



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 1413 WESTBROOK ST

CBL: 227- C-005-001

Issued to: COYNE, PETER TRUSTEE

Date Issued: 6/1/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-03-3614-SF, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R3
TYPE 5B
IRC 2009

Approved:

6-1-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 101051

PERMIT ISSUED

Please Read Application And Notes, if Any, Attached

This is to certify that COYNE PETER TRUSTEE / Anemara Investment LLC
has permission to New 4 bedroom, 2.5 bath Contemporary Style Single Family Home with attached 2 car garage OCT 26 2:40
AT 1413 WESTBROOK ST 227 C005001

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 let for or otherwise used-in. 24 HOUR 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 _____

[Signature]
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1051	Issue Date:	CDL: 227 C005001
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Location of Construction: 1413 WESTBROOK ST	Owner Name: COYNE PETER TRUSTEE	Owner Address: Webber Assoc - 650 Main St	Phone:
Business Name:	Contractor Name: Constmare Development LLC	Contractor Address: 650 Main Street So. Portland	Phone: 2079396126
Lessee/Buyer's Name:	Phone:	Permit Type: Single Family	Zone: R-2

Past Use: Vacant Land	Proposed Use: Single Family Home - New 4 bedroom, 2.5 bath Cottage-style Single Family Home w/ attached 2 car garage	Permit Fee:	Cost of Work: \$165,360.00	CEO District: 3
Proposed Project Description: New 4 bedroom, 2.5 bath Cottage-style Single Family Home w/ attached 2 car garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC, 2003	
		Signature:	Signature:	
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: Idobson	Date Applied For: 08/25/2010	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 <input type="checkbox"/> Flood Zone Panel 12 <input type="checkbox"/> Subdivision ERUX <input checked="" type="checkbox"/> Site Plan # 2010-027 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM	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	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: 08/26/10	Date: 9/3/10	Date:

PERMIT ISSUED

OCT 26 2010

City of Portland

CERTIFICATION

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



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>1413 Westbrook Street</u>		
Total Square Footage of Proposed Structure/Area <u>2544 sq. ft.</u>		Square Footage of Lot <u>10,469 sq. ft.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>227 C 5</u>	Applicant *must be owner, Lessee or Buyer* Name: <u>Peter M. Coyne</u> Address: <u>C/O Webber Associates</u> <u>650 Main St.</u> City, State & Zip: <u>So. Portland, ME 04106</u>	Telephone: <u>939-6126</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name: Address: City, State & Zip:	Cost Of Work: \$ <u>165,360.00</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 Land</u> Proposed Specific use: <u>Single Family Home</u> Is property part of a subdivision? <u>Yes</u> if yes, please name <u>Kings Mark</u> Project description: <u>4 Bedroom, 2.5 Bath Cottage-style home with attached 2-Car Garage</u>		
Contractor's name: <u>Connemara Development LLC</u> Address: <u>C/O Peter M. Coyne, Webber Associates 650 Main St.</u> City, State & Zip: <u>So. Portland, ME 04106</u> Telephone: <u>939-6126</u> Who should we contact when the permit is ready: <u>Peter Coyne</u> Telephone: <u>939-6126</u> Mailing address: <u>C/O Webber Associates 650 Main St. So. 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, 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: [Signature] Date: August 16, 2010

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

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

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.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1051	Date Applied For: 08/25/2010	CBL: 227 C005001
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Location of Construction: 1413 WESTBROOK ST	Owner Name: COYNE PETER TRUSTEE	Owner Address: Webber Assoc - 650 Main St	Phone:
Business Name:	Contractor Name: Connemara Development LLC	Contractor Address: 650 Main Street So. Portland	Phone: (207) 939-6126
Lessee/Buyer's Name:	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - New 4 bedroom, 2.5 bath Cottage-style Single Family Home w/ attached 2 car garage	Proposed Project Description: New 4 bedroom, 2.5 bath Cottage-style Single Family Home w/ attached 2 car garage
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/03/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) Any changes to the sizes submitted for the main structure or decks or any entry way shall be revised through a permit amendment process. It is understood that the main portion of the rear deck is 12' x 18' with one stair off to the side.</p> <p>2) Separate permits shall be required for future decks, sheds, pools, and/or garages.</p> <p>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 10/12/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</p> <p>2) Energy Efficiency (N1101.2.1) "R-Factors of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in or backfill.</p> <p>3) Fastener schedule per the IRC 2003</p> <p>4) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.</p> <p>5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.</p> <p>6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p>			

Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 10/21/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) 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.</p> <p>2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.</p> <p>3) 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.)</p> <p>4) 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.</p>			

Location of Construction: 1413 WESTBROOK ST	Owner Name: COYNE PETER TRUSTEE	Owner Address: Webber Assnc - 650 Main St	Phone:
Business Name:	Contractor Name: Counemara Development LLC	Contractor Address: 650 Main Street So. Portland	Phone: (207) 939-6126
Lessor/Buyer's Name	Phone:	Permit Type: Single Family	

- 5) 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.
- 6) 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.
- 7) 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.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 9) Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
- 10) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.

Comments:

8/26/2010-jdobs: SEE PREVIOUS PERMIT FOR PAYMENT PER PENNY

Original Cost of work \$231,250.00 - 09/15/2008

Site Fee -	\$300
Building permit Fee first \$1,000 -	\$30
Building Permit Fee Add'l \$1,000 -	\$2,310
Certificate of Occupancy -	\$75
	\$2,715

New Cost of work \$165,360 - 08/25/2010

Site Fee -	\$300
Building permit Fee first \$1,000 -	\$30
Building Permit Fee Add'l \$1,000 -	\$1,650
Certificate of Occupancy -	\$75
	\$2,055

Paid \$2,715 on old permit
Owes \$2,055 on new permit

He will not be reimbursed for original site fee of \$300

Making new balance	\$2,415
Minus new permit fees of \$2,055	
Balance of	\$360

9/30/2010-jrioux: Spoke with Mr. Coyne Dorrners re decorative trim only, typical truss construction.

10/12/2010-jrioux: Floor joist specs: (Owner stated he will correct "dining room" flr. floor joist size/ span, plan shows increased span without bearing points): Table R602.3(1) & (2) required for fastener schedule.

10/26/2010-jrioux: Met with Owner, more info. On front porch specs/spans will be emailed.

