

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080244

PERMIT ISSUED

APR - 4 2002

This is to certify that WD INVESTMENTS INC. Dwight Brackett

has permission to New Single Family Raised Beach - 23'

AT 258 HOLM AVE

L 272 B013001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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.

Classification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. **OUR NOTES ARE 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

4/1/02 *Cheryl M*
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: 08-0244	Issue Date:	CBL: 272 B013001
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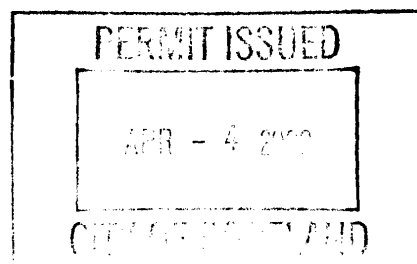
Location of Construction: 258 HOLM AVE	Owner Name: <i>C.G.B. Properties, LLC</i> WD INVESTMENTS INC	Owner Address: PO BOX 10127 84 Country Lane	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 2075660687
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: <i>R-3</i>

Past Use: Vacant Land	Proposed Use: New Single Family Raised Ranch Home 23'x40'	Permit Fee: \$820.00	Cost of Work: \$80,000.00	CEO District: 3
Proposed Project Description: New Single Family Raised Ranch - 23'x40'.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC-2003</i>	
		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: lmd	Date Applied For: 03/17/2008	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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i>	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland <i>N/A</i>	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone <i>panel 6 - Zone C</i>	<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 <i>2008-0024</i>	<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
Date: <i>3/24/08 ABW</i>	Date:	Date: <i>AGM</i>


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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0244	Date Applied For: 03/17/2008	CBL: 272 B013001
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Location of Construction: 258 HOLM AVE	Owner Name: C.G.B. Properties, LLC	Owner Address: 84 Country Lane	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: (207) 566-0687
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: New Single Family Raised Ranch Home 23'x40'	Proposed Project Description: New Single Family Raised Ranch - 23'x40'.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/24/2008

Note: **Ok to Issue:**

- 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 be 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:** Chris Hanson **Approval Date:** 04/01/2008

Note: **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Fastener schedule per the IRC 2003
- 3) The attic scuttle opening must be 22" x 30".
- 4) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 5) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 8) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 04/01/2008

Note: **Ok to Issue:**

- 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.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 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.)

Location of Construction: 258 HOLM AVE	Owner Name: C.G.B. Properties, LLC	Owner Address: 84 Country Lane	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone (207) 566-0687
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

