

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

PERMIT ISSUED  
Permit Number: 100444  
MAY 18 2010  
CITY OF PORTLAND

This is to certify that Madd Llc/Madd, LLC / Len Aronson  
has permission to Amendment to permit # 100229 show floor print and setbacks - new set up for home (house to be flipped)  
AT 150 Hicks St CL 297 F001001

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 used-in. 2 HOUSING 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

*[Handwritten Signature]*  
Director / Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**Survey, Inc.**

P.O. Box 210  
Windham, Maine 04062  
(207) 892-2558 (207) 892-2557 Fax  
[INFO@SurveyIncorporated.com](mailto:INFO@SurveyIncorporated.com)

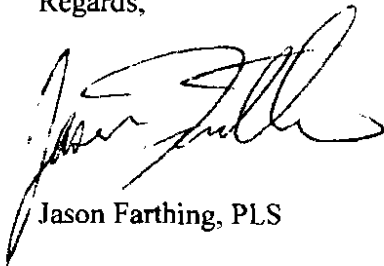
Planning Division  
City of Portland  
389 Congress Street, 4<sup>th</sup> Floor  
Portland, ME 04101

Re: 150 Hicks Street

To Whom It May Concern:

The foundation wall location was staked in the excavated hole atop the footing at 150 Hicks Street on May 11, 2010 by Survey, Inc. The proposed building has been verified and is being constructed per the *Site, utility, Grading and Drainage Plans* prepared for MADD, LLC, 'Hicks Street Single Family Residence, Portland, Maine' dated 08/09, last revised 04/26/10 by Gorrill-Palmer Consulting Engineers, Inc. The building meets the required setbacks as detailed on said plan. Please call me directly with any questions or concerns regarding this project.

Regards,



Jason Farthing, PLS

Survey, Inc.

**RECEIVED**

MAY 14 2010

Dept. of Building Inspections  
City of Portland Maine

**Survey, Inc.**

P.O. Box 210  
Windham, Maine 04062  
(207) 892-2556 (207) 892-2557 Fax  
[INFO@SurveyIncorporated.com](mailto:INFO@SurveyIncorporated.com)

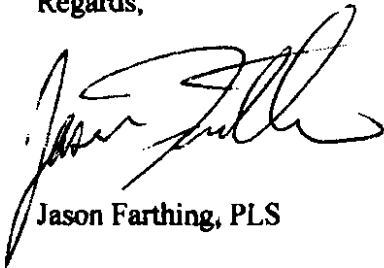
Planning Division  
City of Portland  
389 Congress Street, 4<sup>th</sup> Floor  
Portland, ME 04101

Re: 150 Hicks Street

To Whom It May Concern:

The foundation wall location was staked in the excavated hole atop the footing at 150 Hicks Street on May 11, 2010 by Survey, Inc. The proposed building has been verified and is being constructed per the *Site, utility, Grading and Drainage Plans* prepared for MADD, LLC, 'Hicks Street Single Family Residence, Portland, Maine' dated 08/09, last revised 04/26/10 by Gorrill-Palmer Consulting Engineers, Inc. The building meets the required setbacks as detailed on said plan. Please call me directly with any questions or concerns regarding this project.

Regards,



Jason Farthing, PLS

Survey, Inc.

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0444	Issue Date:	CBL: 297 F001001
-----------------------	-------------	---------------------

Location of Construction: 150 Hicks St	Owner Name: Madd Llc	Owner Address: 543 Allen Ave	Phone: 207-712-3741
Business Name:	Contractor Name: Madd, LLC / Len Anderson	Contractor Address: 543 Allen Ave Portland	Phone: 2072331715
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone:

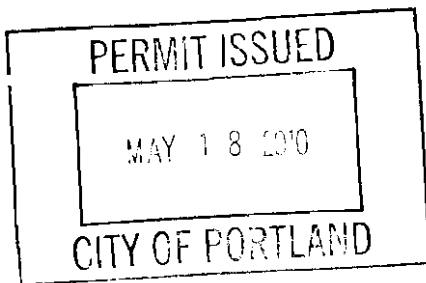
Past Use: Vacant Land / New Single Family	Proposed Use: New Single Family / Amendment to permit# 100229, to show footprint and setbacks for new set up for home ( house to be flipped).	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>M/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>	

