

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND
BUILDING INSPECTION
PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 081113

This is to certify that COYNE PETER TRUSTEE /Connemara Development LLC
 has permission to New 3 bedroom, 2.5 bath, 2 story Colonial w/ attached 2 Car garage
 AT ¹⁴¹¹⁻¹⁴¹⁵ 227 WESTBROOK ST CBL 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 lathed or otherwise closed-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 _____
 Department Name

Thomas R. Murphy 9/15/08
 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

Location of Construction: 141-1415 227 WESTBROOK ST		Owner Name: COYNE PETER TRUSTEE	Owner Address: 11 SALEM ST	Phone:																								
Business Name:		Contractor Name: Connemara Development LLC	Contractor Address: 11 Salem Street Portland	Phone: 2079396126																								
Lessee/Buyer's Name		Phone:	Permit Type: Single Family	Zone: R-2																								
Past Use: Vacant Land - petermcoyne@yahoo.com	Proposed Use: Single Family Home - New 3 bedroom, 2.5 bath, 2 story Colonial w/ attached 2 Car garage	Permit Fee: \$2,415.00	Cost of Work: \$231,250.00	CEO District: 3																								
Proposed Project Description: New 3 bedroom, 2.5 bath, 2 story Colonial w/ attached 2 Car garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: 5B JRC 2003 Signature: [Signature] Date: 9/15/08																										
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date:																										
Permit Taken By: Idobson	Date Applied For: 09/04/2008	Zoning Approval <table border="1"> <thead> <tr> <th>Special Zone or Reviews</th> <th>Zoning Appeal</th> <th>Historic Preservation</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Shoreland N/A</td> <td><input type="checkbox"/> Variance</td> <td><input checked="" type="checkbox"/> Not in District or Landmark</td> </tr> <tr> <td><input type="checkbox"/> Wetland N/A</td> <td><input type="checkbox"/> Miscellaneous</td> <td><input type="checkbox"/> Does Not Require Review</td> </tr> <tr> <td><input type="checkbox"/> Flood Zone parcel 12-zone X</td> <td><input type="checkbox"/> Conditional Use</td> <td><input type="checkbox"/> Requires Review</td> </tr> <tr> <td><input type="checkbox"/> Subdivision</td> <td><input type="checkbox"/> Interpretation</td> <td><input type="checkbox"/> Approved</td> </tr> <tr> <td><input checked="" type="checkbox"/> Site Plan 2008-0130</td> <td><input type="checkbox"/> Approved</td> <td><input type="checkbox"/> Approved w/Conditions</td> </tr> <tr> <td>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></td> <td><input type="checkbox"/> Denied</td> <td><input type="checkbox"/> Denied [Signature]</td> </tr> <tr> <td>Date: 9/9/08 [Signature]</td> <td>Date:</td> <td>Date:</td> </tr> </tbody> </table>			Special Zone or Reviews	Zoning Appeal	Historic Preservation	<input type="checkbox"/> Shoreland N/A	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark	<input type="checkbox"/> Wetland N/A	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review	<input type="checkbox"/> Flood Zone parcel 12-zone X	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Site Plan 2008-0130	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied [Signature]	Date: 9/9/08 [Signature]	Date:	Date:
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CERTIFICATION

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

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
08-1113	09/04/2008	227 C005001

Location of Construction:	Owner Name:	Owner Address:	Phone:
1411-141 WESTBROOK ST	COYNE PETER TRUSTEE	11 SALEM ST	
Business Name:	Contractor Name:	Contractor Address:	Phone:
	Connemara Development LLC	11 Salem Street Portland	(207) 939-6126
Lessee/Buyer's Name	Phone:	Permit Type:	
		Single Family	

Proposed Use:	Proposed Project Description:
Single Family Home - New 3 bedroom, 2.5 bath, 2 story Colonial w/ attached 2 Car garage	New 3 bedroom, 2.5 bath, 2 story Colonial w/ attached 2 Car garage

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 09/09/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.			
2) With the issuance of this permit and the certificate of occupancy, this property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 09/15/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) All stairs and rail systems must comply with IRC 2003.			
2) Fastener schedule per the IRC 2003			
3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.			
4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.			
5) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			
6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
Dept: DRC	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Comments:

9/8/2008-amachado: Spoke to Peter Coyne. Siteplan not match the building plans. Breakfast nook is three feet shorter on siteplan. Siteplan not show front covered porch & stairs & not show stairs on left side behind the garage.

9/9/2008-amachado: Received revised site plan.

9/15/2008-tm: Still waiting for DRC approval before issuing permit. Put in hold basket.

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BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

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

- X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**
- X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**
- X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
- X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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

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

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

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Signature of Applicant/Designee

Date

Signature of Inspections Official

Date



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>FBD Westbrook St</u>		
Total Square Footage of Proposed Structure/Area <u>3067 sf</u>		Square Footage of Lot <u>10,469.3 sf</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>11 Salem St</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>939-6126 (cell)</u> <u>petermcoyne@yahoo.com</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address <u>N/A</u> City, State & Zip	Cost Of Work: <u>\$231,250</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>NO</u> If yes, please name <u>N/A</u> Project description: <u>3 BR 2.5 BA 2-story Colonial w/ attached 2 car garage</u>		
Contractor's name: <u>Connemore Development</u> Address: <u>11 Salem St</u> City, State & Zip: <u>Portland, ME 04102</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>11 Salem St Portland, ME 04102</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: Peter M Coyne

Date: 9-2-08

SEP

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

September 2, 2008

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

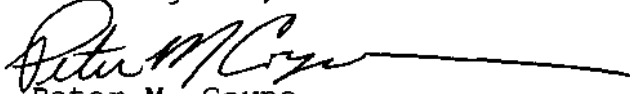
Please find the attached General Permit Application for my Single Family New Construction located on Westbrook St.
(MBL 227-C-5).