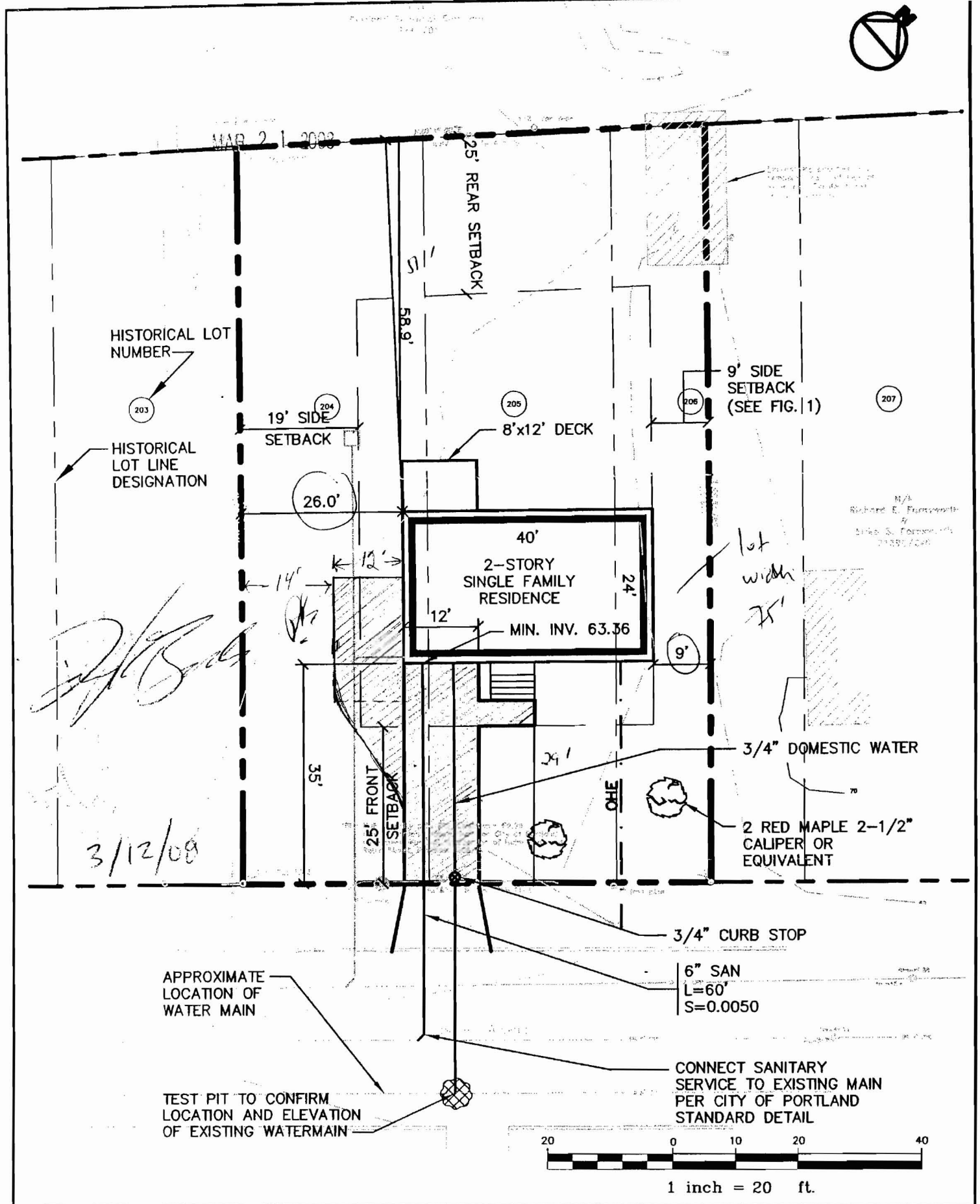
- 4) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 6) 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.
- 7) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

3/19/2008-amachado: Spoke to Dwight Brackett. He now owns the property, so we need right, title and interest. We need the right building elevation because it is different from the left elevation. The site plan needs to show a second parking space past the 25 ' front setback. This is also a new single family permit application. The amended building permit for the original single family was issued on July 17, 2007 and it has expired because no work has been done at the site.

3/20/2008-amachado: Permit is up front with Lisa. Since it is a new application, Dwight needs to pay the permit fee for a new single family home. Lisa needs to know the construction cost to figure the fee.

3/26/2008-tm: called Dwight Brackett and left a message that more info needed for issuance.



Design: DER	Date: 3/06
Draft: CAH	Job No.: 1563
Checked: DER	Scale: 1"=20'
File Name: 1563-PBASE.dwg	



Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Road
Gray, ME 04039

Phone: 207-657-6910
Fax: 207-657-6912
Email: mailbox@gorrillpalmer.com

Drawing Name:

Layout & Utility Plan

Project:

HOLM AVENUE
Portland, ME

Figure No.

2

Applicant: C.G.B. Properties, LLC (Dwight Brackett) Date: 3/24/08

Address: 258 Holm Ave

C-B-L: 272-B-013

Permit # 08-0244

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new single family ^{raised} ranch - 23'x40' - w one car garage

Sewage Disposal - city

Lot Street Frontage - 50' min - 75' scaled

Front Yard - 25' min - 29' to front steps (scaled)

Rear Yard - 25' min - 5' to deck (scaled)

Side Yard - 2 sides 14' - right 9' scaled - ok min of 8' on right
left 26' scaled - total of two side yards must be 30' - set backs equal

Projections - 8'x12' deck, 7'x7' ^{front} entry

Width of Lot - 65' min - 75' scaled

Height - 35' max - 20' scaled (ok)

Lot Area - 6,500 sq ft min - 8869 sq ft = 310415 sq ft

$$23 \times 40 = 920$$

$$8 \times 12 = 96$$

$$7 \times 7 = 49$$

Lot Coverage Impervious Surface - 35%

Area per Family - 6,500 sq ft ok

ok

1065

Off-street Parking - 2 spaces required - 1 car garage; 11'x19' space passed 25' setback