Proposed Project Description: Amendment to permit # 100229, to show footprint and setbacks for new set up for home ( house to be flipped).	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: gg	Date Applied For: 04/29/2010	<b>Zoning Approval</b>
------------------------	---------------------------------	------------------------

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<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>2010-0006</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:	Date:	Date:



**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 10-0444	<b>Date Applied For:</b> 04/29/2010	<b>CBL:</b> 297 F001001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 150 Hicks St	<b>Owner Name:</b> Madd Llc	<b>Owner Address:</b> 543 Allen Ave	<b>Phone:</b> 207-712-3741
<b>Business Name:</b>	<b>Contractor Name:</b> Madd, LLC / Len Anderson	<b>Contractor Address:</b> 543 Allen Ave Portland	<b>Phone:</b> (207) 233-1715
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

<b>Proposed Use:</b> New Single Family / Amendment to permit# 100229, to show footprint and setbacks for new set up for home ( house to be flipped).	<b>Proposed Project Description:</b> Amendment to permit # 100229, to show footprint and setbacks for new set up for home ( house to be flipped).
---	--

<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 05/05/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓
<ol style="list-style-type: none"> <li>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.</li> <li>Separate permits shall be required for future decks, sheds, pools, and/or garages.</li> <li>This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 05/17/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓
<ol style="list-style-type: none"> <li>All conditions required and issued under permit #10-0229 are applicable to this permit.</li> </ol>			

<b>Dept:</b> DRC	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Philip DiPierro	<b>Approval Date:</b> 03/26/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓
<ol style="list-style-type: none"> <li>The house lateral for the sewer must be connected into the sewer line, not the sewer manhole. If the stub shown on the site plan does not exist, then the sewer lateral must be connected into the sewer line after the manhole.</li> <li>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.</li> <li>The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.</li> <li>As-built record information for sewer and stormwater service connections must be submitted to Public Services Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.</li> <li>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.)</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>			

<b>Location of Construction:</b> 150 Hicks St	<b>Owner Name:</b> Madd Llc	<b>Owner Address:</b> 543 Allen Ave	<b>Phone:</b> 207-712-3741
<b>Business Name:</b>	<b>Contractor Name:</b> Madd, LLC / Len Anderson	<b>Contractor Address:</b> 543 Allen Ave Portland	<b>Phone</b> (207) 233-1715
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

9) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

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

**Comments:**

5/4/2010-amachado: Spoke to Dan Anderson. The second parking space beside the garage needs to be 20' from the side yard on the side street. He said that he would revise it. Moving permit forward in the review process while wait for revised siteplan.

5/5/2010-amachado: Received revised siteplan that shows second parking space meeting the required 20' setback from the side street.

5/6/2010-pd: The amended site plan is acceptable. The only change appears to be the relocation of the driveway.

## **BUILDING PERMIT INSPECTION PROCEDURES**

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

**or email: [buildinginspections@portlandmaine.gov](mailto: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.**

  X   **All inspection requirements issued under permit #10-0229 are applicable to this permit.**

**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.**

## **Ann Machado - 150 Hicks Street - Single Family Amendment**

---

**From:** Philip DiPierro  
**To:** Machado, Ann  
**Date:** 5/6/2010 9:26 AM  
**Subject:** 150 Hicks Street - Single Family Amendment

---

Hi Ann, I'm all set with the amendment for this application. Nothing appears to have changed on the site plan other than relocating the driveway. It looks OK to me. I put a note in UI.

phil





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

April 29 2010

Received from Dan L. Laska

Location of Work 150 Hill St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 30.00

Building (IL)  Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other Revised

CBL: 2977001

Check #: 2317 Total Collected \$ 30.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# 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>150 Hicks St</u>		
Total Square Footage of Proposed Structure/Area <u>1311</u>	Square Footage of Lot <u>107734</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>297</u> Block# <u>F</u> Lot# <u>001 001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Madd LLC</u> Address <u>543 Allen Ave</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>7123741</u> <u>2331715</u>
<b>RECEIVED</b>  <b>APR 29 2010</b>  <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>	Owner (if different from Applicant) Name <u>S9mc</u> Address _____ City, State & Zip _____	Cost Of Work: \$ <u>115,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>3000</u>
	Current legal use (i.e. single family) <u>vacant land</u> Number of Residential Units <u>1 to permit</u> If vacant, what was the previous use? <u>vacant land</u> Proposed Specific use: <u>single family dwelling</u> <u>10-0229</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>single family home permit issued 3/29/10</u> <u>request home to be flipped per new owner/buyer</u>	
Contractor's name: <u>madd LLC</u> Address: <u>543 Allen Ave</u> Telephone: <u>7123741</u> City, State & Zip <u>Portland ME</u> Telephone: <u>2331715</u> Who should we contact when the permit is ready: <u>madd LLC</u> Telephone: <u>2331715</u> Mailing address: <u>S9mc</u> Telephone: <u>7123741</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.

