

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 02-0201	Issue Date: DEC 23 2002	CBL: 347 B004001
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Location of Construction: 127 Pennell Ave (let 1)	Owner Name: DWIGHT BRACKETT	Owner Address: 84 COUNTRY LANE CITY OF PORTLAND	Phone: 772-8629
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: VACANT LOT	Proposed Use: SINGLE FAMILY SITE PLAN # 2002-0066	Permit Fee: \$863.00	Cost of Work: \$120,000.00	CEO District: 2
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: 58 Signature: [Signature] Date: 12/23/02				

Proposed Project Description:
~~28' X 40' NEW SINGLE FAMILY w/1 CAR GARAGE NO DECKS OR PORCHES~~
 (revised size 12/12/02)

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 11/20/2002	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2002-0066 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MMS Date: 12/20/02	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 Date: _____
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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



Titcomb Associates

Land Surveying
Land Planning

133 Gray Road
Falmouth, Maine 04105-2029
(207) 797-9199
Fax (207) 878-3142

Bath (207) 442-7799
New Gloucester (207) 926-4699

January 3, 2003

Jonathan Reid
Code Enforcement Officer
City of Portland
389 Congress Street
Portland, ME 04101

VIA FAX: (207) 874-8716

re: **Lot 2, Pennell Avenue**

Dear Mr. Reid:

This letter will confirm that Titcomb Associates has staked the wall locations on the footing for the building on Lot 2 on Pennell Avenue in accordance with the location shown on the development plan prepared by Gorrill-Palmer Consulting Engineers.

Please call if you have any further questions.

Sincerely,

David E. Titcomb, PLS
President, Titcomb Associates

347-B-004
02-0201

cc: Dwight Brackett

V.P.201047\lot2.ltr

Post-it® Fax Note	7671	Date	# of pages ▶
To	<i>Timothy</i>	From	<i>DAVID TITCOMB</i>
Co./Dept.		Co.	
Phone #		Phone #	<i>797-9199</i>
Fax #	<i>874-8716</i>	Fax #	

RE-Calculations for 12/12/02 submittal

Applicant: Dwight Brickett

Date: 12/20/07

Address: 127 Pennell Ave

Now referred to ASOTIF C-B-L: 347-B-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - to construct a new single family with a single car attached garage

Sewage Disposal - City

Lot Street Frontage - 50' req - 75' shown

Front Yard - 25' req - 26' shown

Rear Yard - 25' req - 25' shown to rear bulkhead

Side Yard - 3' req - 8.25' shown

Projections - rear bulkhead

Width of Lot - 75'

Height - 35' max - 17' scaled to ridge - front is 20.5'

Lot Area - 6,500 sq ft - 7,500 sq ft shown

Lot Coverage/ Impervious Surface - 25% max of 1875 sq ft max

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 1 car garage - 1 on side

Loading Bays - 1

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 Zone X

$22' \times 30' = 660$
 front porch $14' \times 12' = 168$
 house $22' \times 30' = 660$
 garage $16' \times 22' = 352$
 B.H. $4' \times 5' = 20$
 $6.75' \times 1.5' = 10.125$

1860 sq ft
 10.13

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.