Loading Bays - N/A

Site Plan - minor/minor 2008 - 0028

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 6 - zone C

* partial day light basement

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

Zoning Copy

A 2011

2008-0028

Application I. D. Number

3/17/2008

Application Date

Single Family Home

Project Name/Description

D.A. Brackett

Applicant

84 Country Lane, Portland, ME 04103

Applicant's Mailing Address

Dwight Brackett

Consultant/Agent

Applicant Ph: (207) 772-8629 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

258 - 258 Holm Ave, Portland, Maine

Address of Proposed Site

272 B013001

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"/> Zoning Variance | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| | | <input type="checkbox"/> DEP Local Certification |
| | | <input type="checkbox"/> Site Location |
| | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$50.00** Subdivision Engineer Review **\$250.00** Date **3/20/2008**

Zoning Approval Status:

Reviewer _____

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

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 | |

QUITCLAIM DEED WITH COVENANT

MAR 21 2008

WD Investments, Inc., a Maine corporation with a principal place of business at 449 Forest Avenue, in the City of Portland, County of Cumberland and State of Maine,

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

C.G.B. Properties, LLC, a Maine limited liability company with a principal place of business and address of 84 Country Lane, in the City of Portland, County of Cumberland and State of Maine,

Certain lots or parcels of land, situated on the northwesterly side of Holm Avenue, in the City of Portland, County of Cumberland and State of Maine, and being Lots No. 204 and 205 and the southwesterly half of Lot No. 206 as delineated on Plan of Lots at Portland Gardens belonging to J. W. Wilbur, said plan being made by A. L. Eliot, Surveyor, dated July 1, 1912, and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 23, to which plan reference is hereby made for a more particular description.

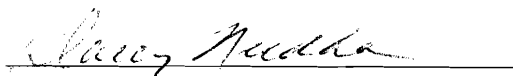
Being the same premises conveyed to Grantor herein by deed of David J. Bricchetto, Sr. dated June 3, 2005, and recorded at the Cumberland County Registry of Deeds in Book 22716, Page 198.

Grantee by acceptance of this deed is hereby responsible to pay real estate taxes for the period of January 1, 2008 and thereafter.

Grantor and Grantee covenant and agree the parcels herein described shall not be further divided without the written recorded consent of Grantor herein, its successors and assigns.

IN WITNESS WHEREOF, the said WD Investments, Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President, thereunto duly authorized this 5th day of January, 2008.

WD Investments, Inc.



By: 
James M. Wolf, its President

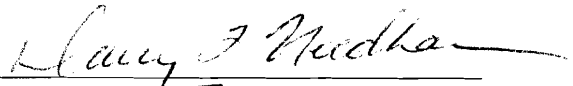
STATE OF MAINE
CUMBERLAND, SS.

Date: February 5, 2008

Then personally appeared the above-named James M. Wolf, President of WD Investments, Inc. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

DARCY L. NEEDHAM
Notary Public, Maine
My Commission Expires January 27, 2009

Before me,


Attorney at Law/Notary Public

MAINE REAL ESTATE TAX PAID

258 Holm Ave
272-B-130

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)	48" Frost walls 12" x 10"	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" shown on plan	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	NONE shown on plan	* will be installed per code.
Lally Column Type (Section R407)	Bearing wall	
Girder & Header Spans (Table R 502.5(2))	then 7" x 11 1/4" PSL	
Built-Up Wood Center Girder Dimension/Type	7" x 11 1/2" PSL	
Sill/Band Joist Type & Dimensions	2x10 16-O.C.	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16 O.C. x 12"	split fayer
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	Trusses	

3440 →

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)	5/12 Trusses	* Need specs
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4" T+G Roof walls + 1/2 GWB	
Fastener Schedule (Table R602.3(1) & (2))	IRC 2003	
Private Garage (Section R309) Living Space ? (Above or beside)		* NOT shown
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Chapter 9)	25 yr. Asphalt w/ 3" Bituthane	
Safety Glazing (Section R308)		
Attic Access (Section R807)		
Chimney Clearances/Fire Blocking (Chap. 10)	Not shown.	* NO
Header Schedule (Section 502.5(1) & (2))	9x7 ^{NOT shown} Garage door Header	* 3/2x12
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	R-30 roof R-19 walls	