Applicant: Peter Coyne
Address: 1413 Westbrook St

Date: 9/3/10
C-B-I.: 227-C-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

28x32 ~~28x32~~ 24x24

Proposed Use/Work - New single family home with attached 2 car garage

Sewage Disposal - City

Lot Street Frontage - 50' min - 93.05' shown on plans

Front Yard - 25' min - 30' scaled

Rear Yard - 25' min ^{or} 31.5' scaled from rear deck

Side Yard - 14' min req - 14' ^{or} 23.5' scaled

Projections - Rear Deck 10' x 12' with steps to side - weather vane on garage side
2' x 5' chimney in rear
2' x 10' bump out front

Width of Lot - 88' min - 95' scaled

Height - 35' max - 29' measured from lowest to highest

Lot Area - 10,000^{sq} min - 10,469.3 shown

Lot Coverage/Impervious Surface - 20% max = 2093.86^{sq} max car

Area per Family - 10,000^{sq} - 10,469.3^{sq} given

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - 2010-027

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 12 - Zone X

24x24 = 576^{sq}
28x32 = 896^{sq}
12x18 = 216^{sq}
2x5 = 10^{sq}
2x10 = 20^{sq}

1718^{sq}

Lannie Dobson - 1411 Westbrook Street Fee

From: Lannie Dobson
To: Penny St. Louis Littell
Date: 8/25/2010 2:56 PM
Subject: 1411 Westbrook Street Fee
CC: Tammy Munson

Original Cost of work \$231,250.00 - 09/15/2008

Site Fee -	\$300
Building permit Fee first \$1,000 -	\$30
Building Permit Fee Add'l \$1,000 -	\$2,310
Certificate of Occupancy -	\$75
	<u>\$2,715</u>


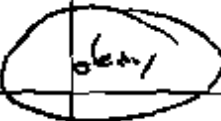
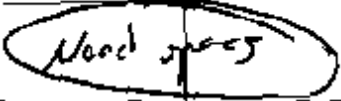
New Cost of work \$165,360 - 08/25/2010

Site Fee -	\$300
Building permit Fee first \$1,000 -	\$30
Building Permit Fee Add'l \$1,000 -	\$1,650
Certificate of Occupancy -	\$75
	<u>\$2,055</u>

Paid \$2,715 on old permit
 Owes \$2,055 on new permit

He will not be reimbursed for original site fee of \$300

Making new balance	\$2,415
Minus new permit fees of	<u>\$2,055</u>
Balance of	\$360

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	20x10" 8" wall 4' Foot  Okay	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Damp proofing & drainage shown	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	22x30" access	
Anchor Bolts/Straps, spacing (Section R403.1.6)		
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2 x 10" 16 o.c. - 14-5" show } 15-5" max	Okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" @ 15-6" spans from 16 o.c. according to bearing point	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	Trusses	

Factor Fenestration			
Type of Heating System	Gas	Water	(Separate Period)
Means of Egress (See R311 & R312)			
Basement			
Number of Stairways			
Interior			
Exterior			
Treads and Risers (Section R311.5.3)	7	3/4	x 10"
Width (Section R311.5.1)			clear
Headroom (Section R311.5.2)	6'	8"	shown
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	20-36"	of 4"	balusters
Smoke Detectors (Section R313)			shown
Location and type/Interconnected			no det.
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)			shown
Deck Construction (Section R502.2.1)			(3)

R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	truss & decorative trim only 2x10" @ 16" oc. 2x6 collar truss	Specs needed for truss ②
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof = 1/2" 3/4" Floor 7/16" Wall	okay w/ specs
Fastener Schedule (Table R602.3(1) & (2))	Table 2304.9.1 M.E.S. Shows	R 602.3(1) (2) Required
Private Garage (Section R309) Living Space ? (Above or beside)		
Fire separation (Section R309.2)	5/8" sheetrock studs and/or E walls	okay
Opening Protection (Section R309.1)	1/2" iron door shown	okay
Emergency Escape and Rescue Openings (Section R310)	Egress windows in each bedroom	okay
Roof Covering (Chapter 9)	Asphalt	okay
Safety Glazing (Section R308)	Asphr Bath	okay
Attic Access (Section R807)	22x30" shown	okay
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	Specs for LVL's (3) 3x10"	Need specs ①
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	R-38 & R-21	Need wall R-Factor

Marge Schmuckal - Re: Building Permit Question for Peter Coyne (Westbrook St)

From: Keith Gautreau
To: Marge Schmuckal; Peter Coyne; Tammy Munson
Date: 8/31/2010 8:23 AM
Subject: Re: Building Permit Question for Peter Coyne (Westbrook St)

Hi Peter,

The new codes that were adopted go into affect on September 16th, 2010. If you pull a bulding permit for new construction of a single family or two family home after that date you are subject to the new code requirements. I'm not familiar with your situation regarding when and what type of permit was pulled. I hope this helps you. If you need to more information feel free to call me.

Thanks,
Keith

Keith Gautreau, Fire Captain
Fire Prevention Bureau
Portland Fire Department
380 Congress Street
Portland, ME 04101
(207)874-8405
kng@portlandmaine.gov

>>> Tammy Munson 8/30/2010 11:47 AM >>>

Peter, I do not know the answer. Please contact the Fire Department. I have cc'd Captain Gautreau. He can answer your question.

>>> Peter Coyne <petermcoyne@yahoo.com> 8/30/2010 10:51 AM >>>

Hi Marge,

I submitted a new permit application last week to construct a home on my Westbrook St lot (Penny Littel wanted a new application rather than using my holding permit application).

My question concerns the new sprinkler system requirements that take effect next month: Will my house be subject to this new requirement, or do I operate under the rules that existed when my permit was submitted?

Thanks in advance,

Peter M. Coyne 207.939.6126 c



New Residential Single Family Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000, in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-6783 to have one mailed to you.

All new two-family residential developments will be required to go through the minor site plan review process.

One (1) complete set of construction drawings must include:

- Cross sections w/ framing details
- Floor plans and elevations to scale
- Stair details including dimensions of rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/ required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEBC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessor's records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

Four (4) copies of the boundary survey/site plan are required and must include:

- A stamped boundary survey to scale showing north arrow, zoning district & setbacks to a scale of $\geq 1" = 20'$. The boundary survey should include the following:
 - The footprint of the proposed structure and the distance from the actual property lines. Structures include decks, porches, steps, bow windows, cantilever sections and roof overhangs, sheds, pools, garages, and any other accessory structures and must be shown to scale. Photocopies of the plat or hand drawn footprints not to scale will not be accepted.
 - The footprint should be consistent with the building plan.
- Location and dimensions of parking areas and driveways
- Finish foot or sill elevation (based on mean sea level datum)
- Location of proposed utilities
- Existing and proposed grades/contours
- Silt fence (erosion control) locations
- Location of two required street trees
- Separate requirements may apply for lots on unimproved streets
- A reduced boundary survey/site plan is required if original is larger than 11' x 17"

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

Zoning Copy

2010-0027

Application I. D. Number

Marge Schmuckal

8/25/2010

Application Date

Coyne Peter Trustee

Applicant

11 Salem St, Portland, ME 04102

Applicant's Mailing Address

Peter Coyne

Consultant/Agent

Agent Ph: (207)933-8125

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

1413 - 1413 Westbrook St, Portland, Maine

Address of Proposed Site

227 C005001

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)

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Proposed Total Disturbed Area of the Site 0 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 _____ Subdivision _____ Engineer Review _____ Date _____

Zoning Approval Status:

- 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 Issued _____ 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 _____

August 25, 2010

City of Portland
Planning & Development
Inspections Division
315 City Hall
Portland, ME 04101

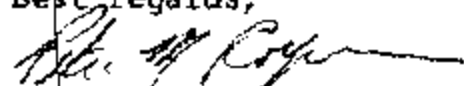
Please find the attached General Permit Application for my
Single Family New Construction located on Westbrook St.
(MEH 227-C-5).

