

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 100477
PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that MADD LLC / Jack Chase
has permission to Single Family Home - 26' x 28' w/ 3 bedrooms 1 bath w/ no garage single family home
AT 172 HICKS ST CE 297 F003001 11/1/2010

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.

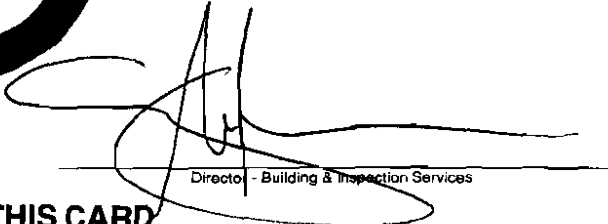
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOURS 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


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

Permit No: 10-0477	Issue Date:	CBL: 297 F003001
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Location of Construction: 172 HICKS ST	Owner Name: MADD LLC	Owner Address: 543 ALLEN AVE	Phone:
Business Name:	Contractor Name: Jack Chase	Contractor Address: 23 Autumn Street Buxton	Phone 2076515910
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family Home - 26' x 28' 2 story 3 bedroom 1 1/2 Bath w/ no garage single family home	Permit Fee: \$1,135.00	Cost of Work: \$104,000.00	CEO District: 5
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Proposed Project Description: Single Family Home - 26' x 28' 2 story 3 bedroom 1 1/2 Bath w/ no garage single family home	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 05/06/2010	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>part 6-zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2010-0008</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date:	Date:	Date: <i>[Signature]</i>

PERMIT ISSUED

JUN 11 2010

City of Portland

CERTIFICATION

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

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

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

 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.

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.

PERMIT ISSUED

JUN 11 2010

City of Portland



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

5.6 20 10

Received from Jack Chere

Location of Work 174 Hick St ^{ARA} 172

Cost of Construction \$ _____ Building Fee: \$1060

Permit Fee \$ _____ Site Fee: 300

Certificate of Occupancy Fee: 75

Total: \$1435

Building (U) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other SFH

CBL: 297-F-3

\$1435

Check #: _____ Total Collected \$ 1435

**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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0477	Date Applied For: 05/06/2010	CBL: 297 F003001
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Location of Construction: 172 HICKS ST	Owner Name: MADD LLC	Owner Address: 543 ALLEN AVE	Phone:
Business Name:	Contractor Name: Jack Chase	Contractor Address: 23 Autumn Street Buxton	Phone (207) 651-5910
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - 26' x 28' 2 story 3 bedroom 1 ½ Bath w/ no garage single family home	Proposed Project Description: Single Family Home - 26' x 28' 2 story 3 bedroom 1 ½ Bath w/ no garage single family home
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/17/2010

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 to the proposed structure, it may be required to be located by a surveyor.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Tammy Munson **Approval Date:** 06/11/2010

Note: **Ok to Issue:** ✓

- 1) The attic scuttle opening must be 22" x 30".
- 2) There must be a 2" clearance maintained between a chimney and any combustible material, with draft stopping per code at each level
- 3) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 7) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 06/09/2010

Note: **Ok to Issue:** ✓

- 1) The drainage easement with sketch attachment, approved by corporation counsel on 6-8-10, conveying the right to drain water on to the abutor's property to a field inlet must be recorded at the Cumberland County Registry of Deeds prior to the issuance of any (temporary or permanent) certificate of occupancy.
- 2) 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.

Location of Construction: 172 HICKS ST	Owner Name: MADD LLC	Owner Address: 543 ALLEN AVE	Phone:
Business Name:	Contractor Name: Jack Chase	Contractor Address: 23 Autumn Street Buxton	Phone (207) 651-5910
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 4) 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.)
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

5/10/2010-amachado: Left vcm for Jack Chase. Deck is 10' x 10' on site plan & 12' x 12' on building plans - can't be more than 10' deep to rear setback. House scales at 29' wide on siteplan, should be 28'. Left & right elevations are incorrect.

5/14/2010-amachado: Received revised siteplan that matches the building plans.

Tammy Munson - 172 Hicks Street - Anderson Single Family

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 6/9/2010 11:29 AM
Subject: 172 Hicks Street - Anderson Single Family

Hi all, this project, site plan #2010-0008, meets minimum DRC site plan requirements for the issuance of the building permit. Please see UI for conditions of approval and sign off.

Thanks.

phil



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>(174) Hick St Portland 04103</u>		
Total Square Footage of Proposed Structure/Area <u>1456</u>	Square Footage of Lot <u>7938</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>297</u> Block# <u>F</u> Lot# <u>4.5</u> <u>7938</u> # <u>Part of C3</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Jack Chase</u> Address <u>23 Autumn St.</u> City, State & Zip <u>04093 Buxton ME</u>	Telephone: <u>(207) 651-5910</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>MADD LLC</u> Address <u>543 Allen Ave</u> City, State & Zip <u>Portland 04103</u>	Cost Of Work: \$ <u>104,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>1435</u>
Current legal use (i.e. single family) <u>vacant land</u> Number of Residential Units <u>1 propose</u> If vacant, what was the previous use? <u>vacant lot</u> Proposed Specific use: <u>Residential 1 unit</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>2 story 26 x 28 Home no garage 3 Bed</u> <u>1 and 1/2 bath residential unit 1456 sq. feet</u>		
Contractor's name: <u>Jack Chase</u> Address: <u>23 Autumn St.</u> City, State & Zip <u>Buxton ME 04093</u> Telephone: <u>207 651-5910</u> Who should we contact when the permit is ready: <u>Jack Chase</u> Telephone: <u>207 651-5910</u> Mailing address: <u>23 Autumn St. Buxton ME 04093</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.

RECEIVED
MAY - 6 - 2010

Signature: Jack Chase Date: 5-6-2010 Dept. of Building Inspections
City of Portland Maine

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

Survey, Inc.

