

Mike
Zoning Division
Marge Schmuckal
Zoning Administrator

Middle
wt



Department of Urban Development
Lee Urban, Director

CITY OF PORTLAND

April 16, 2002

Dwight Brackett
84 Country Lane
Portland, ME 04103

RE: 127 Pennell Avenue – 347-B-004 – R-3 Zone

Dear Mr. Brackett,

I am in receipt of your application to construct a single family dwelling 28' x 40' with an attached two car garage. Your permit is not meeting the current dimensional requirements for the R-3 zone. Your permit has been denied.

First, in the R-3 residential zone, there is a requirement of no more than 25 percent lot coverage for structures. This lot is 7,500 square feet in size. 25 percent of 7,500 is 1,875 square feet. My calculations show that the actual lot coverage of building area is 1,946 square feet which is over the maximum allowance. This actual lot coverage also does not count in several rear steps from the rear slider. These steps are shown only on your building plans and not on your site plan.

This application is also being denied because of these same steps off the rear slider. Your submitted plot plan shows exactly 25 feet from the rear of the building to the rear property line. In order to have a rear slider with an exit, it will be necessary to install rear steps. This is not shown and would be impossible under zoning. The structure would be closer than 25 feet to the rear property line. This problem should be resolved now and not later after construction. This violation of the setback would be a variance appeal to the Zoning Board of Appeals. Again, this problem should be resolved now and not be a burden upon a future property owner.

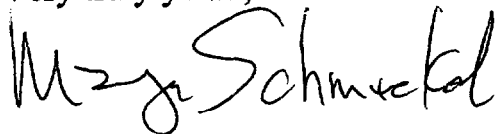
I am also unsure as to why this side of Pennell Avenue is not considered a subdivision. I need some confirmation with our legal staff. It appears to me that three new lots have been created and more than one lot line has been changed.

Please note that Building Code issues are still being resolved at this point and there may be other code requirements that you would be required to meet.

Your permit has been denied and will not be issued until all items have been resolved.

Please note that you have the right to appeal my decision. If you wish to exercise your right to appeal, you would have 30 days from the date of this letter in which to do so. Please contact this office for the necessary paperwork for such an application.

Very truly yours,

A handwritten signature in cursive script that reads "Marge Schmuckal". The signature is written in black ink and is positioned above the typed name.

Marge Schmuckal
Zoning Administrator

Cc: Mike Nugent, Inspection Services
Jay Reynolds, Planning
Penny Littell, Corporation Counsel
Maggie Lane Development, LLC., P.O. Box 10127, Portland, ME 04104
File

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Lee Urban, Director



CITY OF PORTLAND

April 16, 2002

Dwight Brackett
84 Country Lane
Portland, ME 04103

RE: 127 Pennell Avenue – 347-B-004 – R-3 Zone

Dear Mr. Brackett,

I am in receipt of your application to construct a single family dwelling 28' x 40' with an attached two car garage. Your permit is not meeting the current dimensional requirements for the R-3 zone. Your permit has been denied.

First, in the R-3 residential zone, there is a requirement of no more than 25 percent lot coverage for structures. This lot is 7,500 square feet in size. 25 percent of 7,500 is 1,875 square feet. My calculations show that the actual lot coverage of building area is 1,946 square feet which is over the maximum allowance. This actual lot coverage also does not count in several rear steps from the rear slider. These steps are shown only on your building plans and not on your site plan.

This application is also being denied because of these same steps off the rear slider. Your submitted plot plan shows exactly 25 feet from the rear of the building to the rear property line. In order to have a rear slider with an exit, it will be necessary to install rear steps. This is not shown and would be impossible under zoning. The structure would be closer than 25 feet to the rear property line. This problem should be resolved now and not later after construction. This violation of the setback would be a variance appeal to the Zoning Board of Appeals. Again, this problem should be resolved now and not be a burden upon a future property owner.

I am also unsure as to why this side of Pennell Avenue is not considered a subdivision. I need some confirmation with our legal staff. It appears to me that three new lots have been created and more than one lot line has been changed.

Please note that Building Code issues are still being resolved at this point and there may be other code requirements that you would be required to meet.

4/17/02

Dwight Brackett
picked up
plans & took them
within
Bldg & Site plans

Note — This is not
owned by Dwight Brackett

NOR Maggie Lane LLC
CAN NOT ISSUE A permit
Any way

Your permit has been denied and will not be issued until all items have been resolved.

Please note that you have the right to appeal my decision. If you wish to exercise your right to appeal, you would have 30 days from the date of this letter in which to do so. Please contact this office for the necessary paperwork for such an application.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a large, prominent "M" and "S".

Marge Schmuckal
Zoning Administrator

Cc: Mike Nugent, Inspection Services
Jay Reynolds, Planning
Penny Littell, Corporation Counsel
Maggie Lane Development, LLC., P.O. Box 10127, Portland, ME 04104
File

Applicant: Dwight Brackett Date: 4/16/02

Address: 12 Pennell

C-B-L: 347-B-004

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

#02-0201

PERMIT DENIED

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Construct new 28' x 40' Single Family w/ 2 car garage

Sewage Disposal - City

NO Decks ~~required~~

Lot Street Frontage - 50' req - 75' scaled

Front Yard - 25' req - 25' exactly

Rear Yard - 25' req - 25' exactly

Side Yard - 8' req - 8' & 8.5' shown

Projections - NO Decks ~~front porch~~ - 4' x 9.5' - Side Bulkhead 4' x 6'

Width of Lot - 75' min req - 75' scaled

Height - 35' MAX - 20.5' Scaled to ridge -

Lot Area - 6,500^{sq} min - 7,500^{sq} shown -

PERMIT DENIED

NO → Lot Coverage/ Impervious Surface - 25% MAX or 1875^{sq} MAX

Area per Family - 6,500^{sq}

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - NA

Flood Plains - Panel 2 - Zone X

entry way off rear slider

NO → 28' x 48.5' = 1358
 B.H. 4 x 6 = 24
 24 x 26 = 624
~~entry 4 x 9.5 = 38~~

backout 4' x 15' =

2044
 2006
 - 60
 1944

NO over



GENEST CONCRETE

WILSON ST.
SANFORD, ME.
1-207-324-3250

BERWICK ST.
BERWICK, ME.
1-207-698-1430

4/19/02

In ME. toll free 1-800-649-4773/In N.E. 1-800-332-4773
COMPLETE LINE OF MASON'S SUPPLIES AND ACCESSORIES

Handwritten calculations on a grid background:

$$22 \times 24 = 528$$
$$48 \times 28 = 1344$$
$$5 \times 6 = 30$$
$$7 \times 5 \text{ bay} = 35$$
$$\text{3' } \times 2 = 6$$

$$4 \times 15 = 60$$

1855 #

↕

1875 #

SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE: 6,500 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT.