Factor Fenestration		
Type of Heating System		
Means of Egress (Sec R311 & R312) Basement	Living space / garage 10' tread	7 3/4 max
Number of Stairways i		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)		
Width (Section R311.5.1)		
Headroom (Section R311.5.2)		
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected	yes (not shown)	yes.
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)	N/A.	
Deck Construction (Section R502.2.1)	OK - 2x6 P.T.W / 50 notches EX 12	



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>258 HOLM AVE</u>		
Total Square Footage of Proposed Structure/Area <u>1000</u>		Square Footage of Lot <u>6500</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>272 B-013 - 001</u>	Applicant * must be owner, Lessee or Buyer * Name <u>D.A. BIZACK E II CO</u> Address <u>84 COUNTRY LANE</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>756-0687</u> <u>772-8629</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>80,000</u> C of O Fee: \$ <u>820</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>VACANT LOT</u> Proposed Specific use: <u>MAR 17 2008</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>SUBMIT 24 X 40 HOUSE FOR FOUNDATION IS 23' X 40'</u> <u>LOT ON HOLM AVE # 258</u>		
Contractor's name: <u>DA BIZACK E II CO</u> Address: <u>84 COUNTRY LANE</u> City, State & Zip: <u>PORTLAND ME 04103</u> Who should we contact when the permit is ready: _____ Mailing address: _____	Telephone: <u>772-8629</u> <u>566-0687</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.

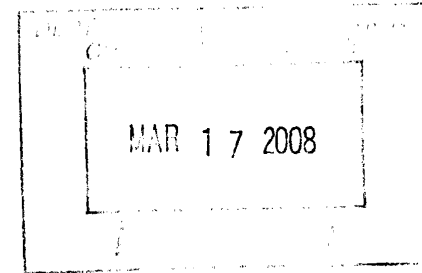
Signature: [Signature]

Date: 3/16/08

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

SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.



MINIMUM LOT WIDTH: 75 FT.

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

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES ON MARCH 8, 2006.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.

Design: DER	Date: 5/06
Draft: CAH	Job No.: 1563
Checked: DER	Scale: NTS
File Name: 1563-PBASE.dwg	



Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Road
Gray, ME 04039

Phone: 207-657-6910
Fax: 207-657-6912
Email: mailbox@gorrillpalmer.com

Drawing Name:

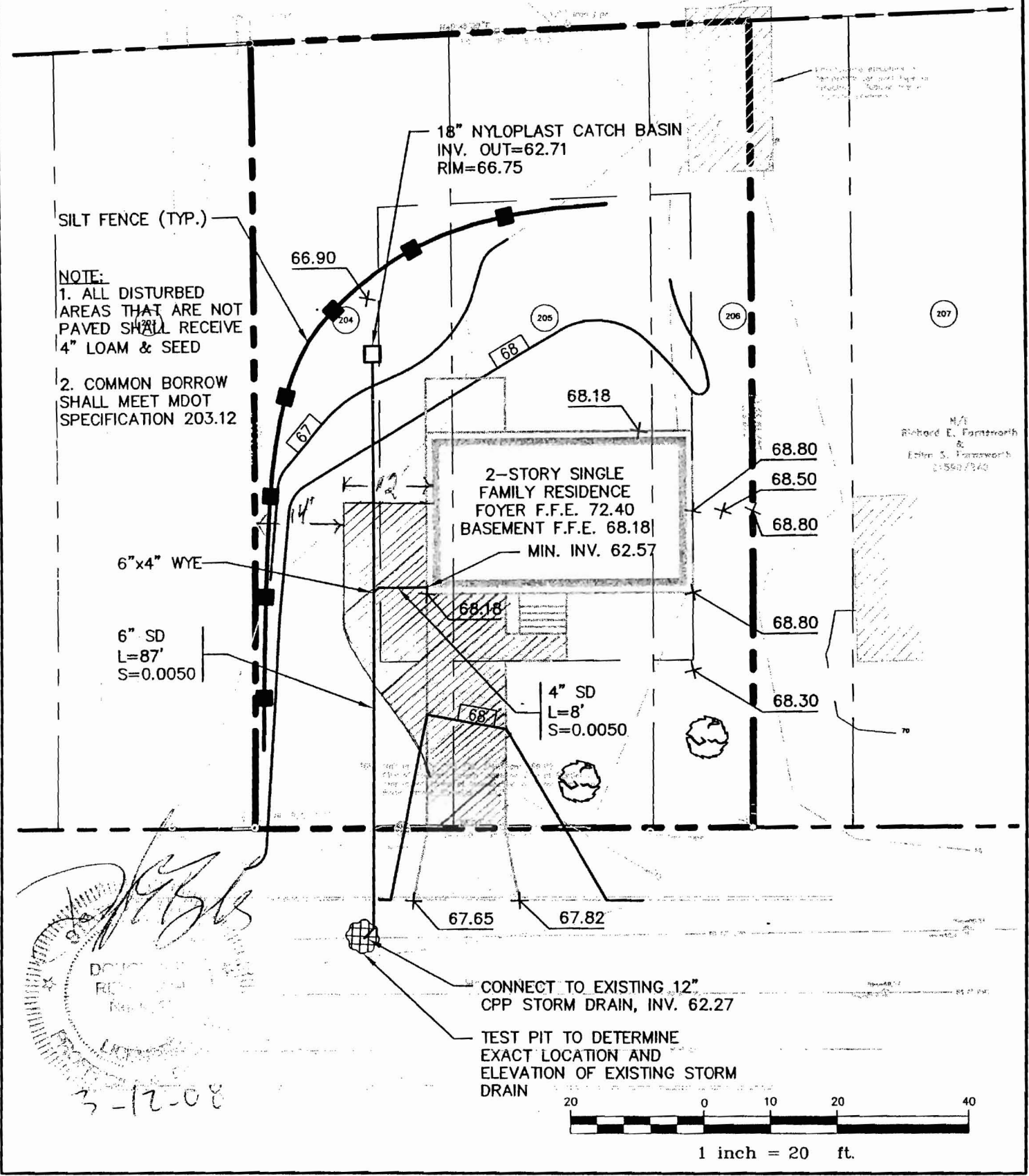
GENERAL NOTES

Project:

**HOLM AVENUE
Portland, ME**

Figure No.

1



SILT FENCE (TYP.)

NOTE:
 1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED
 2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 203.12

18" NYLOPLAST CATCH BASIN
 INV. OUT=62.71
 RIM=66.75

2-STORY SINGLE FAMILY RESIDENCE
 FOYER F.F.E. 72.40
 BASEMENT F.F.E. 68.18
 MIN. INV. 62.57

6"x4" WYE

6" SD
 L=87'
 S=0.0050

4" SD
 L=8'
 S=0.0050

CONNECT TO EXISTING 12" CPP STORM DRAIN, INV. 62.27

TEST PIT TO DETERMINE EXACT LOCATION AND ELEVATION OF EXISTING STORM DRAIN



1 inch = 20 ft.

Design: DER	Date: 5/06
Draft: CAH	Job No.: 1563
Checked: DER	Scale: 1"=20'
File Name: 1563-PBASE.dwg	

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

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 15 Shaker Road Fax: 207-657-6912
 Gray, ME 04039 Email: mallbox@gorrillpalmer.com