P.O. Box 210
Windham, Maine 04082
(207) 892-2556 (207) 892-2557 Fax
INFO@Surveyincorporated.com

172-171 Hicks

297-F-003

#10-0477

May 24, 2010

Proposed description of an 11,076 sq.ft. parcel located on Hicks Street in the City or Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a 5/8" rebar located on the southerly and easterly corner of Hicks Street marking the northwest corner of Lot 86 as depicted on plan of *Frost Villa Sites* for Everett C. Wells, by Ernest W. Branch, Civil Engineer, dated August 15, 1919 and recorded in plan book 14, page 25 in Cumberland County Registry of Deeds (CCRD); thence S72°-28'-38"E along the southerly sideline of Hicks Street, 133.76 feet to the northeast corner of Lot 85 of said plan at land now or formerly Flaherty as described in deed book 7751, page 43 CCRD; thence S17°-24'-51"W along land of Flaherty, 84.01 feet to a 5/8" rebar located on the northerly line of Lot 92 of said plan; thence N70°-07'-42"W continuing along land of Flaherty, 37.21 feet to a 5/8" rebar located on the easterly line of Lot 88 of said plan; thence S19°-52'-18"W continuing along land of Flaherty, 1.00 feet; thence N69°-50'-38"W across land of Grantor herein, 100.00 feet to the easterly sideline of Hicks Street; thence N19°-50'-52"E along the easterly sideline of Hicks Street, 78.95 feet to the point of beginning.

Parcel herein described being a portion of land described in deed book 27311, page 189 CCRD and includes all of Lots 85, 86, 87 and a portion of Lot 88 of said *Frost Villa Sites*.

Parcel is conveyed subject to a 22-foot drainage easement described as follows:

Beginning at a 5/8" rebar marking the northerly corner of Lot 91 of said *Frost Villa Sites*; thence S19°-52'-18"W, 1.00 feet; thence N69°-50'-38"W, 29.80 feet; thence N60°-40'-32"E across the above described parcel, 36.24 feet; thence N20°-02'-57"E continuing across the above described parcel, 55.72 feet to the southerly sideline of Hicks Street; thence S72°-28'-38"E along the southerly sideline of Hicks Street, 22.02 feet; thence S20°-02'-57"W across the above described parcel, 64.84 feet; thence S60°-40'-32"W continuing across the above described parcel, 24.27 feet to the point of beginning. Grantor herein retains the right to relocate and/or modify the above described drainage easement, as necessary, to accommodate storm water piping and surface water drainage from adjacent land laying south of the above described parcel to the southerly sideline of Hicks Street.

Reference is made to a plan entitled "Plan of Standard Boundary Survey" for Diversified Properties, by Titcomb Associates dated June 29, 2009, last revised 10/20/09 and recorded in plan book 209, page 399 CCRD. Bearings herein are referenced to said plan.

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

2010-0008
Application I. D. Number

Marge Schmuckal

5/6/2010
Application Date

Madd Lic
Applicant
543 Allen Ave , Portland, ME 04103

Single Family Home
Project Name/Description

Jack Chase
Consultant/Agent
Agent Ph: (207)651-5910 Agent Fax:
172 - 172 Hicks St, Portland, Maine
Address of Proposed Site
297 F003001

Applicant or Agent Daytime Telephone, Fax 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"/> Design Review |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Site Location |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$280.00 Date 5/6/2010

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

Applicant: Madduc

Date: 5/10/10

Address: 172 Hicks St

C-B-L: 297-F-003

permit # 10-1477

CHECK-LIST AGAINST ZONING ORDINANCE

* revised siteplan 5/14/10

Date - new

Zone Location - R3

Interior or corner lot

Proposed Use/Work - build a 2 story 28'x26' single family

Sevage Disposal - city

Lot Street Frontage - 50' min. - 79.59' given OK

Front Yard - 25' min - ~~39' given~~ OK 31' to steps; 37' to back OK

Rear Yard - 25' min - 25' given to back OK

Side Yard - 14' min - 2 stories - ~~30' setback to left~~ OK 21' to side steps; 30' to building.
20' min - on side street - 20' given OK

Projections - front steps 3.75' x 5.5' _{4x6}; bulkhead 5'x6'; side steps 4'x6'; deck 12'x12'

Width of Lot - 65' min - 79' scaled OK

Height - 35' max - 23.75' actual OK

Lot Area - 6500 ϕ min. - 7641.96 ϕ given

Lot Coverage/ Impervious Surface - 35% = 2274.69 ϕ

Area per Family - 6500 ϕ OK

12x12 = 144
24x21 = 728
3.75x5.5 = 20.625
5x6 = 30
4x6 = 24

Off-street Parking - 2 spaces required - 2 cars - 19'x12' beyond front setback.

