

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 02-0178
 Issue Date: APR 1 2002
 CITY OF PORTLAND

CBL: 019
213 A000001

Location of Construction: 1190 Westbrook St	Owner Name: Abood Lynn <i>Don White</i>	Owner Address: 1190 Westbrook St	Phone:
Business Name: n/a	Contractor Name: Hildreth & White <i>691-7591</i>	Contractor Address: PO Box 8433 Portland	Phone: 2077720796
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: <i>R-2</i>

Past Use: Vacant	Proposed Use: New 28' x 38' Single Family with 24' x 24' two car garage, 12' x 12' mudroom and 5' x 8' open porch.	Permit Fee: \$863.00	Cost of Work: \$120,000.00	CEO District: 3
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i> Signature:	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>BOLA 1999</i> Signature:
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Proposed Project Description:
Build 28' x 38' Single family with 24' x 24' two car garage, 12' x 12' mudroom and 5' x 8' porch

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: <i>gg</i>	Date Applied For: <i>02/28/2002</i>	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>no - one split on existing lot only</i> <input checked="" type="checkbox"/> Site Plan <i>2002-0058</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>3/7/02</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>to DA 3/7/02</i> <i>DA 3/11/02</i> Date: _____
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Approved as per H.P. Committee Approval - no retaining walls.

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 _____

Application ID Number: 2-0178

Department: Zoning

Status: Approved with Conditions

Resistor: Marge Schmuckal

Comments: 1190 Westbrook St

Approval Date: 03/07/2002

Given On Date: 03/05/2002

Off to Head Person Name: Marge Schmuckal Date: 03/07/2002

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

ANY exterior work requires a separate review and approval thru Historic Preservation

Create Date: 03/05/2002 By: gg Update Date: 03/07/2002 By: mes

Hil Joneth # White

DAN White

Cell 671-7591

ADDITIONAL DETAILS PER REQUEST OF TAMMY MUNSON 3/28/02

- ✓1. Show Headers: see revised window schedule page 6
- ✓2. Anchor strap spacing: see revised cross section page 5
- ✓3. Filter fabric/gravel backfill: see revised cross section page 5
- ✓4. Stair detail: see new stair detail page 7
- ✓5. Portico framing detail: see new framing detail page 7
- ✓6. Girder column spacing: see revised foundation plan page 4
- ✓7. Larger pad column pad: see revised cross section page 4
- ✓8. Scuttle hole: see revised 2nd floor plan page 3
- ✓9. Label smoke detectors see new item page 3
- ✓10. Label egress windows: see revised window schedule page 6
- ✓11. Breezeway framing: see new framing detail page 7
- ✓12. garage framing: see new framing detail page 7

Material spacing? - 16" OC

~~Chair~~ Nosing on stairs? - Will have nosing

Scuttle size? - Will be 24" x 30"

11" x 17"

4/3/02 - Went over all of the above.

Applicant: Dan White (Contractor)
Address: # to be determined
Weston

Date: 3/7/02
C-B-L: OLD prior to subdiv.
New =

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Newly created lot ^{permit} # 02-0178

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - New single family home with breezeway, ^{28x38} ^{12x12} ^{24x24} Att. garage

Sewage Disposal - City

Lot Street Frontage - 50' req min 80' shown

Front Yard - 25' min - 30' to end of steps

Rear Yard - 25' min - 37.5' shown

Side Yard - 14' min - 15' & 22' shown at closest
^{2 story house}

Projections - front stoops - NO Decks

Width of Lot - 80' min - 80.5' ^{measured}

Height - 35' max - 24' ^{scaled}

Lot Area - 10,000 min 14,734 #

Lot Coverage/ Impervious Surface - 20% max = 2946.80 #

Area per Family - 10,000 #

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor # 2002-0058

Shoreland Zoning/ Stream Protection - outside of shoreland

Flood Plains - panel 12.C - Zone X

IN Historic District

28 x 38 = 1064
24 x 24 = 576
12 x 12 = 144
1784 #

I Need A New C-B-L

CITY OF PORTLAND

February 14, 2002

When convenient

Lynn Abood Pelletier
1190 Westbrook St.
Portland, ME 04102

THANKS - Marge
X 8695

RE: 1176 - 1192 Westbrook Street - 213-A-009 - R-2 Zone with a Historic Overlay Zone

Dear Lynn,

I am in receipt of your proposal to divide this one lot into two separate lots. By definition, this is not considered a subdivision that requires any City specific reviews or approvals. However section 14-422 of our Zoning Ordinance states that no lot shall be fashioned that creates a nonconformity of our codes.

I have reviewed the proposed land division as shown on the site plan survey by Daniel T.C. LaPoint, PLS dated November, 2001. Both lots, including the one with the existing dwelling unit and the newly created vacant lot, have been shown to meet the current R-2 residential zone requirements, such as, but not limited to lot size, street frontage, lot width, and setbacks on the existing dwelling.

In reference to the vacant lot, this letter is not to be construed as an approval to start any construction. Any proposal for a new dwelling unit would need to have a separate building permit application and reviews from all the appropriate departments, prior to any commencement of work.

Very truly yours,



Marge Schmuckal
Zoning Administrator

new ITE
213-A-19

Cc: File

Karen Moynihan, ReMax by the Bay, 970 Baxter Blvd., Portland, ME 04103

020178

9002 0058

All Purpose 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>1190 WESTBROOK ST</u>		
Total Square Footage of Proposed Structure <u>2272</u>	Square Footage of Lot <u>14,734 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>213</u> Block# <u>A</u> Lot# <u>009</u>	Owner: <u>LYNN ABOOD PELLETIER</u>	Telephone: <u>C/O Karen Norman</u> <u>@ RE-MAX 553-7300</u>
Lessee/Buyer's Name (If Applicable) <u>Hildreth & White</u>	Applicant name, address & telephone: <u>P.O. Box 8433 Portland ⁰⁴¹⁰⁴</u>	Cost Of Work: \$ <u>120,000.-</u> Fee: \$ Bldg. <u>863.</u>
Current use: <u>RAW LAND</u>	Site <u>300.</u>	
If the location is currently vacant, what was prior use: <u>UNKNOWN</u>	Total <u>1,163.00</u>	
Approximately how long has it been vacant: <u>UNKNOWN</u>		
Proposed use: <u>Construct New House</u>		
Project description:		
Contractor's name, address & telephone: <u>Hildreth & White P.O. Box 8433</u> <u>Portland ME 04104</u>		
Who should we contact when the permit is ready: <u>DAN WHITE</u>		
Mailing address: <u>P.O. Box 81133</u> <u>Portland, ME 04104</u> @ <u>671-7591</u> xxcdl		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>671-7591</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>[Signature]</u> Its President	Date: <u>2/28/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



CITY OF PORTLAND

February 14, 2002

Lynn Abood Pelletier
1190 Westbrook St.
Portland, ME 04102

RE: 1176 – 1192 Westbrook Street – 213-A-009 - R-2 Zone with a Historic Overlay Zone

Dear Lynn,

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In reference to the vacant lot, this letter is not to be construed as an approval to start any construction. Any proposal for a new dwelling unit would need to have a separate building permit application and reviews from all the appropriate departments, prior to any commencement of work.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: File

Karen Moynihan, ReMax by the Bay, 970 Baxter Blvd., Portland, ME 04103



February 13, 2002

1176-1192

Marge Schmuckal
Zoning Administrator
Planning & Urban Development
389 Congress Street
Portland, Maine 04101

1190 Westbrook St 3, 490
historic overlay
250' set back Hwy

Dear Marge,

Re: Map 213, Block A, Lot 9 (portion being sold)

Lynn Abood Pelletier is the owner of the above property and has successfully been undercontract with Hildreth & White Builders for the side parcel of land containing 14,734 Sq. Ft. Hildreth & White has successfully gained approval from the Historical Committee last week to build a home and will be in this week or next for permits.

R-2 Zone

Lynn's mortgage company, GMAC, is requesting a signed document from the Zoning office that states the remaining property will continue to conform to all city and county restrictions and/or requirements, such as, but not limited to, set back and lot size requirements, and that the necessary access (ingress and egress) is still available. (Enclosed is a copy of that correspondence and a copy of the signed Survey done by Daniel Lapoint.

We would like to Federal Express this out to GMAC today, if your time permits. I will be available to pick it up when done.

To reach me, please call: Office: 553-7316
Cell: 329-7369

14,734
27,712
42446
1

Thank you,
Karen Moynihan
Karen Moynihan
Broker

Lynn's work number is Unum-575-7667 should you wish to speak with her.



GMAC Mortgage

October 11, 2001

Lynn Abood-Pelletier
1190 Westbrook St.
Portland, ME 04102

RE: Account Number: 600157053
Property Address: 1190 Westbrook St.
Portland, ~~OR~~ 01402

ME

Dear Ms. Abood-Pelletier,

Thank you for inquiring about a Partial Release on the above referenced property. The institutional investor for whom we service the loan as well as any governmental agencies or mortgage insurers with an interest in the loan must approve this request. (If this is a state taking, notify the state of our requirements and they may provide the required documents. Attorney fees may be incurred and become the responsibility of the titleholder if a condemnation suit is filed.) Forward the requested items to the Mortgage Lien Department at the address below. Should you have questions you may call 1-800-766-4622 and ask to speak to a Mortgage Lien Specialist, or contact us through our web site at GMACMortgage.com. **This file will close automatically by December 11, 2001 if we do not hear from you.**

Requested Items:

1. Sales/purchase agreement or letter describing transaction signed by all titleholders. **We may require all or a portion of the funds received to be applied to the principal balance of the loan.**
2. An appraisal giving the after value of the property to be retained on the deed of trust / mortgage prepared by a licensed appraiser.
3. A current plat or survey signed and dated by a licensed surveyor identifying property encumbered on mortgage and portion to be released. Indicate the location of right of legal access to the property, the house and the location of a well and or septic system. Provide written legal descriptions for the property to be released and to remain encumbered by mortgage.
4. Nonrefundable processing fee of \$350 plus an additional \$50 if a plat map is to be signed.
5. A signed document from your local zoning office or planning department that states the remaining property will continue to conform to all city and county restrictions and/or requirements, such as, but not limited to, set back and lot size requirements, and that the necessary access (ingress and egress) is still available.
6. Provide the Partial Release/Reconveyance document to release security interest in mortgage and the name and address of the person or company who will be responsible for recording the document. This document should include the recording information of the original Deed of Trust / Mortgage and the legal description of the property to be released.

