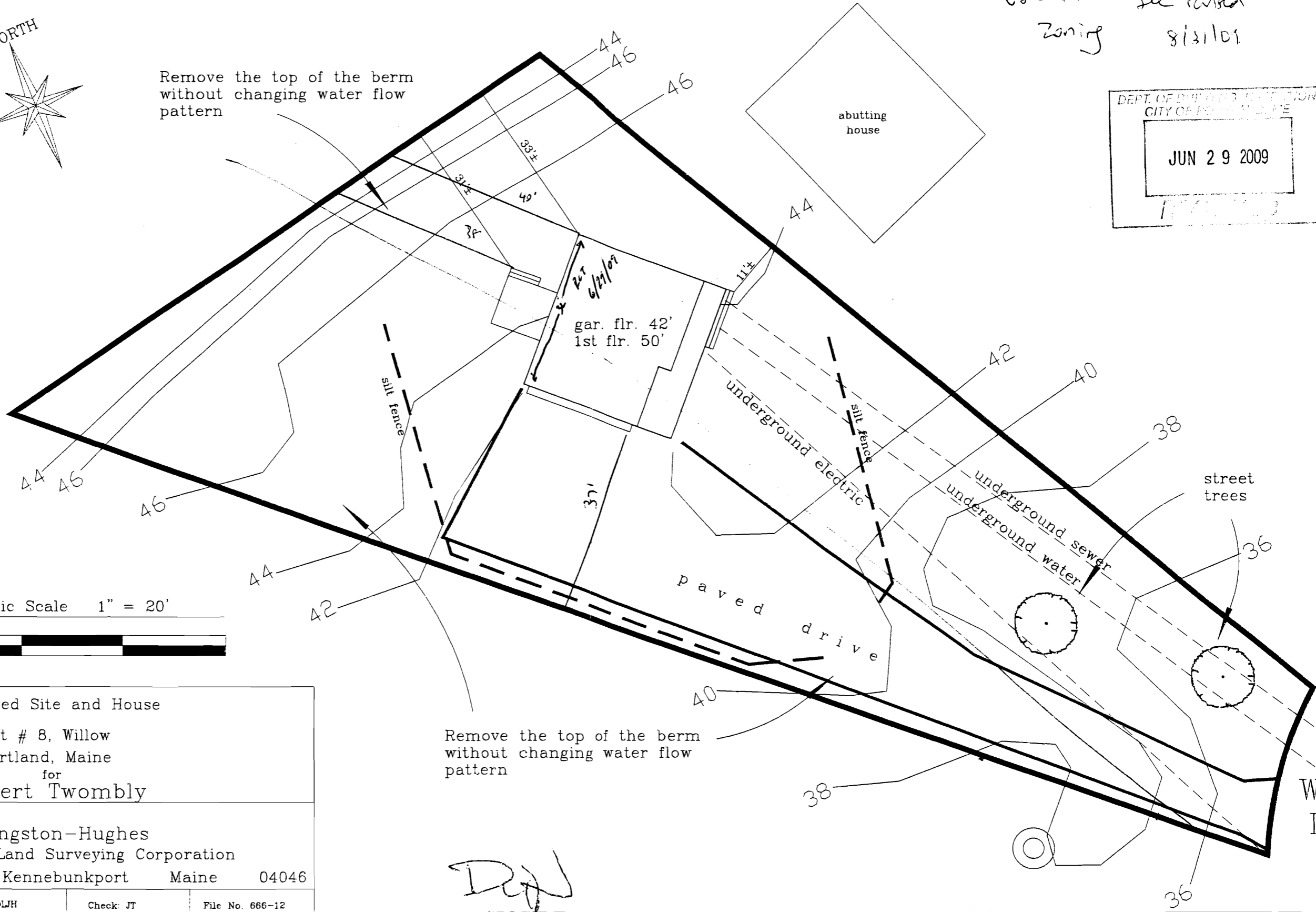
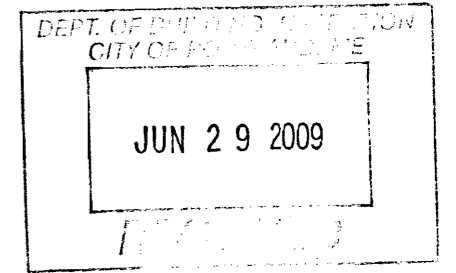


REF 1



Remove the top of the berm
without changing water flow
pattern

used for zoning see revised 8/31/09



Graphic Scale 1" = 20'



Proposed Site and House

Lot # 8, Willow
Portland, Maine
for

Robert Twombly

Prepared by :