SIDE YARD*

1 STORY 8 FT.

1 1/2 STORY 8 FT.

2 STORY 14 FT.

2 1/2 STORY 16 FT.


MINIMUM LOT WIDTH:
OTHER USES: 75 FT.

PERMIT
DENIED

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

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 1/2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

| | |
|--------------------------|-----------------|
| Design: DER | Date: SEPT 2001 |
| Draft: CAH | Job No.: 482.4 |
| Checked: AMP | Scale: NTS |
| File Name: 384_3--SP.dwg | |

| |
|---|
|  <i>Traffic and Civil Engineering Services</i> |
| |

| |
|---|
| Drawing Name: Space & Bulk Requirements |
| Project: PENNELL AVENUE, PORTLAND |

| |
|------------------------|
| Figure No. 1 |
|------------------------|

2002-0066

02-0201

All Purpose 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.

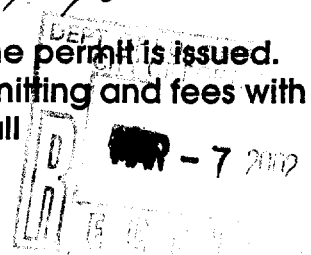
| | | |
|--|--|---|
| Location/Address of Construction: <u>LOT #4 PENNELL AVE</u> | | |
| Total Square Footage of Proposed Structure <u>576 GARAGE</u> | <u>1120 HOUSE</u> | Square Footage of Lot <u>7,500</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>347</u> Block# <u>B</u> Lot# <u>004</u> | Owner: <u>DWIGHT BRACKETT</u> | Telephone: <u>772-8629</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>772-8629</u> <u>DWIGHT BRACKETT</u> <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u> | Cost Of Work: <u>\$100,800.</u> Fee: <u>\$100.00</u> <u>\$723.00</u> <u>\$300.00</u> |
| Current use: <u>SINGLE FAMILY RESIDENCE / Vacant</u> | <u>COYO</u> | <u>75.00</u> |
| If the location is currently vacant, what was prior use: _____ | | <u>TOTAL \$1,098.00</u> |
| Approximately how long has it been vacant: _____ | | |
| Proposed use: <u>SINGLE FAMILY</u> | Project description: <u>98' X 40' land w 84' X 24' car attached garage</u> | |
| Contractor's name, address & telephone: _____ | | |
| Who should we contact when the permit is ready: <u>DWIGHT BRACKETT</u> | | |
| Mailing address: <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u> | | |
| We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 772-8629 | | |

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>Dwight Brackett</u> | Date: <u>3/16/02</u> |
|--|----------------------|

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



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

2002-0066

Application I. D. Number

03/08/2002

Application Date

SINGLE FAMILY

Project Name/Description

Maggie Lane Development Lic

Applicant

Po Box 10127, Portland, ME 04104

Applicant's Mailing Address

Pennell Ave, Portland, Maine

Address of Proposed Site

347 B004001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph: _____ **Agent Fax:** _____

Applicant or Agent Daytime Telephone, Fax

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

1,120 SQ FT

7,500 SQ FT

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **03/08/2002**

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached

**PERMIT
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 | |

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

2002-0066

Application I. D. Number

03/08/2002

Application Date

SINGLE FAMILY

Project Name/Description

Maggie Lane Development Lic

Applicant

Po Box 10127, Portland, ME 04104

Applicant's Mailing Address

Pennell Ave, Portland, Maine

Address of Proposed Site

347 B004001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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

1,120 SQ FT

7,500 SQ FT

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **03/08/2002**

Building Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

**PERMIT
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 | |

**MAGGIE ANE DEVELOPMENT LLC
P.O. BOX 10127
PORTLAND, ME 04104
TEL. (207) 773-4988
FAX (207) 773-6875**

March 6, 2002

City of Portland
389 Congress Street
Portland, ME 04101

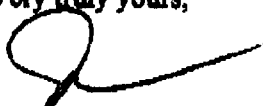
**PERMIT
DENIED**

RE: Pennell Avenue, Portland, Maine, Lot 4

Maggie Lane Development LLC consents to C.G.B. Properties LLC submitting for application to the City of Portland for the above referenced lot.

If the City requires additional information from Maggie Lane Development LLC please contact myself or Terry N. Snow, Esq.

Very truly yours,



James M. Wolf
JMW/jmy
Email = jmw1@maine.rr.com
Cc: Terry N. Snow, Esq.

SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE: 6,500 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT.

SIDE YARD*

1 STORY 8 FT.

1 1/2 STORY 8 FT.

2 STORY 14 FT.

2 1/2 STORY 16 FT.


MINIMUM LOT WIDTH:
OTHER USES: 75 FT.