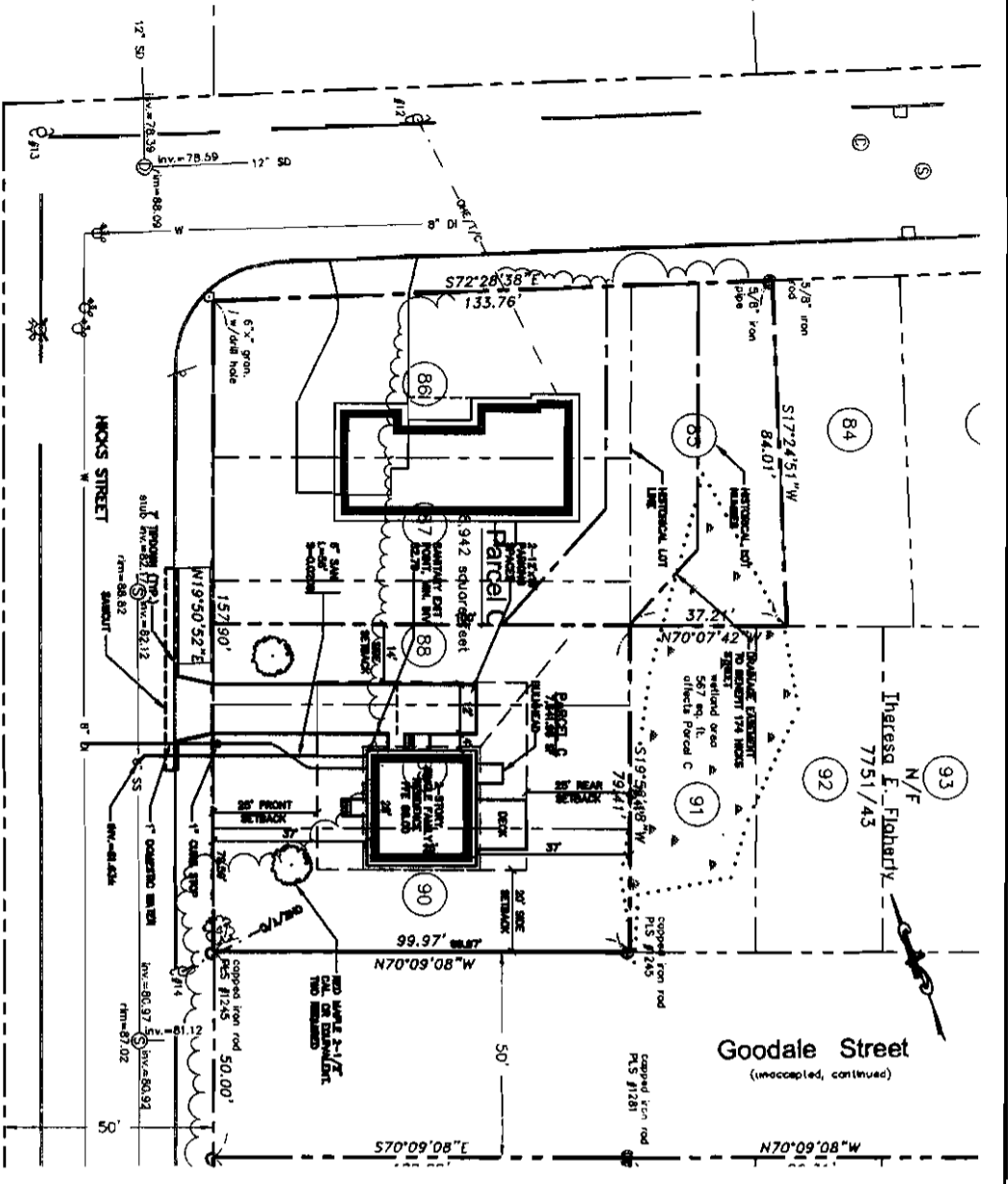
Loading Bays - N/A

Site Plan - ~~2010~~ 2010 - 0008 minor/minor.

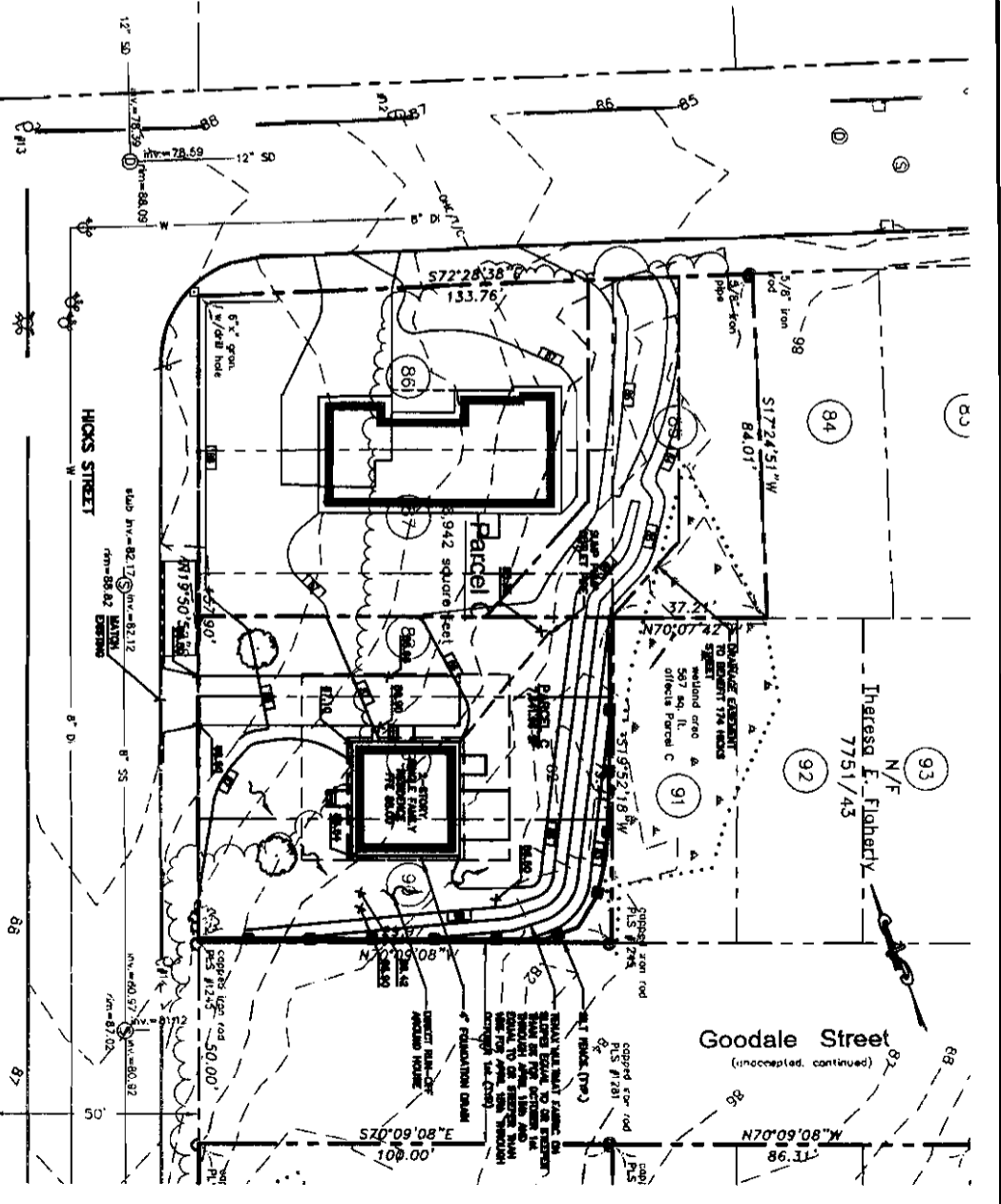
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 6 - Zone X

- no garage



SITE AND UTILITY PLAN



GRADING AND DRAINAGE PLAN

GRADING AND DRAINAGE NOTES:

1. ALL DRAINAGE AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOW 4" BENCH.
2. CONCRETE CURBS SHALL BE SET AT SPECIFICATION TOLERANCE.
3. PAVEMENT GRAD SHALL BE DESIGNED TO DRAIN LOCATED WITHIN BUILDING.
4. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE DESIGNED TO DRAIN TO THE STREET OR TO AN EXISTING DRAINAGE SYSTEM THAT IS APPROVED BY THE PLANNING DEPARTMENT FROM THE PLANNING DEPARTMENT.

SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE:	4,000 SQ. FT.
MINIMUM FRONTAGE:	30 FT.
MINIMUM SETBACKS:	20 FT.
MINIMUM SIDE SETBACK:	5 FT.
MINIMUM REAR SETBACK:	5 FT.
MINIMUM LOT WIDTH:	30 FT.
MINIMUM LOT DEPTH:	30 FT.
MINIMUM LOT AREA:	60 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS ONE FOOT WIDER.

GENERAL NOTES:

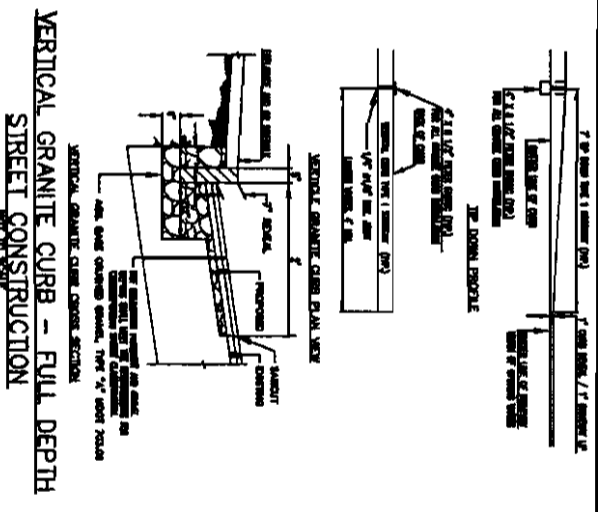
1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A RECON SURVEY CONDUCTED BY THE ENGINEER IN 2009.
2. THE CONSTRUCTION IS INTENTIONALLY OBTAINED THAT THE LOCATION AND USE OF THE EXISTING UTILITIES ARE SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE UTILITIES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE UTILITIES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.
3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE UTILITIES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.
4. ALL UTILITIES, MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER SUPPLY COMMISSION, DEPARTMENT OF WATER UTILITIES, WATER SUPPLY CODE, LATEST EDITION.
5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND SPECIFICATION AND ORDINANCES.
6. THE ENGINEER IS NOT RESPONSIBLE FOR LAYOUT AND EXTENSION OF EXISTING UTILITIES WITHIN THE LOT.
7. EACH LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) THREE FOOT WIDE SIDE YARDS. THE CITY'S ZONING REGULATIONS AND RECORD DRAWINGS SHALL BE REFERRED TO FOR THE CITY'S ZONING REGULATIONS AND RECORD DRAWINGS.
8. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE OWNER'S EXPENSE.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL SPECIFICATIONS, SECTION 10. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
10. ANY CHANGES REQUESTED WITHIN THE 90-DAY PERIOD OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE PUBLIC WORKS FACILITY OR OTHER COMMISSION STREET.

Rev.	Date	Revision
1	5/11/10	SUBMITTED HOUSE 2, TOWARDS STREET

ISSUED FOR	DATE	BY
BUILDING PERMIT APPLICATION	02/08/10	DBS

DATE	BY
5/10/09	DBS
5/10/09	DBS

GP Gorrell-Palmer Consulting Engineers, Inc.
 15 Spindler Road
 Gray, ME 04039
 207-657-6810
 FAX: 207-657-6812
 E-mail: info@gorrellpalmer.com



RECEIVED

MAY 14 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.

5-11-10

1 inch = 40 ft.

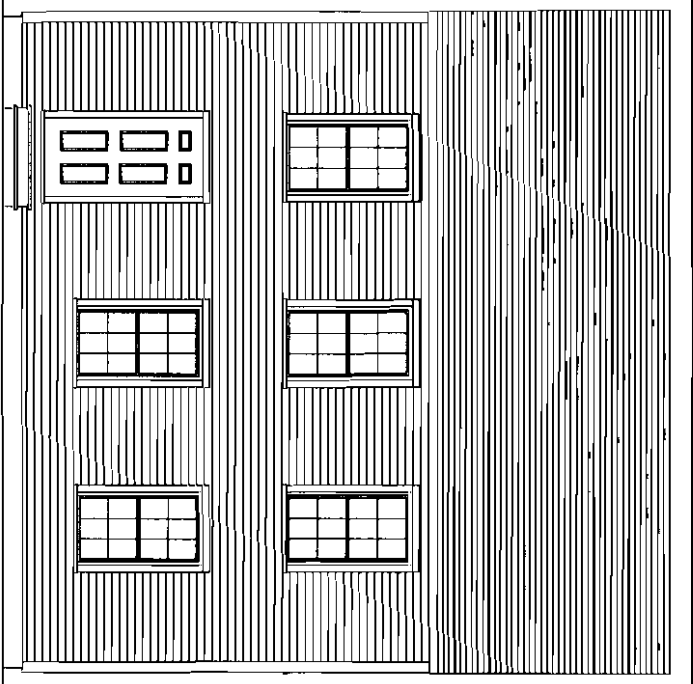
Drawing Name: **Site, Utility, Grading and Drainage Plans**