The building lot is located in the R-2 Zone w/ a maximum lot coverage of 20%. Given this lot's size @ 10,469.3sf, the **maximum lot coverage allowed is 2094 sf. The proposed structure requires 2077sf of lot coverage.** Further, the proposed structure easily meets all setbacks of the R-2 zone. (Please reference page A3 of architectural drawings by DiDonato Architects 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
11 Salem St.
Portland, ME 04102
207-939-6126
petermcoyne@yahoo.com

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

2008-0130

Application I. D. Number

9/4/2008

Application Date

Stroudwater Single Family Home

Project Name/Description

Coyne Peter Trustee

Applicant

11 Salem St , Portland , ME 04102

Applicant's Mailing Address

Peter Coyne

Consultant/Agent

Agent Ph: (207)939-0126

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

1911-1915

227-227 Westbrook St, Portland, Maine

Address of Proposed Site

227 C008001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change Of Use ☒ Residential ☐ Office ☐ Retail
☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Apt ☐ 0 ☐ Condo ☐ 0 ☐ Other (specify) _____

0

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

Check Review Required:

- | | | |
|---|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input type="checkbox"/> Amendment to Plan - Staff Review | | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> After the Fact - Major | | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Minor | | <input type="checkbox"/> Site Location |
| | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Stormwater |
| | <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> Other _____ |
| | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |

Fees Paid: Site Plan \$50.00 Subdivision Engineer Review \$250.00 Date 9/4/2008

Zoning Approval Status:

Reviewer _____

- ☐ Approved ☐ Approved w/Conditions See Attached ☐ Denied

Approval Date _____ Approval Expiration _____ Extension to _____ ☐ Additional Sheets Attached

☐ Condition Compliance

signature

date

Performance Guarantee ☐ Required* ☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <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 | |

Westbrook St Window Performance Specs

8311 Standard Double Hung

Air, Water, Structural Performance

Rating DP ¹	Max. Structural Pressure Achieved	Water Infiltration ²	Air Infiltration ³	Size Tested
R30	52.5	4.5	0.1	48 x 80
R40	60	6	0.05	40 x 63
HUD ZONE III 58		2.86	0.03	36 x 60

1 Structural Test Pressure (psf) tested to at least 150% of DP rating

2 Water Infiltration (psf) tested to at least 15% of DP rating

3 Air infiltration units = scfm/ft²

8311 Standard Double Hung

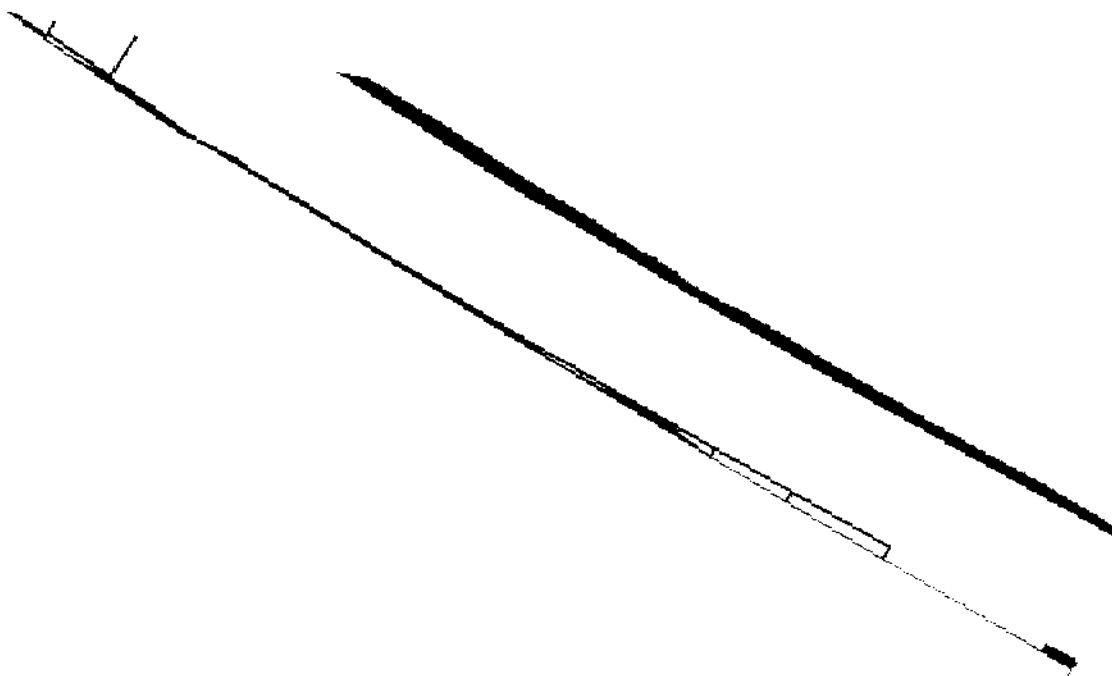
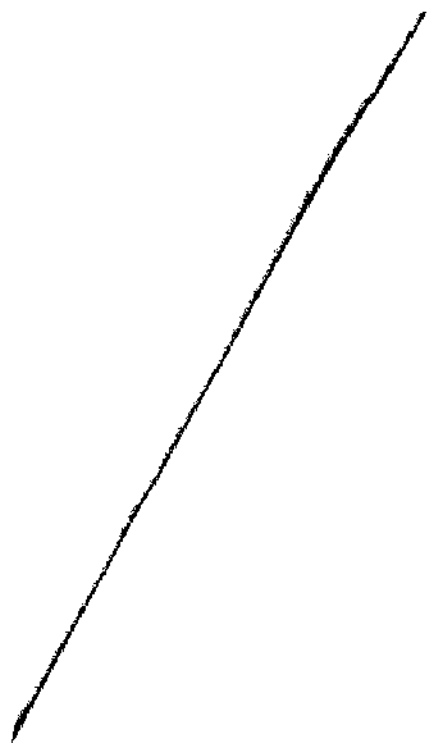
Thermal Performance

Glass	Unit U-Value	Unit SHGC ⁴	Unit VLT ⁵
Clear	0.46	0.59	0.62
RLE	0.33	0.3	0.54

4 Solar heat gain coefficient

5 Visible light transmission

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
STRUCTURAL		
Footings Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	70" Foundation walls 20x10 concrete Footings 4" int/ext perimeter drains/Stone	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Stone - 4" drains - Filter Fabric	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	
Anchor Bolts/Straps, spacing (Section R403.1.6)	Anchor Bolt	OK
Lally Column Type (Section R407)	3 1/2 Concrete Filled lally's	OK
Girder & Header Spans (Table R 502.5(2))	3(2x10 HP)	OK
Built-Up Wood Center Girder Dimension/Type	3(2x12) & LVL'S	OK
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	11 7/8 BC1 boards 16" OC	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	11 7/8 BC1 boards 16" OC	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	—	OK



Applicant: Peter M. Coyne

Date: 7/8/08

Address: 1411-1415 Westbrook St.