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

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 1/2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

PERMIT
DENIED

| | |
|-------------------------|-----------------|
| Design: DER | Date: SEPT 2001 |
| Draft: CAH | Job No.: 482.4 |
| Checked: AMP | Scale: NTS |
| File Name: 384_3-SP.dwg | |

| |
|---|
|  <i>Traffic and Civil Engineering Services</i> |
| |

| |
|---|
| Drawing Name: Space & Bulk Requirements |
| Project: PENNELL AVENUE, PORTLAND |

| |
|------------------------|
| Figure No. 1 |
|------------------------|

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

2002-0066

Application I. D. Number

03/08/2002

Application Date

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland, ME 04104

Applicant's Mailing Address

#127 PENNELL AVE

Project Name/Description

Consultant/Agent

Pennell Ave, Portland, Maine

Address of Proposed Site

Agent Ph:

Agent Fax:

347 B004001

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 Other (specify) _____

1,120 SQ FT

7,500 SQ FT

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **03/08/2002**

DRC Approval Status:

- Approved Denied

See Attached

*Revised Subdivision
Site Plans Attached*

Additional Sheets Attached

Approval Expiration **4-10-03** Extension to _____

Condition Compliance **Jay Reynolds** **04/10/2002**
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 | _____ | _____ | PERMIT DENIED |
| | 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 | |

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

2002-0066

Application I. D. Number

03/08/2002

Application Date

PENNELL AVE

Project Name/Description

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland, ME 04104

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Pennell Ave, Portland, Maine

Address of Proposed Site

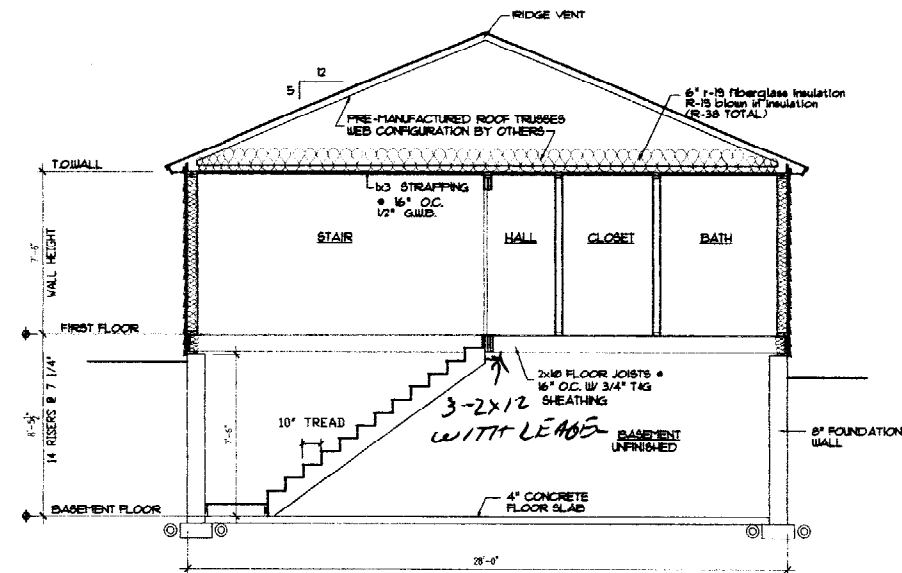
347 B004001

Assessor's Reference: Chart-Block-Lot

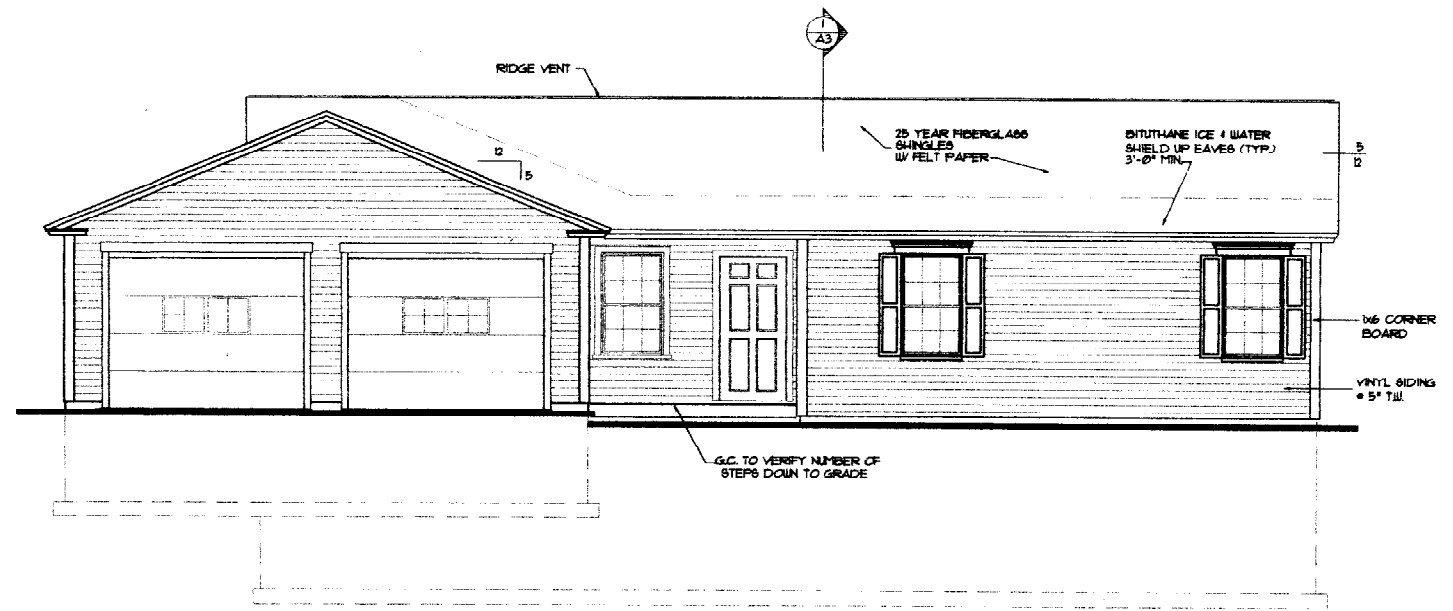
Approval Conditions of DRC

- 1 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.
- 2 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.
- 3 Your new street address is now #127 PENNELL AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**PERMIT
DENIED**