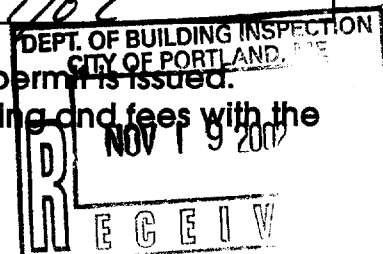
Location/Address of Construction: <u>LOT #2 PENNELL AVE.</u>		
Total Square Footage of Proposed Structure <u>1,976</u>	Square Footage of Lot <u>7,500 S&FT</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>347</u> Block# <u>3</u> Lot# <u>005</u>	Owner: <u>DWIGHT BRACKETT</u>	Telephone: <u>772-8629</u>
Lessee/Buyer's Name (If Applicable) <u>Per Don Hall</u>	Applicant name, address & telephone: <u>DWIGHT BRACKETT</u> <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u>	Cost Of Work: \$ <u>120,000.00</u> Fee: \$ Bldg. Fee <u>863.00</u> <u>Site Fee 300.00</u> <u>Copy 75.00</u> <u>Total 1,238.00</u>
Current use: <u>SINGLE FAMILY</u>		
If the location is currently vacant, what was prior use: <u>VACANT LOT</u>		
Approximately how long has it been vacant: <u>1 YEAR</u>		
Proposed use: <u>SINGLE FAMILY</u>		
Project description: <u>2 BED ROOM RAUCH - 1 CAR GARAGE</u>		
Contractor's name, address & telephone: <u>DWIGHT BRACKETT X X</u>		
Who should we contact when the permit is ready: <u>772-8629</u> <u>cell</u>		
Mailing address:		
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: <u>772-8629</u>		

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: Dwight Brackett Date: 11/17/02

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
Planning Copy**

2002-0212
Application I. D. Number
09/26/2002
Application Date
3 Lot Subdivision
Project Name/Description

Diversified Properties
Applicant
PO Box 10127, Portland, ME 04104
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 773-4988 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Pennell Ave, Portland, Maine
Address of Proposed Site
347 B004001
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) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning **R3**

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input checked="" type="checkbox"/> Subdivision # of lots <u>3</u> | <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 \$500.00 Subdivision _____ Engineer Review \$300.00 Date 12/04/2002

Planning Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions See Attached Denied

Approval Date 10/22/2002 Approval Expiration 10/22/2003 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit Kandi Talbot 12/20/2002
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>11/26/2002</u> date	<u>\$2,100.00</u> amount	<u>09/30/2003</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

2002-0212
Application I. D. Number
09/26/2002
Application Date
3 Lot Subdivision
Project Name/Description

Diversified Properties
Applicant
PO Box 10127, Portland, ME 04104
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 773-4988 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Pennell Ave, Portland, Maine
Address of Proposed Site
347 B004001
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) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning **R3**

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input checked="" type="checkbox"/> Subdivision
of lots <u>3</u> | <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 **\$500.00** Subdivision _____ Engineer Review **\$300.00** Date **12/04/2002**

DRC Approval Status:

Reviewer **Sebago Technic**

- Approved Approved w/Conditions
See Attached Denied

Approval Date **10/22/2002** Approval Expiration **10/22/2003** Extension to _____ Additional Sheets
Attached

Condition Compliance **Sebago Technic** **12/20/2002**
signature date

Performance Guarantee Required* Not Required

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<input checked="" type="checkbox"/> Performance Guarantee Accepted	11/26/2002 date	\$2,100.00 amount	09/30/2003 expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

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

2002-0212

Application I. D. Number

09/26/2002

Application Date

3 Lot Subdivision

Project Name/Description

Diversified Properties

Applicant

PO Box 10127, Portland, ME 04104

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 773-4988 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 Planning

- 1 That the language for the 20 ft. Drainage easement over Lot 2 and 3 for the benefit of Lot 1, and over Lot 3 for the benefit of Lot 2, be reviewed and approved by Corporation Counsel.
- 2 That the applicant revise the plans to reflect the Development Review Coordinator's memo dated October 22, 2002 regarding approval by Public Works to connect into the 18" storm drain and BMP details.
- 3 That the applicant revise the subdivision plat by deleting the last two (2) sentences from Note 4 on the plat. The applicant shall also submit an escrow account to the City in the amount determined by the City and the Developer to cover drainage and landscaping improvements prior to release of the plat.

