

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU ILDING REPAIR RENOVATION
PERMIT

PERMIT ISSUED
Permit Number: 10T467

This is to certify that Derhagopian Zareh/East Bay Builders
has permission to Build new 1006 sq. ft. single family home
AT 27 Wilkie St CP 307 F015001 City of Portland

FEB 10 2011


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. CRPT. R. Gauthier
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: 10-1467	Issue Date:	CBL: 307 F015001
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Location of Construction: 27 Wilkie St (33)	Owner Name: Derhagopian Zareh	Owner Address: 23 Stormy Brook Rd	Phone:
Business Name:	Contractor Name: East Bay Builders	Contractor Address: 46 Maple Street Portland	Phone 2074154624
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family / Build new 1006 sq. ft. single family home.	Permit Fee: \$1,345.00	Cost of Work: \$125,000.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: R3 Type: SB <i>IRC, 2003</i>	

Proposed Project Description: Build new 1006 sq. ft. single family home.	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 type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 11/22/2010	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
 - Building permits do not include plumbing, septic or electrical work.
 - Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..
- PERMIT ISSUED**
- FEB 10 2011

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>panel 6 - zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Job 0037</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Ok w/conditions</i> Date: 11/18/11 <i>ABU</i>	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 Date:	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 <i>ABU</i> Date:
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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

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Permit No: 10-1467	Date Applied For: 11/22/2010	CBL: 307 F015001
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Business Name:	Contractor Name: East Bay Builders	Contractor Address: 46 Maple Street Portland	Phone (207) 415-4624
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family / Build new 1006 sq. ft. single family home.	Proposed Project Description: Build new 1006 sq. ft. single family home.
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PERMIT ISSUED
FEB 10 2011

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 01/18/2011
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 02/10/2011
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) The garage shall be separated from the residence by not less than ½ inch gypsum board applied to the garage side, and structure (walls) supporting the separation. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch Type X gypsum board or equivalent. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 5) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 6) The attic scuttle opening must be 22" x 30". 7) Fastener schedule per the IRC 2003. 8) 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. 9) Energy Efficiency (N1101.2.1) "R-Factors of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in or backfill. 10) 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. 11) The door opening between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. 12) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection from exterior decks may be required if floor joist are at or above thirty (30) inches from grade. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 12/03/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>

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Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 1) Application requires State Fire Marshal approval.
- 2) New one- or two-family home: NFPA 13D sprinkler system required. Hardwired photoelectric smoke and CO alarms with battery backup are required.
A sprinkler permit is required from the City and State.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 01/10/2011

Note:

Ok to Issue:

- 1) CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing, hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection (<http://www.maine.gov/dep/blwq/docstand/escbmps/>). Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

- 2) A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
- 3) The site shall be developed and maintained as depicted in the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.
- 4) The foundation drain is to be connected to the City's storm drain system in compliance with the City's Technical Manual. Direct connections to sewer and storm drain structures are not allowed.

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Business Name:	Contractor Name: East Bay Builders	Contractor Address: 46 Maple Street Portland	Phone (207) 415-4624
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 5) 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.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 7) 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.)
- 8) 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.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

11/29/2010-amachado: Received Level I: Minor Residential Site Plan Application.

11/30/2010-amachado: Finished zoning review. All set except bulkhead needs to be shown on the site plan. Emailed Phil. Will not contact applicant until Phil has done his review. I can't sign off yet but will move permit forward in application process.

11/30/2010-amachado: Gave permit to Gayle to do the noticing.

12/1/2010-gg: Mailed the abutters notices on 12-01-10. /gg

12/22/2010-jrioux: Left. Msg. With Contractor i.e. Attic access: Headers spans/ sizes, fastener table, fire door, Smk./ Co Detection, and front elevations/ garage reversed.

1/18/2011-amachado: Received revised site plan from Phil. Bulkhead was shown.

2/10/2011-jrioux: Met with Owner/ Contractor: agreed items are noted on the plan.

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, drywalling or covering.**

 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.

27 Wilke St.

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
STRUCTURAL		
Footings Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16" x 10" w/ 8" wall 4" slab	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" O.D.A perforated pipe w/ Bituminous damp proofing	okay
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	Bulkhead	okay
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" x 1'-0" 4'-0" max Not shown 1'-0" from corners	okay
Lally Column Type (Section R407)	(3) 2x12 w/ 6'-0" span max	
Girder & Header Spans (Table R 502.5(2))	LVL Beam	(2) Specs needed
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 @ 12" o.c. -15'-0" shown	okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 @ 12" o.c. Girder 2x10 @ 16" o.c. 13' shown	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x6" @ 16" o.c.	

2x8 @ 12" o.c.?

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement Number of Stairways 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)	<p>7 3/4" x 10"</p> <p>38"</p> <p>6-8"</p> <p>36" to 38"</p>	<p>okay</p>
Smoke Detectors (Section R313) Location and type/Interconnected	Smoke & CO det. not shown	<p>6</p> <p>okay</p>
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)		
Deck Construction (Section R502.2.1)		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Gauge: $3\frac{1}{2}$ $\frac{12}{12}$ / $12\frac{12}{12}$ Rise: $6\frac{12}{12}$ 2x8 @ 16" O.C	Right/Left Elevation: 2x10" Ratties 12' shown - 12'-4" Max w SFP#2
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Floor: 3/4" Roof: 1/2" Wall: 7/16"	
Fastener Schedule (Table R602.3(1) & (2))	Orange table	(4)
Private Garage (Section R309) Living Space ? (Above or beside) Fire separation (Section R309.2)	5/8" Firecode sheetrock throughout	
Opening Protection (Section R309.1)	1st 2nd flr. Fire door	(5)
Emergency Escape and Rescue Openings (Section R310)	/	
Roof Covering (Chapter 9)	Asphalt	(6) obey
Safety Glazing (Section R308)		
Attic Access (Section R807)	Not shown	(1)
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	Not shown Garage door? 1st & 2nd flr.	(3) Par-Lam specs
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Ceiling: R-38	



10 1467
General Building Permit Application

Location/Address of Construction: <u>27 WILKIE STREET</u>		
Total Square Footage of Proposed Structure/Area <u>1004</u>	Square Footage of Lot <u>27693</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>307-F-015-001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>ZAREH DERHAGOPIAN</u> Address <u>23 STORMY BROOK RD</u> City, State & Zip <u>FALMOUTH ME 04105</u>	Telephone: <u>207 650 9680</u>
Lessee/Owner (if Applicable) RECEIVED NOV 22 2010 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>125,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>Empty lot</u> Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: _____		
Contractor's name: <u>EASTBAY BUILDERS</u> Address: <u>44 Maplewood St</u> City, State & Zip: <u>Portland ME 04103</u> Telephone: <u>207 415 4674</u> Who should we contact when the permit is ready: <u>ZAREH DERHAGOPIAN</u> Telephone: <u>207 650 9680</u> Mailing address: <u>23 Stormy Brook Rd Falmouth ME 04105</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: 11/22/2010

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

Applicant: Zareh Derhagopian

Date: 11/29/10

Address: 37 Wilkie St.

C-B-L: 307-F-015

permit # 10-1467

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new two story single family home, 30' x 24' w/ one car attached garage 13' x 22'

Sevage Disposal - public

Lot Street Frontage - 50' min - 85.53' ϕ 5 min.

Front Yard - 25' min - 30' setback (1/2 way back porch) OK

Rear Yard - 25' min - 39' setback to deck OK

Side Yard - 2 spaces - 14' min - 40' setback to right side - 11' setback to left side (porch) OK

Projections - 5' x 6' bulkhead, 24' x 6' front porch, 10' x 10' deck.

Width of Lot - 65' min - lot width 189' setback OK

Height - 35' max - scales @ 28.8' OK

Lot Area - 6500 ϕ min - 24,693 ϕ accessory site plan OK

Lot Coverage/Impervious Surface - 35% = 8642.55 ϕ

Area per Family - 6500 ϕ OK

30 x 24 = 720 ϕ
13 x 22 = 286 ϕ
5 x 6 = 30 ϕ
24 x 6 = 144 ϕ
10' x 10' = 100 ϕ
= 1280 ϕ OK

Off-street Parking - 2 spaces required - one in garage & one 14' x 12' in front of garage before the setback.

Loading Bays - N/A

Site Plan - Level I Minor Residential - 2010-0037

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 6 - zone X

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

2010-0037
Application I. D. Number
11/22/2010
Application Date
27 Wilkie Street
Project Name/Description

Derhagopian Zareh
Applicant
23 Stormy Brook Rd , Falmouth, ME 04105
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

27 - 27 Wilkie St, Portland, Maine
Address of Proposed Site
307 F015001
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) _____

Proposed Building square Feet or # of Units **24693** Acreage of Site _____ Proposed Total Disturbed Area of the Site **0** Zoning _____

Check Review Required:
 Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____ Design Review
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Housing Replacement
 After the Fact - Minor PAD Review 14-403 Streets Review Other _____

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **11/29/2010**

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	_____	<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	

**IMPORTANT NOTICE FROM CITY OF PORTLAND
PLANNING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 27 WILKIE STREET**

WHAT To residents and property owners: A Level 1: Minor Residential Development application was submitted to the Portland Planning Division by Zareh Derhagopian for 27 Wilkie Street.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

FOR MORE INFORMATION

Plans are available in the Portland Planning Division, 4th Floor, City Hall. If you have any questions or wish to submit comments, contact the Planning Division at 874-8719 or email jmy@portlandmaine.gov

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Plans are available in the Portland Planning Division, 4th Floor, City Hall. If you have any questions or wish to submit comments, contact the Planning Division at 874-8719 or email jmy@portlandmaine.gov

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
307 F001001	SHELTON MICHAEL W & JANE E	44 WENDELL ST PORTLAND, ME 04103	44 WENDELL ST	1
307 F003001	APON PATRICIA A	32 WENDELL ST PORTLAND, ME 04103	32 WENDELL ST	1
307 F005001	HOPKINS JASON SHAWN & TANIA CHADBOURNE-HOPKINS	26 WENDELL ST PORTLAND, ME 04103	26 WENDELL ST	1
307 F006001	BEAUCHESNE BRIAN K & BRANDY M CLAPPER JTS	22 WENDELL ST PORTLAND, ME 04103	22 WENDELL ST	1
307 F007001	PORTLAND WATER DISTRICT	225 DOUGLASS ST PORTLAND, ME 04102	WENDELL ST	1
307 F015001	DERHAGOPIAN ZAREH	23 STORMY BROOK RD FALMOUTH, ME 04105	27 WILKIE ST	1
307 F016001	STRANGE KATHLEEN	37 WILKIE ST PORTLAND, ME 04103	37 WILKIE ST	1
307 F017001	STEVENS CHESTER & CHERYL STEVENS JTS	40 WILKIE ST PORTLAND, ME 04103	40 WILKIE ST	1
307 F018001	PORTLAND WATER DISTRICT	225 DOUGLASS ST PORTLAND, ME 04102	WILKIE ST	1