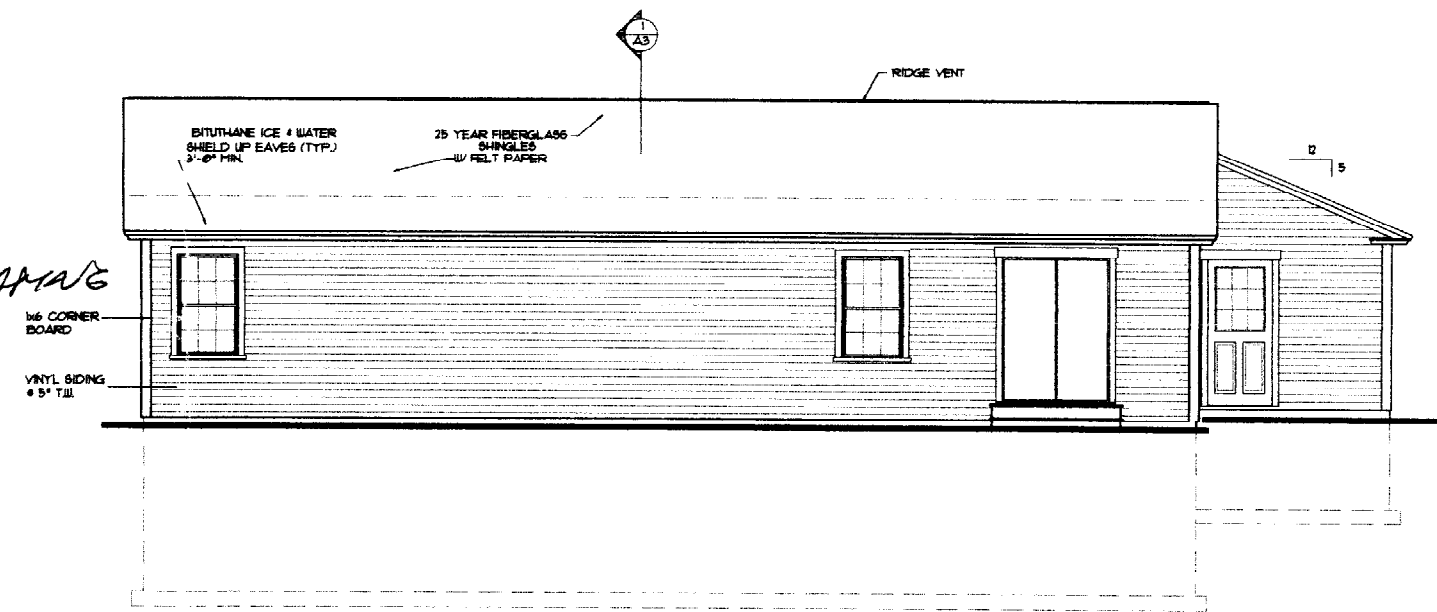


1 SECTION THRU HOUSE
SCALE: 1/4" = 1'-0"



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

- 1) GUARDS CELLAR STAIRS
- 2) FOOTING SIZE
- 3) SIZE + SPACE / ANCHORS
- 4) GARAGE CLOSET DOOR RAMP
- 5) REAR STEPS



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

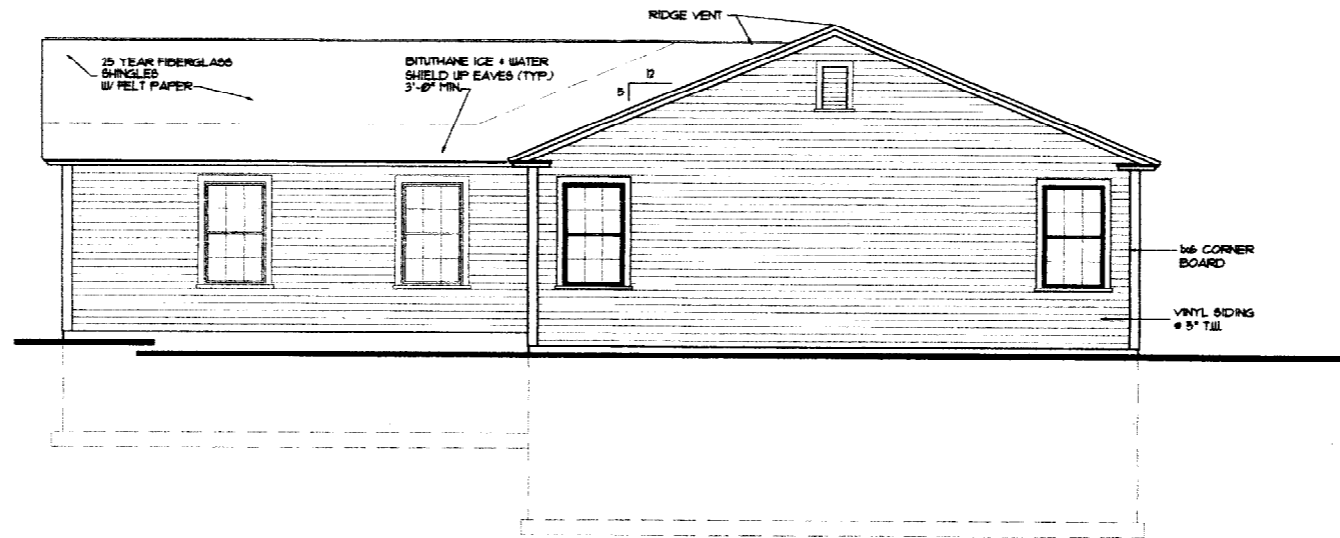
PERMIT DENIED

| REVISIONS | |
|-----------|-------------|
| # | DESCRIPTION |
| | |
| | |
| | |

| | |
|----------------|----------|
| DATE: | 02/14/02 |
| PROJECT # | - |
| DRAWN BY: | DLP |
| CHECKED BY: | - |
| DRAWING SCALE: | - |