The building lot is located in the R-2 Zone w/ a maximum
lot coverage of 20%. Given lot size @ 10,469.3 sq.ft., the
**maximum lot coverage allowed is 2094 sf. The proposed
structure (including porches & decks) requires 1636 sq.ft.
of lot coverage.** Further, the proposed structure easily
meets all setbacks of the R-2 zone. (Please reference the
architectural drawings by Peter Palanza and site plan by
surveyor Robert Greenlaw.)

In accordance with the New Residential Single Family Permit
Application Checklist, all requested information is
included in this application packet.

Should you have any questions or require further
information regarding this application, please do not
hesitate to call my cell phone @ 939-6126.

Best regards,



Peter M. Coyne
35 Deer Hill Rd
Po. Box 2398
Ogunquit, ME 03907
207-833-1100

0950 2006 INC. 095

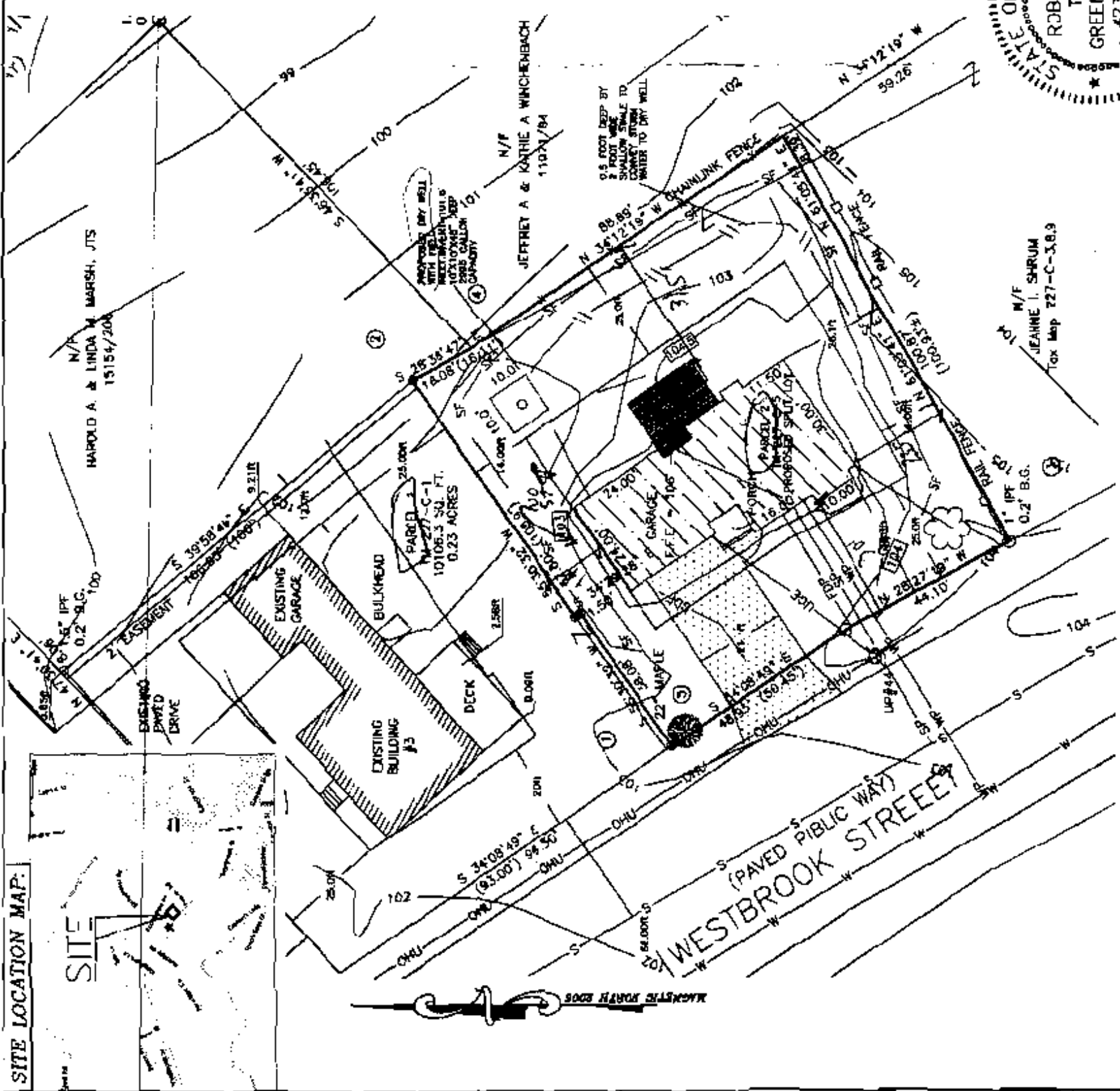
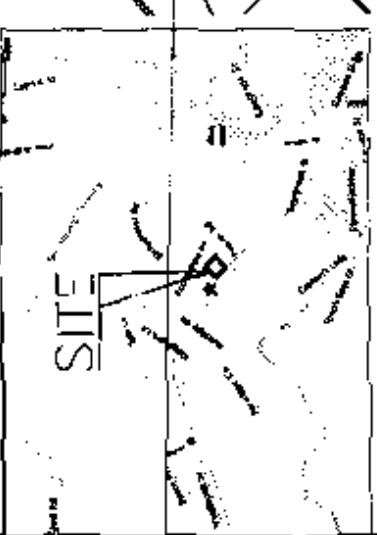


PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-774-2855 FAX 207-347-4346

DRAWN BY: DMD
 CHECKED BY:
 SCALE: 1"=40'
 DATE OF SURVEY: 10/24/2008
 JOB NUMBER:
 2008096
 SHEET: 1 OF 3

REVISION 12/08/2008: CHANGED PROPERTY LINE PER ZONING ADMIN.
BOUNDARY LOT SPLIT
 3 STROUDWATER ROAD, PORTLAND, MAINE
 FOR:
PETER COYNE

SITE LOCATION MAP:



GENERAL NOTES:

- RECORD OWNER OF PARCEL: RONALD E. COLBY, N & BLAIR COLBY JTS BOOK 211-27 PAGE 215 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
- AREA OF SUBJECT PARCEL: 20,576.6 SQ. FT., 47 ACRES
 PARCEL 1: 10,108.3 SQ. FT., 0.23 ACRES
 PARCEL 2: 10,468.3 SQ. FT., 0.24 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 d.) KINGS MARK MADE FOR JANET LANE BY H.I. & E.C. JORDAN CIVIL ENGINEERS, JUNE 1950, MAINE, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAY BOOK 35 PAGE 74.
 b.) CITY OF PORTLAND, MAINE TAX MAP 227-C-1 & 5.
- THERE ARE APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY: A RIGHT-OF-WAY AND EASEMENT FOR THE LAYING AND MAINTAINING OF SEWER PIPES, TWO FEET IN WIDTH, PER ABOVE REFERENCED DEED.
- EXISTING BUILDINGS WERE CONSTRUCTED IN 1949, PRIOR TO THE ADOPTION OF ZONING ORDINANCES.
- THE PROPOSED FOUNDATION DRAIN SHOWN WILL BE ATTACHED TO A SUMP PUMP IN THE BASEMENT.