8 notes

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	9	UNITS		9



Level I: Minor Residential
Site Plan Application

PORTLAND, MAINE

Planning and Urban Development Department
Planning Division and Planning Board

PROJECT NAME: Derhagopian home

PROPOSED DEVELOPMENT ADDRESS: 27 Wilkie Street

PROJECT DESCRIPTION: single family home construction

CHART/BLOCK/LOT: 307-F-15

PRELIMINARY PLAN _____

FINAL PLAN _____

CONTACT INFORMATION:

APPLICANT
Name: ZAREH DERHAGOPIAN
Address: 23 STORMY BROOK RD
FALMOUTH ME
Zip Code: 04105
Work #: _____
Cell #: 207 650 9680
Fax #: _____
Home: 207 781 7107
E-mail: zderhag1@maine.rr.com

PROPERTY OWNER
Name: _____
Address: _____
Zip Code: SAME
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

BILLING ADDRESS

Name: _____
Address: _____
Zip: SAME
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

RECEIVED

NOV 29 2010

Dept. of Building Inspections
City of Portland Maine

~As applicable, please include additional contact information on the next page~

General Submittal Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Completed application form and check list. <i>-no checklist.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Application fees. <i>pd 300</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Copies of required state and/or federal permits. <i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written Description of existing and proposed easements or other burdens. <i>no written description of utility easement but shown on site plan</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards. <i>N/A</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of financial and technical capacity.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application. <i>in description</i>

Site Plans and Boundary Survey Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input type="checkbox"/>	<input checked="" type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed ground floor area of building.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Finish floor elevation (FEE) or sill elevation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		▪ Exterior building elevations (show all 4 sides).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (or septic system, where applicable) <i>septic.</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed grading and contours.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Total area and limits of proposed land disturbance.

<input type="checkbox"/>	<input type="checkbox"/>	▪ <i>Proposed protections to or alterations of watercourses.</i>
<input type="checkbox"/>	<input type="checkbox"/>	▪ <i>Proposed wetland protections or impacts.</i>
<input type="checkbox"/>	<input type="checkbox"/>	▪ <i>Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).</i>
<input type="checkbox"/>	<input type="checkbox"/>	▪ <i>Existing and proposed curb and sidewalk, except for a single family home.</i>
<input type="checkbox"/>	<input type="checkbox"/>	▪ <i>Existing and proposed easements or public or private rights of way.</i>
<input type="checkbox"/>	<input type="checkbox"/>	▪ <i>Show foundation/perimeter drain and outlet.</i>
<input type="checkbox"/>	<input type="checkbox"/>	▪ <i>Additional requirements may apply for lots on unimproved streets.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 (1 paper copy as of Dec. 1)
		<i>Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'</i>

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Cross section with framing details</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Floor plans and elevations to scale</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Window and door schedules</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Foundation plans w/required drainage and damp proofing , if applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Detail egress requirements and fire separation, if applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Deck construction including: pier layout, framing, fastenings, guards, stair dimensions</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"</i>

Reminder: Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

Zareh Derhagopian
23 Stormy Brook Road
Falmouth ME 04105
207.650.9680

I am requesting site plan approval for the construction of a new single family home on a previously vacant lot at 27 Wilkie Street, Portland.

A copy of the warranty deed is enclosed.

As noted on the site plan, the parcel is located in a R-3 zone. All required utilities are present and noted on the site plan. As also shown on the site plan, there is a 15' utility easement that runs the length of the property on the north western lot boundaries. A City of Portland fire hydrant is located approximately 300' away on Euclid Avenue. A letter demonstrating my financial capability to complete this project is also enclosed.

A handwritten signature in black ink, appearing to read 'Zareh Derhagopian', written in a cursive style.

WARRANTY DEED OF PATRICIA A. DIPAOLO

PATRICIA A. DIPAOLO, of Portland in Cumberland County, Maine, [whose mailing address is 1706 Forest Avenue, Portland, Maine 04102] (being a widow), for consideration paid, **GRANTS** to **ZAREH DERHAGOPIAN** of Falmouth in Cumberland County, Maine [whose mailing address is 23 Stormy Brook Road, Falmouth, Maine 04105], **with Warranty Covenants**, a certain lot or parcel of land located on Wilkie Street in the City of Portland in

MAINE REAL ESTATE TAX PAID

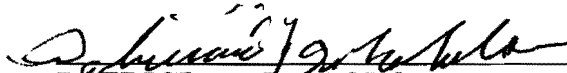
Cumberland County, State of Maine, bounded and described as follows:

A certain parcel of land situated in Portland, Cumberland County, State of Maine, being Phase III, Lot Number 82 as shown on the "Plan Showing Amendment to Reconfiguration of Lots, Phase III of Pine Tree Terrace Subdivision, Portland, Maine", said Plan made for Euclid Ambler Associates by D.A. Maxfield, Jr., Land Surveyor, and recorded on October 26, 1987 at the Cumberland County Registry of Deeds at Plan Book 166, Page 35.

Being the same property conveyed by deed of Euclid Ambler Associates dated November 2, 1988 and recorded in the Cumberland County Registry of Deeds at Book 8542, Page 86 to me and my late husband, George E. DiPaolo. Reference is also made to the Quit Claim Release Deed to me from said George E. DiPaolo, dated March 25th, 2004 and recorded on March 26, 2004 in said registry in Book 21023 at Page 154, releasing his interest in this property to me, notwithstanding two typographical errors in said release deed, namely: (1) the Phase III Lot number was described in the Release Deed as Lot Number #2, instead of Lot Number 82 (There is no Lot Number 2 on the referenced plan); and (2) in the Release deed the Book and Page reference to the prior deed from Euclid Ambler Associates to George E. DiPaolo was incorrect. The correct reference in said Release Deed should have been to the deed from Euclid Amber Associates to me and George DiPaolo, recorded in Book 8542, Page 86.

Witness my hand and seal this 16th day of June, 2010.


WITNESS



PATRICIA A. DIPAOLO
GRANTOR

NOTARIZATION

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Personally appeared the above-named **PATRICIA A. DIPAOLO**, this 16th day of June, 2010 and acknowledged the foregoing instrument to be her free act and deed, before me,

Received
Recorded Register of Deeds
Jun 29, 2010 01:31:33P
Cumberland County
Pamela E. Lovley


ATTORNEY AT LAW
Susan Farnsworth, Bar #348



UBS Financial Services Inc.
1 City Center
Portland, ME 04101

Patrick Henning
Tel. +207-791-5517
Fax. +207-774-9684

www.ubs.com

November 29, 2010

RE: Account Number 5V-XXX35

To Whom It May Concern

I am writing in response to your request for verification of information concerning the UBS Financial Services Inc. ("UBS") account Zareh and Joanne Derhagopian. At the close of business on November 26, 2010, this account had in excess of \$150,000.00 in available cash. Please be aware this account is a securities account, not a "bank" account. Securities, mutual funds and other non-deposit investment products are not FDIC-insured or bank guaranteed, and may lose value. Moreover, they are, and will continue to be, subject to market fluctuation and other risks, including the risks of withdrawal and transfer.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Henning".

Patrick Henning
Authorized Officer
Complex Operations Manager
UBS Financial Services

KEEP THIS PORTION

2011
REAL ESTATE PROPERTY TAX STATEMENT
City of Portland

Fiscal Year
July 1, 2010 - June 30, 2011
Owner of Record as of April 1, 2010
DIPAOLLO PATRICIA A

1706 FOREST AVE
PORTLAND ME 04103

*pd
LK # 698 88
9/4/10*

ACCOUNT NUMBER

33914

CBL

307 - F-015-001

Acres:

0.567

Assessed Property Description

307-F-15

WILKIE ST 27-33

24693 SF

307 - F-015-001

CURRENT BILLING DISTRIBUTION		CURRENT BILLING INFORMATION	
Education	\$700.28	Land Value	\$78,000.00
Public Safety	\$206.87	Building Value	\$0.00
Debt Service	\$184.50	Total Value	\$78,000.00
Public Services	\$118.81	Exemptions	\$0.00
General Government	\$30.75	Homestead	\$0.00
Recreation & Facil. Mgmt	\$37.74	Taxable Value	\$78,000.00
County Tax	\$44.73	Tax Rate	17.92
Library	\$34.94	TOTAL TAX	\$1,397.76
Metro	\$23.76	AMOUNT PAID	\$0.00
Health & Human Services	\$15.38		
Enterprise Funds	\$0.00		

Change of Ownership

Date of Sale: / /

Former Owner Name:

New Owner Name:

New Owner Address:

Remittance Instructions

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: CITY OF PORTLAND.

Use enclosed envelope to mail in your payment.

Use right top margin for change of address.

Remit To **CITY OF PORTLAND, MAINE
FINANCE DEPARTMENT
TREASURY AND COLLECTION DIVISION
P O BOX 544
PORTLAND, ME 04112-0544**

Please see the backside for important information.





JAN 10 2011

RECEIVED

Public Services Department
Michael J. Bobinsky, Director

JAN 7 2011

16 December 2010

City of Portland
Planning Division

Mr. Zareh DerHagopian, President,
ZDH Consulting,
23 Stormy Brook Road,
Falmouth, Maine 04105

**RE: The Capacity to Handle the Anticipated Wastewater Flows, from a
Proposed Single Family House, at 27 Wilkie Street, Portland, Maine.**

Dear Mr. DerHagopian:

The existing eight-inch diameter polyvinyl chloride (P.V.C.) pipe, located in a cross-country sewer easement, between Wilkie Street and Wendell Street, has **adequate capacity to transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have **adequate capacity to treat** the total anticipated increase in wastewater flows of **270 GPD**, from the proposed single family house.

Anticipated Wastewater Flows from the Proposed Single Family House:

Proposed three bedroom house @ 90 gpd/ bedroom	= <u>270 GPD</u>
Total Proposed Increase in Wastewater Flows for this Project	= <u>270 GPD</u>

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects. If the City can be of further assistance, please call 874-8832.