The review process can take four to six weeks depending on investor/mortgage insurer approval. We reserve the right to request additional documentation as the circumstances become known. Please notify us if you have a Home Equity loan with GMAC Mortgage Corporation.

Sincerely,
Mortgage Lien Department

GMAC Mortgage Corporation
3451 Hammond Avenue
Post Office Box 780
Waterloo, IA 50704-0780
Tel. (319) 236-5400

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

2002-0058

Application I. D. Number

2/28/02

Application Date

1190 Westbrook St.

Project Name/Description

Abood Lynn

Applicant

1190 Westbrook St, Portland, ME 04102

Applicant's Mailing Address

Hildreth & White

Consultant/Agent

Agent Ph: 772-0657

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

1190 - 1190 Westbrook St, Portland, Maine

Address of Proposed Site

213 A009001

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 Other (specify) _____

2,272 sq. ft.

Proposed Building square Feet or # of Units

14,734 sq. ft.

Acreage of Site

R2

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **3/5/02**

Insp 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 | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | 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 | |

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

2002-0058
Application I. D. Number

02/28/2002
Application Date

Aboud Lynn
Applicant
1190 Westbrook St, Portland, ME 04102
Applicant's Mailing Address
Hildreth & White
Consultant/Agent
Agent Ph: 772-0657 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

1190 Westbrook St.
Project Name/Description
1190 - 1190 Westbrook St, Portland, Maine
Address of Proposed Site
213 A009001
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 Other (specify) _____

2,272 sq. ft. **14,734 sq. ft.** **R2**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 03/05/2002

DRC Approval Status:

Approved See Attached Denied

Approval Expiration 03/13/2003 Extension to _____
 Condition Compliance Jay Reynolds 03/13/2002
signature date

REVISED PLAN ATTACHED

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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	

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

2002-0058

Application I. D. Number

02/28/2002

Application Date

1190 Westbrook St.

Project Name/Description

Abood Lynn

Applicant

1190 Westbrook St, Portland, ME 04102

Applicant's Mailing Address

Hildreth & White

Consultant/Agent

Agent Ph: 772-0657

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

1190 - 1190 Westbrook St, Portland, Maine

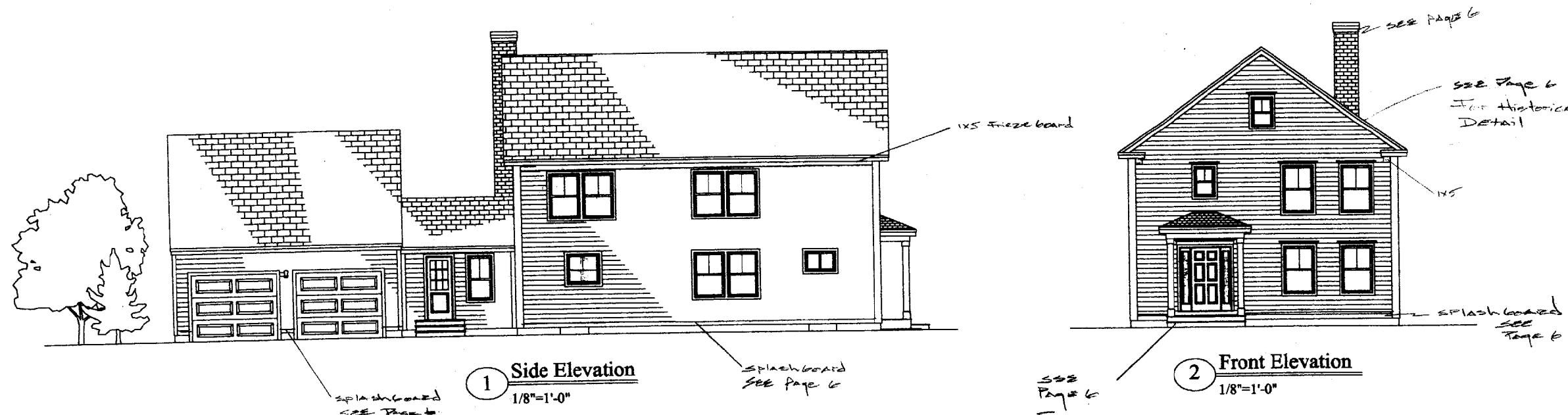
Address of Proposed Site

213 A009001

Assessor's Reference: Chart-Block-Lot

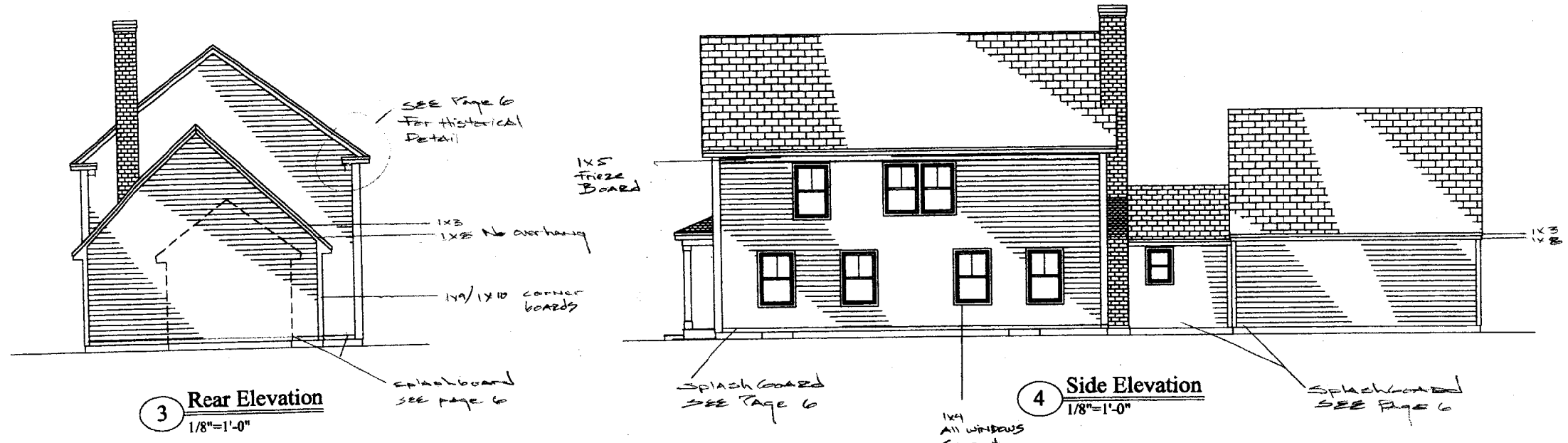
Approval Conditions of DRC

- 1 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.
- 2 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.
- 3 Your new street address is now #1190 WESTBROOK STREET, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



1 Side Elevation
1/8"=1'-0"

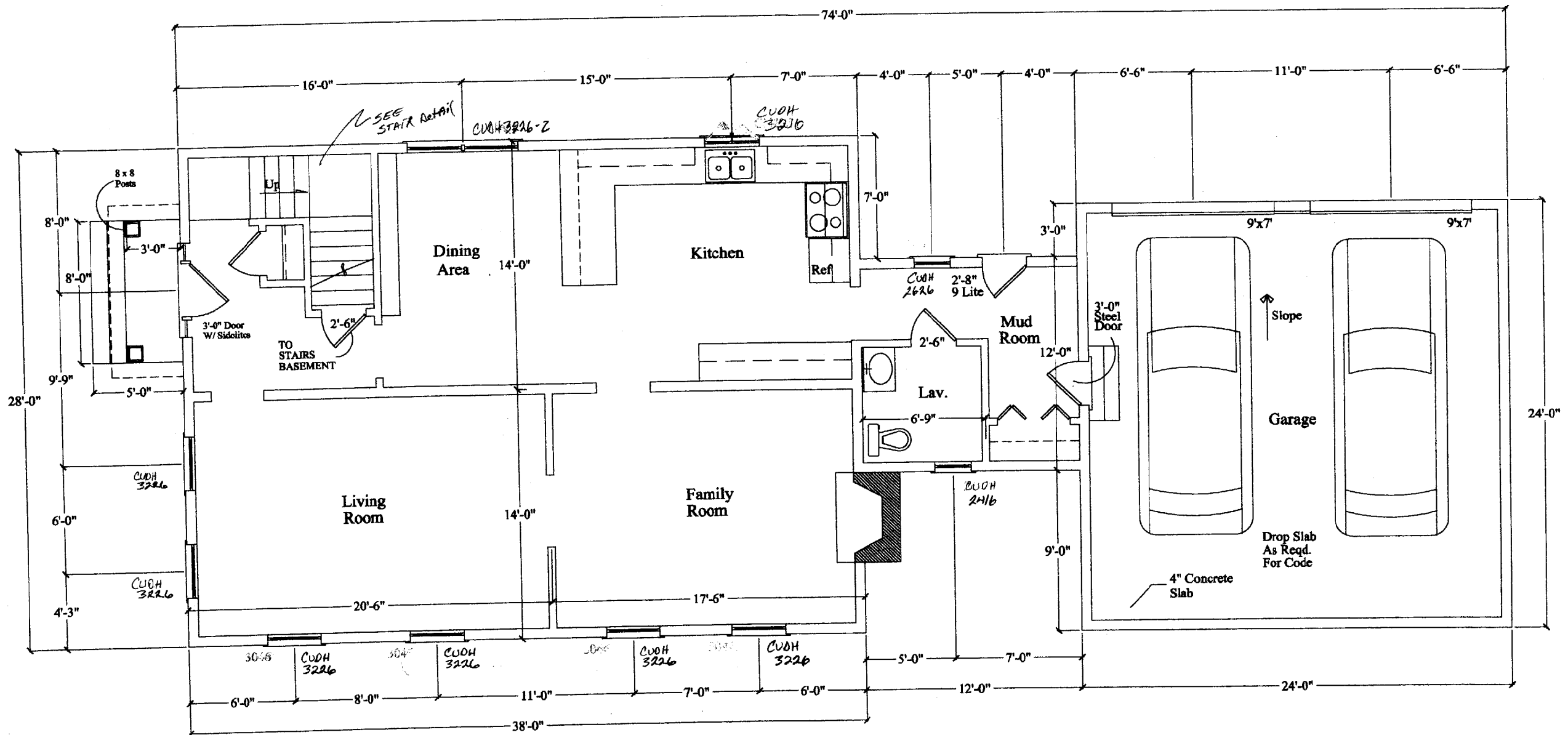
2 Front Elevation
1/8"=1'-0"