C-B-L: 227-C-005

permit # 08-1113

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - build 2 story single family home w/ 24x24 attached garage.

Sewage Disposal - public

Lot Street Frontage - 50' min. - 93.05' given

Front Yard - 25' min. - 25' to front steps.

Rear Yard - 25' min. - 26' to

Side Yard - 2 story - 14' min. - 17' on right
16' on left.

Projections -

Width of Lot - 80' min. - 96' 1" actual

Height - 35' max. - 27.25' actual

Lot Area - 10,000 sq ft min. - 10,469.3

Lot Coverage Impervious Surface - 20% = 2093.86 sq ft

Area per Family - 10,000 sq ft

Off-street Parking - 2 spaces required. - 2 car garage 24' x 24'

Loading Bays - N/A

Site Plan - minor/minor 2008-0130

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 12 - Zone X

$$26 \times 45.3 = 1177.8$$

$$24 \times 24 = 576$$

$$6.3 \times 27 = 170.1$$

$$2 \times 5 = 10$$

$$575 \times 8 = 460$$

$$2.5 \times 4 = 10$$

$$3 \times 13 = 39$$

$$5.375 \times 375 = 20.16$$

$$3.25 \times 3.25 = 14.06$$

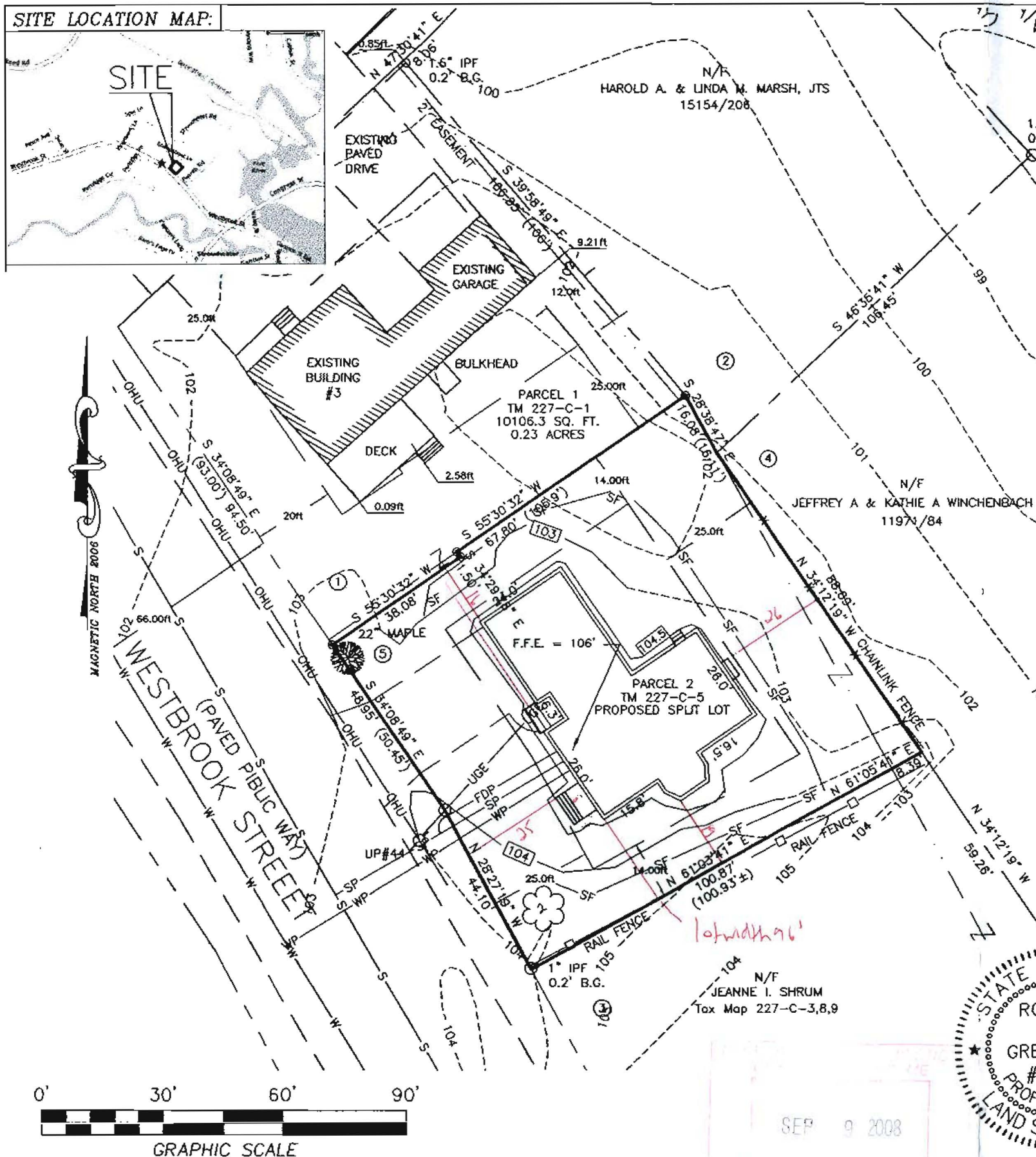
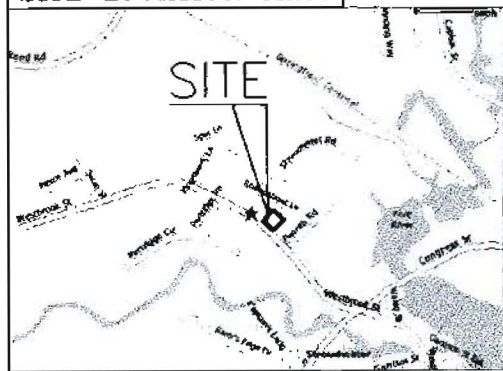
$$2093.12$$

OK

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x6 scissor trusses @ 24" o.c. 2x10's 16" o.c.	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 CDX w/ metal clips	OK
Fastener Schedule (Table R602.3(1) & (2))	Per IRC 2103	OK
Private Garage (Section R309) Living Space ? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1)	5/8 type x walls / ceilings	OK
Emergency Escape and Rescue Openings (Section R310)	Egress Windows OK	✓
Roof Covering (Chapter 9)	Architect Shingles	✓
Safety Glazing (Section R308)	OK	✓
Attic Access (Section R807)	OK	✓
Chimney Clearances/Fire Blocking (Chap. 10)	OK	✓
Header Schedule (Section 502.5(1) & (2))	3(2x10's)	✓
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Walls R-21 Ceiling R-49 Floor R-21	OK