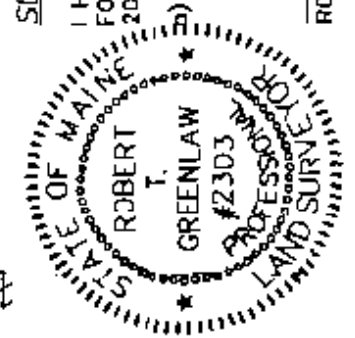
ZONING: R-2 RESIDENTIAL
SETBACKS: FRONT - 25 FT; REAR - 25 FT; SIDE - 1-1/2 STORY; 12 FT; 2 STORIES: 14 FT
ON SIDE STREET: 20 FT
MINIMUM LOT SIZE: 10,000 SQ FT
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 40%
MINIMUM LOT WIDTH: 80 FT

LEGEND

- Iron Pipe Found
- Utility Pole
- Overhead Utility
- Abutment Line
- Property Line
- Street Line
- Indicates Ownership in Common
- Old Lot Line
- Edge of Traveled Way
- Setback Line

LEGEND

- (50.00') Distance from reference plan or deed.
- N/F New Or Formerly
- 12345/99 Deed Book/Page of Local Registry
- 1 Tax Map Lot Number
- B.G. Below Grade
- 99 Contour Line
- 99 Proposed Contour Line
- SF Proposed Silt Fence
- Proposed Street Tree Min. 2-1/2" Diameter



SURVEYORS STATEMENT:
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
 (2) NO WRITTEN REPORT

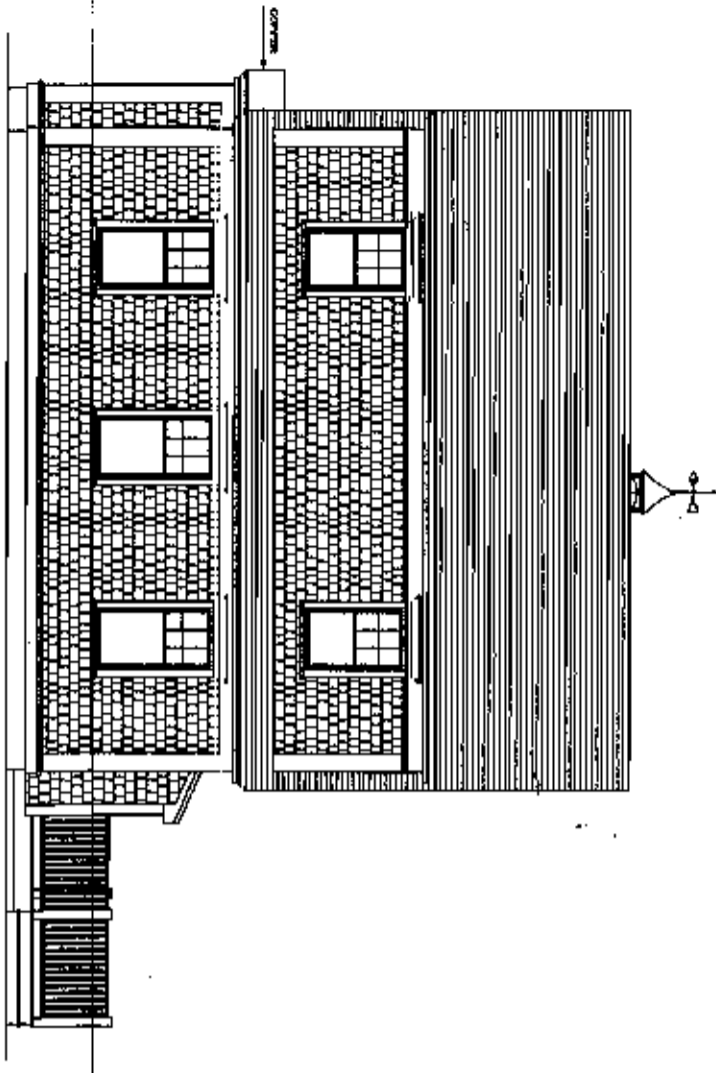
DATE: AUGUST 12, 2010.

ROBERT T. GREENLAW P.L.S., #2303

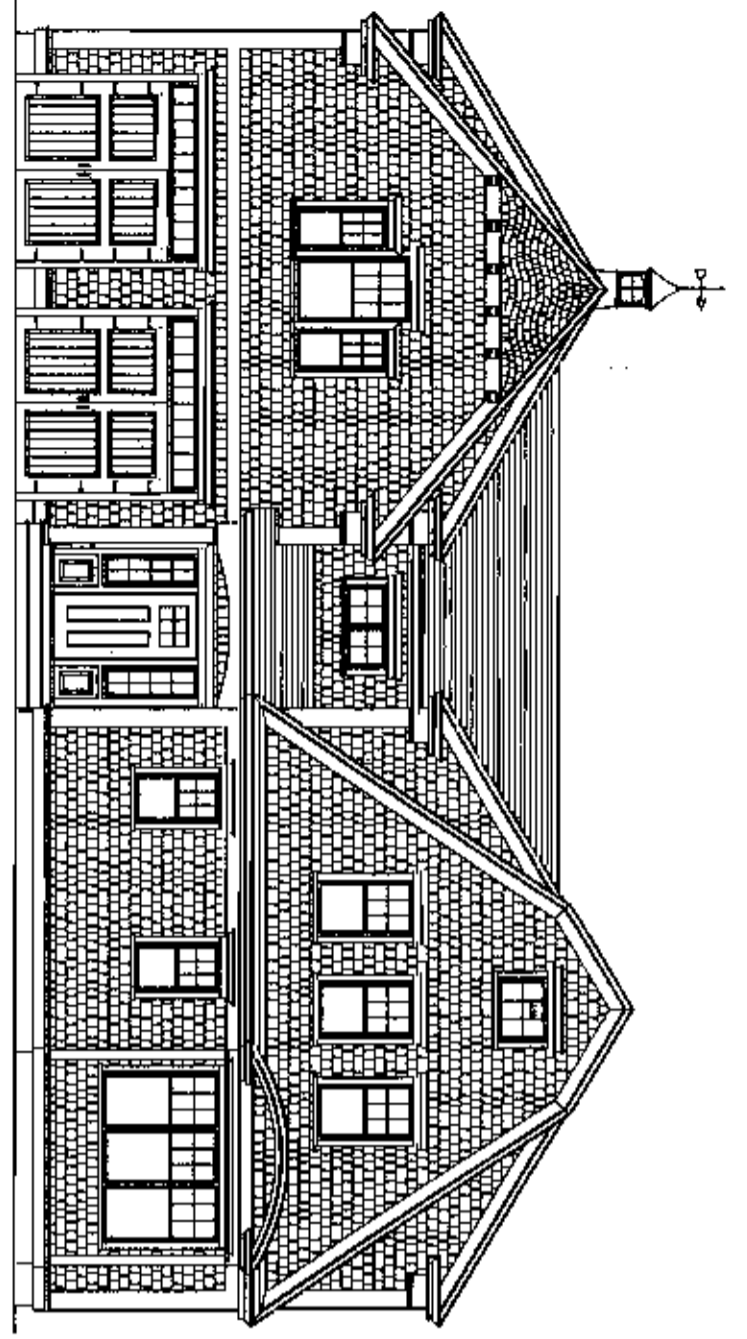
REVISION 08/12/2010: CHANGED PROPOSED HOUSE
 REVISION 10/12/2008: ADDED DRY WELL AND SHEET 3 OF 3
 REVISION 09/08/2008: REVISED SIZE OF NOOK AND ADDED REAR STAIRS
 MINOR SITE PLAN/PROPOSED BUILDING
 1411-1415 WESTBROOK STREET, PORTLAND, MAINE
 FOR: PETER COYNE