Approval Conditions of DRC

- 1 See Planning's conditions
-

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

ERECTOR

PERMIT

Permit Number: 020201

This is to certify that DWIGHT BRACKETT/Dwight Brackett
has permission to 28' X 40' NEW SINGLE FAMILY w/1 GARAGE NO DECKS OR PORCHES
AT 127 Pennell Ave (lot 4) 347 B004001

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 work on permit must be completed before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

2002-0066
Application I. D. Number

Maggie Lane Development Lic
Applicant
Po Box 10127, Portland, ME 04104
Applicant's Mailing Address

11/20/2002
Application Date
127 PENNELL AVE Lot # 2
Project Name/Description

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

127 - 127 Pennell Ave, Portland, Maine
Address of Proposed Site
347 B004001
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 Comments

original approval was 4/10/02.
Revised plans with subdivision requirements submitted 11/21/02, approved 11/26/02.

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

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

2002-0066
Application I. D. Number

Maggie Lane Development Llc
Applicant
Po Box 10127, Portland, ME 04104
Applicant's Mailing Address

11/20/2002
Application Date
127 PENNELL AVE Lot # 4
Project Name/Description

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

127 - 127 Pennell Ave, Portland, Maine
Address of Proposed Site
347 B004001
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:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

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

DRC Approval Status:

Approved Denied
See Attached
Approval Expiration **11/26/2003** Extension to _____ Additional Sheets Attached
 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	_____	_____	
	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

Maggie Lane Development Llc

Applicant

11/20/2002

Application Date

Po Box 10127, Portland, ME 04104

Applicant's Mailing Address

127 PENNELL AVE Lot # 4

Project Name/Description

Consultant/Agent

127 - 127 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

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.

Pennell Ave. Lot 3

Doc#: 17374 Notarized For: 228

STATUTORY WARRANTY DEED

DIVERSIFIED PROPERTIES, INC., a Maine corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

C.G.B. PROPERTIES LLC, a Maine Limited Liability Company with a mailing address of 84 Country Lane, Portland, Maine 04108

A certain lot or parcel of land situated on the easterly side of Pennell Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 93 as shown on Plan entitled "The Holmsteads", dated September 1921, recorded in Plan Book 14, Page 70.

Also a certain lot or parcel of land situated on the easterly side of Pennell Avenue in the City of Portland, County of Cumberland and State of Maine, and being the northerly two-thirds of Lot 92 as shown on Plan entitled "The Holmsteads", dated September 1921, recorded in Plan Book 14, Page 70, bounded and described as follows:

BEGINNING at a point on the easterly side of Pennell Avenue, being the northwesterly corner of Lot 92 as shown on said plan; thence along the northerly side of Lot 92, being the southerly side of Lot 93 as shown on said plan in a northeasterly direction one hundred (100) feet to the easterly side of the parcel herein conveyed; thence in a southeasterly direction along the easterly side of the parcel herein conveyed thirty (30) feet to a point, which point is the northwesterly corner of the southerly one-third portion of Lot 92 conveyed from Grantor herein to Construction Aggregate, Inc. by deed dated May 15, 2002 and recorded at said Registry of Deeds in Book 17634, Page 64; thence in a southwesterly direction parallel with the first call herein described and maintaining a distance of thirty (30) feet therefrom along the southerly side of the said parcel conveyed to Construction Aggregate, Inc. one hundred (100) feet to the easterly side of Pennell Avenue; thence in a northwesterly direction along the easterly side of Pennell Avenue thirty (30) feet to the point of beginning.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND
DEC 10 2002

Doc# 71394 Sub# 229

Being a portion of the premises conveyed to the Grantor herein by deed of Dona G. Hansen dated September 19, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16775, Page 98.

This portion of Lot 92 described herein being subject to a storm sewer easement as shown on said Plan and described in a deed to the City of Portland recorded at said Registry of Deeds in Book 2650, Page 304.

This conveyance is SUBJECT to rights and easements granted to Cumberland County Power & Light Company by instrument dated January 18, 1922 and recorded at said Registry of Deeds in Book 1084, Page 75.