Type of Heating System	unc	
Means of Egress (Sec R311 & R312)		
Basement	1	
Number of Stairways	1	
Interior	1	OK
Exterior		
Treads and Risers (Section R311.5.3)	7 3/4 max Rise 3 FT min	
Width (Section R311.5.1)	6" 8 min	
Headroom (Section R311.5.2)	36" High Guards	OK
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Each Bedroom	
Smoke Detectors (Section R313) Location and type/Interconnected		
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	NA	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
Deck Construction (Section R502.2.1)	OK	OK

SITE LOCATION MAP:



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: RONALD E. COLBY, IV & BLAIR COLBY 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:
LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SOR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 20,576.6 SQ. FT., .47 ACRES
PARCEL 1: 10,106.3 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 JANET LANE 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 1946, PRIOR TO THE ADOPTION OF ZONING ORDINANCES.
7. THE PROPOSED FOUNDATION DRAIN SHOWN WILL BE ATTACHED TO A SUMP PUMP IN THE BASEMENT. THE TIE IN AT THE STREET LINE WILL BE TIED TO THE PROPOSED SEWER LINE UNTIL A STORMWATER LINE IS RUN IN STROUDWATER STREET.

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: 20%
MINIMUM LOT WIDTH: 80 FT

LEGEND

IPFO	Iron Pipe Found	(50.00')	Distance from reference plan or deed.	
Ø	Utility Pole	N/F	Now Or Formerly	
OHU	Overhead Utility	12345/99	Deed Book/Page of Local Registry	
---	Abutter Line	①	Tax Map Lot Number	
---	Property Line	B.G.	Below Grade	
---	Street Line	---	99	Contour Line
---	Indicates Ownership in Common	---	99	Proposed Contour Line
---	Old Lot Line	SF	Proposed Silt Fence	
---	Edge of Traveled Way	---	99	Proposed Street Tree
---	Setback Line	---	99	Proposed Street Tree

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:

b) NO WRITTEN REPORT

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

DATE: SEPT. 09, 2008

REVISION 09/08/2008: REVISED SIZE OF NOOK AND ADDED REAR STAIRS
REVISION 12/08/2008: CHANGED PROPERTY LINE PER ZONING ADMIN.

MINOR SITE PLAN/PROPOSED BUILDING
1411-1415 WESTBROOK STREET, PORTLAND, MAINE

PETER COYNE

FOR:

DRAWN BY: DMD / PUM

CHECKED BY:

SCALE: 1"=30'

DATE OF SURVEY: 10/24/2006

JOB NUMBER: 2006096

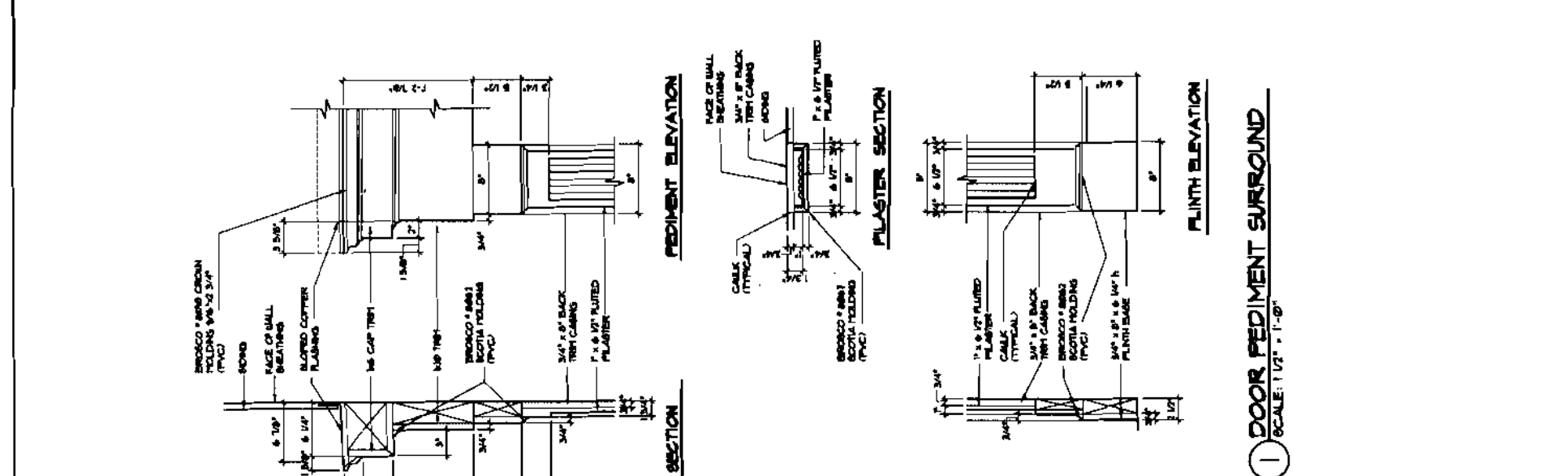
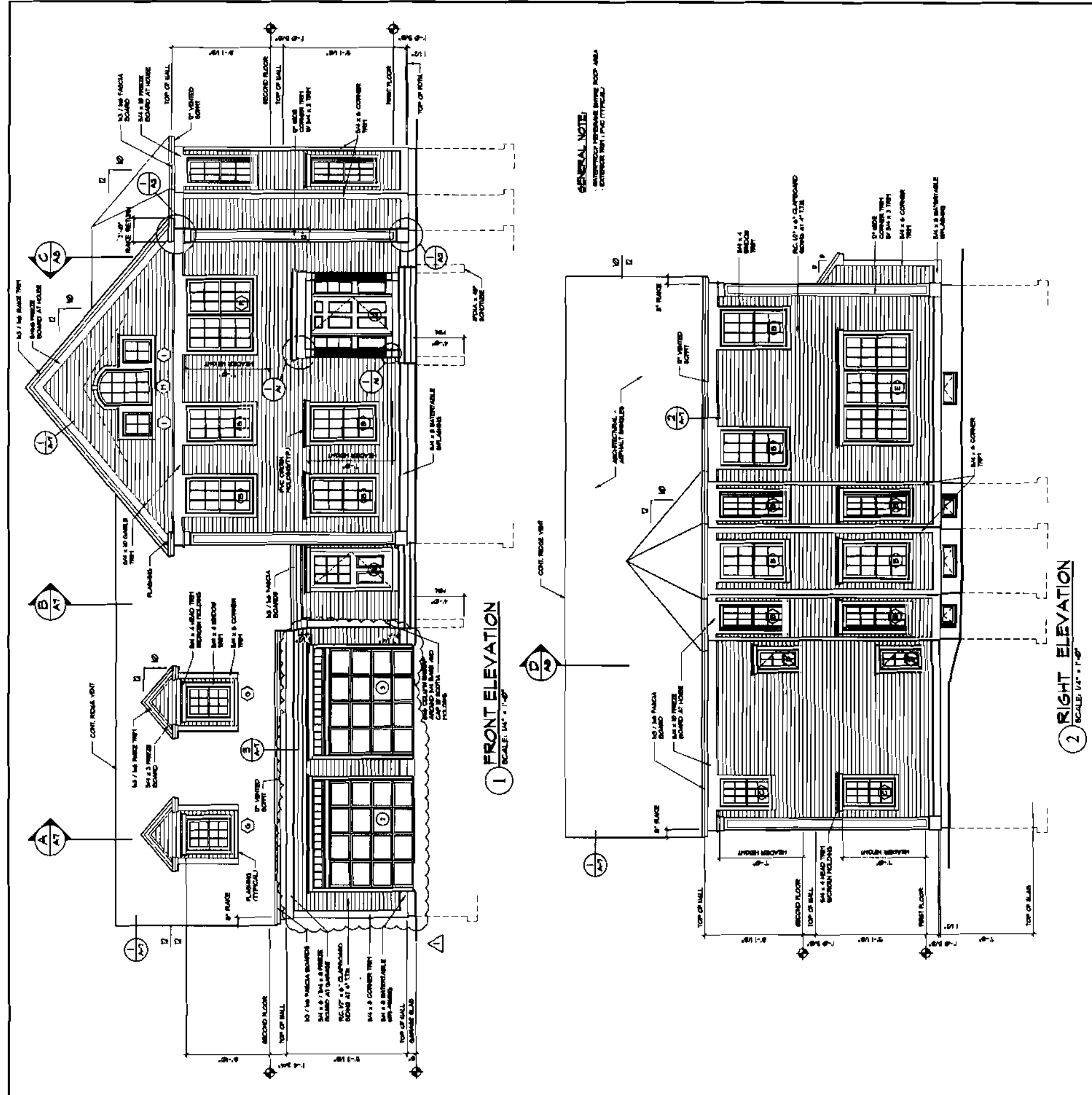
SHEET: 2 OF 2