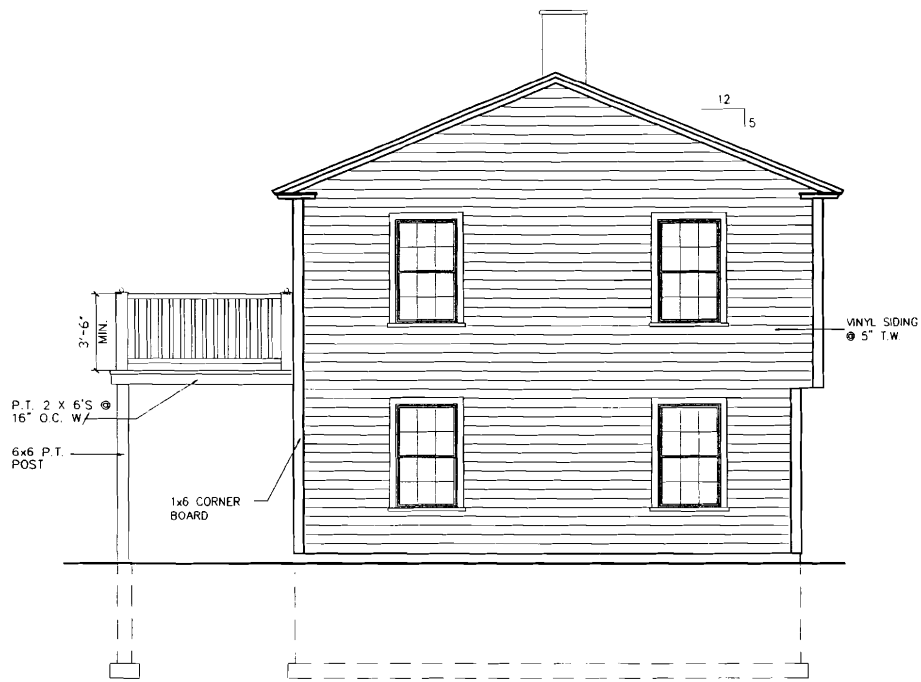
Drawing Name: **Grading & Drainage Plan**

Project: **HOLM AVENUE
 Portland, ME**

Figure No. **3**

[Handwritten signature]
 3-12-08

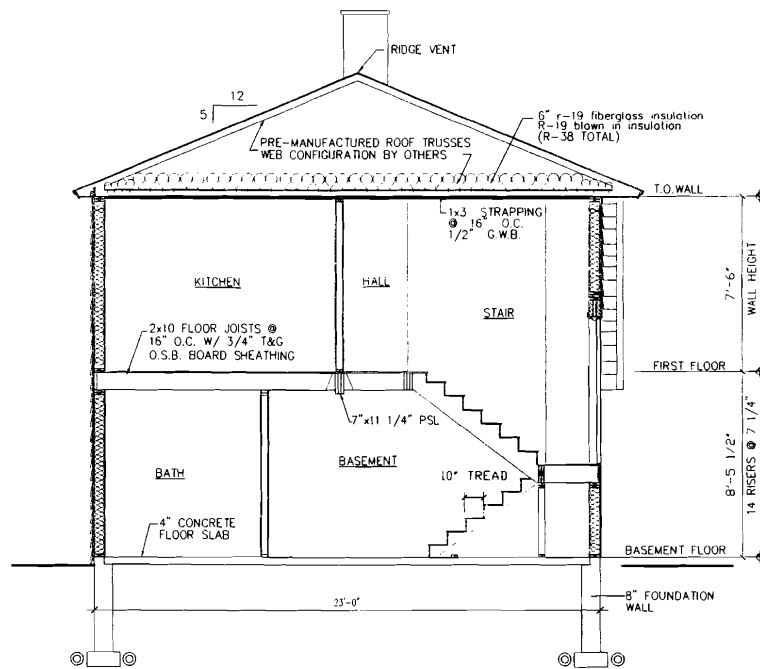
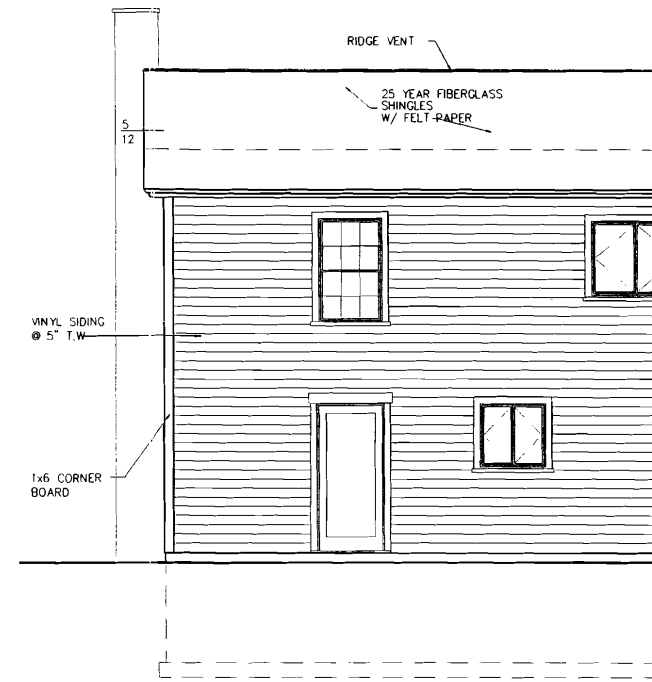
M/E
 Richard E. Fairbrother
 &
 Ellen S. Fairbrother
 205-673-7340