EXCEPTING AND RESERVING to the Grantor herein, its successors and assigns, a certain easement lying on the easterly side of Pennell Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING at a point on the westerly sideline of Pennell Avenue and the southwesterly corner of Lot 95 as shown on a plan of The Holmsteads recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 70; thence: (1) N 71° 31' 00" E by the southerly line of said Lot 95 a distance of Thirty and 00/100 (30.00) feet to a point; (2) S 17° 15' 00" E a distance of Thirty and 00/100 (30.00) feet to a point; (3) S 71° 31' 00" W a distance of Thirty and 00/100 (30.00) feet to a point and the easterly sideline of said Pennell Avenue; (4) N 17° 15' 00" W by said Pennell Avenue a distance of Thirty and 00/100 (30.00) feet to the point of beginning.

The above-described parcel contains 900 square feet and being a portion of Lot 92 as shown on a plan of The Holmsteads recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 70.

Bearings are referenced to Magnetic North 1921.

Reference is herein made to a Standard Boundary Survey made for Diversified Properties by Titcomb Associates dated June 30, 2001.

This easement is for a turnaround of vehicles and conveyed to the City of Portland by deed from Grantor to be recorded at said Registry of Deeds.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

Nov. 13. 2002-10:21AM

No. 8547- P. 4/4

Doc# 91394 8118848 P# 230

IN WITNESS WHEREOF, the said DIVERSIFIED PROPERTIES, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolfe, its President thereunto duly authorized this 23rd day of July, 2002.

DIVERSIFIED PROPERTIES, INC.

Joyce M. Yates By Joyce M. Yates
President

STATE OF MAINE
CUMBERLAND, SS.

July 23, 2002

That personally appeared the above-named JAMES M. WOLFE President of DIVERSIFIED PROPERTIES, INC. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

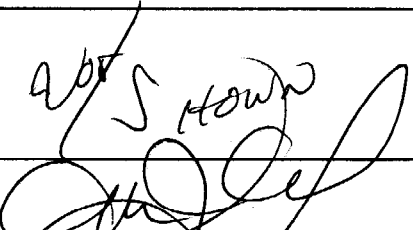
Before me,

Joyce M. Yates
Notary Public

JOYCE M. YATES
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 14, 2008

Received
Recorder Register of Deeds
Nov 20, 2002 12:04:10
Cumberland County
John S. G. Sizer

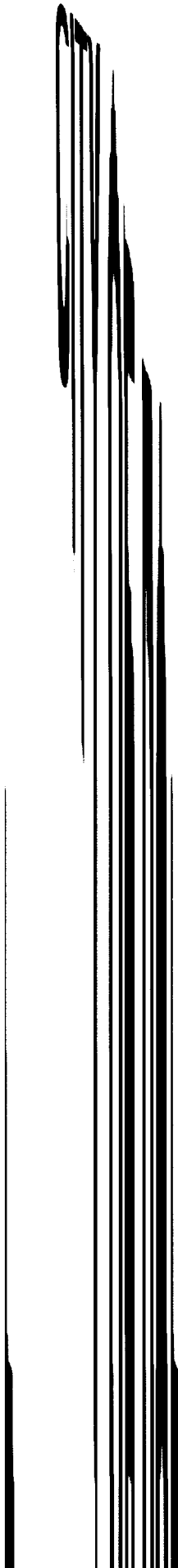
Soil type/Presumptive Load Value (Table 401.4.1)		
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	16" x 8" FOOT. 7'6" BELOW GRADE.	
Foundation Drainage Dampproofing (Section 406)	PVC w/STONE - (FABRIC) ?	
Ventilation (Section 409.1) Crawls Space ONLY	N/A.	
AnchorBolts/Straps (Section 403.1.4)	1/2 6' O.C. 12" FROM CORNERS.	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3 1/2" STEEL ON 24" x 24" PADS	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	NONE SPEC 3 - 2x10's, 8' SPAC MAX	
Sill/Band Joist Type & Dimesions		
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x8's 16.0.C.	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	NONE	

Header Schedule	NOT SHOWN	
Type of Heating System		
Stairs Number of Stairways INTERIOR Interior Exterior — FRONT & REAR SPEC NOT SHOWN Treads and Risers (Section 314) Width Headroom Guardrails and Handrails (Section 315)	NEED GUARDS DETAIL EXP & CLEAR	
Smoke Detectors Location and type/Interconnected	NOT SHOWN	
Plan Reviewer Signature		

See Chimney Summary Checklist

HEARTH?