3 Rear Elevation
1/8"=1'-0"

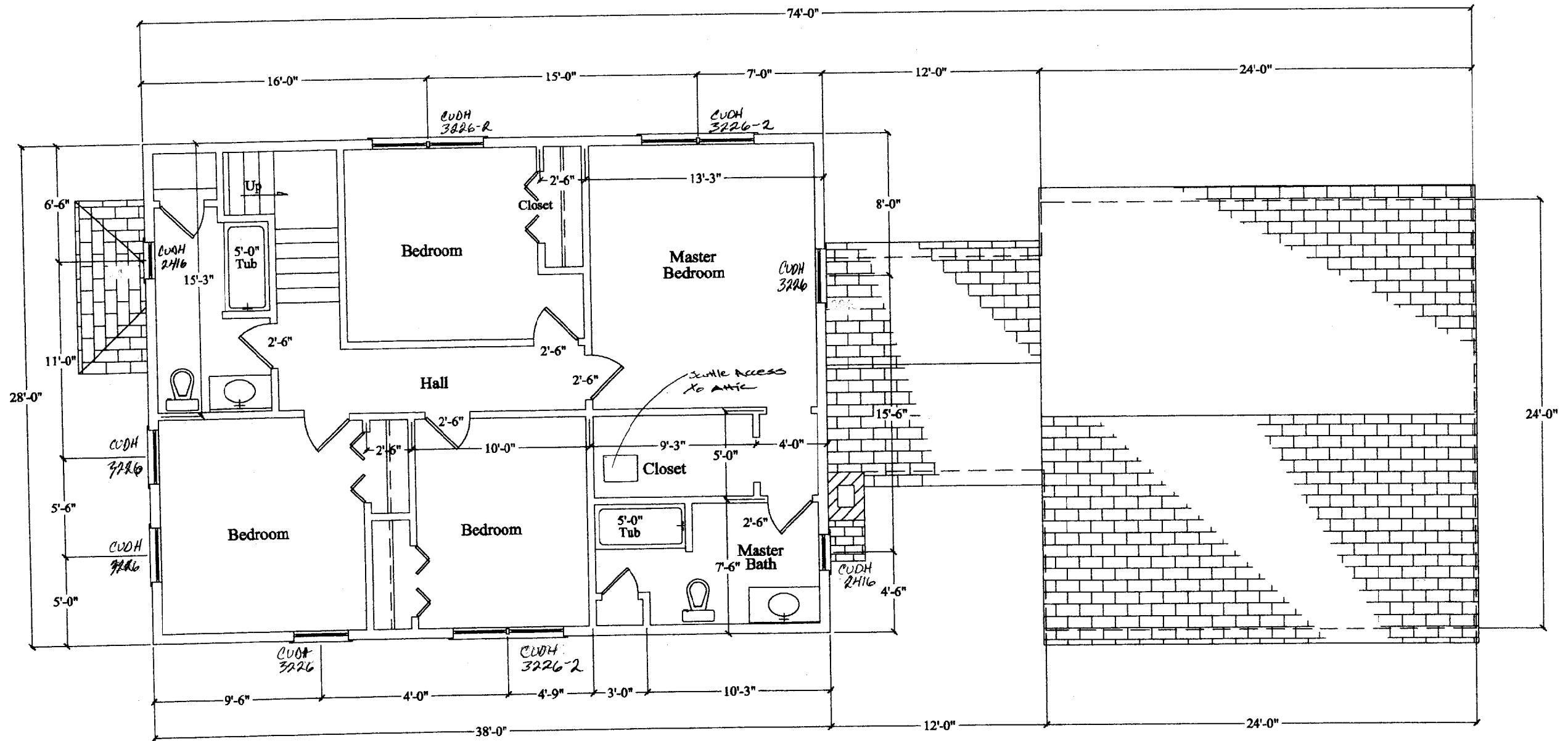
4 Side Elevation
1/8"=1'-0"

Hildreth & White P.O. Box 8433 Portland, Maine 04104 (207) 772-0657	Project	Residence	Dwg# 1.0
	Drawn By: Total Perspective 2 Trackside Drive Kennebunk, Maine 04043 (207) 985-1639	Title	Elevations



1 First Floor Plan
1/4" = 1'-0"

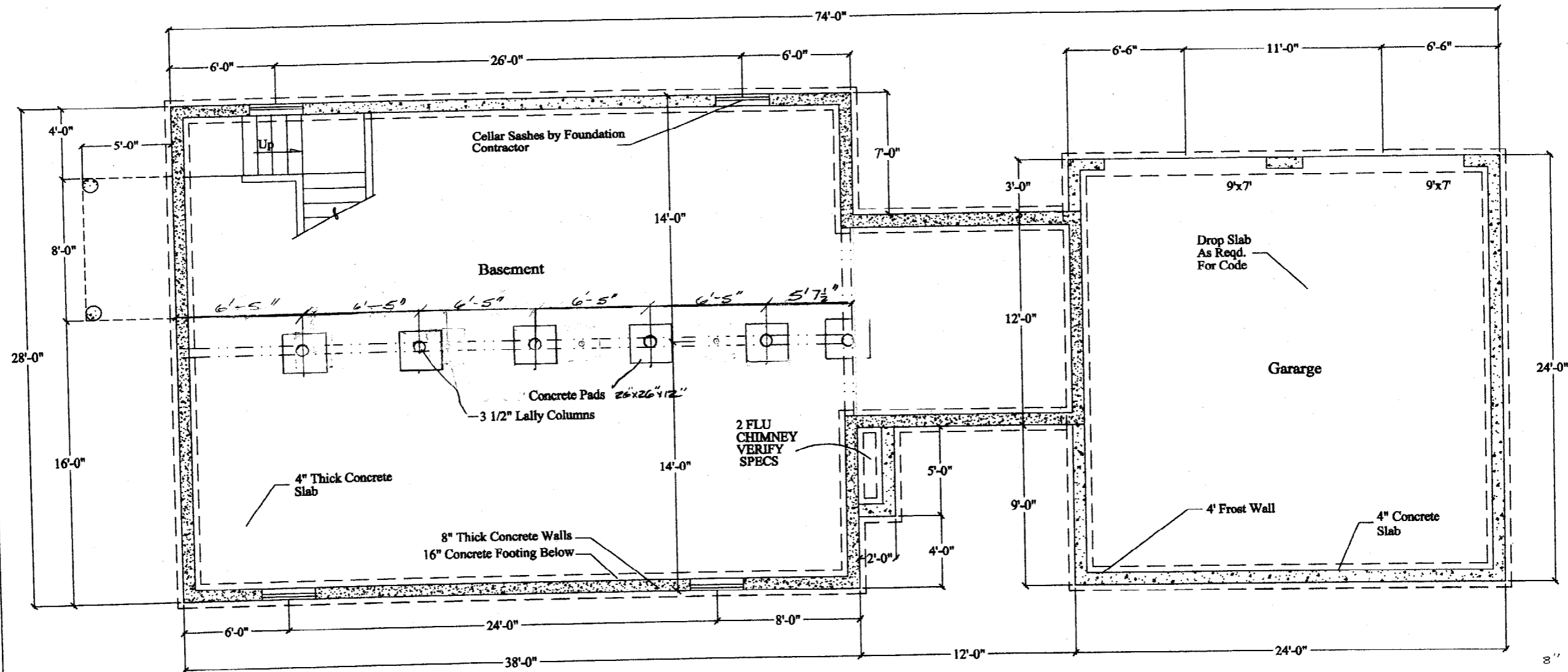
Hildreth & White P.O. Box 8433 Portland, Maine 04104 (207) 772-0657	Project	Residence	Dwg# 2.0
	Drawn By: Total Perspective 2 Trackside Drive Kennebunk, Maine 04043 (207) 985-1639	Title	First Floor Plan



1 Second Floor Plan
1/4"=1'-0"

NOTE: Smoke Detectors All Bedrooms & Hall-way
Per code

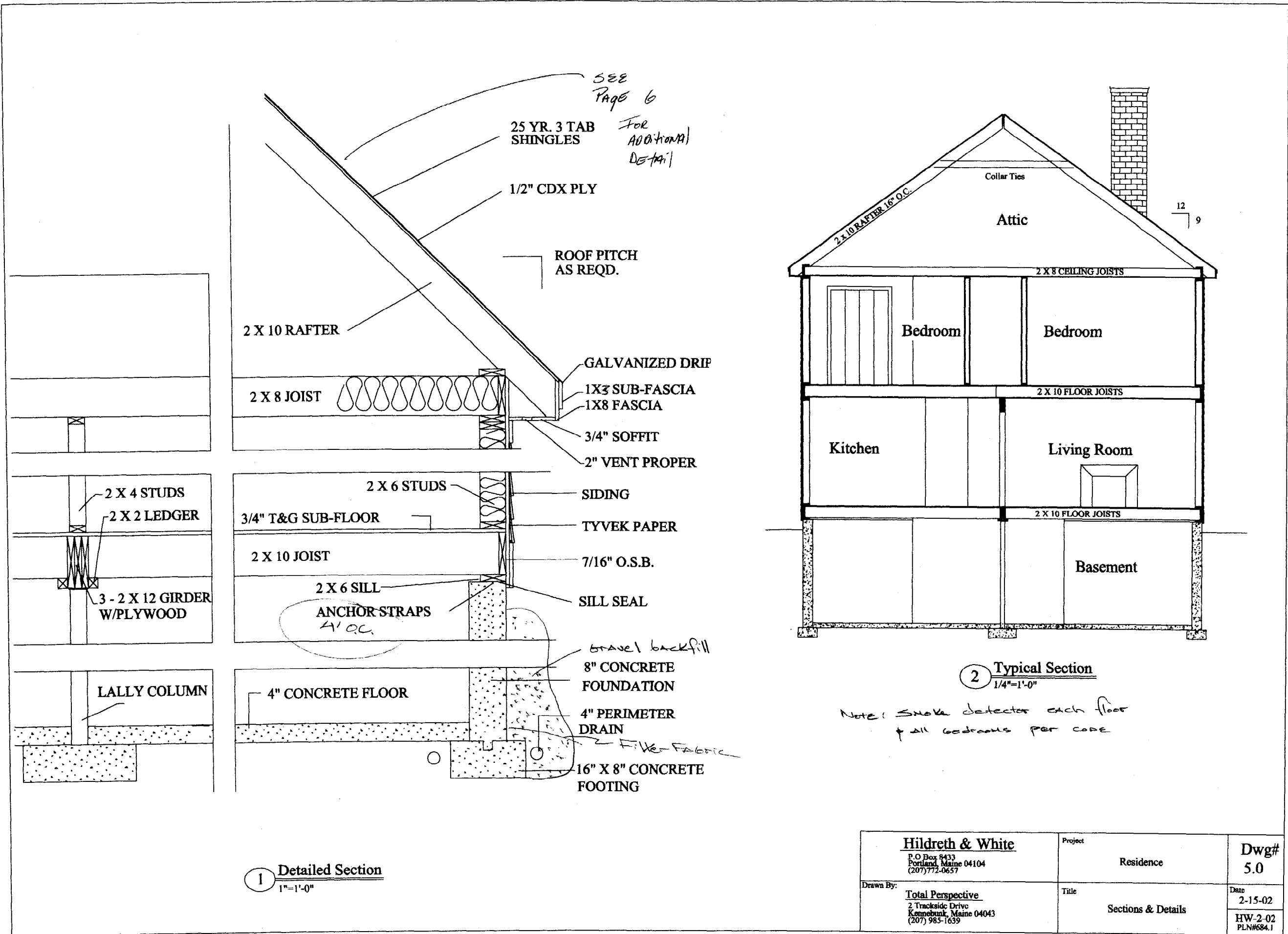
Hildreth & White P.O. Box 8433 Portland, Maine 04104 (207) 772-0657		Project Residence	Dwg# 3.0
Drawn By: Total Perspective 2 Trackside Drive Kennebunk, Maine 04043 (207) 985-1639		Title Second Floor Plan	Date 2-15-02 HW-2-02 PLN#684.1