Sincerely,
CITY OF PORTLAND

Frank J. Brancely, B.A., M.A.
Senior Engineering Technician

FJB

CC: Penny Littell, Director, Department of Planning, and Urban Development, City of Portland
Barbara Barhydt, Development Review Services Manager, Department of Planning, and Urban Development, City of Portland
Philip DiPierro, Development Review Coordinator, Department of Planning, and Urban Development, City of Portland
David Margolis-Pineo, Deputy City Engineer, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
John Emerson, Wastewater Coordinator, City of Portland
Jane Ward, Administrative Assistant, City of Portland



Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

January 3, 2011

Zareh Derhagopian
23 Stormy Brook Road
Falmouth, ME 04101

Attn: Zareh Derhagopian
Re: 27 Wilkie Street, Portland
Ability to serve with PWD water

Dear Mr. Derhagopian:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the needs of the new single family home located at 27 Wilkie Street in Portland. According to District records, there is a 8-inch ductile iron water main on the north side of the street as well as a hydrant located 500 feet from the site.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the domestic water needs of your proposed project, as stated in your phone conversation, dated December 9, 2010.

Hydrant Location: Euclid Avenue, 100' NE of Wilkie Street
Hydrant Number: POD-HYD01710
Static Pressure: 78 PSI
Residual Pressure: Not Measured
Flow: 1363 GPM
Last Tested: 06/01/1993

With regard to your fire protection needs, please notify your plumber of these results so that they can design any residential sprinkler systems that are required. Also, please contact the Portland Fire Department to determine if the fire service capacity is sufficient for their needs.

According to District records this site is currently served with a 1-inch domestic water service line. If the needs of the site change, please contact the District so we can review the ability of the existing service to meet your domestic water needs.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District


Rico Spugnardi, P.E.
Business Development Engineer

PO - 27 Wilkie Street - Ability to Serve 2010.doc
225 DOUGLASS STREET, P.O. Box 3558, PORTLAND, MAINE 04104-3558
PHONE: 207.774.5961 FAX: 207.761.8307 Web: www.pwd.org



Central Maine Power

January 4, 2011

Mr. Zareh Derhagopian
23 Stormy Brook Road
Falmouth, Maine 04105

RE: Electric Service, 27 Wilkie Street, Portland

Dear Mr. Derhagopian,

This letter is to advise you Central Maine Power has sufficient single phase electrical capacity in the area to serve the subject project.

Once the project is accepted by the City of Portland, the owner will need to call our Customer Service Center at 1-800-565-3181 to sign up for a New Account and a Work Request Order so we may start a cost estimate.

Please provide to CMP what size service and voltage the Customer will be requiring in order to get the needed information for costs and easements possibilities.

If you have any questions please feel free to call me at 828-2882.

Sincerely,

Paul DuPerre
Energy Service Specialist

An equal opportunity employer

162 Canco Rd. | Portland, ME 04103

www.cmpco.com

An Energy East Company

8642
31
(1989)

1199 REV. 7/83

004505 EASEMENT DEED 41-5908

BK 8642 PG 0031

Euclid Ambler Associates, a Maine Corporation, having a place of business located in the City _____

of Portland Cumberland County, Maine (State), for consideration given, grant to CENTRAL MAINE POWER COMPANY, a Maine corporation having its principal office at Edison Drive, Augusta, Maine 04336, and NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY,

A New York corporation having a place of business located at 185 Franklin Street Boston, MA 02107

and their respective successors and assigns, with warranty covenants, the right and easement to erect, bury, maintain, repair, rebuild, operate and patrol electric transmission, distribution and communication wires and/or cables, consisting of suitable and sufficient poles with wires strung upon and extending between the same and/or underground cables buried under the surface, together with all necessary fixtures and appurtenances, over, across and/or under the surface of my land in the Town/City of Portland Cumberland County, Maine, the location of said wires and/or underground cables to be as follows:

SEE ATTACHED DESCRIPTION

This location crosses a portion of the premises conveyed to the Grantor(s) by deed of Peter and Annette Hoglund dated June 10, 1988, recorded in the Cumberland County Registry of Deeds in Book _____, Page _____. Together with the right to cut down, keep trimmed, and eliminate the growth of those trees and branches using formulations registered by the Environmental Protection Agency, as the Grantee believes may interfere with the operation and maintenance of its wires and/or cables; the right to restrict the construction of buildings or structures within 10 feet of its wires and/or cables; the right to keep the surface of the ground above said underground cables and other electrical equipment free from structures and growth which, in the judgment of the Grantee, would interfere with or endanger the proper operation or maintenance of said underground cables; and the right to enter upon the Grantor's premises for any and all of the foregoing purposes. Euclid Ambler Associates has caused this instrument to be signed and sealed in its corporate name by Annette M. Hoglund, its President, and by Peter E. Hoglund, its Treasurer, herunto duly authorized.

WITNESS their hand(s) and seal(s) this 1 day of July, 1988

Signed, Sealed and Delivered in the presence of

Elizabeth A. Hoglund
to B&T
BY Annette M. Hoglund
ANNETTE M. HOGLUND, PRESIDENT
BY Peter E. Hoglund
Peter E. Hoglund, Treasurer

STATE OF MAINE Cumberland ss _____, 1988

Personally appeared the above-named Euclid Ambler Associates and acknowledged this instrument to be their free act and deed, before me, 2022

Elizabeth A. Hoglund
Elizabeth A. Hoglund
Attorney at Law

OFFICE OF THE PEACE
NOTARY PUBLIC

RECEIVED
REGISTRY DEPARTMENT OF DEEDS
1989 JAN 31 AM 9:07
CUMBERLAND COUNTY
James J. Walsh

BK 8642 PG 0032

ADDENDUM

Buried cables extending from a point on Euclid Avenue located in the southeasterly corner of lot #15 northwesterly along Wendell Street a distance of three hundred feet (300') more or less to proposed padmount transformer #1, located on the southeasterly corner of lot #80, continuing a distance of one hundred and seventy feet (170') more or less to proposed padmount transformer #2, located in the southeasterly corner of lot #78. Also, buried cable extending from existing padmount transformer #1 Wilkie Street in a northwesterly direction a distance of one hundred and thirty feet (130') more or less to a point located in the southeasterly corner of lot #84, thence northeasterly a distance of forty-five feet (45') more or less to a point located in the southeasterly corner of lot #82, thence northeasterly a distance of one hundred and ten feet (110') more or less to proposed padmount transformer #2, located in the southeasterly corner of lot #83.

Also, buried cables extending from existing padmount transformer #3 Label Avenue in a northwesterly direction of two hundred feet (200') more or less to a point located in the northerly corner of lot #88, thence northeasterly more or less to proposed padmount transformer #4, located in the southerly corner of lot #85.

RECEIVED
REGISTERED CLERK OF DEEDS
1989 JUN 31 AM 9:07
CUNEBLANC COUNTY
James J. Walsh

6898
112
(1985)

KNOW ALL MEN BY THESE PRESENTS
ANNETTE M. HOGLUND

THAT PETER E. HOGLUND and ANNETTE M. HOGLUND (Grantors) of Portland in the County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations paid by PORTLAND WATER DISTRICT, (Grantee), a public quasi-municipal corporation duly organized and existing under the laws of the State of Maine and located at Portland, in said County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said PORTLAND WATER DISTRICT, its successors and assigns, the right perpetually to enter at any and all times upon property situated in the City of Portland, in said County of Cumberland and State of Maine, said property being described as follows:

Roads or ways shown as Euclid Avenue, Wendell Street, Wilkie Street, Label Avenue, and Lane Avenue as shown on a plan entitled "Euclid Ambler Assoc., Plan Showing New Lots Only, Phase III of Pine Tree Terrace Subdivision", by D. A. Maxfield, Jr., surveyor dated May 1985 and recorded in the Cumberland County Registry of Deeds in Plan Book 148, Page 34.

And to construct and perpetually maintain through, under and across said strip, conduits or pipelines, with all necessary fixtures and appurtenances, for conveying water, and to lay, relay, repair, maintain and remove water pipe or pipes upon or under said strip, with all necessary fixtures and appurtenances, together with the right at all times to make connections with said conduits or pipelines to land adjoining said strip by means of pipes or services; to trim, cut down and remove bushes to such extent as in the judgment of the Grantee is necessary for any of the above purposes, and to enter upon said strip at any and all times for any of the foregoing purposes, reserving to the Grantors . . . their heirs, successors and assigns, the use and enjoyment of said strip for such purposes only as will in no way interfere with the perpetual use thereof by the Grantee, its successors and assigns, for the purposes above mentioned, provided that no building or any kind of permanent structure shall be erected on said strip by the Grantors . . . their heirs, successors and assigns, and that the Grantors . . . their heirs, successors and assigns shall not remove or permit the removal of any earth from said strip or place fill thereon without the written permission of the Grantee, its successors and assigns, and that in the event the Grantee grants such permission, the Grantors . . . their heirs, successors and assigns shall indemnify the Grantee for any expenses resulting from any such removal or placement; and provided further that no conduits, pipelines or facilities shall be laid or maintained within five (5) feet of or above any conduit or pipeline laid or relaid by the Grantee pursuant to the rights granted herein, except that pipelines and conduits may cross normal to the Grantee lines with a minimum clearance of one (1) foot.

TO HAVE AND TO HOLD the aforesaid and bargained premises, with all privileges and appurtenances thereof to said PORTLAND WATER DISTRICT, its successors and assigns to its and their use and behoof forever. And we do hereby covenant with the said Grantee, its successors and assigns, that we do hereby lawfully seized in fee of the premises, that they are free of all encumbrances; that we do hereby give good right to sell and convey the same to the Grantee to hold as aforesaid; and that we and our heirs, successors and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Peter E. Hoglund and Annette M. Hoglund, being husband and wife, joining in this deed as the Grantors, and relinquishing and conveying . . . our rights by descent and all other rights in the above-described premises, have hereunto set our hands and seal this . . . day of September, in the year of our Lord one thousand nine hundred and . . . eighty-five

Signed, Sealed and Delivered
in the presence of

Peter E. Hoglund
PETER E. HOGLUND
Annette M. Hoglund
ANNETTE M. HOGLUND
Date . . . 7-2-85

State of Maine
Cumberland, ss

Personally appeared the above named Peter E. Hoglund and Annette M. Hoglund

and acknowledged the foregoing instrument to be their free act and deed.
Before me,

Jennifer Wold
Jennifer Wold
Notary Public
Attorney-at-Law
JENNIFER WOLD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES 2000 04 1989

RECEIVED

1985 SEP 16 PH 2:12

RECORDED REGISTRY OF DEEDS
CUMBERLAND COUNTY

SEAL

Jennifer Wold

8805
57
(1989)

028545

BK 8805PG0057

KNOW ALL MEN BY THESE PRESENTS,
Peter E. Hoglund and
Annette M. Hoglund
THAT Peter E. Hoglund and Annette M. Hoglund (Grantor), of Portland
in the County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations paid by PORTLAND WATER DISTRICT, (Grantee), a public quasi-municipal corporation duly organized and existing under the laws of the State of Maine and located at Portland, in said County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said PORTLAND WATER DISTRICT, its successors and assigns, the right perpetually to enter at any and all times upon property situated in the Town/City of Portland, in said County of Cumberland and State of Maine, said property being described as follows:

Roads or ways shown as Wendell Street, Wilkie Street, and Label Avenue on a plan entitled, "Plan Showing Addendum to New Lots in Phase II of Pine Tree Terrace Subdivision, Portland, Maine. Plan made for Euclid Ambler Assoc.," by D. A. Maxfield, Jr. dated February, 1987 and recorded in the Cumberland County Registry of Deeds in Plan Book 166, Page 50.