Project: **Hicks Street Single Family Residence**

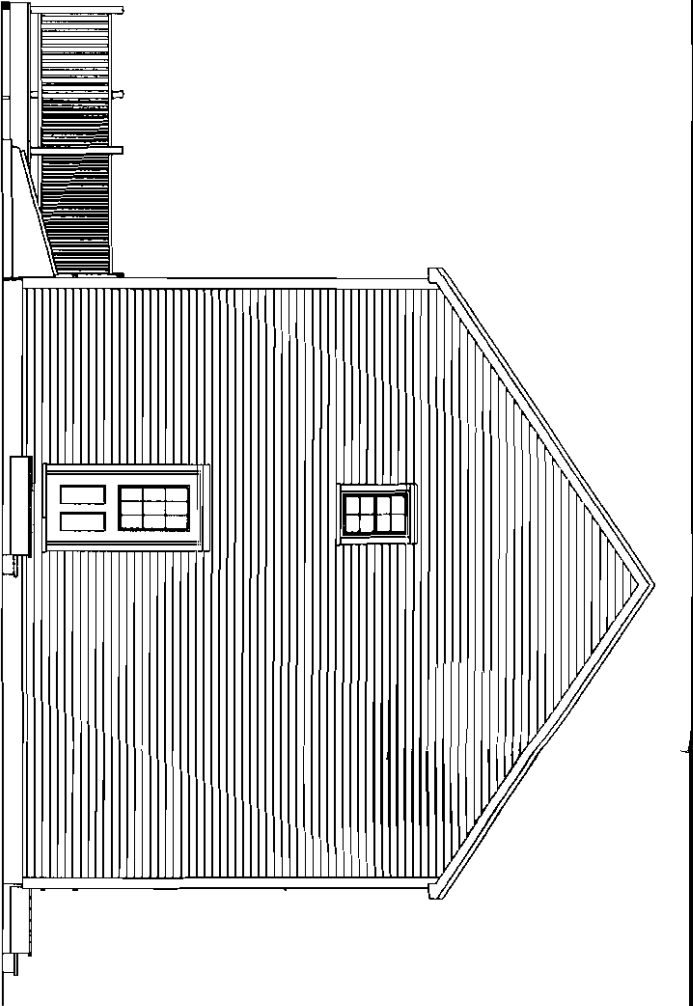
Client: **MAAD LLC**

543 Allen Avenue, Portland, Maine 04103

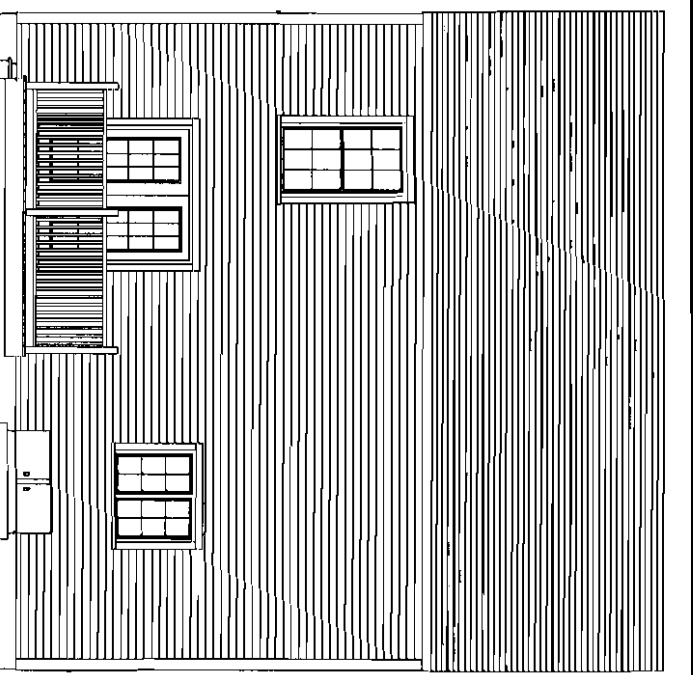
Drawing No. **1**



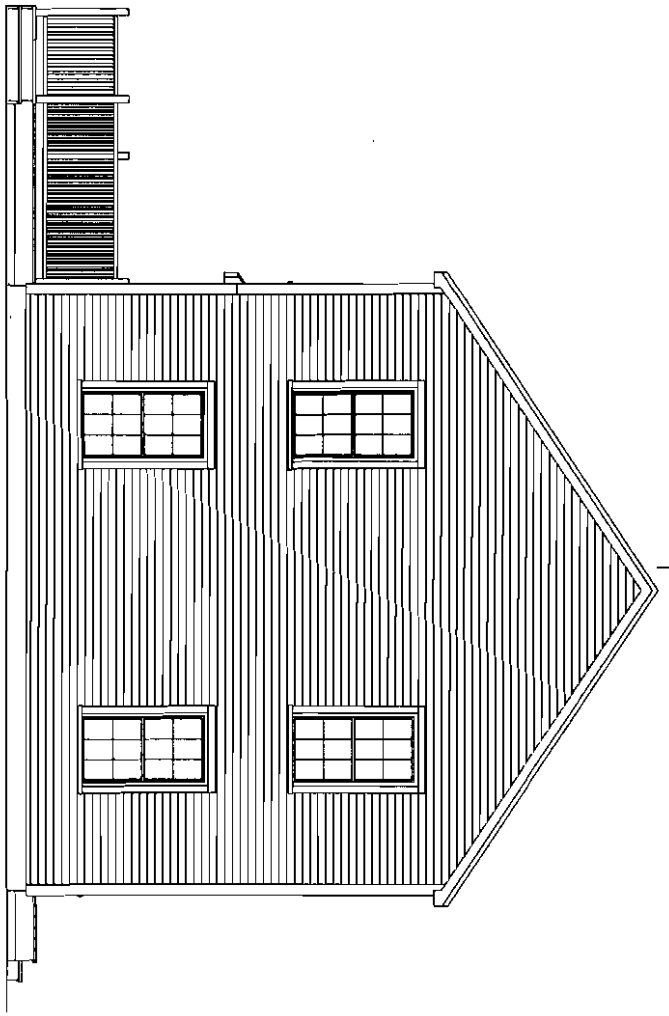
FRONT ELEVATION



1st
RIGHT ELEVATION