*SCU notes/emails all permits issued. Request permission to flip house*

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](http://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: 4/29/10

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

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0229	Issue Date: 03/29/2010	CR#: <u>297 F001001</u>
-----------------------	---------------------------	-------------------------

Location of Construction: 150 Hicks St	Owner Name: Madd Llc	Owner Address: 543 Allen Ave	Phone: 207-233-1715
Business Name:	Contractor Name: Len Anderson	Contractor Address: 543 Allen Ave Portland	Phone: 2077973522
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone:

Past Use: Vacant Land	Proposed Use: Build new 1,311 square foot single family home with 1 car attached garage, 3 bedrooms and 1.5 baths.	Permit Fee: \$1,245.00	Cost of Work: \$115,000.00	CEO District: 5
Proposed Project Description: Build new 1,311 square foot single family home with 1 car attached garage, 3 bedrooms and 1.5 baths.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		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: gg	Date Applied For: 03/09/2010	<b>Zoning Approval</b>	
------------------------	---------------------------------	------------------------	--

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p align="center"><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	<p align="center"><b>Zoning Appeal</b></p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<p align="center"><b>Historic Preservation</b></p> <input 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:
---	--	--	--

*Request dwelling to be flipped per new homeowner/buyer/customer reviewed by Dan + Phil verbally*

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

## Dan Anderson

---

**From:** Ann Machado [AMACHADO@portlandmaine.gov]  
**Sent:** Friday, April 16, 2010 8:55 AM  
**To:** LENANDERSON@aol.com; Dan Anderson  
**Cc:** 'Doug Reynolds'; Philip DiPierro  
**Subject:** Re: FW: 2382.01 164 Hicks Streetp

Dan -

If you do relocate the driveway, it will need to be a minimum of 20' from the side street.

Zoning will need one full size siteplan and one reduced. Phil needs one full size. Inspections will also need one large and one reduced set of revised building plans if you flip the house.

Ann

>>> "Dan Anderson" <dananderson2@myfairpoint.net> 4/15/2010 2:47 PM >>>

Understood....it all depends on the ledge....if we can move away from the ledge and maintain setbacks we will not blast and submit the as built site plan do you require all pages and do you need 3 sets full size and one small? ...please advise so I can send to copy place can Dough and/or Phil tell me if the location of the driveway needs to meet any specific location requirement otherwise it will begin at the dwelling setback of 25' on the side street side setback where the minimum is only 20' and depending on ledge we may need to slide it one way or the other and if it is moved we will provide as built...any guidance or suggestions are welcomed .....pompeo excavate says the lot/dwelling placement will be best if we keep the side street side setback at 25' as GP originally placed it and we can work around ledge if the garage is on this side of the dwelling as we propose but if we find significant ledge we will need to slide the dwelling off the corner but will not know any of this until we start to dig at which time an as built will be submitted and Phil D and Pompeo can discuss in the field to satisfy any concerns....I may be worrying about nothing but need to keep all of you in the loop in case we find a need to adjust this from the proposed and approved new site plan and so that I know what I need to do if we have ledge...finding ledge and maintaining the location as proposed will cause a delay and increased costs (to blast, notify etc) that I want to avoid if we have the room on the lot and your blessings and instructions as to how to handle it dan

**From:** Peter Palanza [mailto:builder@maine.rr.com]  
**Sent:** Thursday, April 15, 2010 1:12 PM  
**To:** Dan Anderson  
**Subject:** Re: 2382.01 164 Hicks Streetp

----- Original Message -----

**From:** [mailto:AMACHADO@portlandmaine.gov]  
**To:** [mailto:LENANDERSON@aol.com]; [mailto:dananderson2@myfairpoint.net]  
**Sent:** Thursday, April 15, 2010 11:03 AM  
**Subject:** FW: 2382.01 164 Hicks Streetp