PREPARED BY: OCEAN PARK LAND SURVEYING LLC
 DRAWN BY: DMD / PJM
 CHECKED BY:
 SCALE: 1"=40'
 DATE OF SURVEY: 10/24/2008
 JOB NUMBER: 2008096
 SHEET: 2 OF 3
 OCEAN PARK, MAINE 04063
 207-749-9471
 P.O. BOX 7265

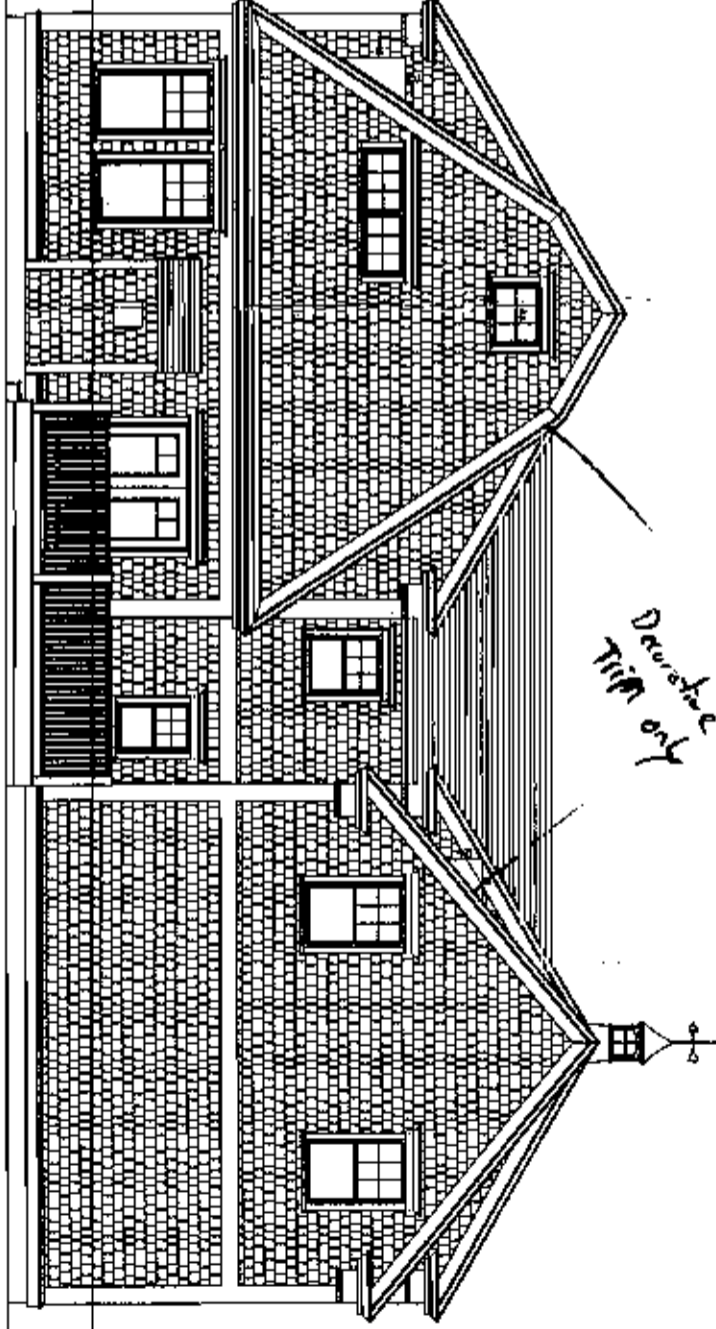
RIGHT ELEVATION



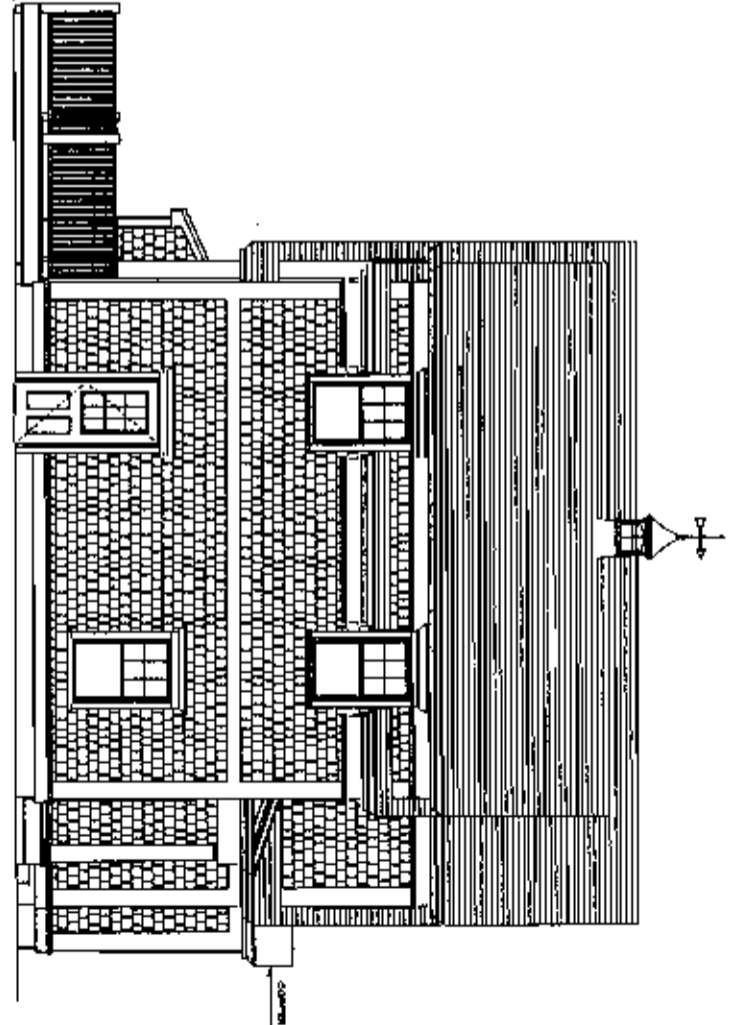
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