1 **Foundation Plan**
1/4"=1'-0"

25' - 8
4 - 5 1/2
5' - 11

Hildreth & White P.O. Box 8433 Portland, Maine 04104 (207) 772-0657	Project	Residence	Dwg# 4.0
	Drawn By: Total Perspective 2 Trakside Drive Kennebunk, Maine 04043 (207) 985-1639	Title	Foundation Plan



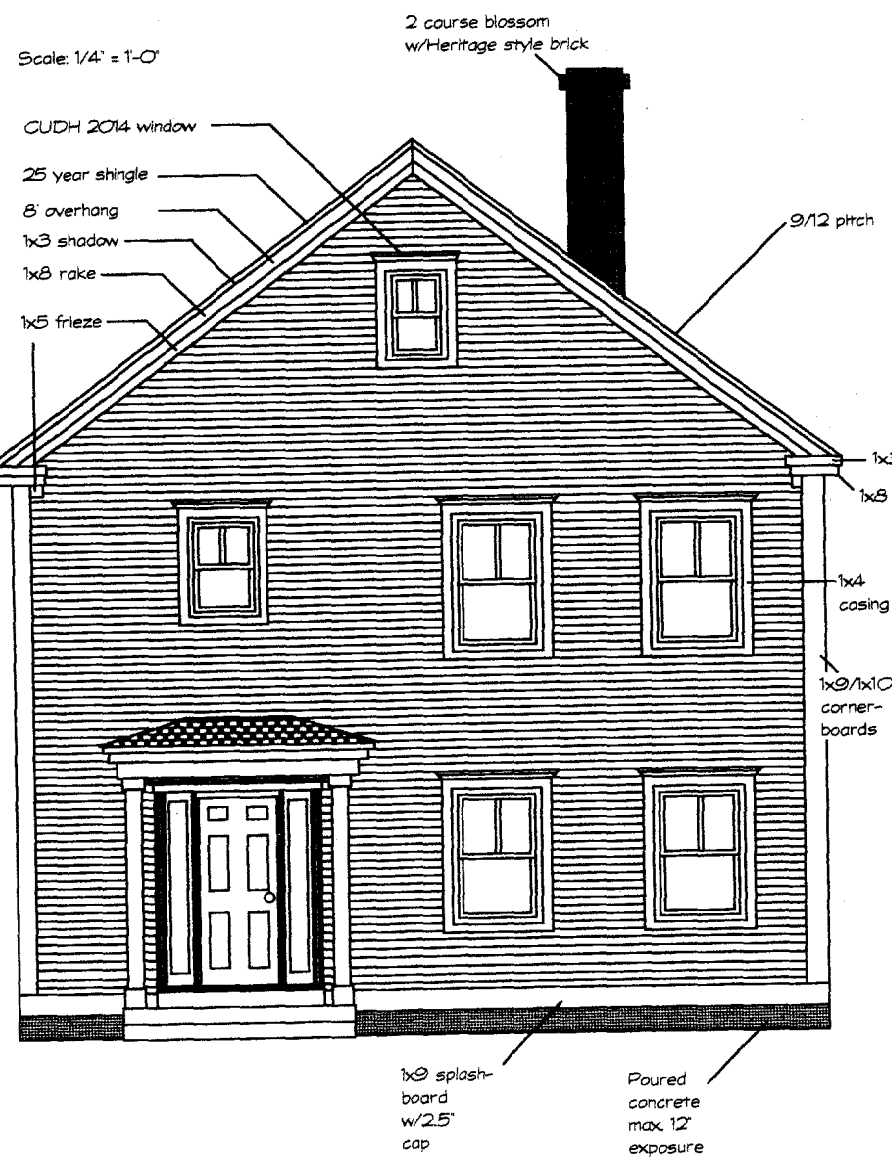
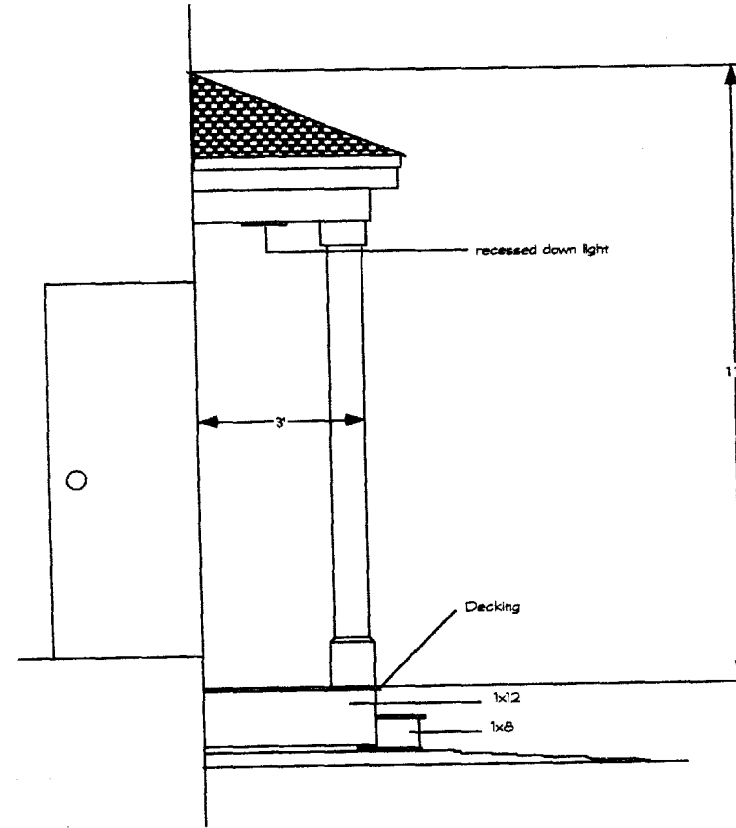
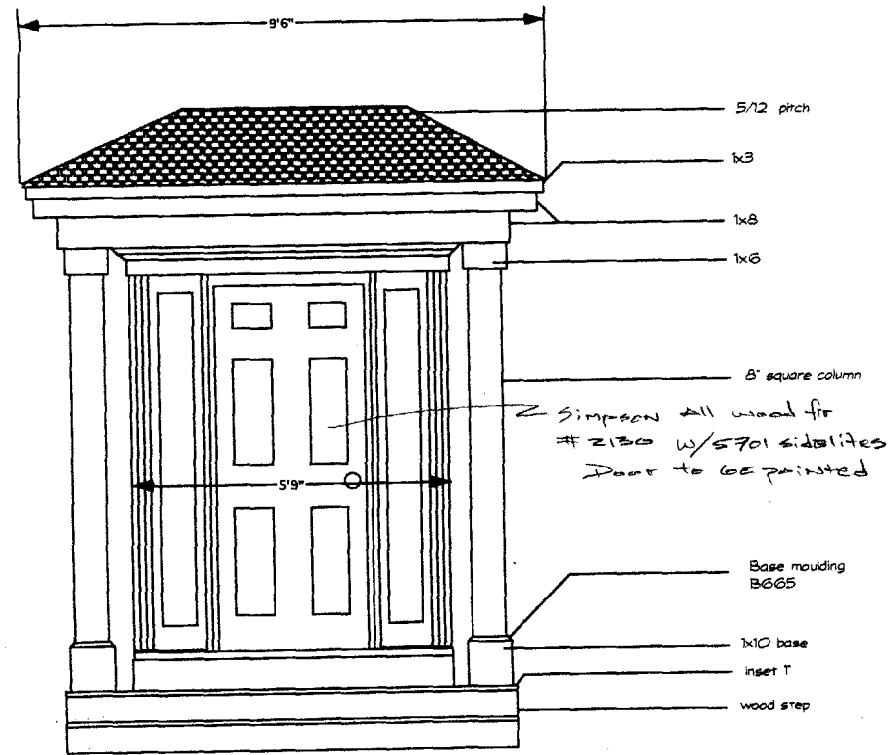
SEE
Page 6
For
Additional
Detail

1 Detailed Section
1"=1'-0"

2 Typical Section
1/4"=1'-0"

Note: Smoke detector each floor
& all bedrooms per code

Hildreth & White P.O. Box 8433 Portland, Maine 04104 (207) 772-0657	Project	Residence	Dwg# 5.0
	Drawn By:	Title	Date
Total Perspective 2 Trackside Drive Kennebunk, Maine 04043 (207) 985-1639	Sections & Details	2-15-02	HW-2-02 PLN#684.1



Window Schedule

Marvin Clad (white)
Ultimate Double Hung

Qty.			Header
4	CUDH	3226-2**	(3) 2x12
10	CUDH	3226 **	(2) 2x10
1	CUDH	2626	(2) 2x10
2	CUDH	2416	(2) 2x10
1	CUDH	3216	(2) 2x10
1	CUDH	2014	(2) 2x10

* THESE WINDOWS MEET National Egress Codes

GLASS SIZE = (H) 26"
(W) 32"

SASH OPEN. = (H) 4'-10"
(W) 3'-0"