Need ranch flipped think we already have it bit need ASAP!! Garage on right not left and need full size with all pages and I can make copies but I need RUSH RUSH of set of plans to scale call me or LEN 231715 7123741

**From:** Ann Machado [mailto:AMACHADO@portlandmaine.gov]  
**Sent:** Thursday, April 15, 2010 8:12 AM  
**To:** 'Doug Reynolds'; Dan Anderson; Philip DiPierro  
**Cc:** LENANDERSON@aol.com; 'William Gardiner'  
**Subject:** RE: 2382.01 164 Hicks Streetp

Dan -

As far as zoning is concerned, if the house is flipped, you will need to do an amendment to show the new footprint in relation to the setbacks. As part of the amendment, you would need to submit a new siteplan and building plans that reflect the new set up for the house. You are saying that you might have to tweak the final placement of the house. Try to determine exactly where the house will be with the revised siteplan that you submit. If the location changes after that you will need to submit a siteplan that reflects the final, actual location of the house.

Driveway openings are not part of zoning review.

Ann Machado  
Zoning Specialist  
(207) 874-8709

ss submitted  
Rec'd 4/29/10  
drawings dated same date  
this is final location -  
Dan Anderson

>>> "Dan Anderson" <dananderson2@myfairpoint.net> 4/15/2010 7:25 AM >>>

The excavator wants to see if the home can be flipped so that the garage is on the side of the lot where the road has a bend in it. Is this possible? We have been discussing moving the dwelling closer to the corner and have made those prelim plans but it seems we may need to return to the original placement of the dwelling due to topography and potential ledge. We can slide it further from the corner if needed as well. The exact location may need to be determined once we start excavating but we do not have any set back issues that prevent final field tweaking for placement Can you ell me if the flipping of the dwelling is not an issue with regards to driveway opening and what we need to show on any plan/amenment if we flip house and slide driveway towards the bend in the road/corner. It is the same street but has a stop sign and 90 degree bend. Ann has been calling it a side street due to dwelling facing on northerly way on Hicks and the gable end facing the westerly side of hicks. We need to dig next week and need to know how to proceed. Permit is approved and in hand as depicted on attachment and the site plan is att'd for quick review/reference. The buyer is calling for this and the excavator thinks it is better for the lot, foundation and maybe a part daylight, in other words not fighting the lot and placing it to match as much of existing conditions. 7123741cell  
Dan

**From:** Doug Reynolds [mailto:DReynolds@gorrillpalmer.com]  
**Sent:** Friday, April 02, 2010 1:05 PM  
**To:** Mark  
**Cc:** Dan Anderson  
**Subject:** 2382.01 164 Hicks Street

Mark,

Attached should be the file that you need.

I have also attached the signed release for your files

Thanks

Doug Reynolds  
Gorrill-Palmer Consulting Engineers, Inc.  
15 Shaker Road  
PO Box 1237  
Gray, ME 04039  
(207) 657-6910  
(207) 657-6912 fax  
www.gorrillpalmer.com

Applicant: Madd, LLC (Len Anderson)

Address: 150 Hicks St.

C-B-L: 297-F-001

perm # 10-0444

CHECK-LIST AGAINST ZONING ORDINANCE

Date: 5/19/10

\* used site plan rec'd 7/1/10

\* Amended permit # 10-0444

Date - new hour

Zone Location - R-3

Interior or corner lot

Proposed Use/Work - res by single family w/ one car attached garage.

Sewage Disposal - city

Lot Street Frontage - 50' min - 215.25 ft

Front Yard - 25' min - 25' scaled

Rear Yard - 25' min - 25' scaled; given - buffered or section - 14-425 - 6 x 5 = 30' (OK)

Side Yard - 8' on left - 8' scaled on left (OK)

Projections - 20' on front (5' sidewalk) - 20' on right scaled (OK)

Width of Lot - 65' min - 136' scaled

Height - 35' max - 16.5' scaled (OK)

Lot Area - 6,700 sq ft min - 10,942 sq ft (OK)

Lot Coverage/Impervious Surface - 31% = 3629 sq ft

Area per Family - 6,700 sq ft

Off-street Parking - 2 spaces required - one ingress 13 x 22' and space beside street.