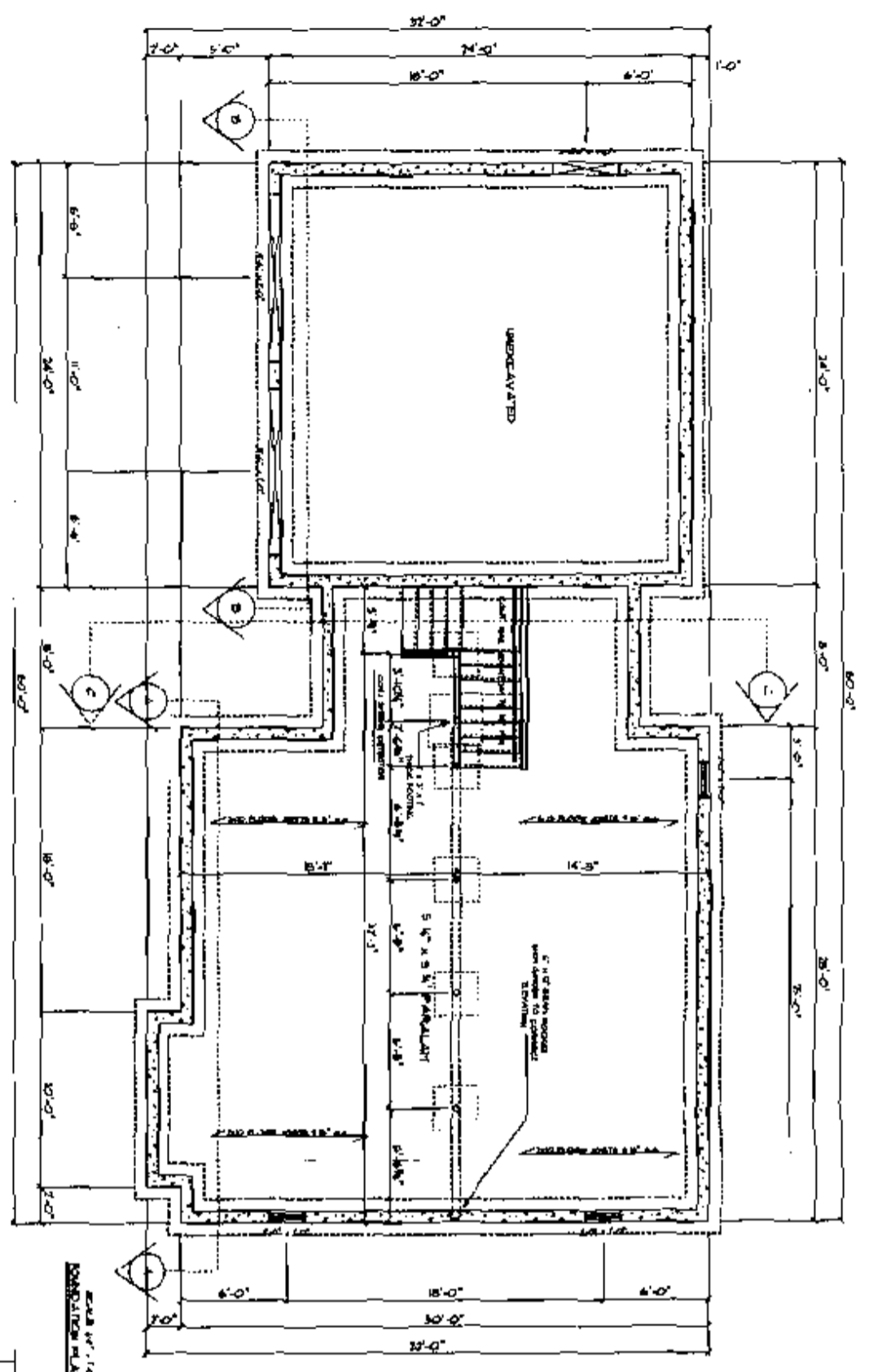
PROJECT NAME
COYNE RESIDENCE

1. THESE PLANS ARE TO BE CONSIDERED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

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



1. All work shall be in accordance with the requirements of the International Plumbing Code, 1997 Edition, and the International Mechanical Code, 1997 Edition, as amended by the local authority having jurisdiction.

2. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations.

3. The contractor shall be responsible for the proper installation and operation of the heating system, including the power vent.

4. The contractor shall be responsible for the proper installation and operation of the power vent, including the vent pipe and the vent cap.

5. The contractor shall be responsible for the proper installation and operation of the power vent, including the vent pipe and the vent cap.

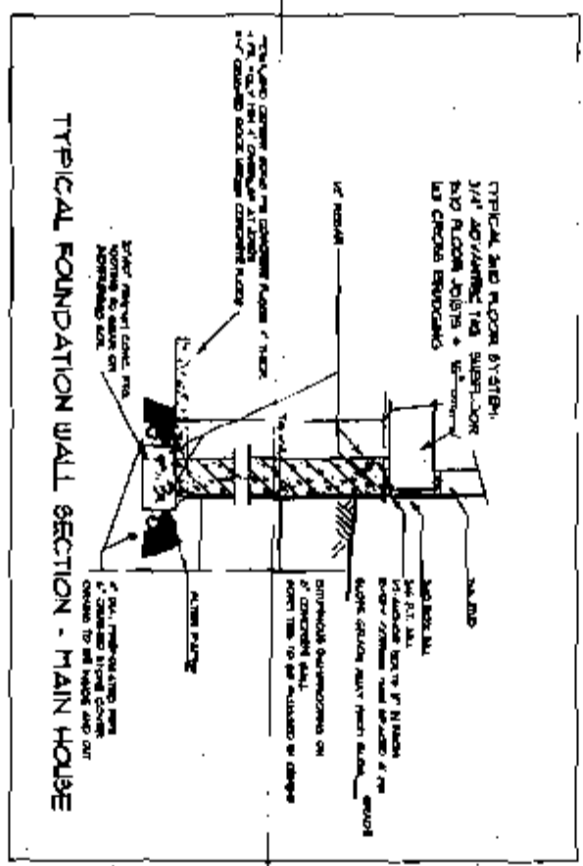
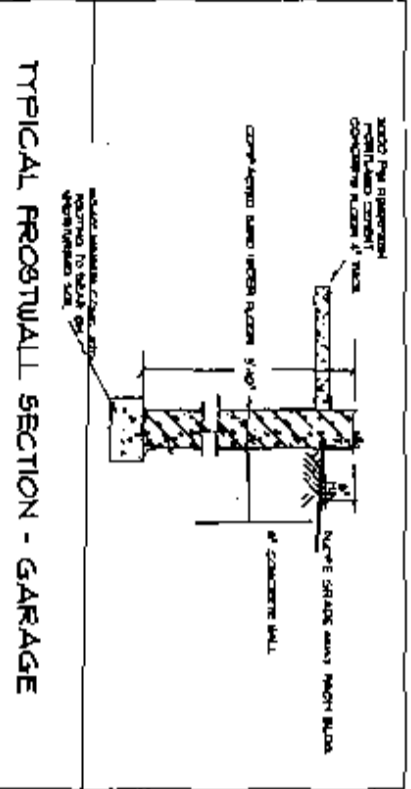
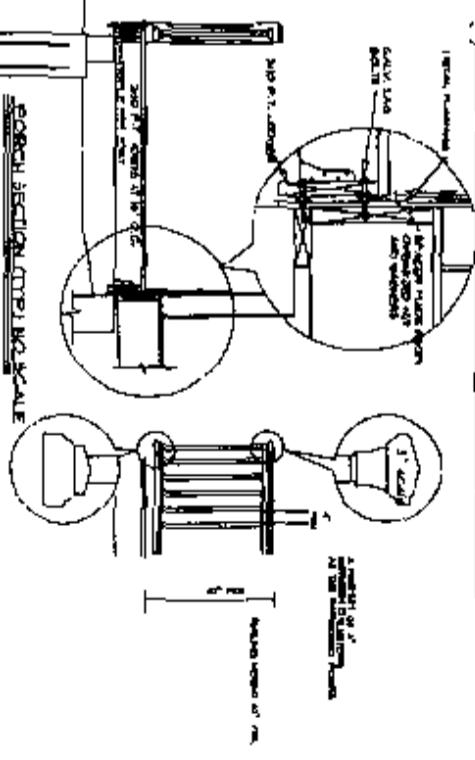
6. The contractor shall be responsible for the proper installation and operation of the power vent, including the vent pipe and the vent cap.