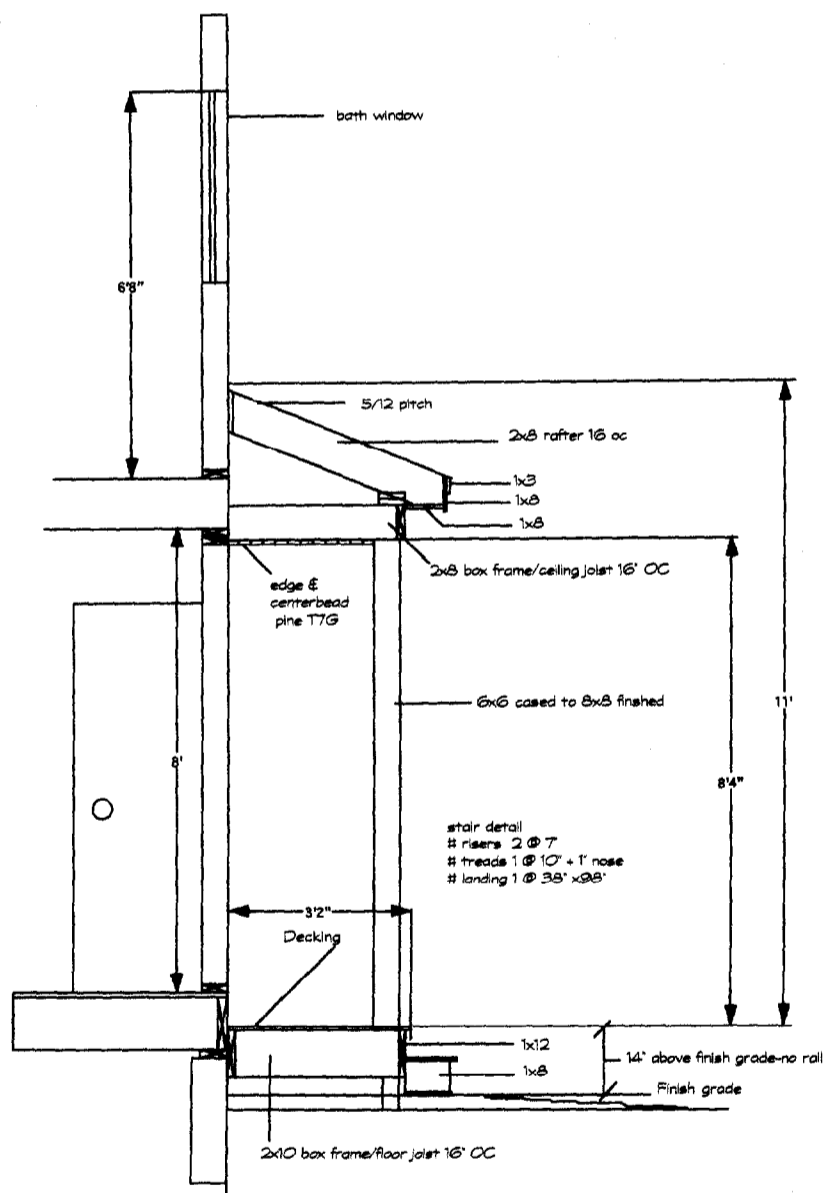
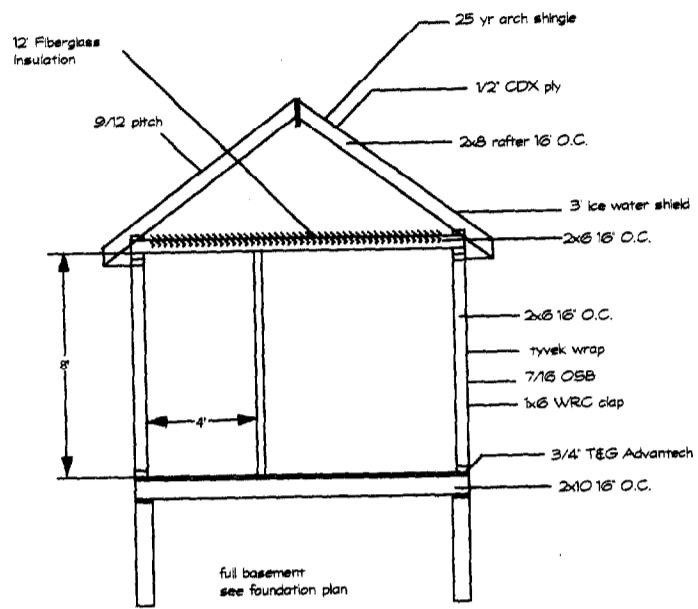
FRAME SIZE = (H) 3'-13/8"
(W) 5'-1"

NO. OF WINDOWS TO BE INSTALLED
DATE OF INSTALLATION
INSTALLER'S NAME
ADDRESS
CITY
STATE
ZIP

NO. OF WINDOWS TO BE INSTALLED
DATE OF INSTALLATION
INSTALLER'S NAME
ADDRESS
CITY
STATE
ZIP

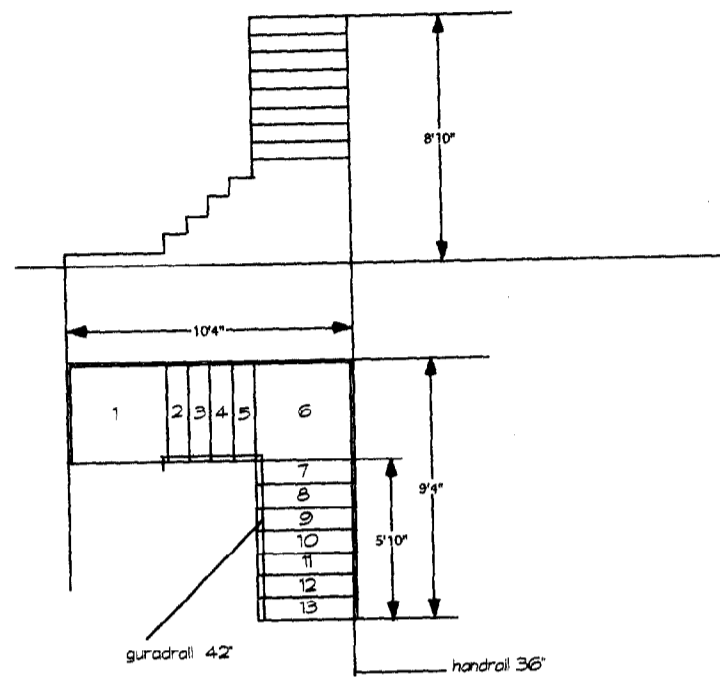
NO. OF WINDOWS TO BE INSTALLED
DATE OF INSTALLATION
INSTALLER'S NAME
ADDRESS
CITY
STATE
ZIP

NO. OF WINDOWS TO BE INSTALLED
DATE OF INSTALLATION
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STATE
ZIP



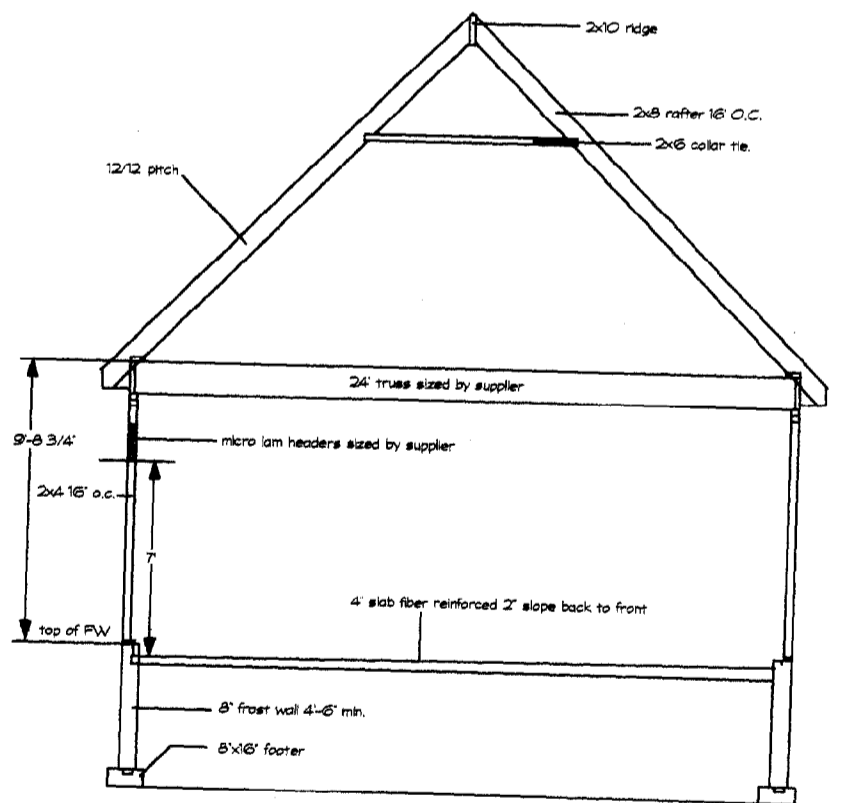
Overall height = 8'-10"
 Overall length = 16'-2"
 Stair width = 3'-6"
 Tread depth = 10"
 Riser height(max) = 7 3/4"
 Landings(2) = 42" x 42"
 # Treads = 13
 # Risers = 15