PREPARED BY:
OCEAN PARK LAND SURVEYING LLC

P.O. BOX 7265
OCEAN PARK, MAINE 04063

207-749-9471 OCEANPARKLLC@GMAIL.COM

DRAWER: 2006 NO: 096



SCALE: V4 - P-22

WASH STATE

NOTES

SECTION

■ 個人事業主

CONFER BOA

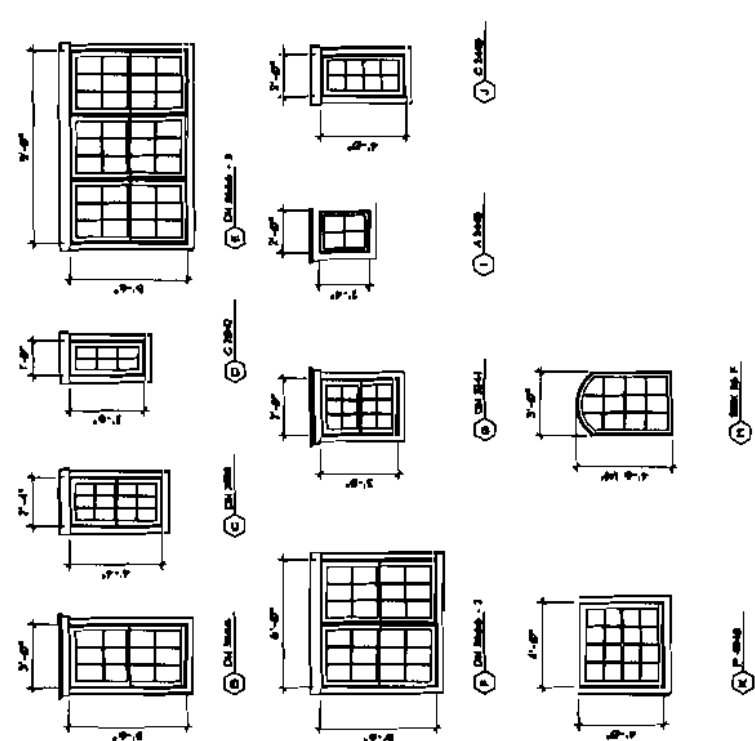
DOOR SCHEDULE									
DOOR SCHEDULE ABREVIATIONS									
ALU. ALUMINUM GL. GLASS HD. HARDWOOD EXT. EXTERIOR L.I.N. LINED INT. INTERIOR DOOR DOOR STYP. STYPPED TAC. TACKLE SEE DETAIL UNL. UNLINED WOOD WOOD FIN. FINISH PAS. PASSAGE ALL ALL HALL HALL HALL HALL TO TO MET. METAL MET. METAL TO TO NO. NO. NO. NO. TO TO NO. NO. NO. NO. TO TO									
DOORS				MANUF.		FRAME		THRESHOLD	
NO.	SIZE	TAC.	MAT.	CATALOG NO.	MANUF.	FRAME	THRESHOLD	REMARKS	
1	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
2	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
3	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
4	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
5	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
6	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
7	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
8	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
9	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
10	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
11	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
12	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
13	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
14	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
15	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
16	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
17	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
18	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
19	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
20	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
21	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
22	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
23	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
24	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
25	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
26	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
27	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
28	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
29	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
30	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
31	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	
32	2'-0" x 6'-0"	1/2"	INT.	-	-	HD	-	-	