And to construct and perpetually maintain through, under and across said strip, conduits or pipelines, with all necessary fixtures and appurtenances, for conveying water, and to lay, relay, repair, maintain and remove water pipe or pipes upon or under said strip, with all necessary fixtures and appurtenances, together with the right at all times to make connections with said conduits or pipelines to land adjoining said strip by means of pipes or services; to trim, cut down and remove bushes to such extent as in the judgment of the Grantee is necessary for any of the above purposes, and to enter upon said strip at any and all times for any of the foregoing purposes, reserving to the Grantor, their heirs, successors and assigns, the use and enjoyment of said strip for such purposes only as will in no way interfere with the perpetual use thereof by the Grantee, its successors and assigns, for the purposes above mentioned, provided that no building or any kind of permanent structure shall be erected on said strip by the Grantor, their heirs, successors and assigns, and that the Grantor, their heirs, successors and assigns shall not remove or permit the removal of any earth from said strip or place fill thereon without the written permission of the Grantee, its successors and assigns, and that in the event the Grantee grants such permission, the Grantor, their heirs, successors and assigns shall indemnify the Grantee for any expenses resulting from any such removal or placement; and provided further that no conduits, pipelines or facilities shall be laid or maintained within five (5) feet of or above any conduit or pipeline laid or retained by the Grantee pursuant to the rights granted herein, except that pipelines and conduits may cross normal to the Grantee lines with a minimum clearance of one (1) foot.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof to said PORTLAND WATER DISTRICT, its successors and assigns to its and their use and behoof forever.

IN WITNESS WHEREOF, the said Peter E. Hoglund and Annette M. Hoglund, being husband and wife, joining

in this deed as the Grantor, and relinquishing and conveying their rights by descent and all other rights in the above-described premises, have hereunto set their hand and seal this 11th day of May, in the year of our Lord one thousand nine hundred and eighty-eight

Signed, Sealed and Delivered
in the presence of
E. J. [Signature] PETER E. HOGLUND
D. [Signature] ANNETTE M. HOGLUND
State of Maine
Cumberland, ss Date

Personally appeared the above named Peter E. Hoglund and Annette M. Hoglund and acknowledged the foregoing instrument to be their free act and deed.

RECEIVED
RECORDED REGISTRY OF DEEDS
1989 JUN 28 AM 11:31
CUMBERLAND COUNTY

Before me Nicole S. Cielli
Justice of the Peace
Notary Public
Attorney-at-Law
By Commission Expires Apr. 4, 1995
NICOLE S. CIELLI

13326
19
(1997)

BK 13326PG019
055566

NOTICE

On September 3, 1997, the Portland City Council passed Order # 84, entitled Order Excepting Streets From Deemed Vacation. This Order contains a listing of paper streets subject to 23 M.R.S.A. §3032, and sets forth the City's action on each street in a subdivision that is covered by that statute. The list indicates whether the City elected to continue its public rights in a street, to allow the street to be vacated and terminate the public rights, or to do some combination of the two.

A certified copy of Portland City Council Order #84 is recorded in the Cumberland

County Registry of Deeds in Book . Page

Dated: September 16, 1997

City of Portland
Nadeen M. Daniels
Nadeen M. Daniels, City Clerk

ULNL

DEAL

84
ORDER

**ORDER EXCEPTING STREETS FROM DEEMED
VACATION - SPONSORED BY ROBERT B. GANLEY,
CITY MANAGER.**

IN THE CITY COUNCIL

September 3, 19 97

Attest: Nadeen M. Daniels
Nadeen M. Daniels
Yes Nays

A TRUE COPY. ATTEST
NADEEN M. DANIELS
CITY CLERK, PORTLAND, ME

Nadeen M. Daniels

SENT

Councilor Harlow motioned to suspend the rules seconded by Councilor Mavodones. Passed 9-0

Councilor Harlow motioned to take Order 84 out of order, seconded by Councilor McDonough. Passed 9-0.

Councilor Harlow motioned to Amend Order 84, to change Dudley Street to read continued/vacate continue 340 feet from intersection of Lee Street; vacate remainder to Elmore Street; Fern Street to read Continue, not Vacate, Rosedale
Continued.....

BK | 3326PG020

Street to read Continue/Vacate, not Vacate; Second Street,
Peaks Island to read Continue, not Vacate;
seconded by Councilor McDonough. Passed 9-0.

Motion to Pass Order 84 as amended made by Councilor
Kane; seconded by Councilor Dawson. Passed 9-0.

SEAL

A TRUE COPY. ATTEST
NANCY M. DANIELS
CITY CLERK, PORTLAND, ME

Nancy M. Daniels



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

November 22 2010

Received from Zach DeHagopian

Location of Work 27 Willow St

Cost of Construction \$ 125,000.00 Building Fee: 1240.

Permit Fee \$ 0.00 Site Fee: 3000.

Certificate of Occupancy Fee: 75.00

Total: 1645.00

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

Other

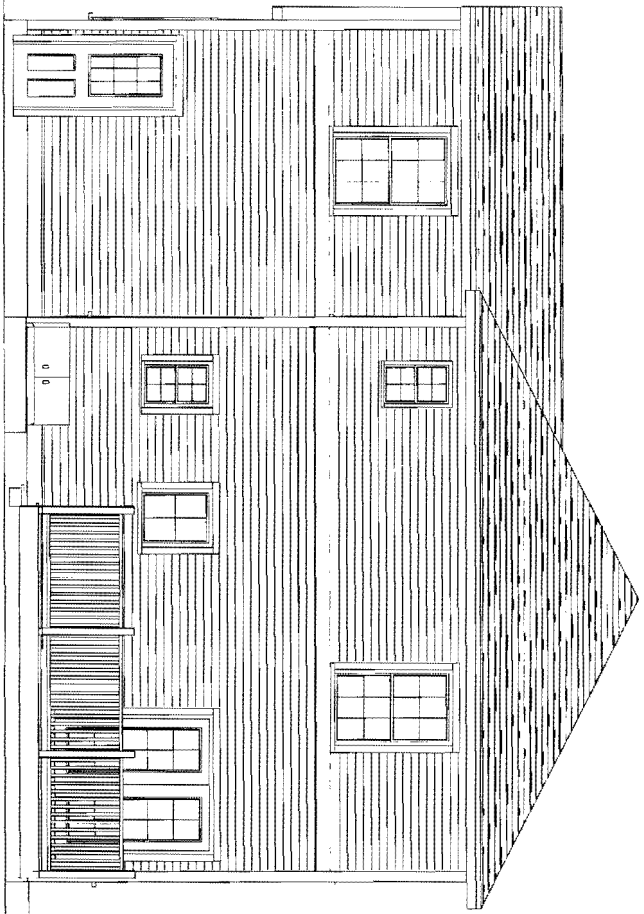
CBL: 327-F-11

Check #: 12119 **Total Collected \$** 1645.00

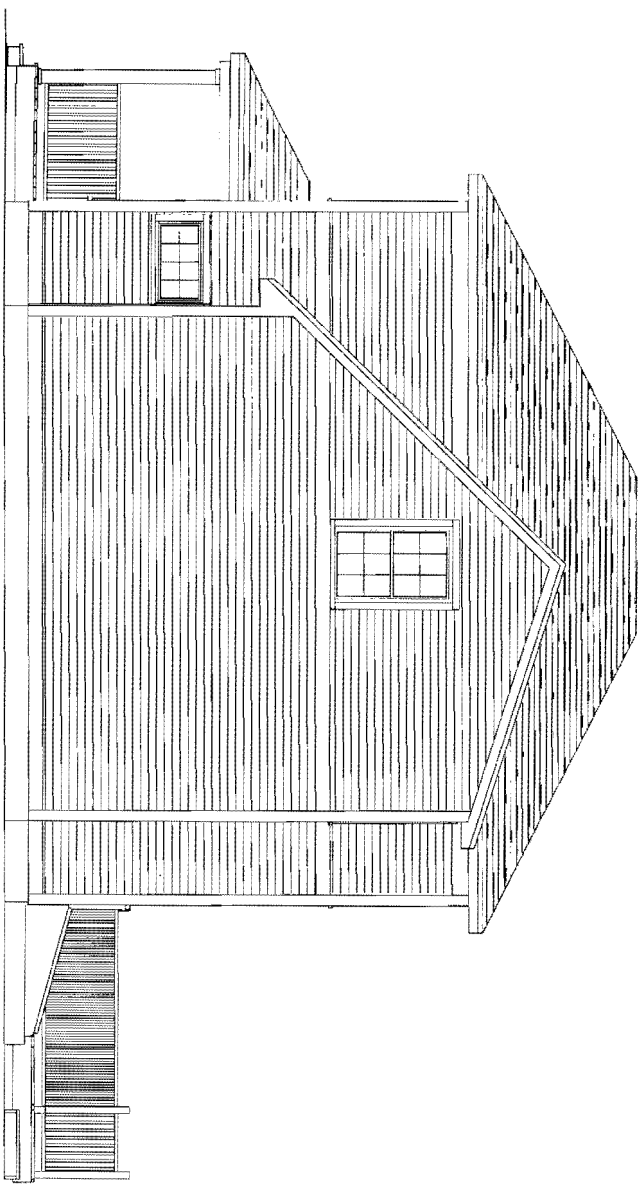
**No work is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: [Signature]