Stair detail

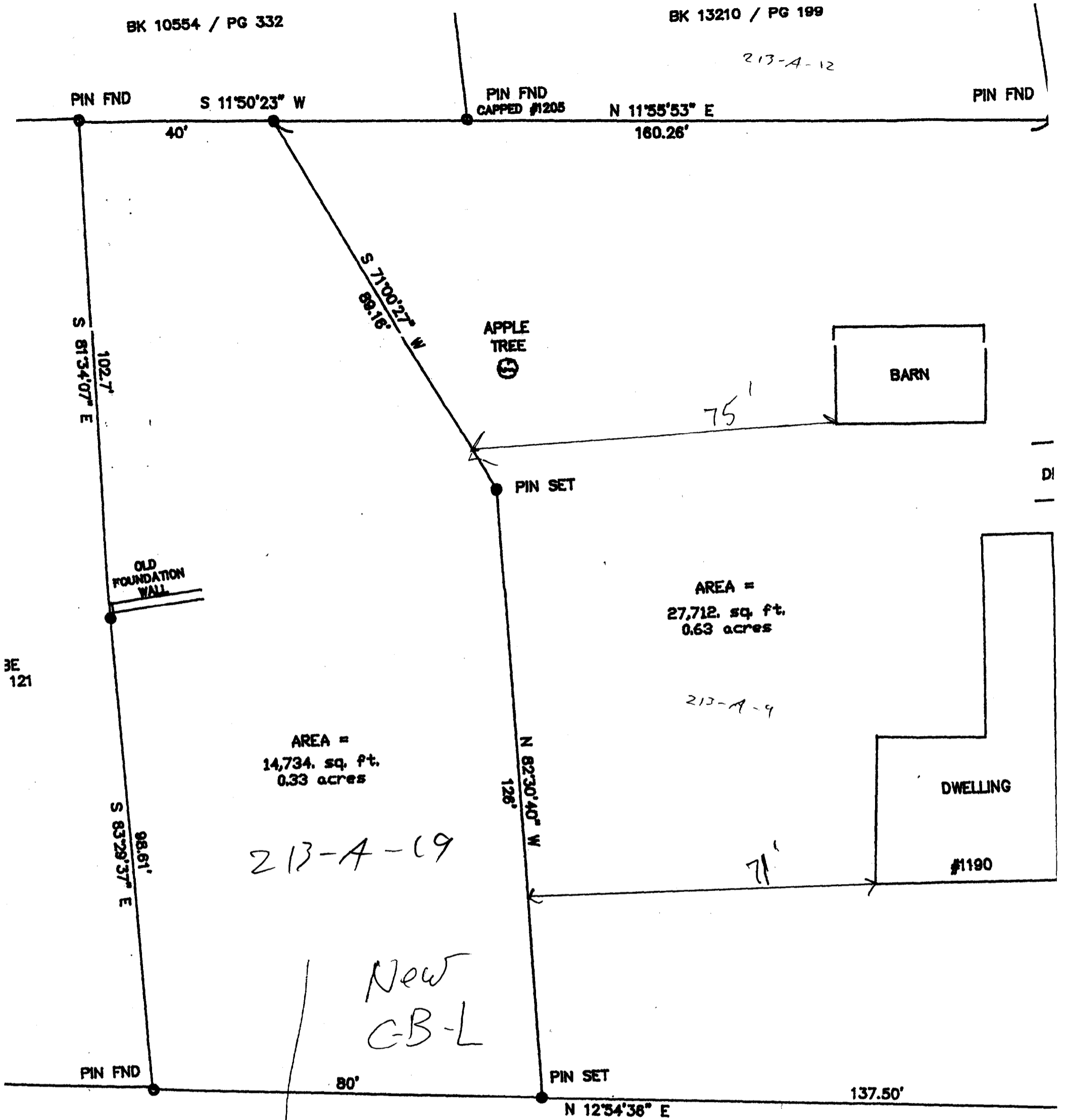


Bolusters shall be spaced so that there is a max of 4' between them

Guard rails are required at porches stairs and landings where the porch stair or landing is more than 15 1/2" above grade or floor surface below



213-A-12



3E 121

New C-B-L

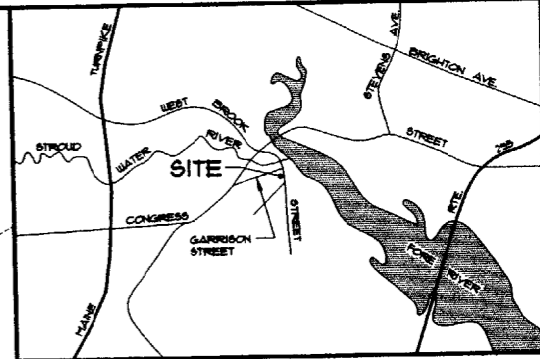
per Don Hall
3/8/02

WESTBROOK STREET

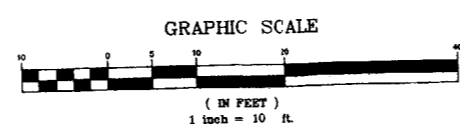
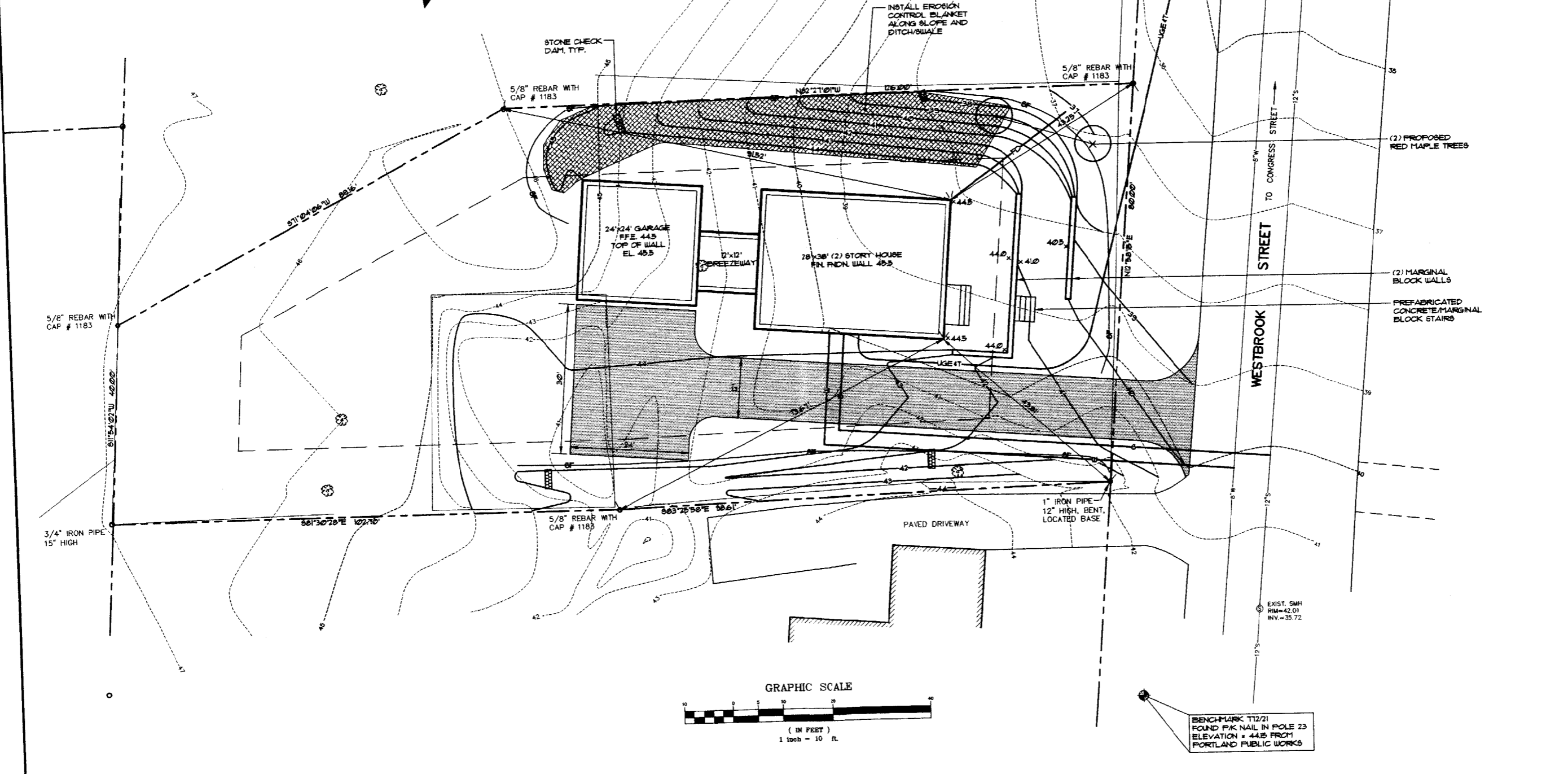
GENERAL NOTES

1. APPLICANT: HILDRETH & WHITE HOMEBUILDERS
P.O. BOX 8433
PORTLAND, MAINE 04104
2. THE LOT SHOWN HEREON IS PART OF THE LOT PREVIOUSLY OWNED BY LYNN ABOOD, SHOWN ON THE CITY OF PORTLAND TAX MAP 213, BLOCK A, LOT 3, AND IS WITHIN THE R-2 ZONE.
3. R-2 ZONE SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT YARD - 25'
SIDE YARD - 14'
REAR YARD - 25'
4. TOPOGRAPHIC SURVEY WAS PERFORMED BY SEBAGO TECHNICS, INC. IN FEBRUARY, 2002. BENCHMARK INFORMATION WAS PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS AS MARKED ON THE PLAN. ALL UTILITY LOCATIONS WITHIN WESTBROOK STREET ARE APPROXIMATE BASED OFF OF PAINTED MARKINGS IN THE STREET. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION OR GROUND BREAKING.
5. THE CONTRACTOR SHALL OBTAIN ALL OF THE NECESSARY STREET OPENING AND SEWER CONNECTION PERMITS WITH THE CITY OF PORTLAND PUBLIC WORKS. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT LEAST 48 HOURS PRIOR TO PLANNED CONSTRUCTION COMMENCEMENT.
6. ALL WATER MAIN SERVICE TAPS AND CONNECTIONS SHALL BE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.
7. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. "BEST MANAGEMENT PRACTICES" (B.M.P.S.) FOR EROSION CONTROL & SEDIMENTATION CONTROL.
8. IF TWO TREES EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK, THEY MAY BE SUBSTITUTED FOR THE PROPOSED STREET TREES AS LONG AS THE SPECIES IS ON THE CITY'S APPROVED LIST.

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---
---	SETBACK	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	CONTOURS	124
---	WATER	W
---	SEWER	S
---	FIND. DRAIN	FD
---	UNDERGROUND ELEC. & TEL.	UGE #
---	UTILITY POLE	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
---	SILT FENCE	SF
---	BENCHMARK	---
---	RIFRAP	---



LOCATION MAP N.T.S.