DOORS				MANUF.	FRAME	THRESHOLD		REMARKS
NO.	SIZE	THK.	MAT.			CATALOG NO.	MAT.	
1	2'-0"x6'-0"	1 3/4"	MTL	-	RD	-	-	-
1	2'-0"x6'-0"	1"	CL	-	RD	-	-	OVERHEAD DOOR
3	4'-0"x6'-0"	2"	CL	-	RD	-	-	OVERHEAD DOOR
4	2'-0"x6'-0"	1 3/4"	MTL	-	RD	MTL	-	-
5	2'-0"x6'-0"	1 3/4"	MTL	-	RD	MTL	-	-
6	2'-0"x6'-0"	1 3/4"	RD	-	RD	-	-	-
7	2'-0"x6'-0"	1 3/4"	MTL	-	RD	-	-	-
8	2'-0"x6'-0"	1 3/4"	RD	-	RD	-	-	PAIR 2'-0" DOORS
9	2'-0"x6'-0"	1 3/4"	MTL	-	RD	-	-	-
10	2'-0"x6'-0"	1 3/4"	RD	-	RD	-	-	PAIR 2'-0" DOORS
11	2'-0"x6'-0"	1 3/4"	MTL	-	RD	-	-	-
12	2'-0"x6'-0"	1 3/4"	RD	-	RD	-	-	PAIR 2'-0" DOORS
13	2'-0"x6'-0"	1 3/4"	RD	-	RD	-	-	SH-ROLD
14	2'-0"x6'-0"	1 3/4"	RD	-	RD	-	-	-
15	2'-0"x6'-0"	1 3/4"	RD	-	RD	-	-	-
16	2'-0"x6'-0"	1 3/4"	RD	-	RD	-	-	PAIR 2'-0" DOORS
17	2'-0"x6'-0"	1 3/4"	RD	-	RD	-	-	POCKET DOOR
18	2'-0"x6'-0"	1 3/4"	RD	-	RD	-	-	-
19	2'-0"x6'-0"	1 3/4"	RD	-	RD	-	-	-
20	2'-0"x6'-0"	1 3/4"	RD	-	RD	-	-	-

30/6/90
20/6/90

* EXTERIOR WINDOW SCHEDULE					
NO.	TYPE	MANUFACTURER	CATALOG NO.	INCLUDE OPENINGS	REMARKS
(1)	DOUBLE HANG	PARAGON	DN 2040	3'-0" x 5'-0"	
(2)	DOUBLE HANG	PARAGON	DN 2040	3'-0" x 5'-0"	
(3)	DOUBLE HANG	PARAGON	DN 2040	3'-0" x 5'-0"	
(4)	CURTAIN	PARAGON	C 2042	1'-0" x 5'-0"	
(5)	DOUBLE HANG	PARAGON	DN 2040 - 3	6'-0" x 5'-0"	
(6)	DOUBLE HANG	PARAGON	DN 2040 - 2	5'-10" x 5'-0"	VERIFY NO.
(7)	DOUBLE HANG	PARAGON	DN 2040	3'-0" x 5'-0"	
(8)	NO WINDOW THIS LETTER				
(9)	JAMB	PARAGON	A 2040	3'-0" x 5'-0"	
(10)	CURTAIN	PARAGON	C 2040	3'-0" x 5'-0"	
(11)	PICTURE	PARAGON	W 2040	3'-0" x 5'-0"	
(12)	NO WINDOW THIS LETTER				
(13)	ENTRANCE	PARAGON	BSK 20 0	3'-0" x 4'-10"	

NO.	TYPE	MANUFACTURER	CATALOG NO.	ACQUISITION	REMARKS
(1)	DOUBLE HAND	PARADOX	DN 3448	2-47 x 3-47	
(2)	DOUBLE HAND	PARADOX	DN 3448	2-47 x 3-47	
(3)	DOUBLE HAND	PARADOX	DN 3448	2-47 x 3-47	
(4)	CARPENT	PARADOX	C 2642	1-47 x 3-47	
(5)	DOUBLE HAND	PARADOX	DN 3448 - 3	2-47 x 3-47	
(6)	DOUBLE HAND	PARADOX	DN 3448 - 2	2-47 x 3-47	
(7)	DOUBLE HAND	PARADOX	DN 3448	2-47 x 3-47	
(8)	NO RECORD THIS LETTER				
(9)	JAPANESE	PARADOX	A 2448	2-47 x 3-47	
(10)	CARPENT	PARADOX	C 2448	2-47 x 3-47	
(11)	PICTURE	PARADOX	W 4848	2-47 x 3-47	
(12)	NO RECORD THIS LETTER				
(13)	INTERCOM	PARADOX	BERK 44 P	3-47 x 4-47 1/2	