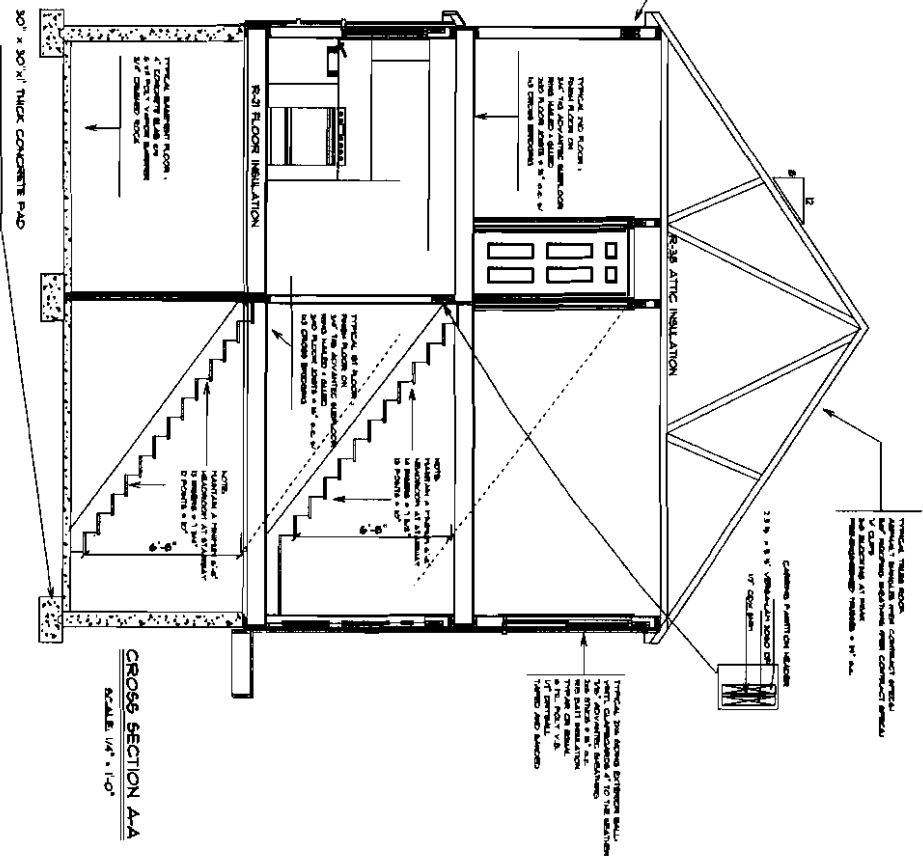
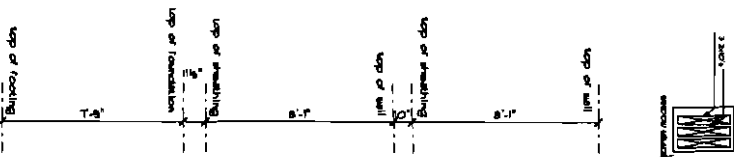
REAR ELEVATION



LEFT ELEVATION

Minor image of right elevation

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



ALL WINDOWS TO HAVE A
U-FACTOR U-31

PROJECT NAME:

172 HICKS STREET