7. The contractor shall be responsible for the proper installation and operation of the power vent, including the vent pipe and the vent cap.

8. The contractor shall be responsible for the proper installation and operation of the power vent, including the vent pipe and the vent cap.

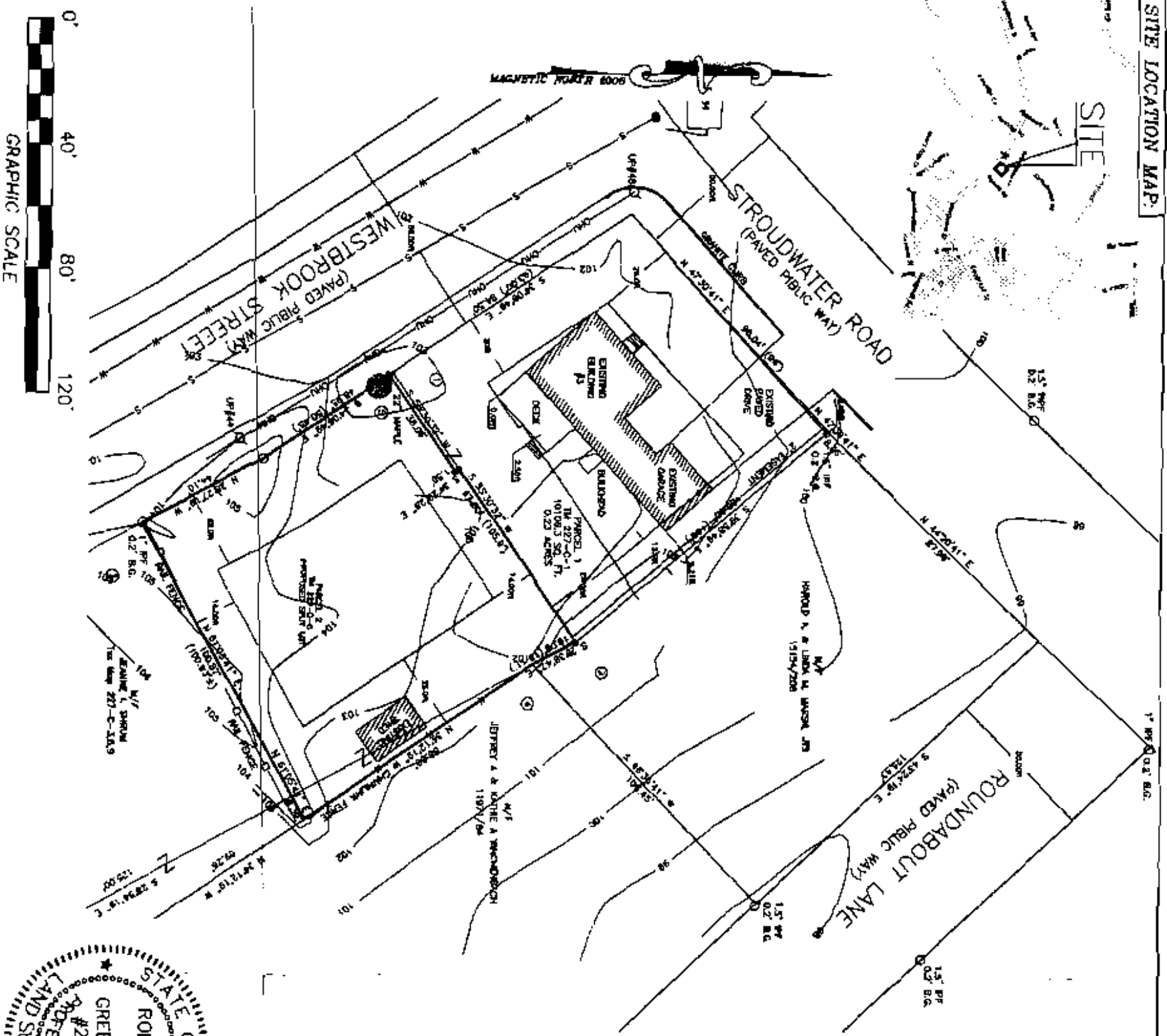
9. The contractor shall be responsible for the proper installation and operation of the power vent, including the vent pipe and the vent cap.

10. The contractor shall be responsible for the proper installation and operation of the power vent, including the vent pipe and the vent cap.



PROJECT NAME:	COYNE RESIDENCE	
DATE:		
SCALE:		
DESIGNED BY:		
CHECKED BY:		
APPROVED BY:		
PLUMBING CONTRACTOR:		
HEATING CONTRACTOR:		
FOUNDATION CONTRACTOR:		
GENERAL CONTRACTOR:		
OWNER:		

SITE LOCATION MAP



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: RONALD E. COLEY, N & BLAIR COLEY JTS BOOK 21127 PAGE 215 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LEITZ SOKKISHA SET 3 TOTAL STATION, LEITZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 20,578.6 SQ. FT., .47 ACRES
PARCEL 1: 10,108.3 SQ. FT., 0.23 ACRES
PARCEL 2: 10,469.3 SQ. FT., 0.24 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) KINGS MARK MADE FOR JAMIE LAMIE BY H.I. & E.C. JORDAN CIVIL ENGINEERS, JUNE 1950, MAINE, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 35 PAGE 74.
b.) CITY OF PORTLAND, MAINE TAX MAP 227-C-1 & 5.

5. THERE ARE APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY. A RIGHT-OF-WAY AND EASEMENT FOR THE LAYING AND MAINTAINING OF SEWER PIPES, TWO FEET IN WIDTH, PER ABOVE REFERENCED DEED.
6. EXISTING BUILDINGS WERE CONSTRUCTED IN 1948, PRIOR TO THE ADOPTION OF ZONING ORDINANCES:

ZONING: R-2 RESIDENTIAL
SETBACKS: FRONT - 25 FT; REAR - 25 FT;
 SIDE - 1-1/2 STORIES; 12 FT; 2 STORIES: 14 FT
 ON SIDE STREET: 20 FT
MINIMUM LOT SIZE: 10,000 SQ FT
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 20%
MINIMUM LOT WIDTH: 80 FT

LEGEND

- IPFO Iron Pipes Found
- U Utility Fade
- DHU Overhead Utility
- Abutler Line
- Property Line
- Street Line
- Z Indicates Ownership in Common
- (50 00) Distance from reference plan or deed
- N/F Now Or Formerly
- 12345/99 Deed Book/Page of Local Registry
- 1 Tax Map Lot Number
- B/G Below Grade
- Edge of Traveled Way
- Sidback Line
- Old Lot Line

SURVEYORS STATEMENT:

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

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- c) NO NEW CORNERS SET

ROBERT T. GREENLAW P.L.S., #2303
 V. PRESIDENT BACK BAY BOUNDARY, INC.