LEFT SIDE ELEVATION

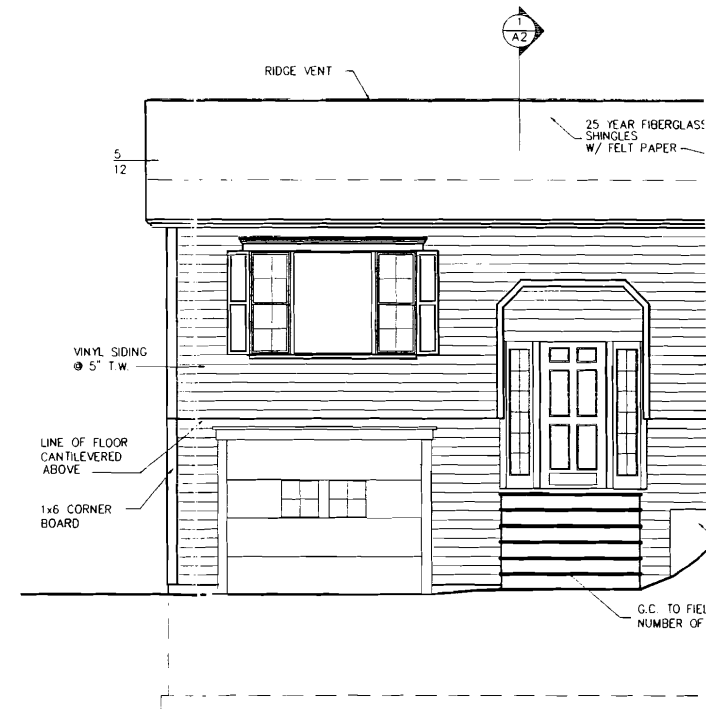
(RIGHT SIDE ELEVATION SIMILAR)

SCALE : 1/4" = 1' - 0"



SECTION THRU HOUSE

SCALE : 1/4" = 1' - 0"



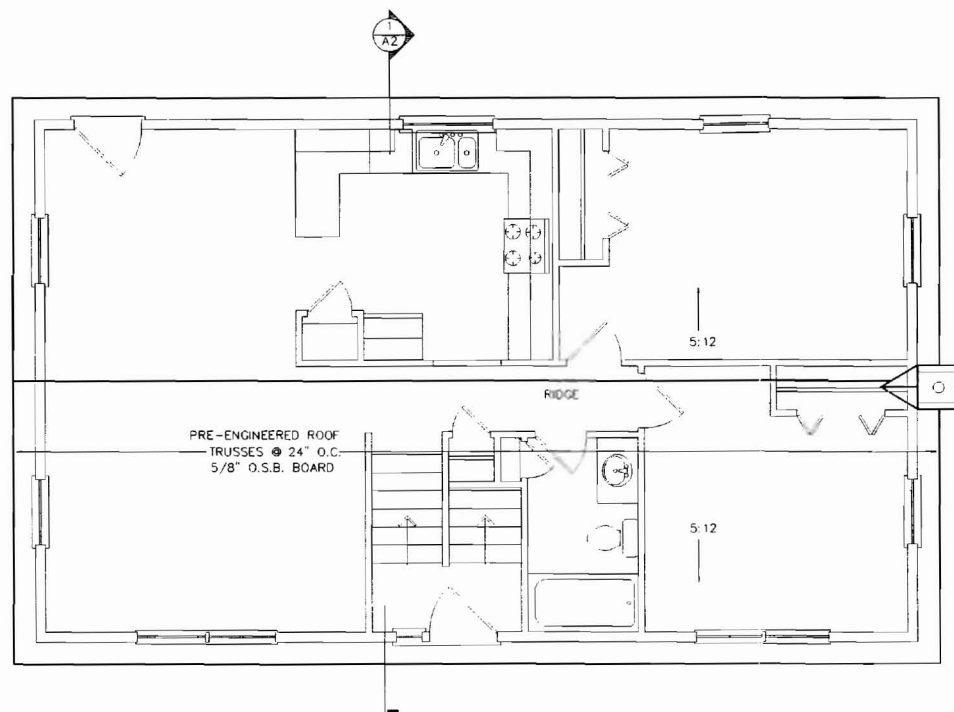
FRC

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" G.W.B. AND VAPOR BARRIER @ INSIDE FACE OF WALL, 6" BATT INSULATION (R-19), AND 7/16" O.S.B. SHEATHING @ EXTERIOR FACE OF WALL.
2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.W.B. EACH SIDE.
3. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
4. THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