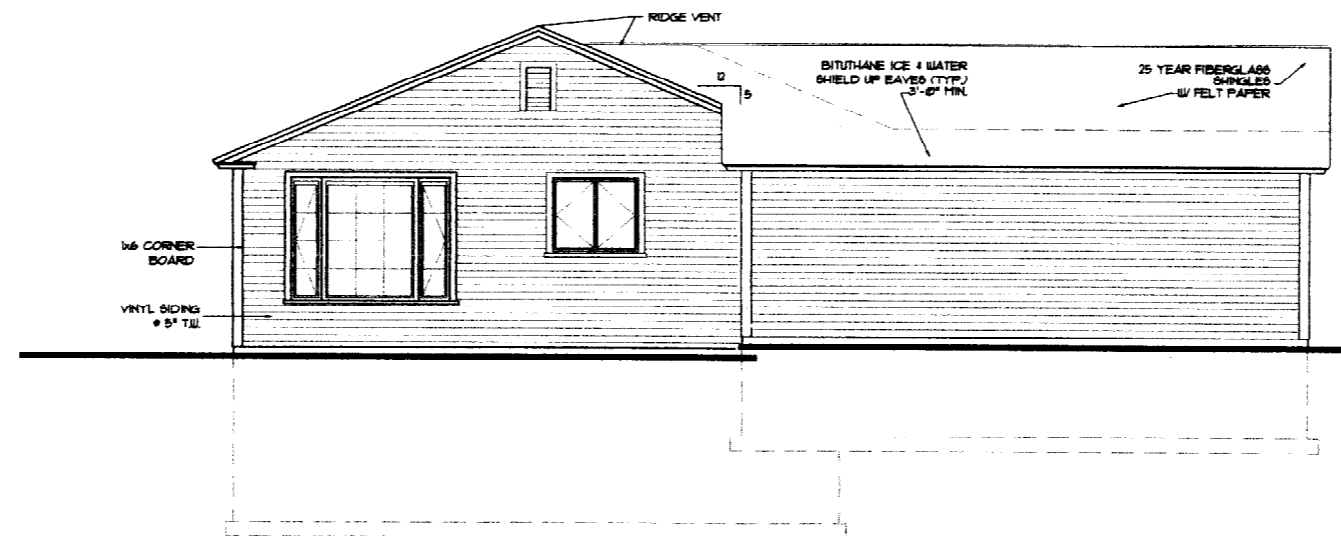
SHEET TITLE
ELEVATIONS SECTION

A3



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

PERMIT DENIED

REVISIONS

| # | DATE | DESCRIPTION |
|---|------|-------------|
| | | |
| | | |

| | |
|---------------|----------|
| DATE: | 02/14/02 |
| PROJECT # | - |
| DRAWN BY: | DLP |
| CHECKED BY: | - |
| DRAWING SCALE | - |

| |
|-------------|
| SHEET TITLE |
| ELEVATIONS |

A4

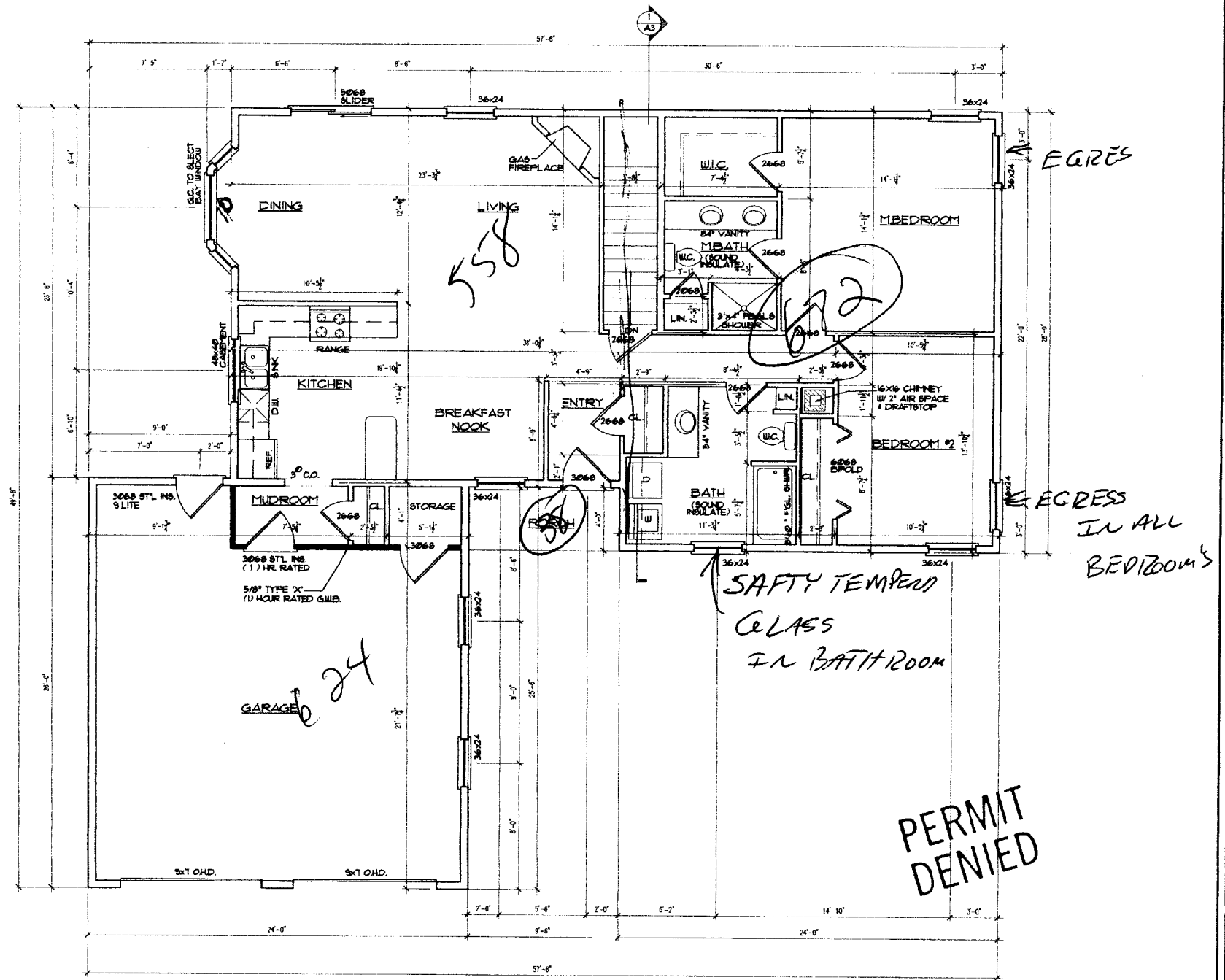
GENERAL NOTES:

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

6/ WINDOW & DOOR HEADER TO BE 3-2X8

GARAGE HEADERS TO BE 3-2X12

7/ HARD WIRED SMOKE
DETECTORS IN ALL BEDROOMS



FIRST FLOOR PLAN

1,330 S.F.