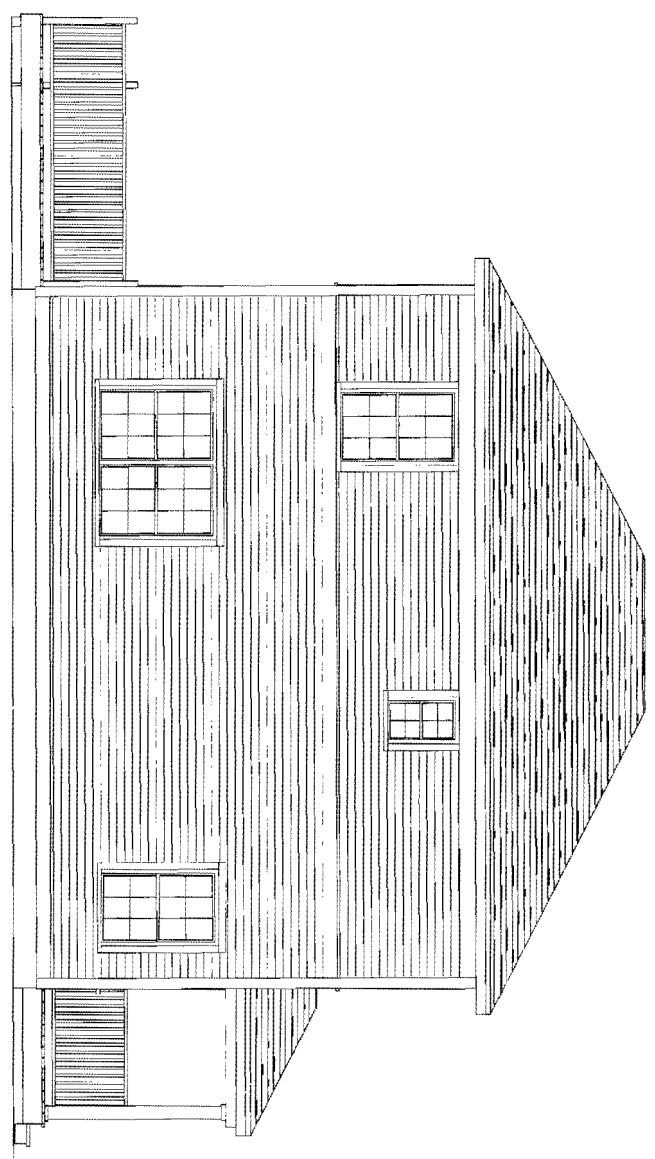
WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy



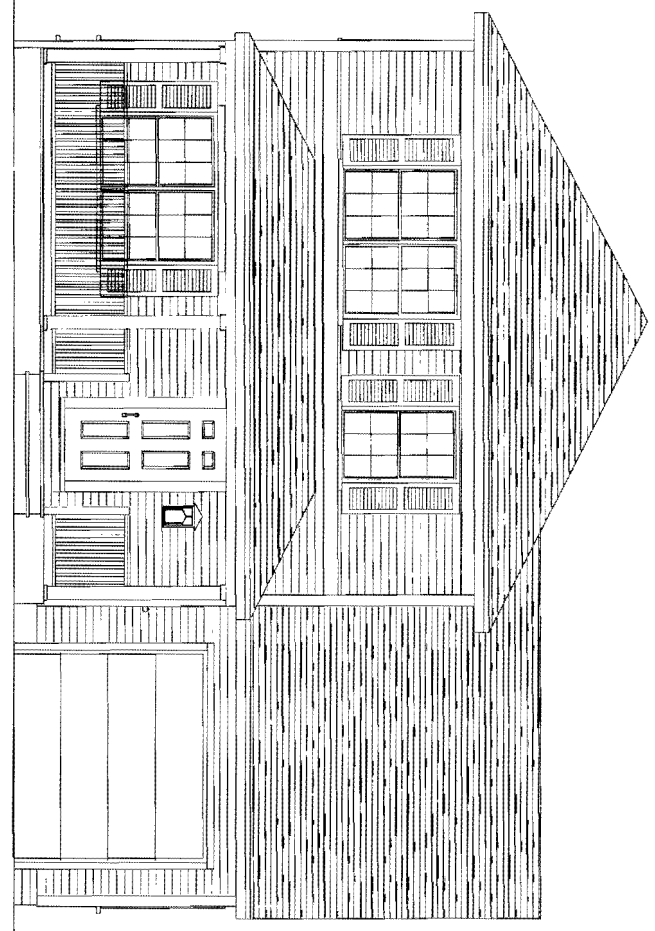
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

Dept. of Planning & Construction
City of Portland, Oregon

Palanza Res. Design

DATE	10/24/2011
SCALE	1/4" = 1'-0"
OWNER	
FILE	

PROJECT NAME:
WILKIE SPEC

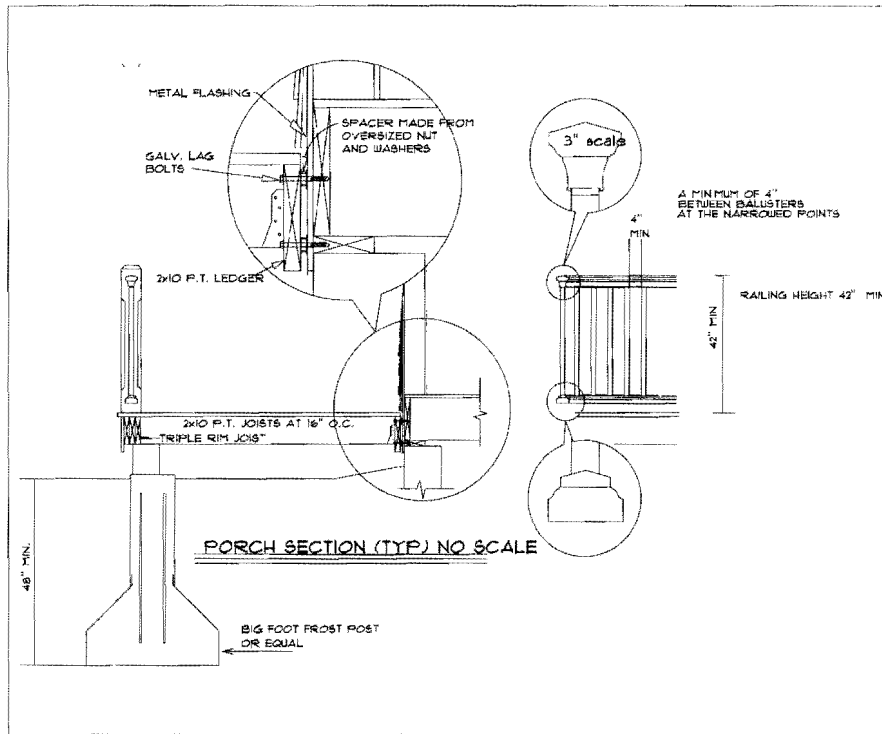
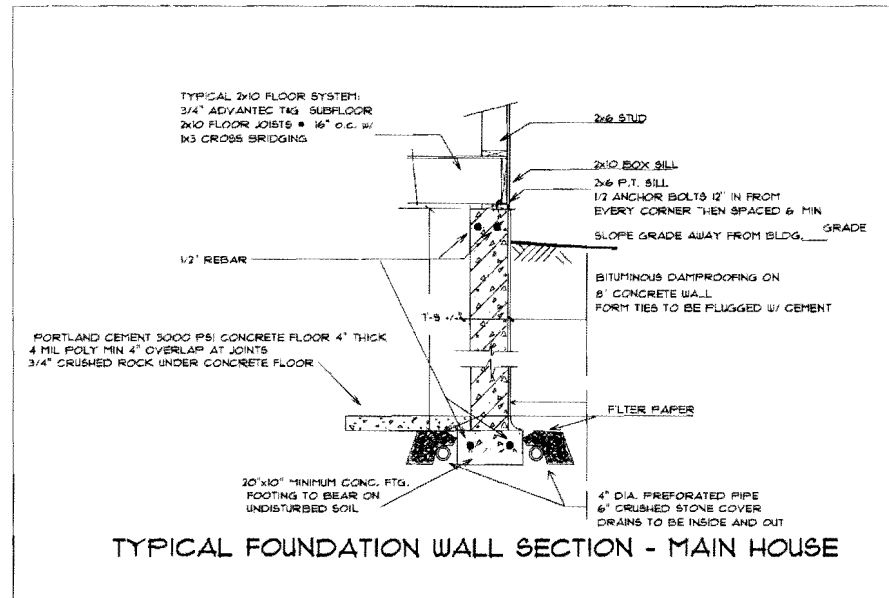
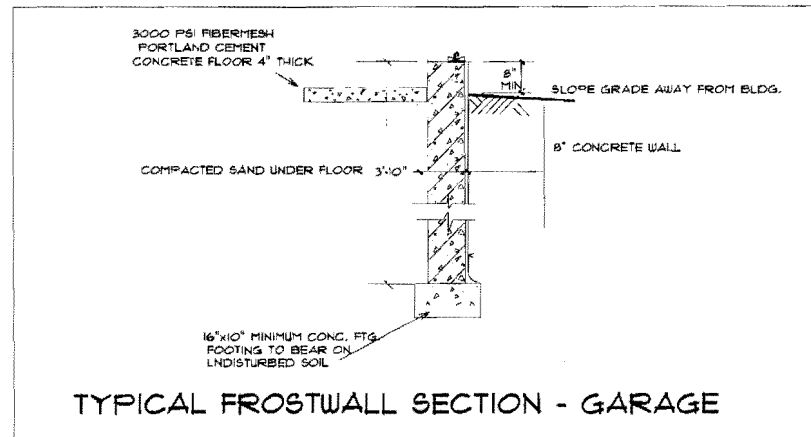
CONTRACTOR:
EAST BAY BUILDERS

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 CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.

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.

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.