REV.	BY	DATE	STATUS
A	JRS	2-28-02	SUBMIT TO CLIENT FOR REVIEW

THIS PLAN SHALL NOT BE USED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AMENDMENTS OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

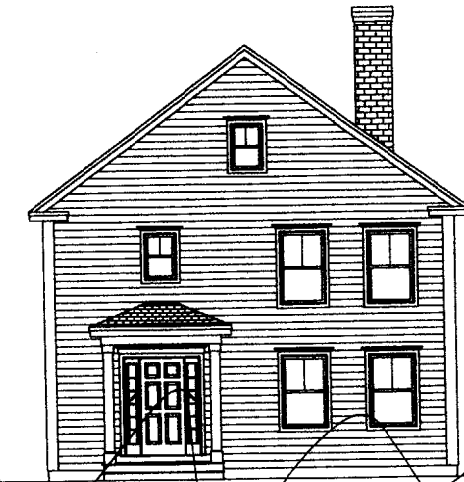
Sebago Technics
 Engineering Experience You Can Build On
 One Chesnut Street
 Westbrook, ME 04092-1339
 Tel: (207) 666-0577

PROJECT NO: 015475 DWG NAME: FLD. BK. DESIGN DRAWN: JRS. 772. JRS. MAIL: 01547

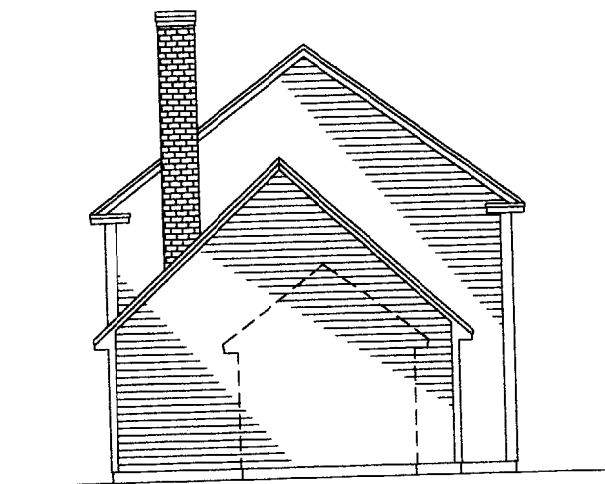
RESIDENTIAL PLAN
 OF:
 WESTBROOK STREET LOT
 PORTLAND, MAINE
 FOR:
 HILDRETH AND WHITE
 P.O. BOX 8433
 PORTLAND, MAINE 04104



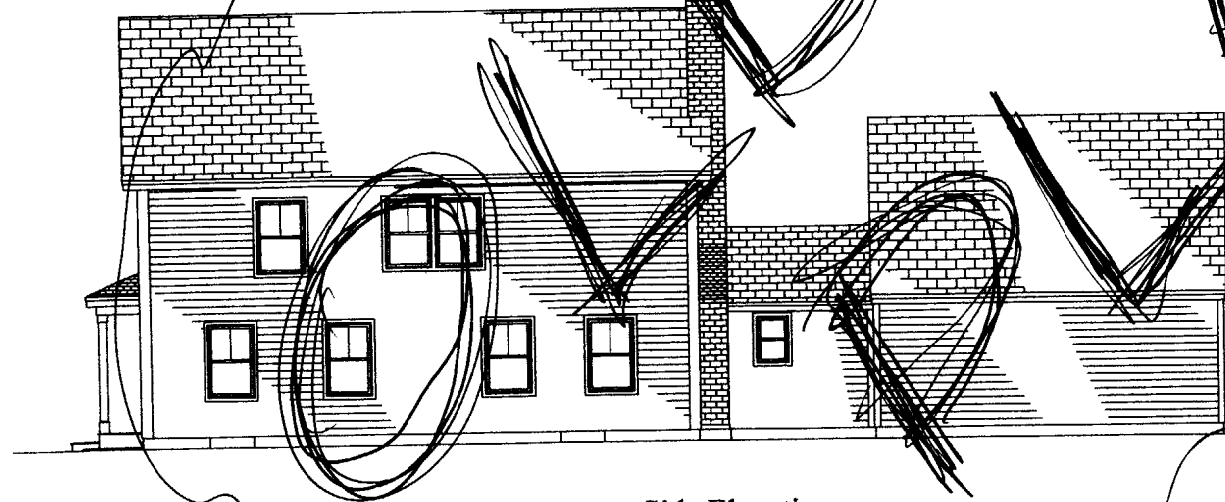
1 Side Elevation
1/8"=1'-0"



2 Front Elevation
1/8"=1'-0"

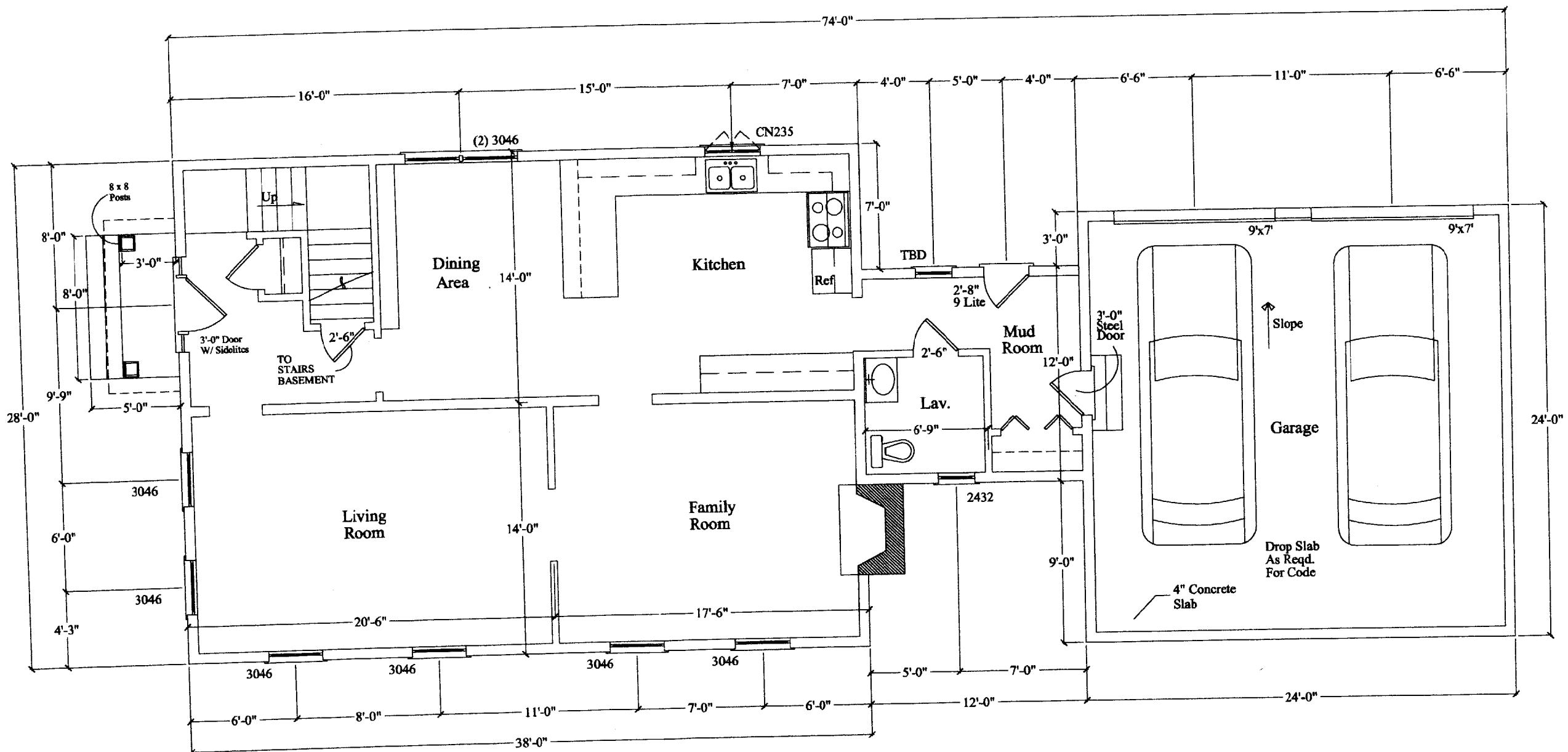


3 Rear Elevation
1/8"=1'-0"



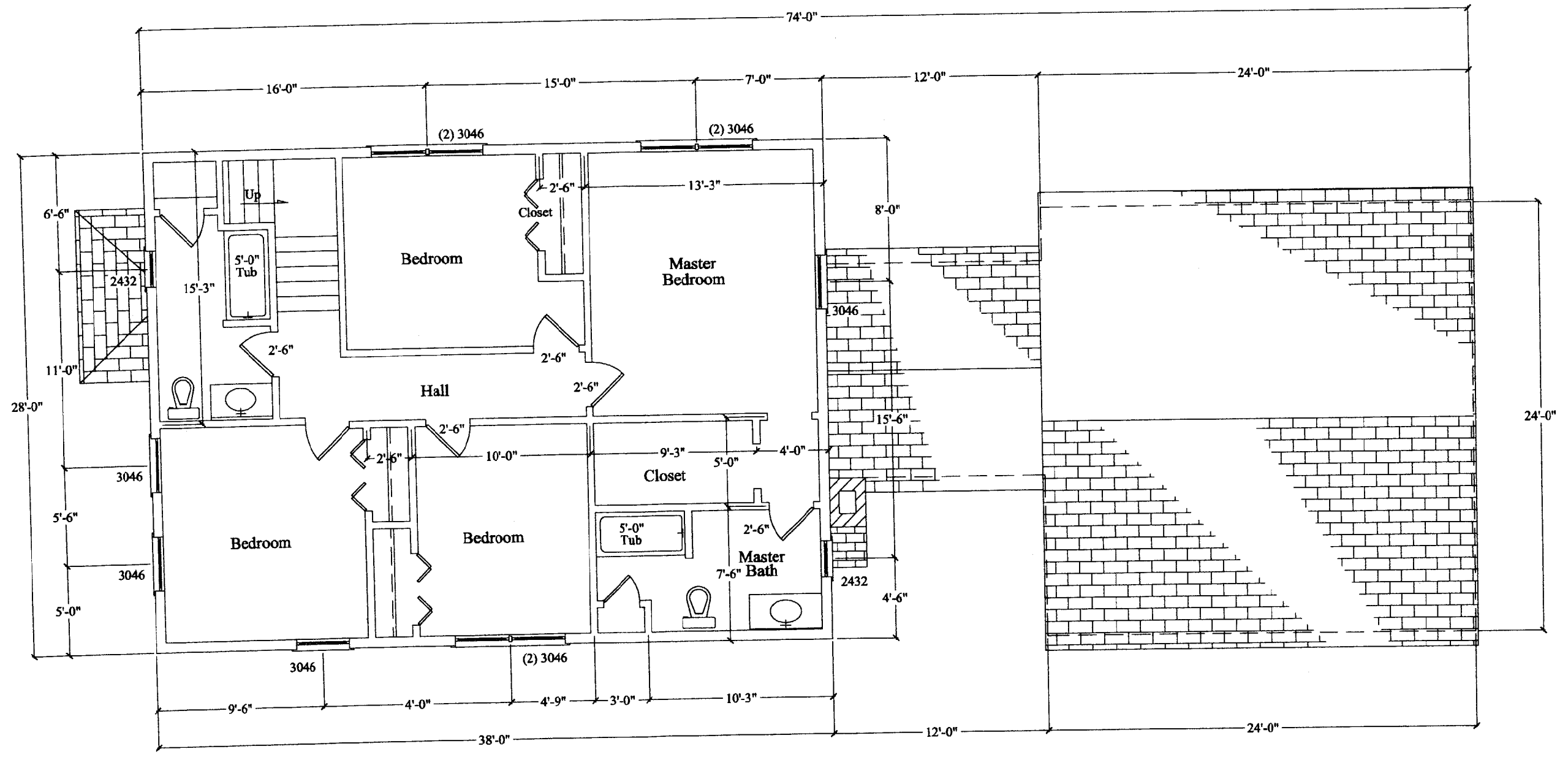
4 Side Elevation
1/8"=1'-0"