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PINKS OF PORTLAND, ME AND PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACT SPECIFICATIONS OVERRULE HOUSE PLANS.

REVISIONS

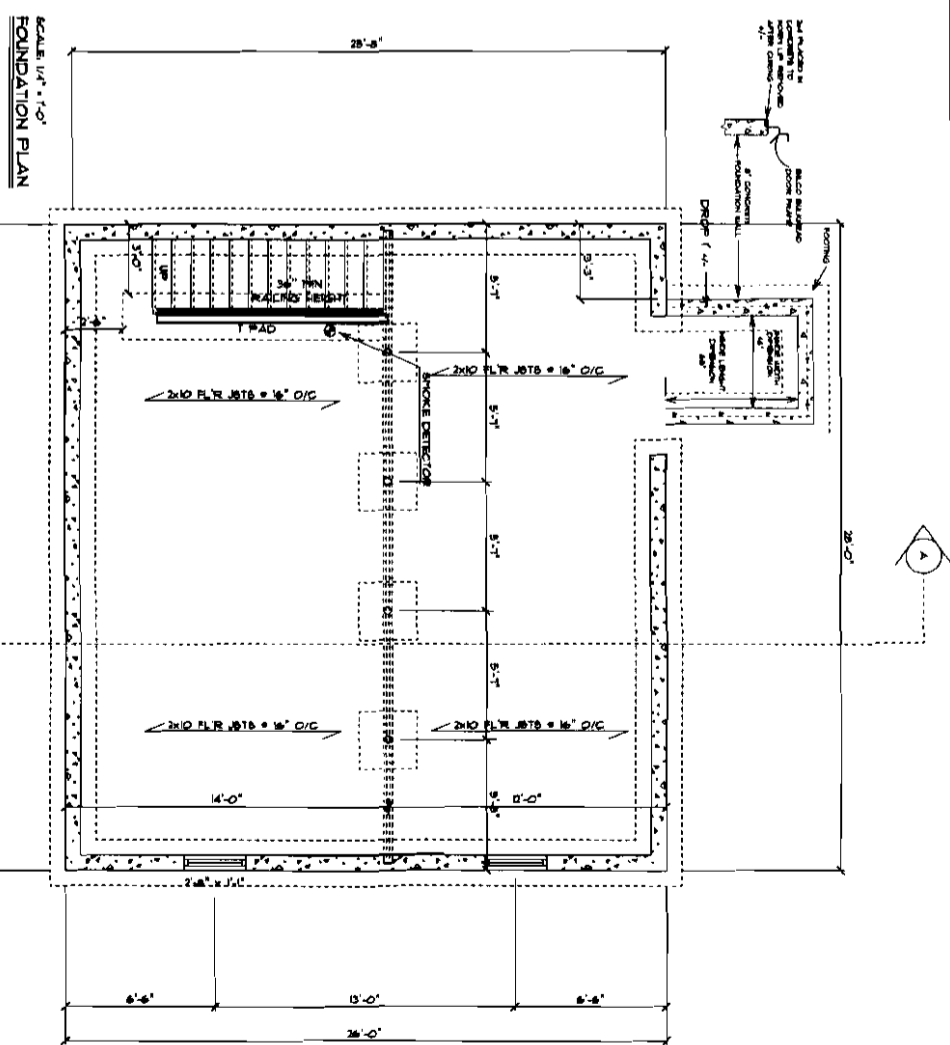
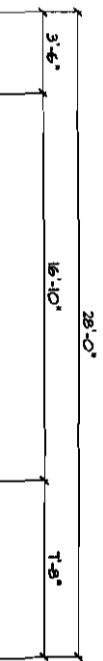
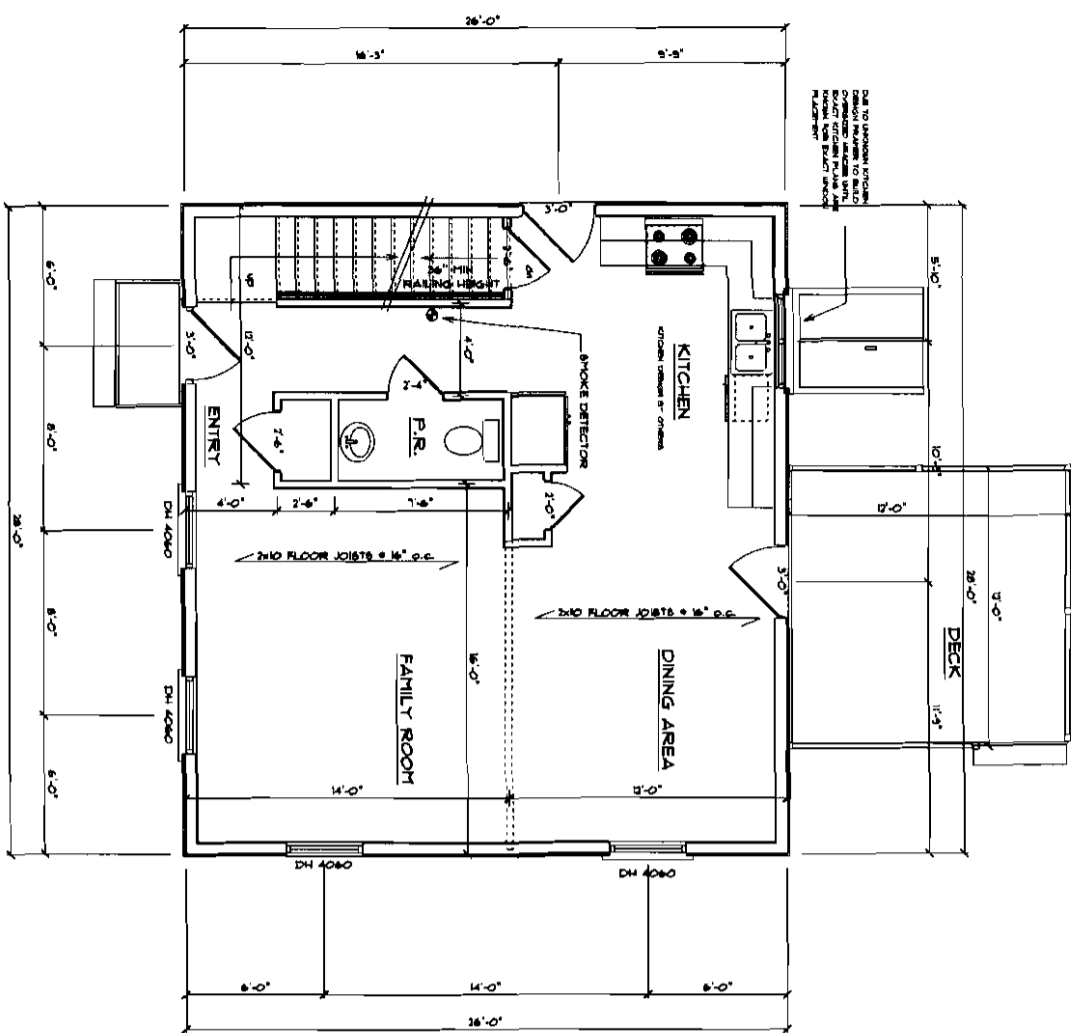
DATE: 04/22/2009