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

REVISIONS

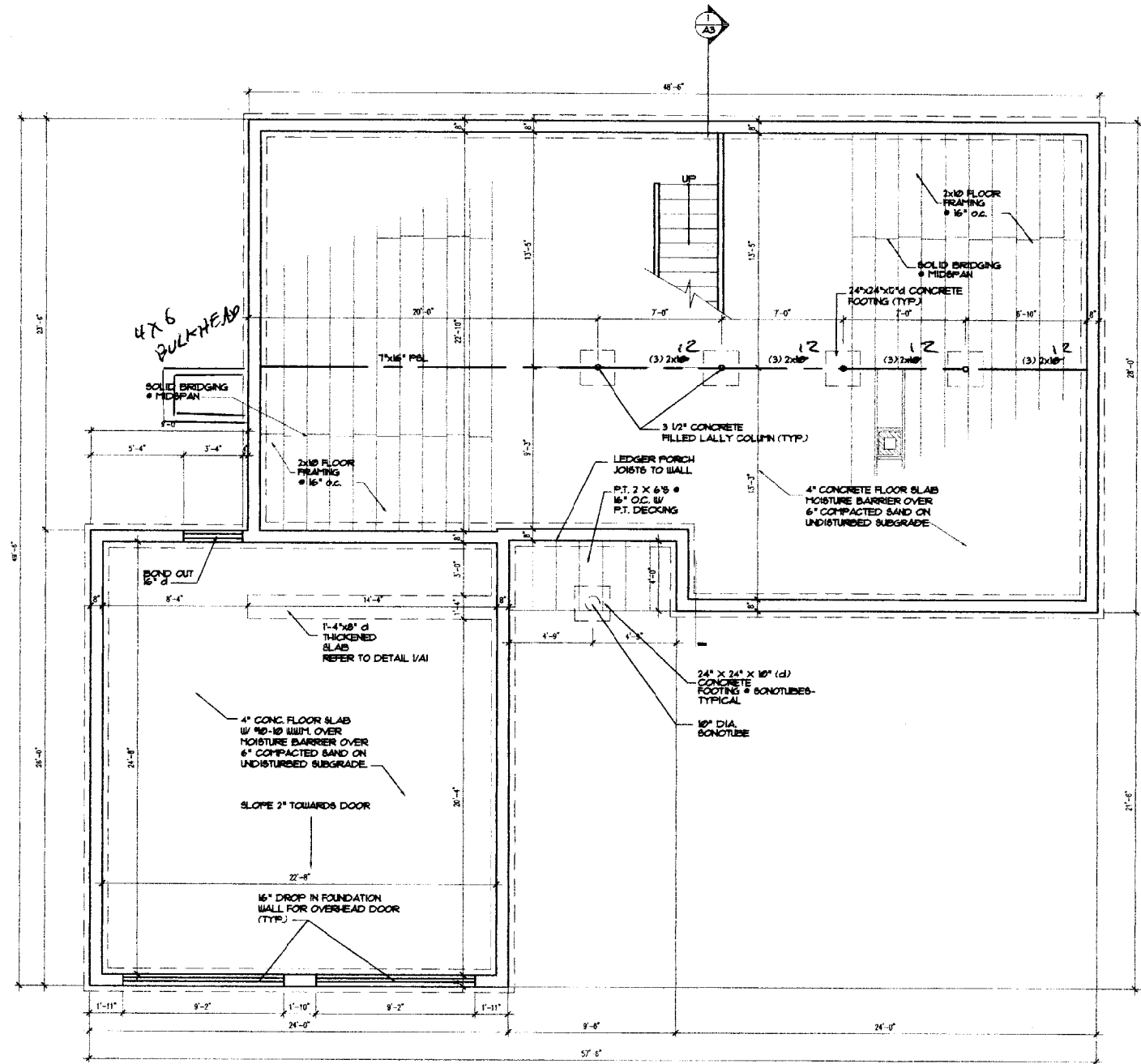
| # | DATE | DESCRIPTION |
|---|------|-------------|
| | | |
| | | |
| | | |

| | |
|----------------|----------|
| DATE: | 02/14/02 |
| PROJECT#: | - |
| DRAWN BY: | DLP |
| CHECKED BY: | - |
| DRAWING SCALE: | - |