SCHEDULES

RESIDENCE FOR:
Peter Coyne
Stroudwater Village
Westbrook Street
Portland, Maine

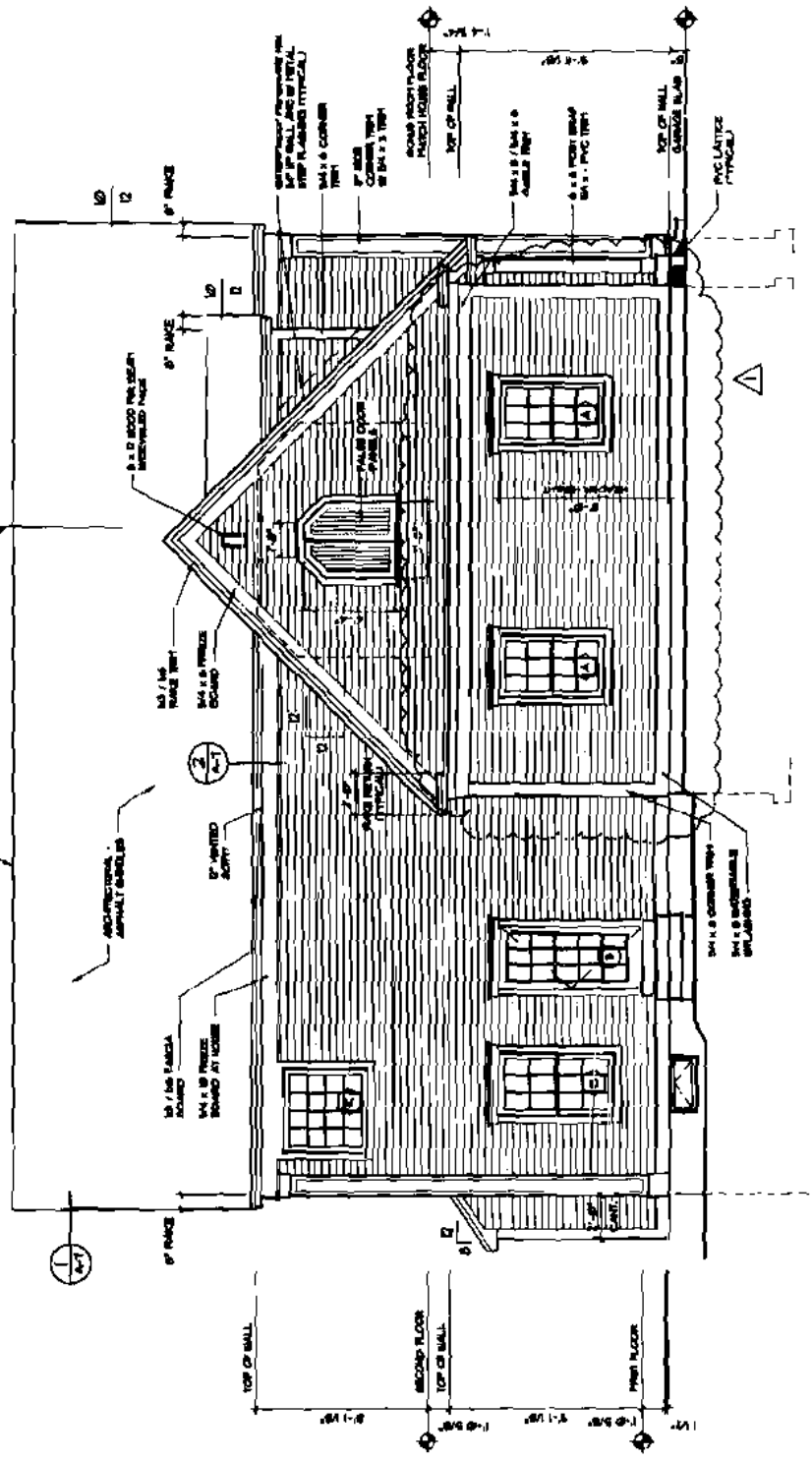
■ DIDONATO ARCHITECTS, INC.
84 OLIVEA ROAD, KENNESAW, OHIO 44240
PHONE: (216) 286-7500 FAX: (216) 283-4933
E-MAIL: info@didonatoarchitects.com
www.didonatoarchitects.com

DATE:	08-12-08
CHECKED BY:	JPD
TRAIN BY:	GAT

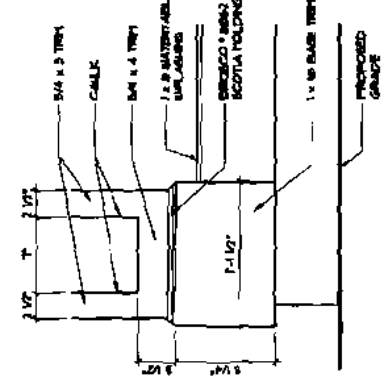
A9

9 9

CONCLUSION



ELEVATION



3 of 9

A3

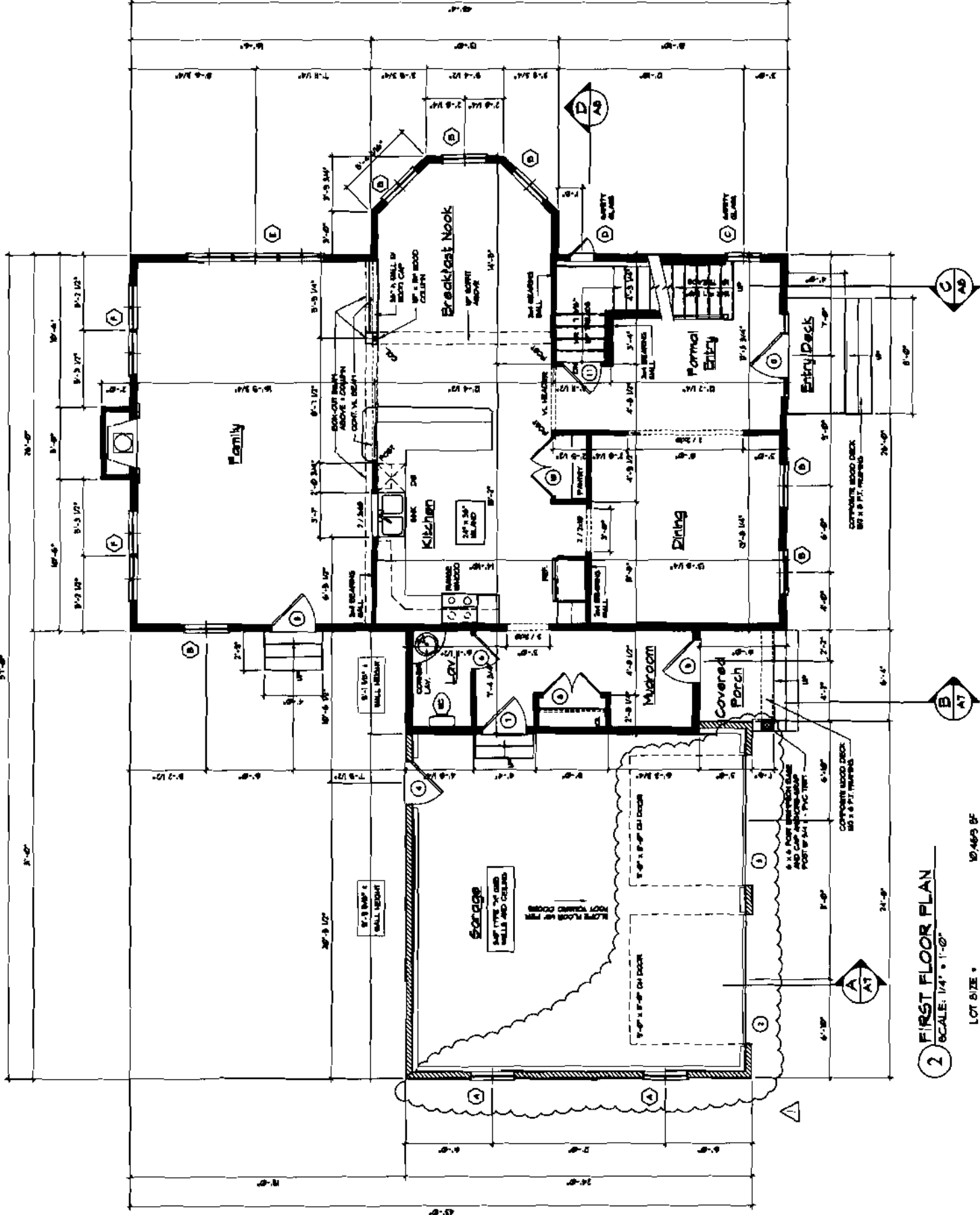
DATE: 08-13-08
CHECKED BY: JPD
DRAWN BY: GAT