RECEIVED

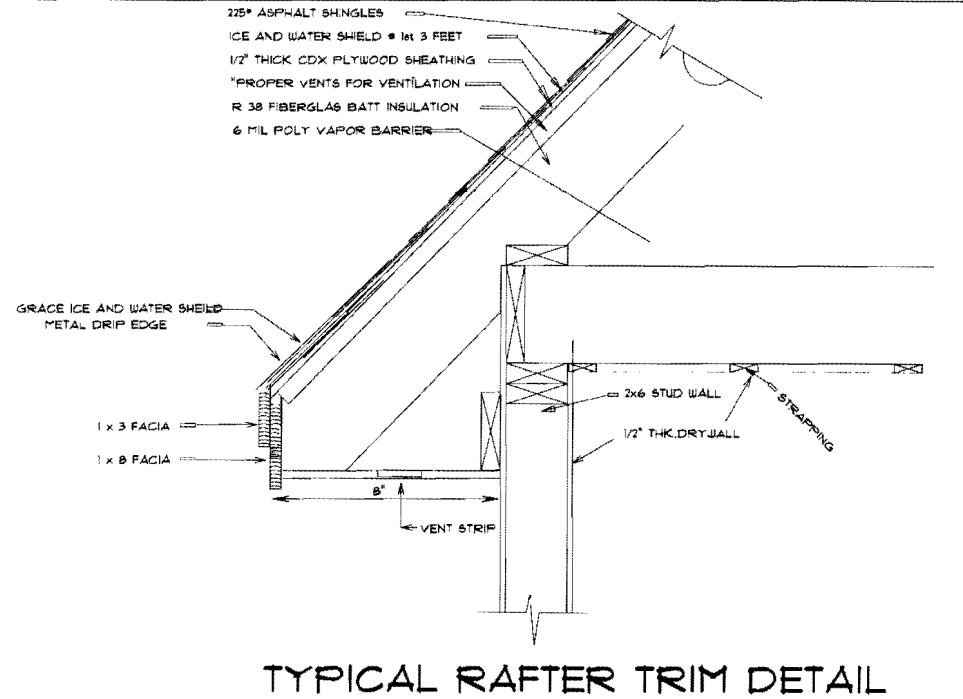
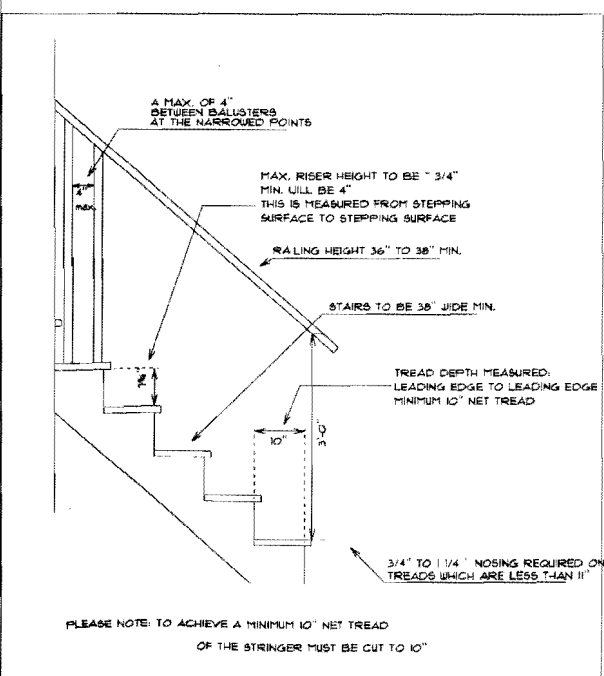
FEB 10 2011

Dept. of Building Inspection
City of Portland, Maine

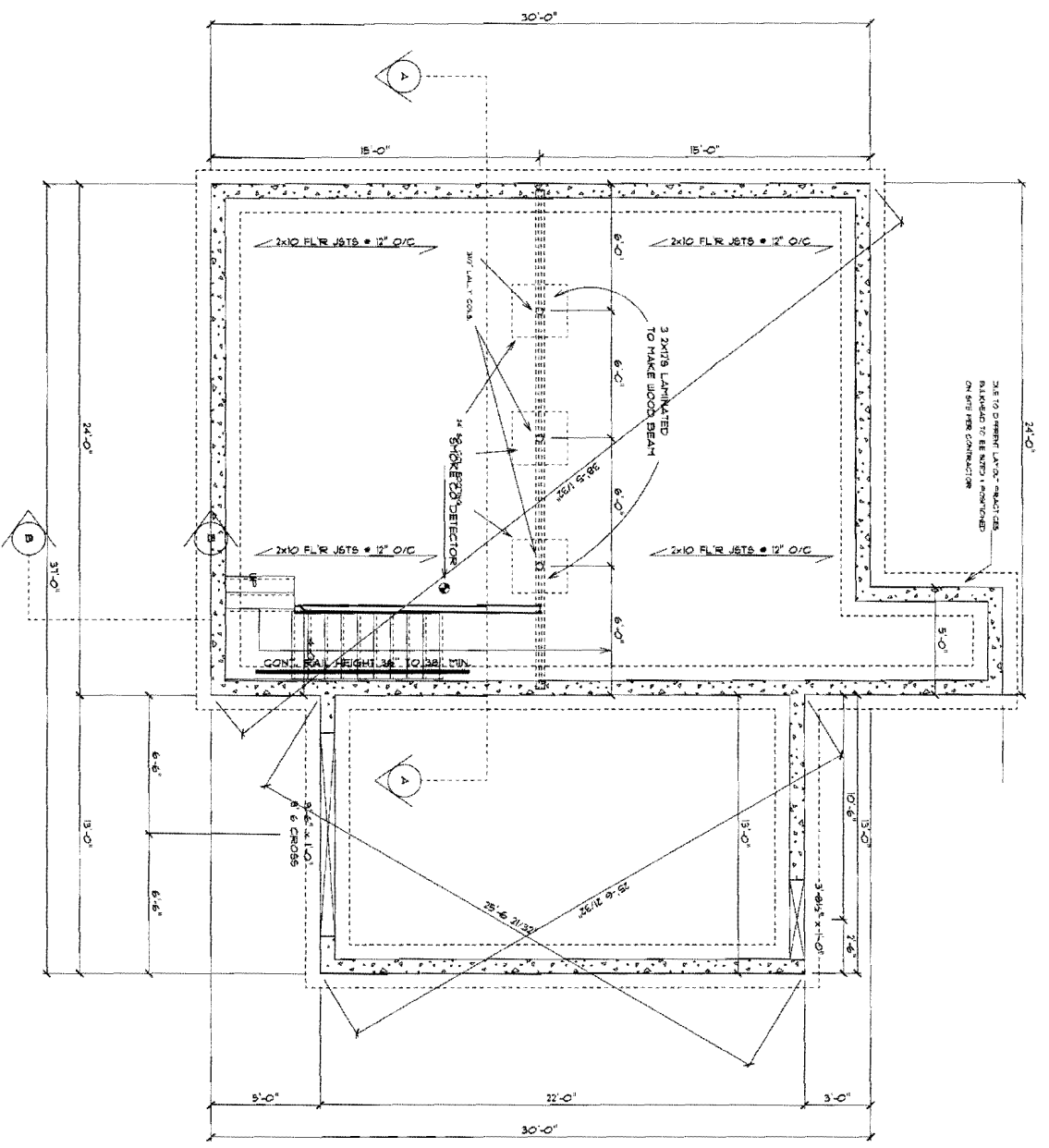
HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR

- FOUNDATION NOTES:
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
 2. BASEMENT WINDOW LOCATIONS & AND ROUGH OPENINGS SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR, OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
 3. ALL ANCHOR BOLTS SHALL BE 1/2" X 10" HOOKED OR EQUIVALENT, 4'-0" MAX. OC, & 1'-0" MIN. FROM ALL CORNERS.
 4. ALL LALLY COLUMNS, FOOTINGS, WALLS & BEAMS SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
 5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
 6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. (E.G. BULKHEAD ETC.) OR PRODUCT DIMENSIONS OR SPECS, ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
 8. CONTRACTOR SHALL ADJUST WALL AND FOOTING SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
 9. (DO NOT) BACKFILL MORE THAN 3'-0" BEFORE 1ST FLR. FRAMING-JOIST & SUBFLOOR IS COMPLETE.
 10. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPE SHALL BE UNWRAPPED IN FILTER FABRIC.
 11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.