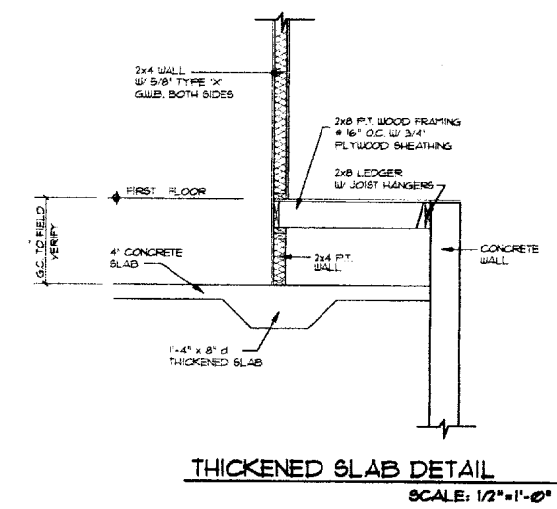
SHEET TITLE

FLOOR-PLAN

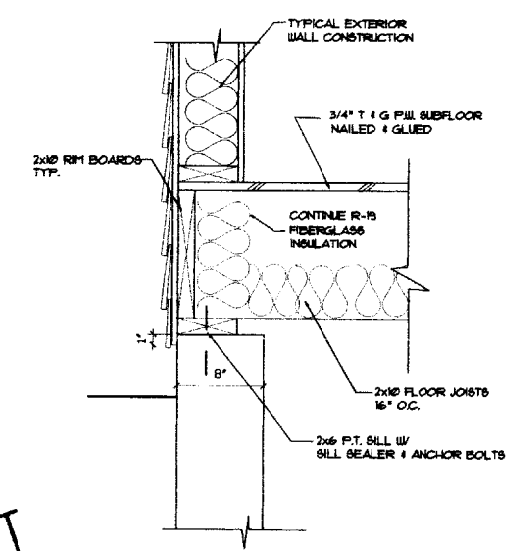
A2



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



THICKENED SLAB DETAIL
SCALE: 1/2"=1'-0"



FOUNDATION DETAIL
SCALE: 1/2"=1'-0"

PERMIT DENIED

FOUNDATION NOTES:

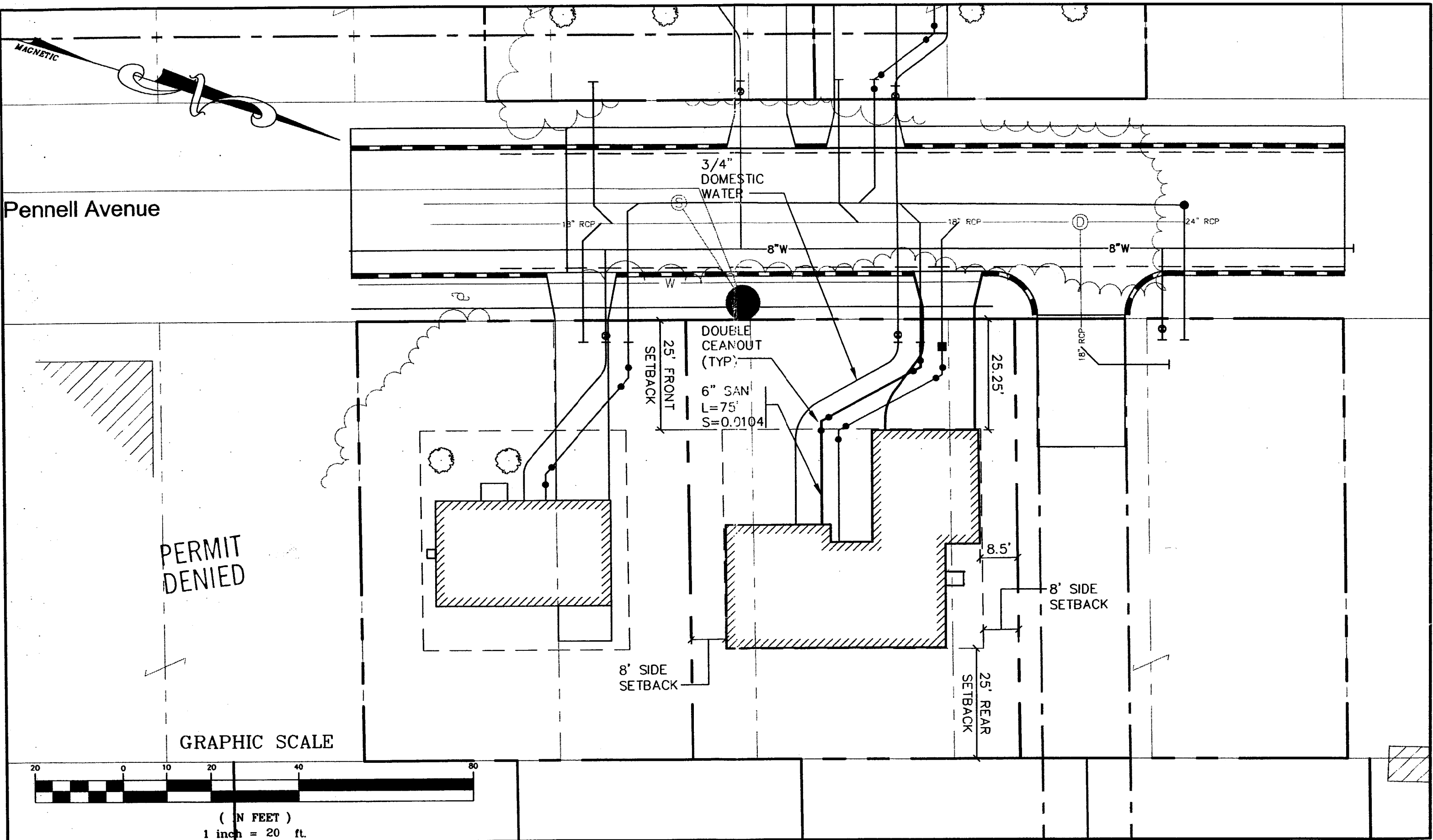
1. PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
2. FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
3. ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM FACE OF FOOTING.
4. ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE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

| REVISIONS | | |
|-----------|------|-------------|
| # | DATE | DESCRIPTION |
| | | |
| | | |

| | |
|---------------|----------|
| DATE: | 02/14/02 |
| PROJECT # | - |
| DRAWN BY: | DLP |
| CHECKED BY: | - |
| DRAWING SCALE | - |

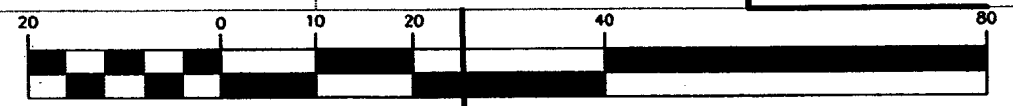
SHEET TITLE
FOUNDATION DETAILS

A1



PERMIT DENIED

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

| Rev. | Date | Revision |
|------|------|----------|
| | | |

| | |
|---------------------|----------------|
| Design: DER | Date: FEB 2002 |
| Draft: GJL | Job No.: 482.4 |
| Checked: AMP | Scale: 1"=20' |
| File Name: 384_4-SP | |