FIRST FLOOR
PLAN

RESIDENCE FOR:
Peter Coyne
Stroudwater Village
Westbrook, Maine

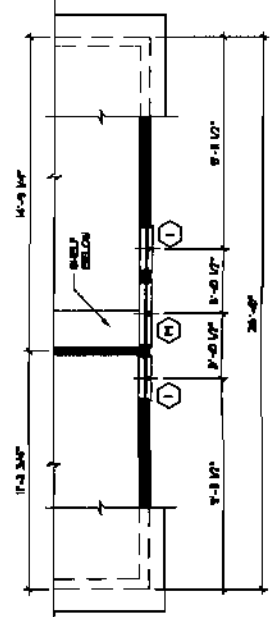
DIPONATO ARCHITECTS, INC.
154 OLIVEA ROAD, KENNEBECPORT, ME 04046
PHONE: (207) 266-7900 FAX: (207) 266-4599
WWW.DIPONATOARCHITECTS.COM

NO.	REVISIONS	DATE
1	RELLOCATED OVERHEAD DOORS	

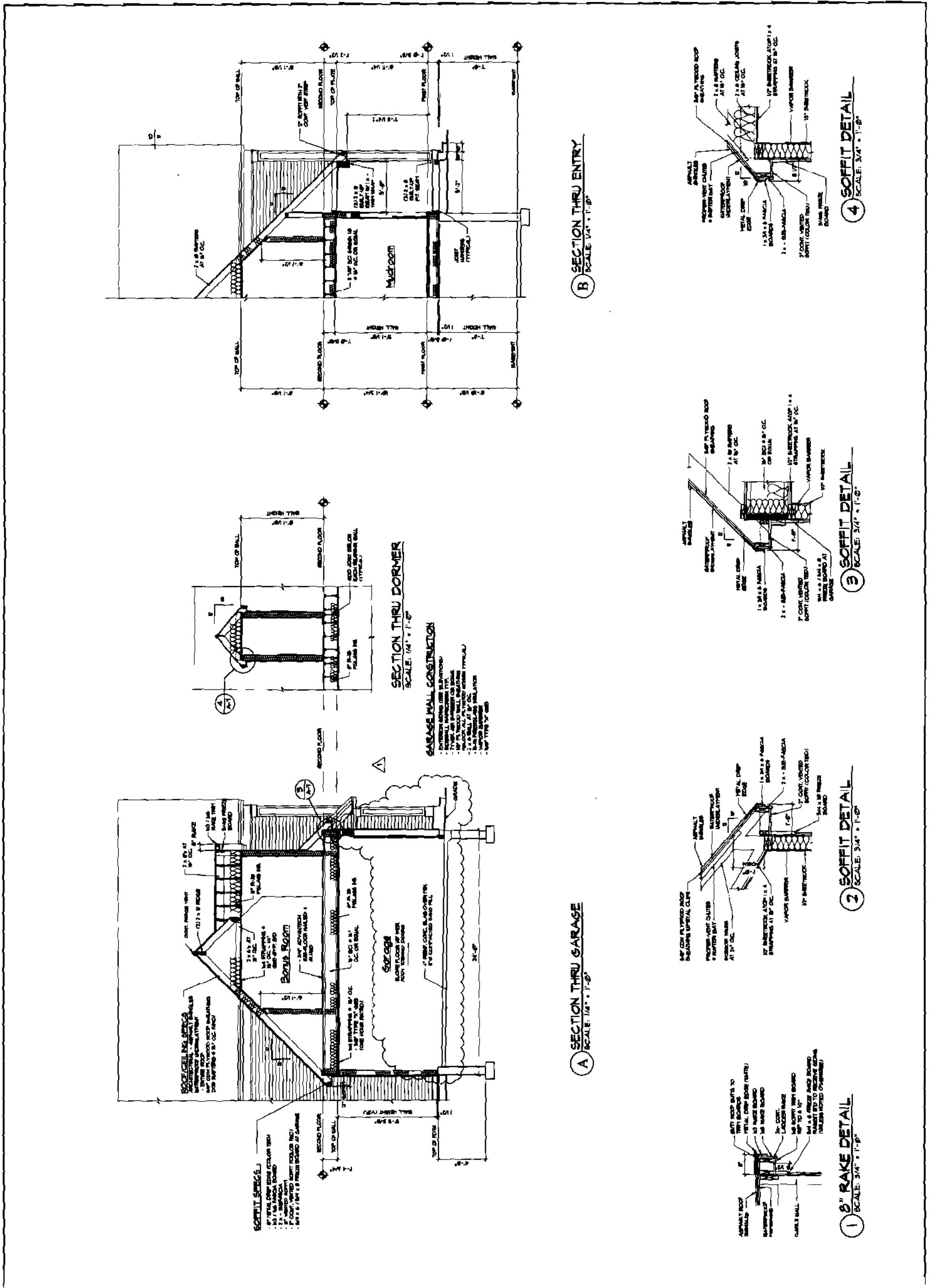


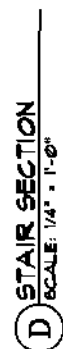
LOT SIZE: 10,463 SF
MAX LOT COVERAGE: 2,674 SF
ACTUAL LOT COVERAGE: 2,671 SF
FIRST FLOOR: 1,429 SF
GARAGE: 578 SF

2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 GABLE WALL PLAN AT SECOND FLOOR
SCALE: 1/4" = 1'-0"





C STAIR SECTION
SCALE: 1/4" = 1'-0"