DATE: DECEMBER 08, 2006

REVISION 12/08/2006: CHANGED PROPERTY LINE PER ZONING ADMIN.

BOUNDARY LOT SPLIT
 3 STROUDWATER ROAD, PORTLAND, MAINE

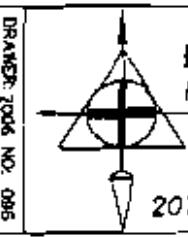
FDR

PETER COYNE

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING

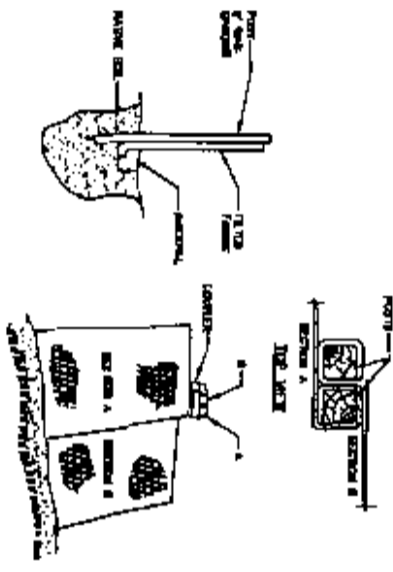
643 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-774-2855 FAX 207-347-4346

DRAWN BY: DMD
 CHECKED BY:
 SCALE: 1"=40'
 DATE OF SURVEY: 10/24/2006
 JOB NUMBER:
 2006095
 SHEET: 1 OF 3

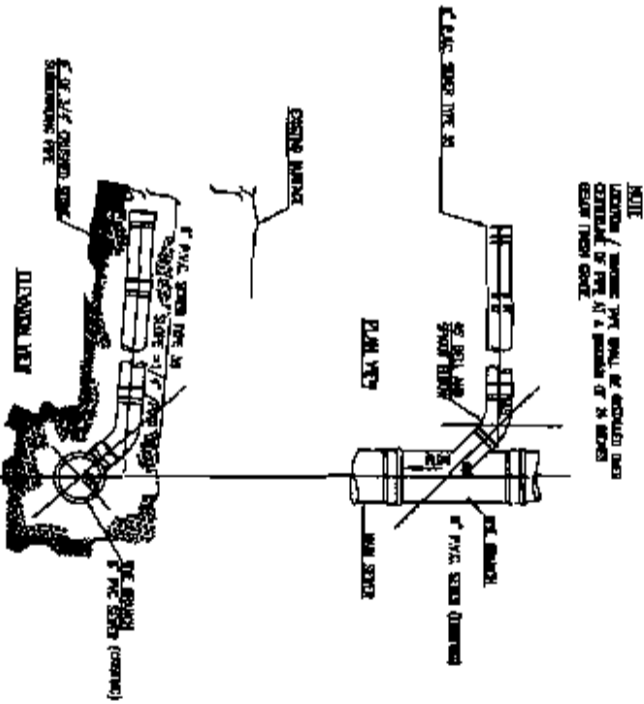


DRWG#: 2006 NO. 095

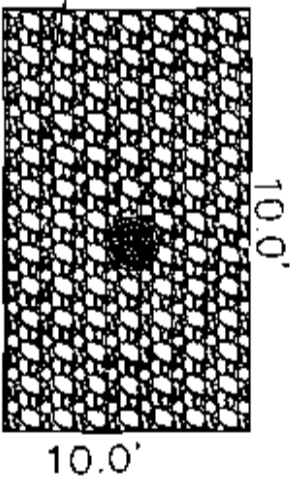
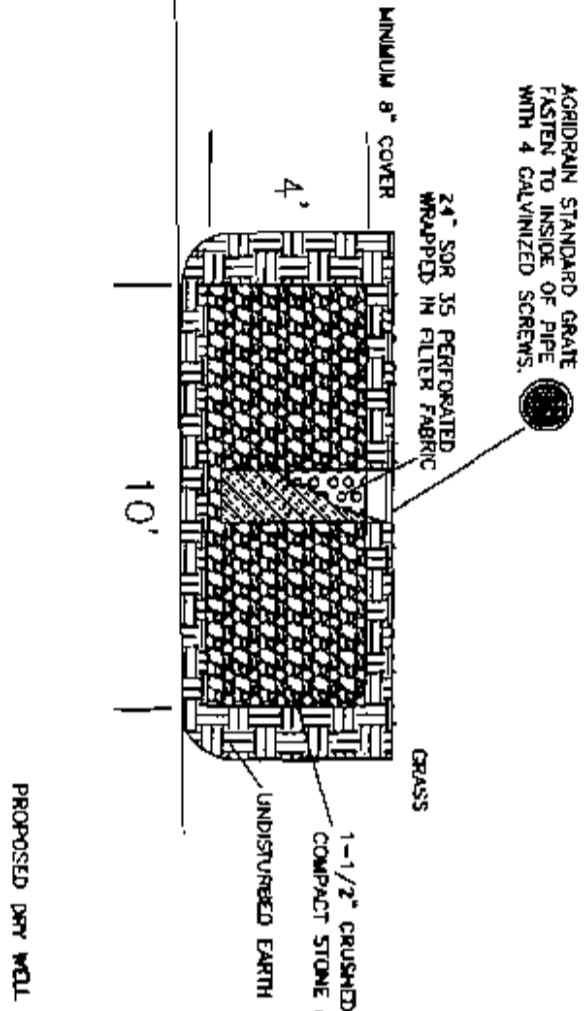
- INSTALLATION:**
1. Excavate a 4' dia. x 8' deep hole in the yard or driveway for the drain outlet.
 2. Install a riser at a 90° angle and provide the riser access to the house connection.
 3. Lay the 24" SOR 35 perforated grate on the riser and secure with 4 galvanized screws.
 4. Lay the 24" SOR 35 perforated grate on the riser and secure with 4 galvanized screws.
 5. Lay the 24" SOR 35 perforated grate on the riser and secure with 4 galvanized screws.
 6. Lay the 24" SOR 35 perforated grate on the riser and secure with 4 galvanized screws.



TYPICAL HOUSE LATERAL W/TE CONNECTION DETAILS



NOTE:
 UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE AS SHOWN.
 ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



DRAWER: 2008 NO. 027	PREPARED BY: OCEAN PARK LAND SURVEYING, LLC	DRAWN BY: RTG
	P.O. BOX 7265 OCEAN PARK, MAINE 04063 207-749-8471 OCEANPARKLLC@GMAIL.COM	CHECKED BY: MMB
		SCALE: N.T.S.
		DATE OF SURVEY: N/A
		JOB NUMBER: 2008027
		REV. DATE
		SHEET: 3 OF 3

REVISED :	DETAIL SHEET
	1411-1415 WESTBROOK STREET, PORTLAND, MAINE
FDR:	PETER COYNE