Hildreth & White P.O. Box 8433 Portland, Maine 04104 (207) 772-0657	Project Residence	Dwg# 1.0
Drawn By: Total Perspective 2 Trakside Drive Kennebunk, Maine 04043 (207) 985-1639	Title Elevations	Date 2-15-02 HW-2-02 PLN#684.1



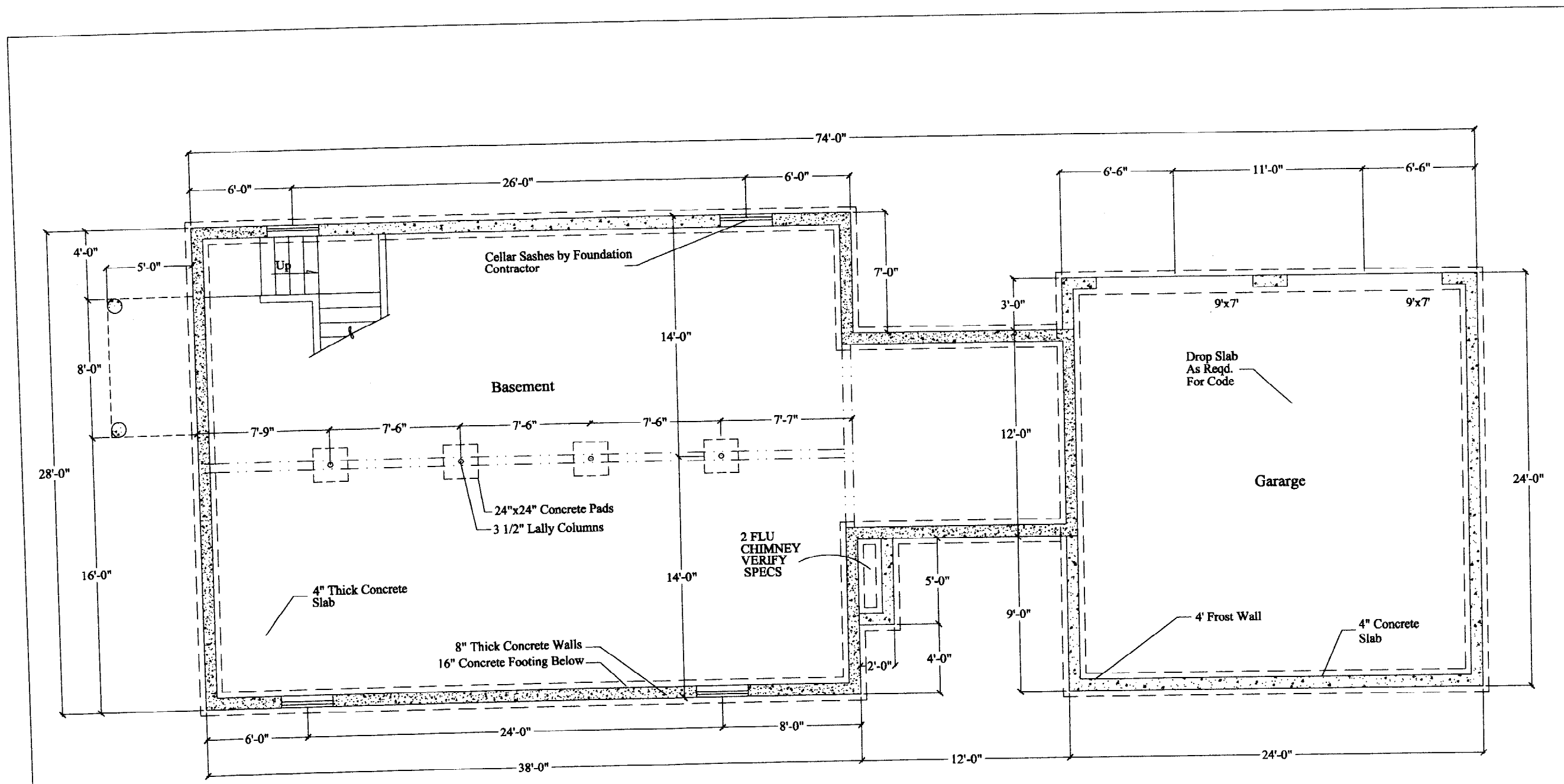
1 First Floor Plan
1/4"=1'-0"

Hildreth & White P.O. Box 8433 Portland, Maine 04104 (207) 772-0657	Project	Residence	Dwg#
	Drawn By: Total Perspective 2 Trackside Drive Kennebunk, Maine 04043 (207) 985-1639	Title	First Floor Plan



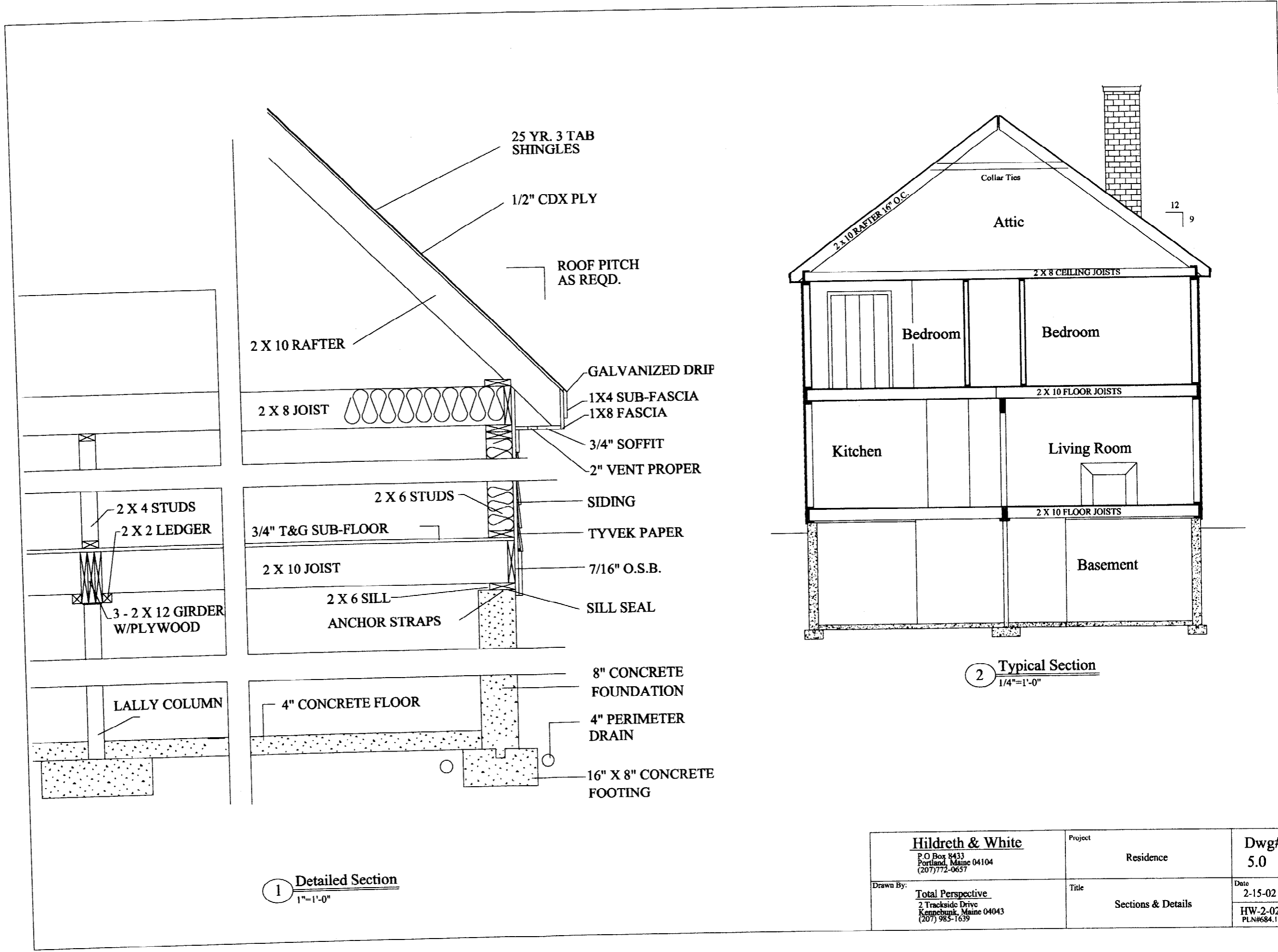
1 Second Floor Plan
1/4"=1'-0"

Hildreth & White P.O. Box 8433 Portland, Maine 04104 (207) 772-0657	Project Residence	Dwg# 3.0
Drawn By: Total Perspective 2 Trackside Drive Kennebunk, Maine 04043 (207) 985-1639	Title Second Floor Plan	Date 2-15-02 HW-2-02 PLN#684.1



1 Foundation Plan
1/4"=1'-0"

Hildreth & White P.O. Box 8433 Portland, Maine 04104 (207)772-0657	Project	Residence	Dwg# 4.0
	Drawn By: Total Perspective 2 Trackside Drive Kennebunk, Maine 04043 (207) 985-1639	Title	Foundation Plan



1 Detailed Section
1"=1'-0"

2 Typical Section
1/4"=1'-0"

Hildreth & White P.O. Box 8433 Portland, Maine 04104 (207) 772-0637	Project	Residence	Dwg# 5.0
	Drawn By: Total Perspective 2 Trackside Drive Kennebunk, Maine 04043 (207) 985-1639	Title	Sections & Details