Loading Bays - N/A

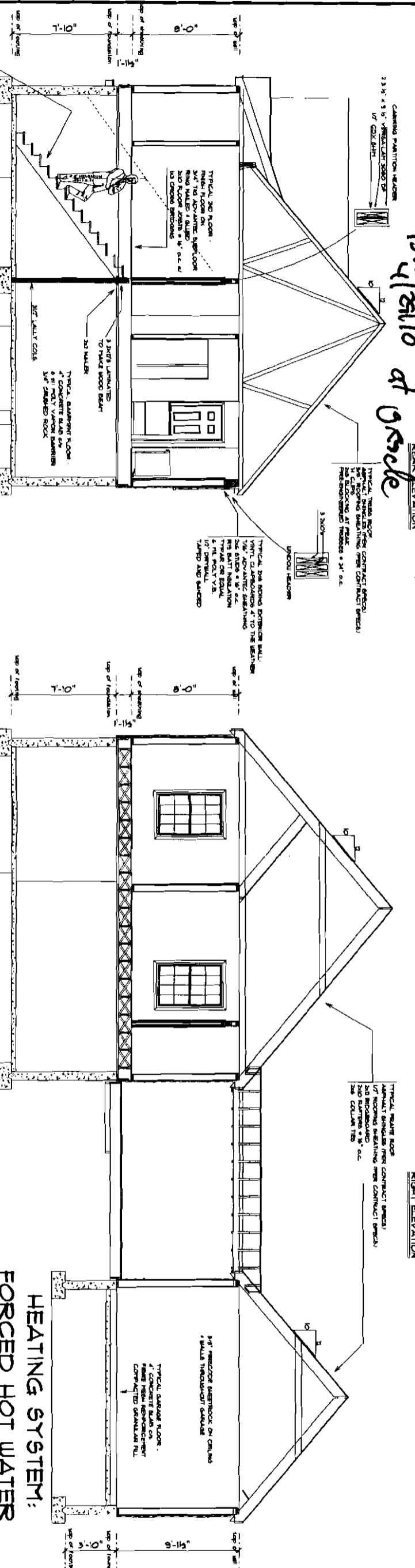
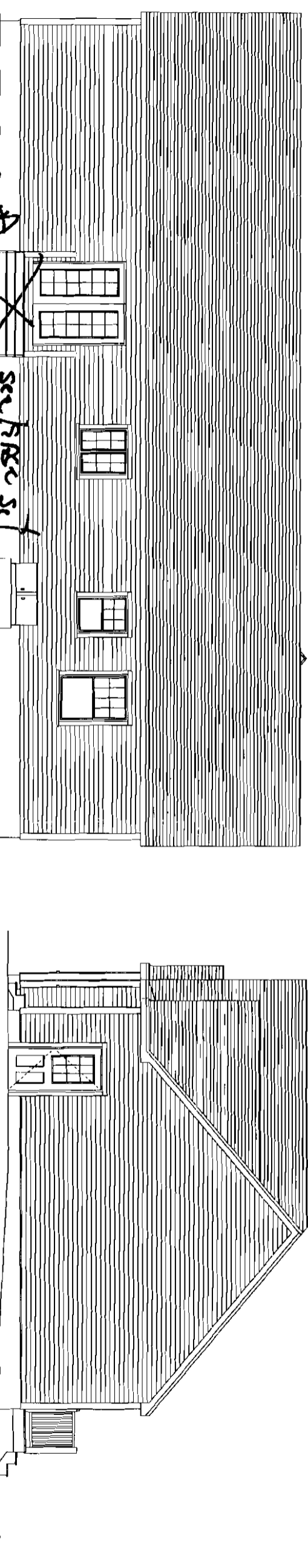
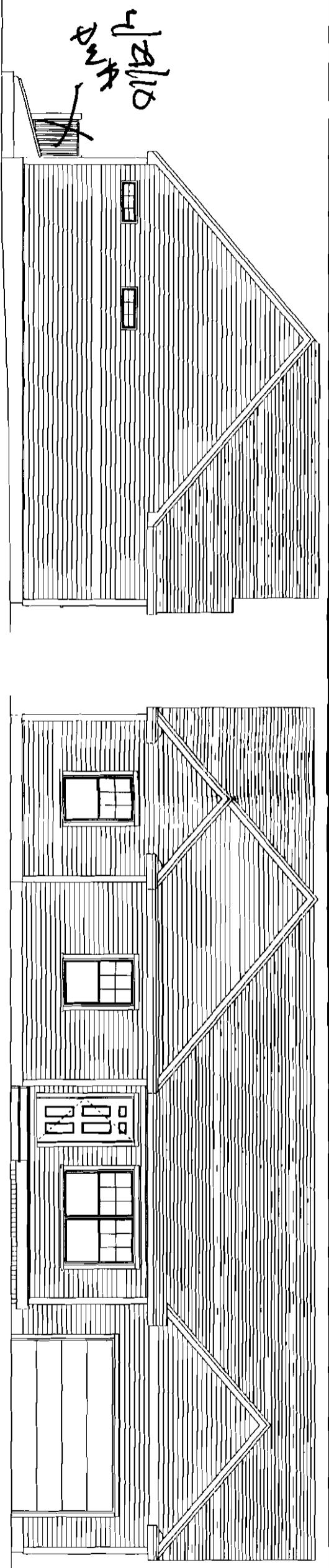
Site Plan - minor minor 2010-0005