SEE NOTE	FASTENING	CONNECTION	NOTE	LOCATION	FASTENING	CONNECTION	NOTE	LOCATION
SEE NOTE F	8d	PANEL SIDING (TO FRAMING) 5/8"	COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	4-3/14 GAGE STAPLE @ 12" OC 3-16d COMMON MINIMUM	(SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1) CEILING JOISTS TO PARALLEL RAFTERS	H	FOR 1/2 INCH SHEATHING & 1-3/4 INCH LENGTH FOR 2502 INCH SHEATHING
SEE NOTE F	5d	PANEL SIDING (TO FRAMING) 1/2" OR LESS TO FRAMING	COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	4-3/14 GAGE STAPLE @ 12" OC 3-16d COMMON MIN	(SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1) CEILING JOISTS, LAPS OVER PARTITIONS	G	CORROSION RESISTANT ROOFING NAILS W/ 7/16 INCH DIA. HEAD & 1-1/2 INCH LENGTH
SEE NOTE C	5d	SUBFLOOR-UNDERLAYMENT SINGLE FLOOR (COMBINATION 3/4" OR LESS	COMMON NAIL - REF TO TABLE 2308.10.4.1	TOENAIL	5-3/14 GAGE STAPLE @ 8" OC 3-16d COMMON	CONTINUOUS HEADER TO STUD	F	FASTENERS SPACED 3 INCHES OC AT EXTERIOR EDGES & 8 INCHES OC AT INTERMEDIATE SUPPORTS
SEE NOTE P	2-18 GAGE 2-3/16 X 1 1/8" NAIL 3-16d COMMON	& PARTIALLY BOARD WOOD STRUCTURAL PANELS 1/2" OR LESS		TOENAIL	5-3/14 GAGE STAPLE @ 8" OC 3-16d COMMON	CEILING JOISTS TO PLATE	E	FASTENERS SPACED 4 INCHES OC AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING
SEE NOTE D, & SEE NOTE C	1-3/4" 16 GAGE 2-3/16 X 1 1/8" NAIL 3-16d COMMON	& PARTIALLY BOARD WOOD STRUCTURAL PANELS 1/2" OR LESS		TOENAIL	5-3/14 GAGE STAPLE @ 8" OC 3-16d COMMON	CONTINUOUS HEADER TO STUD	D	FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS, STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH
SEE NOTE O	4-3/14 GAGE STAPLE @ 12" OC 3-16d COMMON	LEADER STRIP		TOENAIL	5-3/14 GAGE STAPLE @ 8" OC 3-16d COMMON	CEILING JOISTS TO PLATE	C	FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS
SEE NOTE N	5-3/14 GAGE STAPLE @ 12" OC 3-16d COMMON	JOIST TO BAND JOIST		TOENAIL	5-3/14 GAGE STAPLE @ 8" OC 3-16d COMMON	CONTINUOUS HEADER TO STUD	B	FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS
SEE NOTE M	3-3/14 GAGE STAPLE @ 12" OC 2-16d COMMON	2-BY RIDGE BEAM ROOF RAFTER TO		LAP SPLICE	12-3/14 GAGE STAPLE TYP FACE NAIL @ 12" OC 8-16d COMMON	DOUBLE TOP PLATES	A	FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS
SEE NOTE L	3-3/14 GAGE STAPLE @ 12" OC 2-16d COMMON	2-BY RIDGE BEAM ROOF RAFTER TO		TYPICAL FACE NAIL	3-14 GAGE STAPLE @ 12" OC 3/16 X 1 1/8" NAIL @ 12" OC 16d @ 15" OC	DOUBLE TOP PLATES		FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS
SEE NOTE K	3-3/14 GAGE STAPLE @ 12" OC 2-16d COMMON	JACK RAFTERS TO HIP		FACE NAIL	3-14 GAGE STAPLE @ 12" OC 3/16 X 1 1/8" NAIL @ 8" OC 16d @ 24" OC	DOUBLE STUDS		FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS
SEE NOTE J	4-3/14 GAGE STAPLE @ 12" OC 3-16d COMMON	JACK RAFTERS TO HIP		TOENAIL	3-3/14 GAGE STAPLE @ 8" OC 2-16d COMMON	STUD TO SOLE PLATE		FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS
SEE NOTE I	4-3/14 GAGE STAPLE @ 12" OC 3-16d COMMON	COLLAR TIE TO RAFTER		TOENAIL	3-3/14 GAGE STAPLE @ 8" OC 2-16d COMMON	TOP PLATE TO STUD		FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS
AT EACH SPLICE	3-3/14 GAGE STAPLE @ 24" OC 3-2x6 131" NAIL @ 24" OC 2-20d COMMON	BUILT-UP GIRDER & BEAMS		END NAIL	3-3/14 GAGE STAPLE @ 12" OC 3/16 X 1 1/8" NAIL @ 15" OC 16d @ 15" OC	AT BRACED WALL PANEL SOLE PLATE TO JOIST OR BLOCKING		FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS
FACE NAIL AT ENDS	3-3/14 GAGE STAPLE @ 24" OC 3-2x6 131" NAIL @ 24" OC 2-20d COMMON	BUILT-UP GIRDER & BEAMS		TYPICAL FACE NAIL	3-14 GAGE STAPLE @ 12" OC 3/16 X 1 1/8" NAIL @ 8" OC 16d @ 15" OC	OR BLOCKING SOLE PLATE TO JOIST		FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS
STAGGERED ON OPPOSITE SIDES	3-14 GAGE STAPLE @ 24" OC 3/16 X 1 1/8" NAIL @ 24" OC 20d COMMON @ 12" OC	BUILT-UP CORNER STUDS		TOENAIL EACH END	3-3/14 GAGE STAPLE @ 8" OC 3-3/16 X 1 1/8" NAIL @ 8" OC 3-16d COMMON	BRIDGING TO JOIST		FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS
16" OC	3-3/14 GAGE STAPLE @ 24" OC 3/16 X 1 1/8" NAIL @ 24" OC 20d COMMON @ 12" OC	BUILT-UP CORNER STUDS		TOENAIL	3-3/14 GAGE STAPLE @ 8" OC 3-3/16 X 1 1/8" NAIL @ 8" OC 3-16d COMMON	JOIST TO SILL OR GIRDER		FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS
18" OC	3-3/14 GAGE STAPLE @ 24" OC 3/16 X 1 1/8" NAIL @ 24" OC 20d COMMON @ 12" OC	BUILT-UP CORNER STUDS		TOENAIL	3-3/14 GAGE STAPLE @ 8" OC 3-3/16 X 1 1/8" NAIL @ 8" OC 3-16d COMMON	RAFTER TO PLATE		FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS
24" OC	3-3/14 GAGE STAPLE @ 24" OC 3/16 X 1 1/8" NAIL @ 24" OC 20d COMMON @ 12" OC	BUILT-UP CORNER STUDS		TOENAIL	3-3/14 GAGE STAPLE @ 8" OC 3-3/16 X 1 1/8" NAIL @ 8" OC 3-16d COMMON	RAFTER TO PLATE		FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS

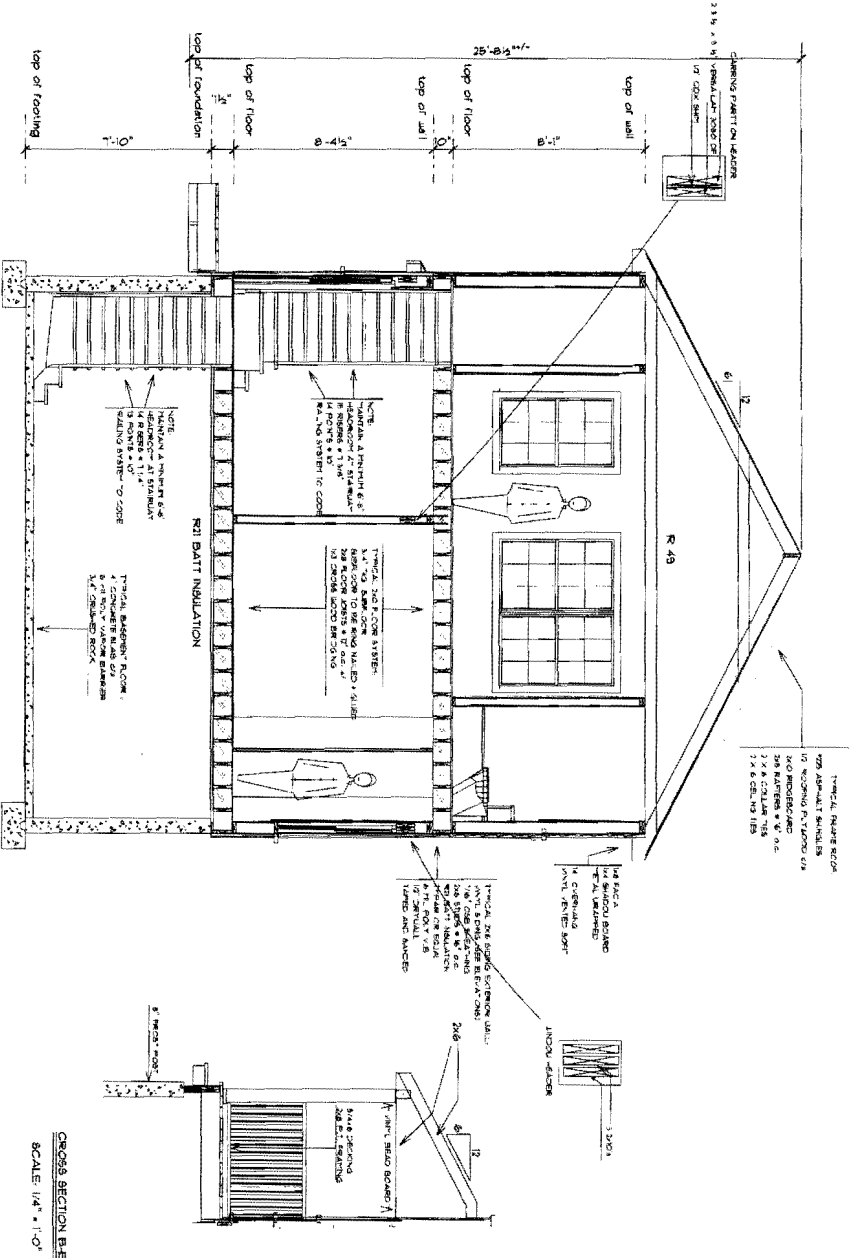


FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)