SCALE: AS NOTED

DRAWN

P.L.C.

SHEET 01 OF 01



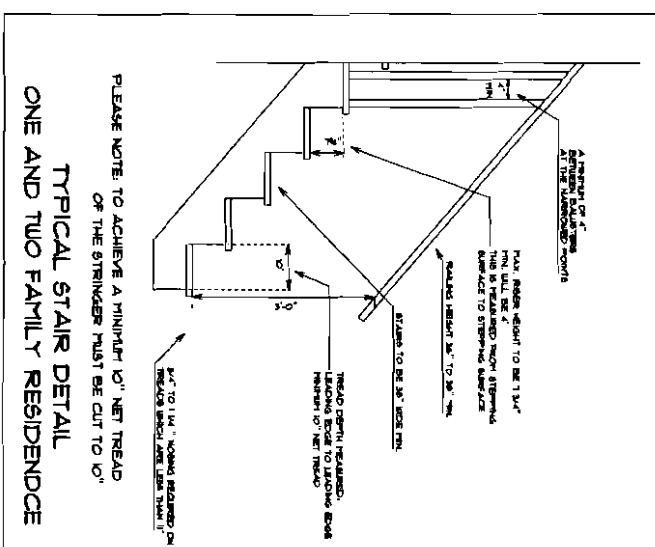
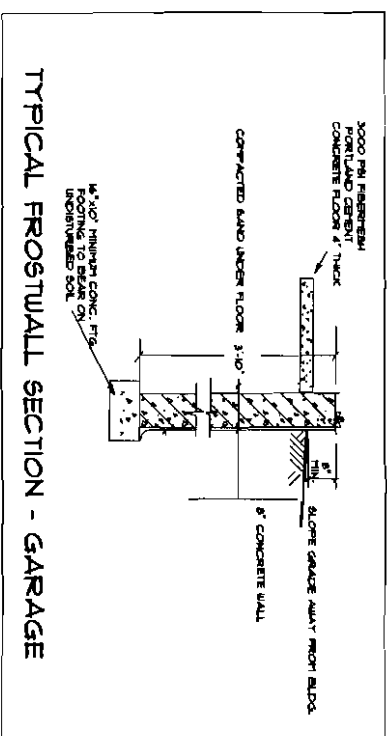
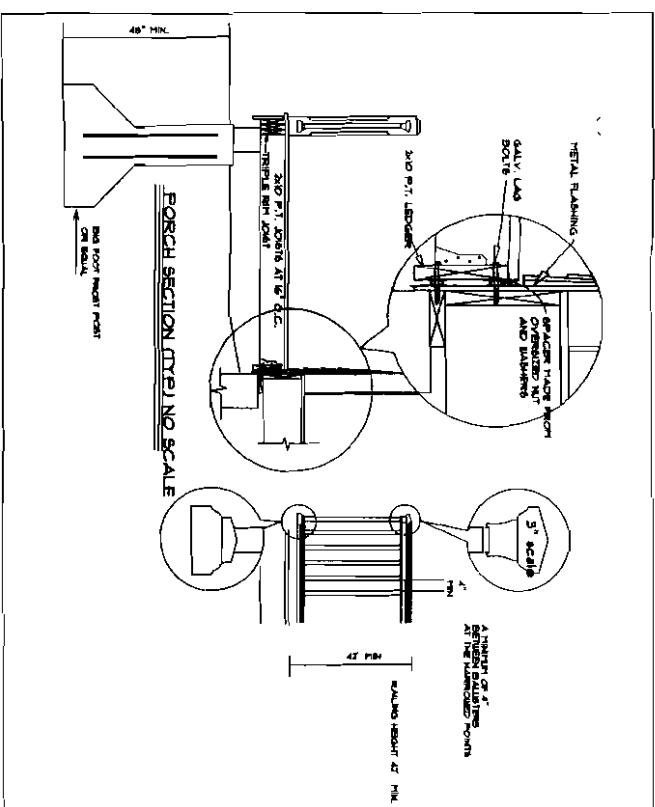
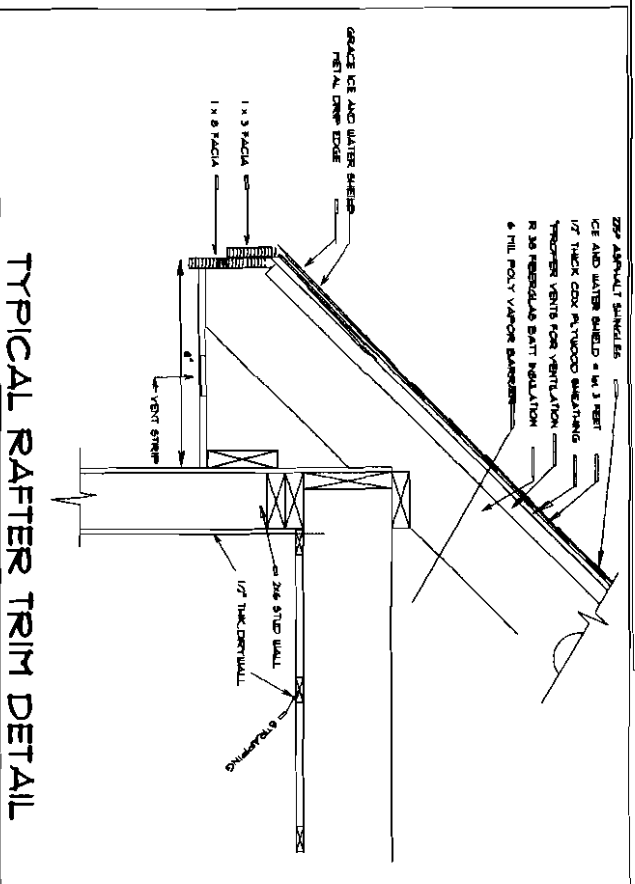
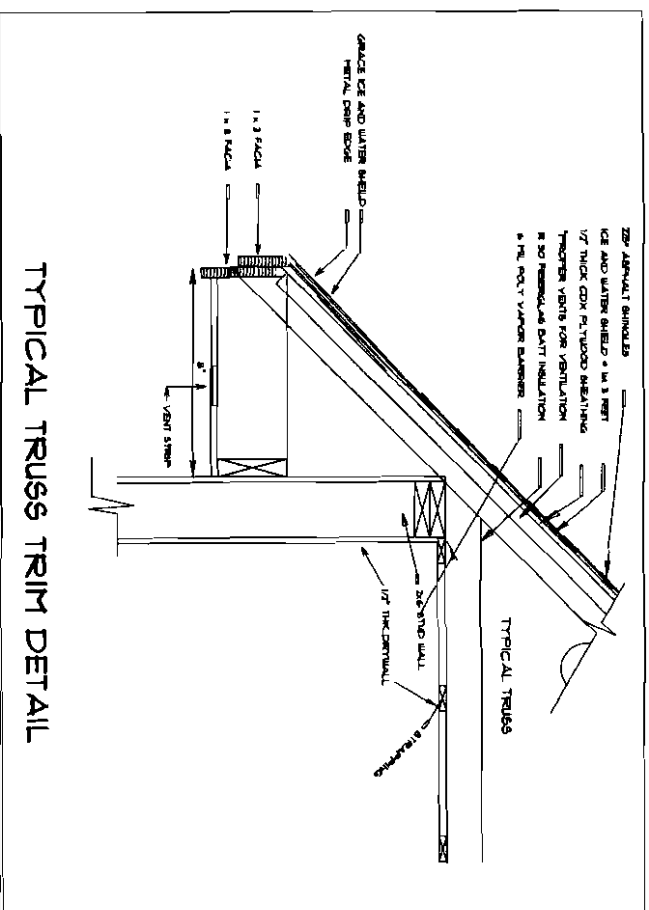
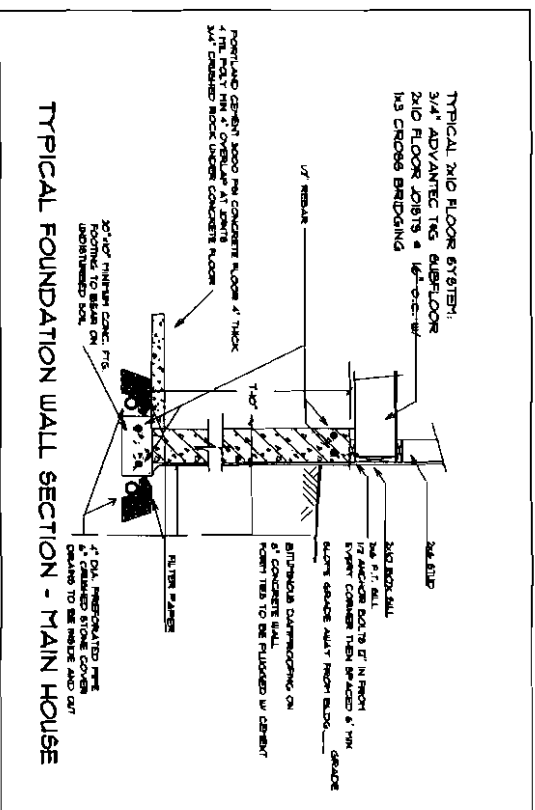
NOTE: ALL WINDOWS
U-FACTOR = .31

PROJECT NAME:

172 HICKS STREET

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. THE S OF FORT LAMAR AND PALAZZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE, AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACT SPECIFICATIONS OVERRULE HOUSE PLANS.

DATE	01/22/2009
SCALE	AS NOTED
DRAWN	FLC
DATE	01/22/2009
SCALE	AS NOTED
DRAWN	FLC
SHEET	OF



FASTENING SCHEDULE (SEE TABLE 2304.9.1)

FASTENING SCHEDULE - GARAGE

FASTENING SCHEDULE - STAIR

FASTENING SCHEDULE - GARAGE

FASTENING SCHEDULE - STAIR

FASTENING SCHEDULE - GARAGE

FASTENING SCHEDULE - STAIR

ITEM	LOCATION	FASTENING	NOTES
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2	FACE WALL	3\"/>	
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