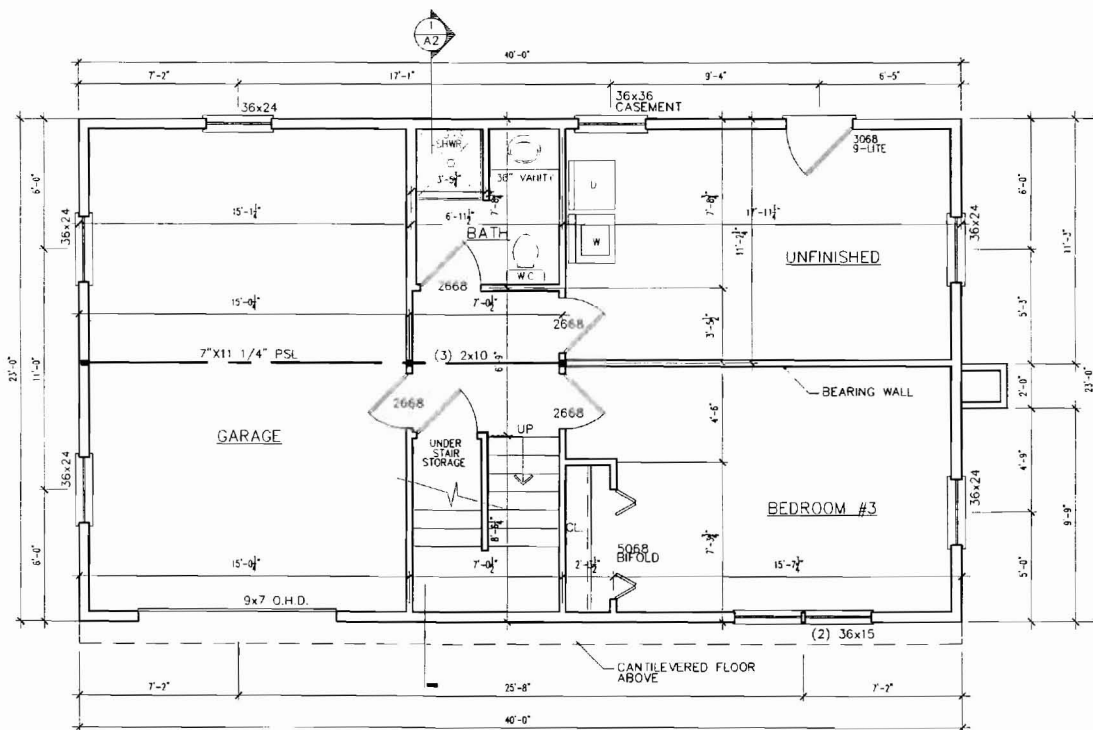
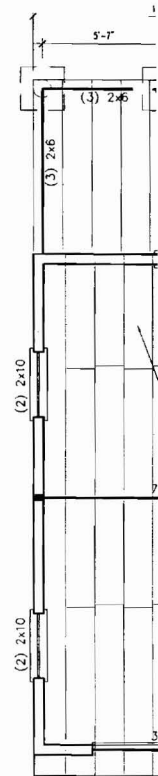
FOUNDATION NOTES:

1. PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
2. FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
3. ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM FACE OF FOOTING.
4. ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL.
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
6. ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BROOM FINISH.
7. SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE.
8. DOUBLE FLOOR FRAMING BELOW ALL PARTITIONS AND KITCHEN CABINET FACES / TOES.
9. SET ALL FOOTINGS ON UNDISTURBED SOIL.



ROOF PLAN

SCALE: 1/4"=1'-0"



LOWER LEVEL PLAN

SCALE: 1/4"=1'-0"