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parallel zone x

$31 \times 115 = 3565$   
 $30 \times 143 = 4290$   
 $32.5 \times 285 = 9262.5$   
 $15.5 \times 1 = 15.5$   
 $5.8 \times 7 = 40.6$   
 $6 \times 1 = 6$

1771 (OK)



*Palma*  
*Derrig*  
*see floor plan*

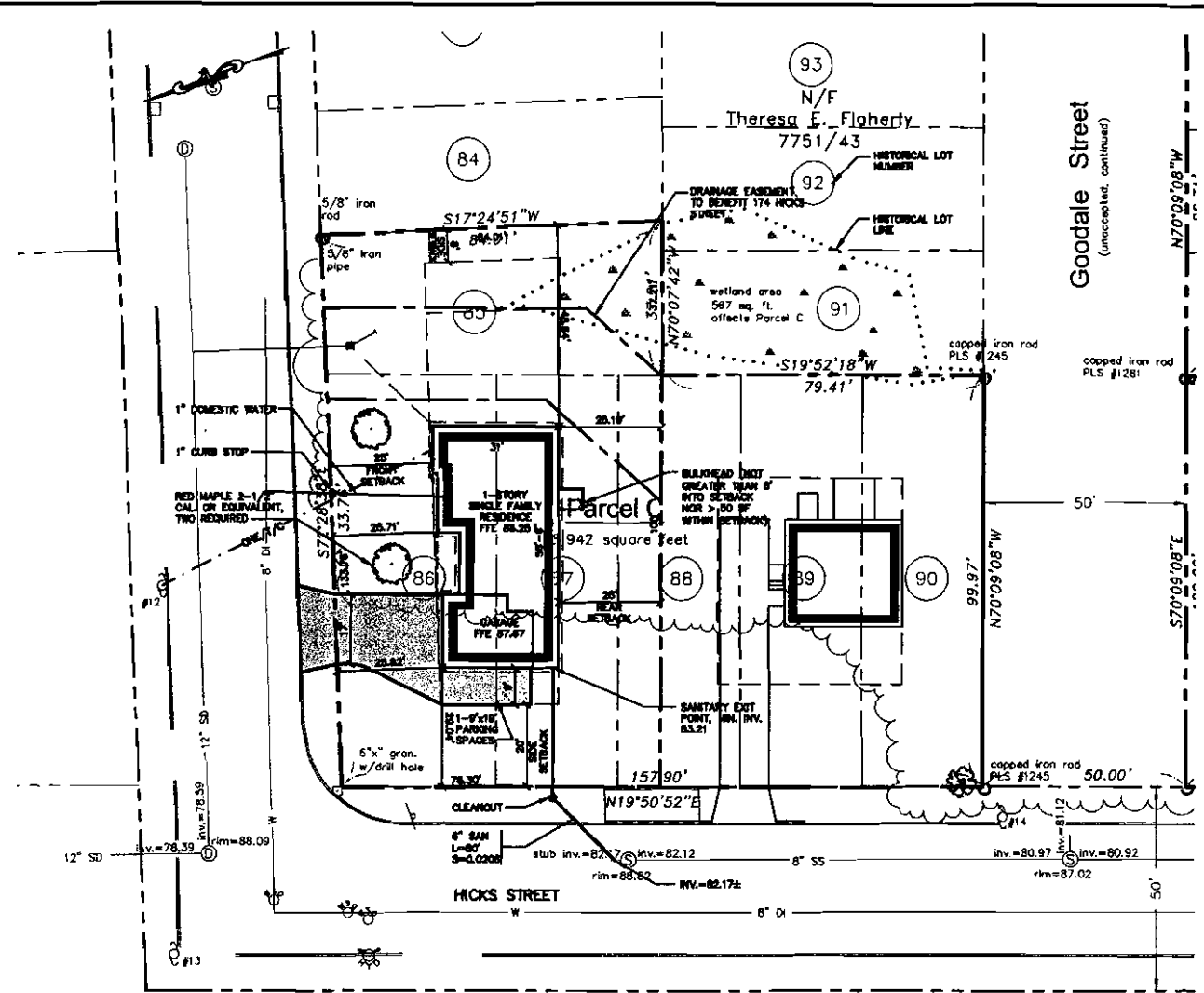
NOTE: ALL WINDOWS  
U-FACTOR = .31

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

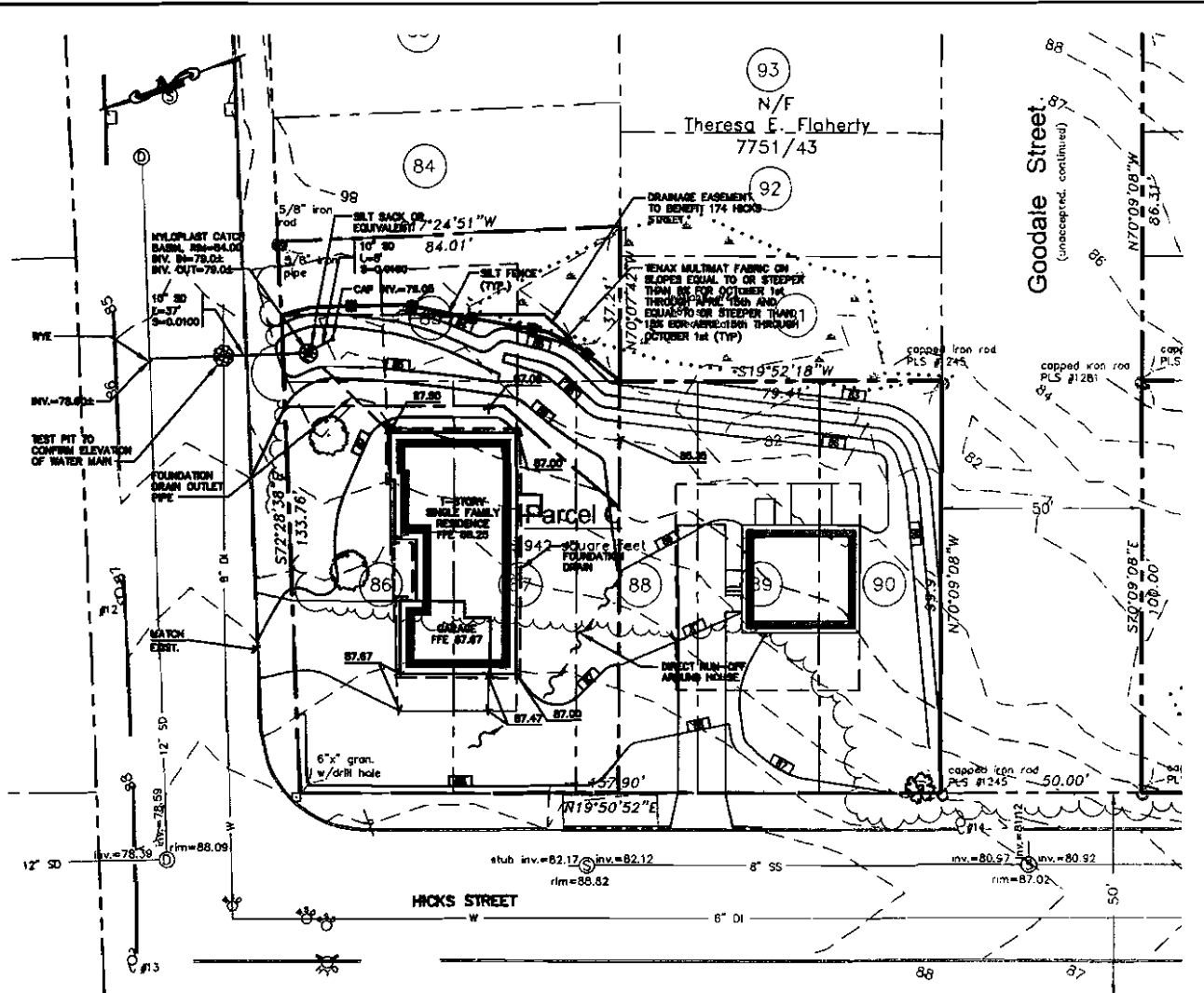
PROJECT NAME <h2 style="text-align: center;">DERRIG RESIDENCE</h2>		CONTRACTOR: <h2 style="text-align: center;">MADD INC</h2>		<p>THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA RES DESIGN INC OR PETER PALANZA DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CONSISTENT, ACCURATE, OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDER'S RESPONSIBILITY TO CONDUCT THIS PROJECT IN COMPLIANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.</p> <p>ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.</p> <p>USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALANZA RES DESIGN INC. CONTRACTORS SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS.</p>	<p>CAPE COTTAGE HOME DESIGN A DIVISION OF PALANZA RES DESIGN INC</p>
DATE	SCALE	NO.	REV.		
11/1/10	1/4" = 1'-0"	1			