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

PO Box 1237
 26 Main Street
 Gray, ME 04039

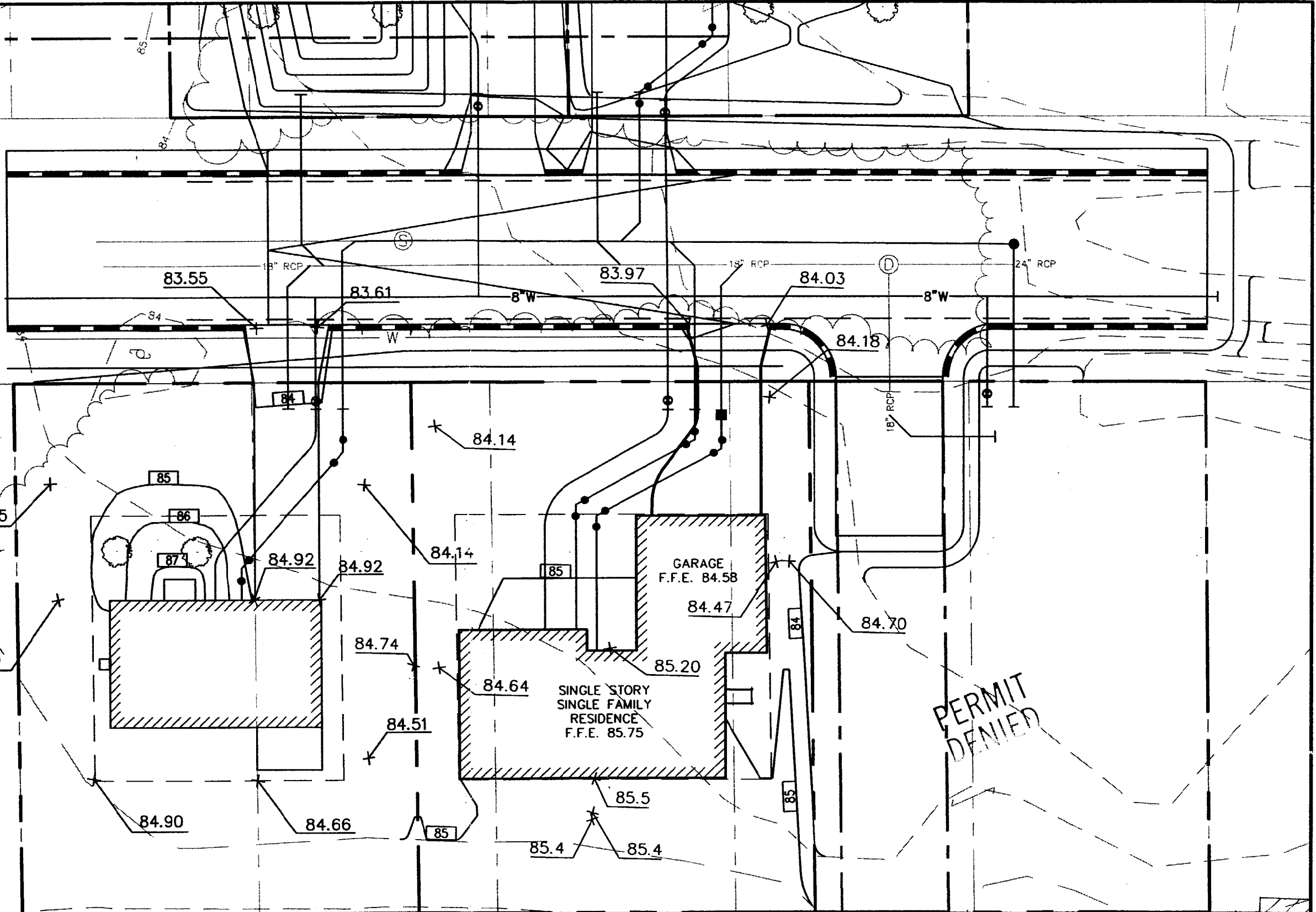
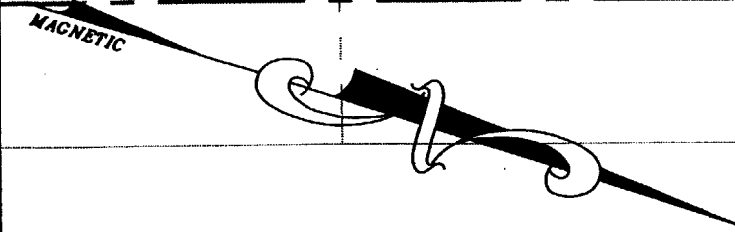
207-657-6910
 FAX: 207-657-6912
 E-Mail: gpcei@maine.rr.com

Drawing Name: **SITE LAYOUT and UTILITY PLAN**

Project: **PENNELL AVENUE - LOT 4**

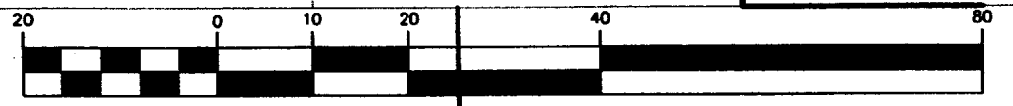
Figure No.
2

Pennell Avenue



PERMIT DENIED

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

| Rev. | Date | Revision |
|------|------|----------|
| | | |
| | | |

| | |
|---------------------|----------------|
| Design: DER | Date: FEB 2002 |
| Draft: GJL | Job No.: 482.4 |
| Checked: AMP | Scale: 1"=20' |
| File Name: 384_4-SP | |

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

PO Box 1237
 26 Main Street
 Gray, ME 04039

207-657-6910
 FAX: 207-657-6912
 E-Mail: gpcei@maine.rr.com

| | |
|---------------|---------------------------|
| Drawing Name: | GRADING AND DRAINAGE PLAN |
| Project: | PENNELL AVENUE - LOT 4 |

Figure No.
3