Livingston-Hughes

Professional Land Surveying Corporation

88 Guinea Road Kennebunkport Maine 04046

Date: 5-12-09

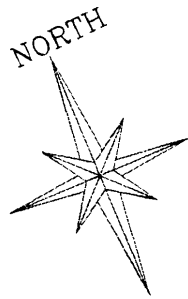
Drawn: DLJH

Check: JT

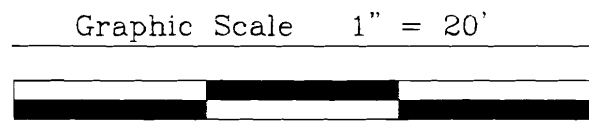
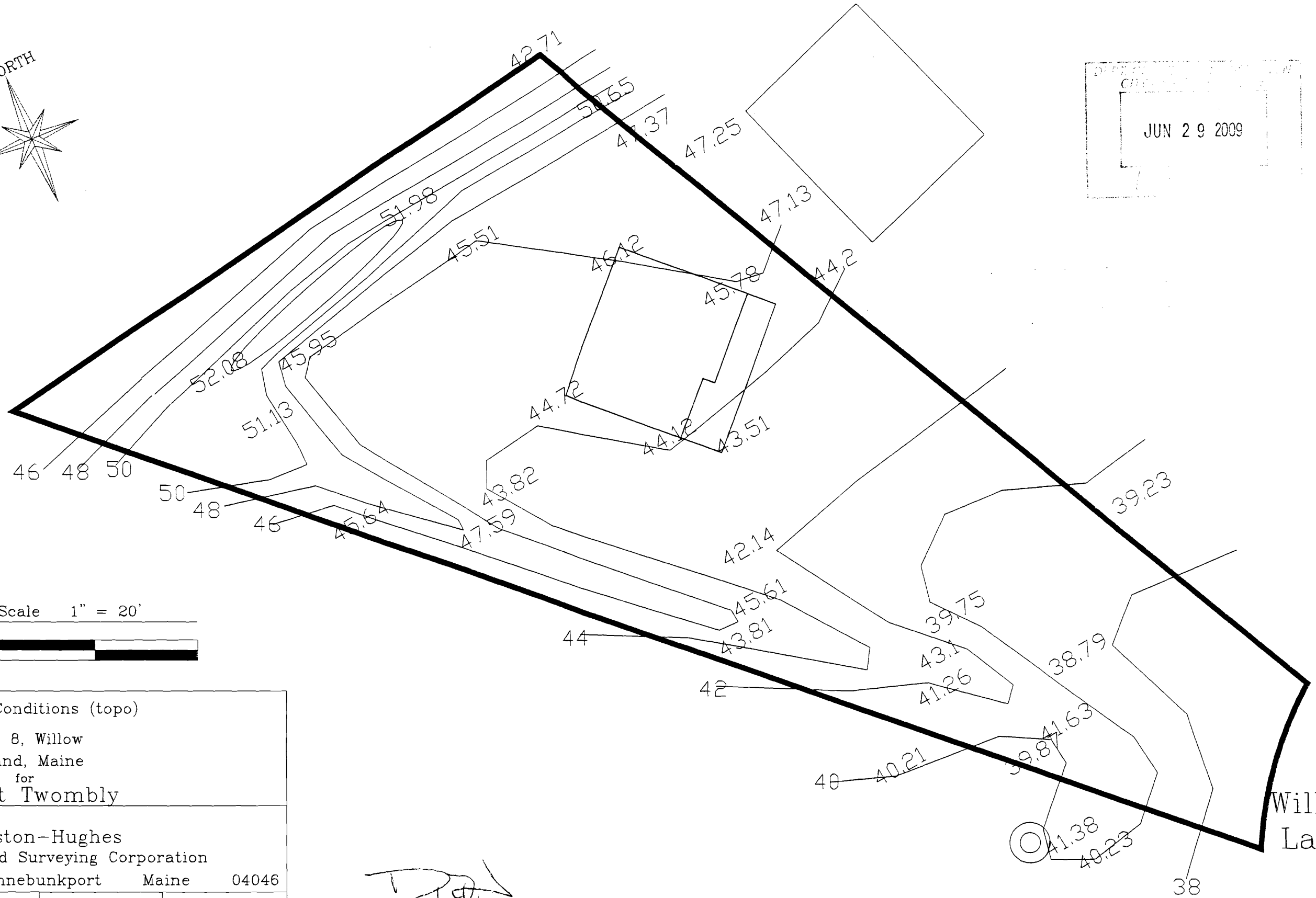
File No. 666-12

DLJH

Willow Lane



DATE OF SURVEY
CASE NO. 1111
JUN 29 2009



Existing Conditions (topo)

Lot # 8, Willow
Portland, Maine

for
Robert Twombly

Prepared by :

Livingston-Hughes
Professional Land Surveying Corporation

88 Guinea Road Kennebunkport Maine 04046

Date: 5-12-09

Drawn: DLJH

Check: JT

File No. 666-12

Willow Lane