SITE AND UTILITY PLAN  
1"=20'



GRADING AND DRAINAGE PLAN  
1"=20'

**GRADING AND DRAINAGE NOTES:**

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON EXCAVATION SHALL MEET MINIMUM SPECIFICATION 703.1B.
3. FOUNDATION DRAIN SHALL BE CONNECTED TO SUMP LOCATED WITHIN BUILDING. OUTLET FROM SUMP MAY REQUIRE PUMPING DEPENDING UPON STORM DRAIN CROSSING OF WATER MAIN.
4. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS SHOWN ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.

**SPACE AND BULK REQUIREMENTS - R-3 ZONE**

MINIMUM LOT SIZE:	8,500 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:	
OTHER USES:	65 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.

**GENERAL NOTES**

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITONIS ASSOCIATES IN JUNE 2008.
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 THESE FORMER MEASUREMENTS TAKEN BY THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND OHS 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. CONNECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C501, 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, COORDINATE WITH CMP.
8. EACH LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES PER LOT MEETING THE CITY'S AGRICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY WIDTHEN THE NARROW OBSERVATION OR PROPORTION OF THE UNIT.
9. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
10. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
11. ANY CURBSHOP REACHED WITHIN THE RIGHT-OF-WAY IS THE PROPERTY OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE PUBLIC WORKS FACILITY OR OUTER CONCRETE STREET.
12. ANY STAIRS SHALL NOT EXTEND MORE THAN 8" INTO A SETBACK NOR CONTAIN IN EXCESS OF 50 SF WITHIN SETBACK.

RECEIVED

MAY - 5 2010

Dept. of Building Inspections  
City of Portland Maine



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



U:\3382.01 - Anderson Parcel 1C Hicks St - CAD\DWG\3382-01-Parcel-C\_FLUPPED.dwg 5/4/2010 4:28 PM

Rev.	Date	Revision
2	5/4/10	SHIFTED EAST 3'
1	4/26/10	FLUPPED BUILDING

Issued For	Date	By
BUILDING PERMIT APPLICATION	03/08/10	DER

Design: JMB Draft: CG Date: 5/10  
 Checked: AMP Scale: 1"=20' Job No.: 2382.01  
 File Name: 2382-01-Parcel-C\_FLUPPED.dwg  
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCE). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCE.

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 Engineering Excellence Since 1998  
 PO Box 1237 15 Shaker Road Gray, ME 04039  
 207-657-8910 FAX: 207-657-8912 E-Mail: mail@gorrillpalmer.com

Drawing Name:	Site, Utility, Grading and Drainage Plans
Project:	Hicks Street Single Family Residence 184 Hicks Street, Portland, Maine
Client:	MADD LLC 543 Allen Avenue, Portland, Maine 04103

Drawing No.  
**1**