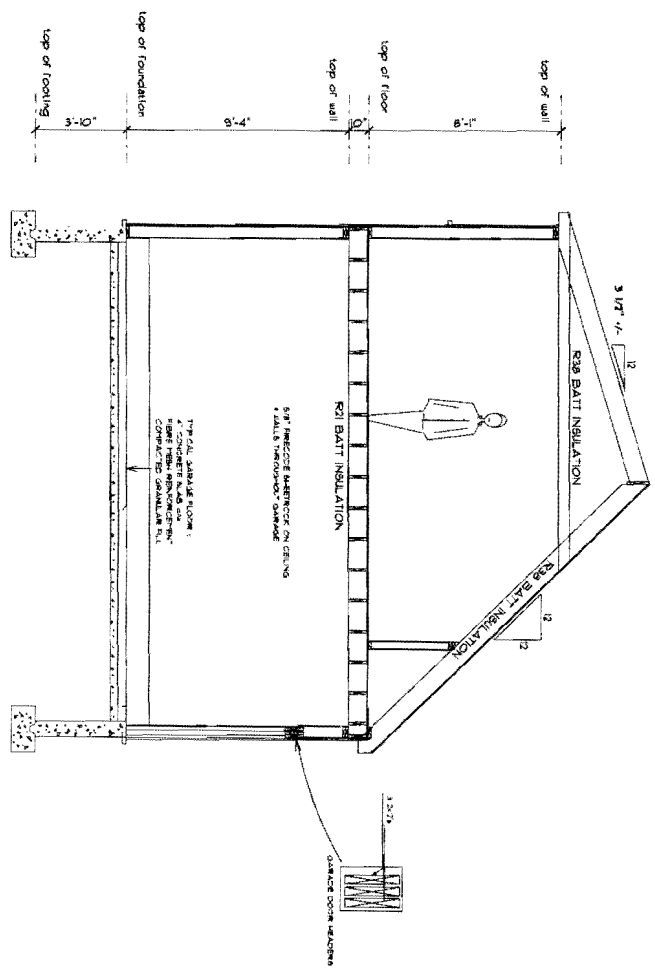


SCALE 1/4" = 1'-0"
FOUNDATION PLAN

NOTE: ALL WINDOWS
U-FACTOR = .31

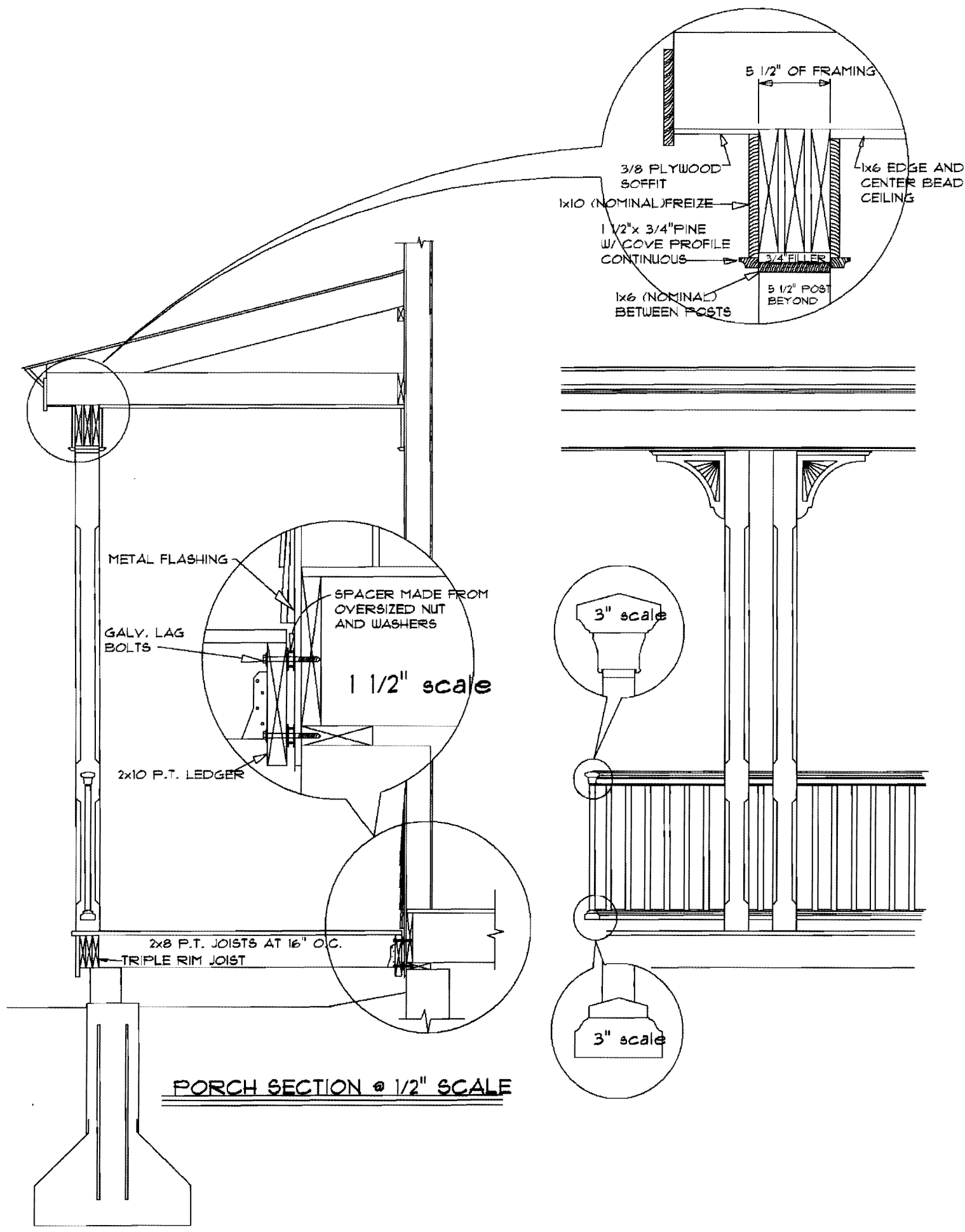


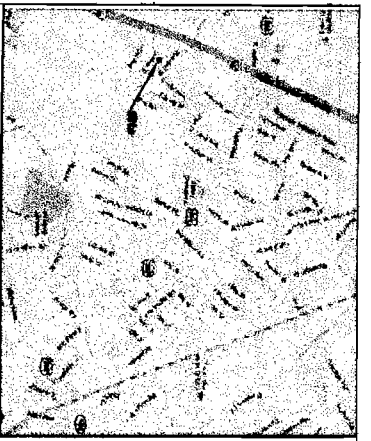
GROSS SECTION A-A
SCALE 1/4" = 1'-0"



GROSS SECTION B-B
FRAMING DETAIL, THE SAME AS
GROSS SECTION A-A UNLESS NOTED
SCALE 1/4" = 1'-0"

SHEET NO. 8 OF 8	PROJECT NAME: <h2 style="text-align: center;">WILKIE SPEC</h2>	CONTRACTOR: <h2 style="text-align: center;">EAST BAY BUILDERS</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 CONSTRUCT THIS PROJECT IN CONFORMANCE 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>	<h3 style="text-align: center;">CAPE COTTAGE HOME DESIGN</h3> <p style="text-align: center; font-size: small;">A FULL SERVICE DESIGN & CONSTRUCTION COMPANY</p> <p style="text-align: center; font-size: x-small;">BLDGPERFORM.COM</p>
	DATE: 10/20/2011 DRAWN BY: ALMIND CHECKED BY: J.M. SCALE: 1/4" = 1'-0"	PROJECT NO.: SHEET NO.: 8 OF 8	PROJECT NAME: CONTRACTOR:	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 CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.

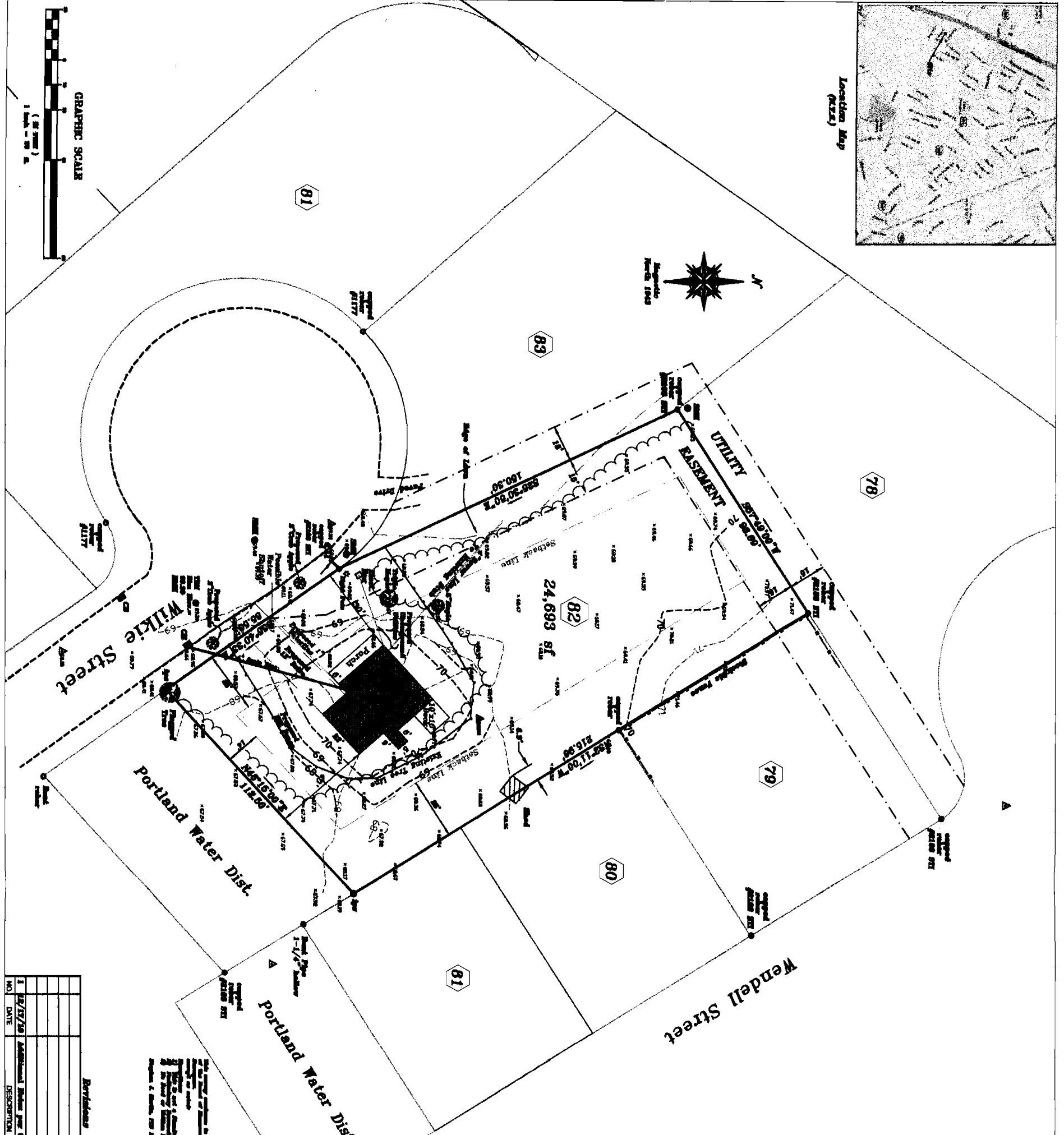




Location Map (Aerial)



N
Magnetic North 1983



- Legend**
- Iron Pipe Round
 - Iron Pipe Box (6"/8" copper pipes)
 - ▨ Existing Building
 - Edge of Footprint
 - Easement Lines
 - ▲ Gas Spot Elevation
 - ▲ Survey Control Point
 - Proposed Outline

Notes:

- 1) Information shown is based on plans of Pine Tree Sewer Substation, recorded in Plan Book 108, Page 38.
- 2) Customers and elevations shown are based on City of Portland utility, subdivision plan - "Trench, Sewer, Gas, and Storm Sewer" Pine Tree Sewer as revised March 2, 1998.
- 3) See: State Records, Wilkie Street STA. 2+00, Sta = 60.20
- 4) Property is in Zone "2-3"
- 5) Elevation = 25'
- 6) Elevation = 14'
- 7) Elevation = 20'

Additional Notes & References:

- 1) Foundation Bricks (4") to be used with existing catch basins, and 4" proposed sewer lines to existing catch.
- 2) Wilkie Street is a "Catchment" Street, see deed 15584/18 (1897).
- 3) Central States Paper, Co. and New England Telephone and Telegraph Company Amendment see deed 6625/21 (1890).
- 4) Portland Water District Amendment see deed 6888/115 (1895), and deed 6888/57 (1895).
- 5) Refer to "Site" section of page 26 to 62 above, or above on Construction Change Order Major and Material Substitution Construction Services Vols that follow.
- 6) Subtotal area for this project = 6,798 sq +/-
- 7) Ground floor area of structures = 1,028 square feet.

This project is subject to the standard conditions of use for the Pine Tree Sewer Substation, recorded in Plan Book 108, Page 38, and the standard conditions of use for the Portland Water District, recorded in Plan Book 115, Page 115.

Stephen L. March, PLS 12882

NO.	DATE	DESCRIPTION	BY
1	3/15/10	Additional Station per City Building Dept	

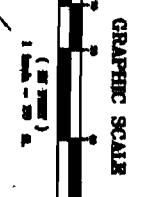
Site Plan
 Lot 82, Wilkie Street
 Pine Tree Terrace Subdivision
 Portland, Maine
 Zarah Derhagopian
 Falmouth, Maine
 November 16, 2010
 Scale: 1" = 20'
 by Stephen L. March, PLS 12882

RECEIVED

JAN 7 2011

City of Portland
 Planning Division

JAN 10 2011



GRAPHIC SCALE
 (in feet)
 0 10 20 30