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	None.	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	TRUSSES 24 OC	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	ROOF - 5/8" ADVANTER T+G WALLS - 7/16 OSB FLOOR 3/4" T+G ADVANTER	
Fastener Schedule (Table 602.3(1) & (2))		
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside)	5/8" GWS ON CEILING & PARTY WALL WALL	
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	DOOR NOT SHOWN STAIRS	
Egress Windows (Section 310)		
Roof Covering (Chapter 9)	25 YEAR ASPH. #15 FELT ICR & WEATHER SHIELD	
Safety Glazing (Section 308)		
Attic Access (BOCA 1211.1)		
Draft Stopping around chimney		

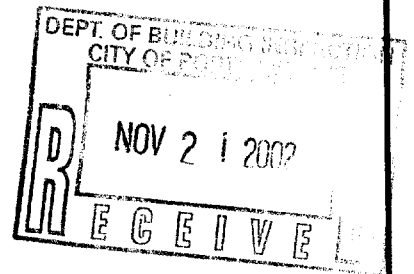


SPACE AND BULK REQUIREMENTS – R-3 ZONE

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 (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.



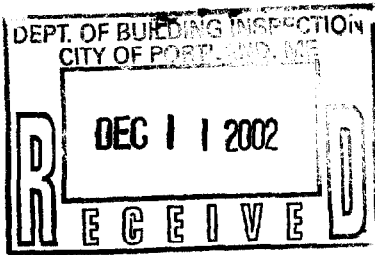
Design: DER	Date: MAY 2002
Draft: SGB	Job No.: 482.5
Checked: AMP	Scale: NTS
File Name: 425_5-sp.dwg	

GP Traffic and Civil Engineering Services
 PO Box 1237, 15 Shaker Road
 Gray, ME 04039
 207-657-6910

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

Figure No. 1

LOT # 2 PENNELL AVE



WARRANTY DEED

COPY

CONSTRUCTION AGGREGATE, INC., a Maine corporation with a place of business in North Yarmouth, and DIVERSIFIED PROPERTIES, INC., a Maine corporation with a principal place of business in Portland, both in the County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

C.G.B. PROPERTIES, LLC, a Maine Limited Liability Company with a principal place of business in the City of Portland, County of Cumberland and State of Maine, with a mailing address of 84 Country Lane, Portland, Maine 04103

A certain lot or parcel of land with any improvements thereon situated on the easterly side of Pennell Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 2 as shown on "Minor Subdivision Plan made for Diversified Properties and Construction Aggregate, Inc." by Titcomb Associates dated June 30, 2002 and recorded at the Cumberland County Registry of Deeds in Plan Book 202, Page 667, containing 7500 square feet.

For Grantor Construction Aggregate, Inc.'s title source, reference is made to deeds from Carolyn F. Doherty dated May 10, 2002 and recorded at said Registry of Deeds in Book 17629, Page 157 and Diversified Properties, Inc. dated May 15, 2002 and recorded at said Registry of Deeds in Book 17634, Page 64. For Grantor Diversified Properties, Inc.'s title source, reference is made to a deed from Construction Aggregate, Inc. recorded at said Registry of Deeds in Book 18348, Page 228.

Grantee by acceptance of this deed hereby covenants and agrees that the premises herein conveyed is subject to and with the benefit of the following rights, easements, privileges, restrictions and appurtenances which shall run with the land, burdening and benefiting the premises, and shall be binding on the respective heirs, devisees and assigns of Grantors and Grantee herein:

1. A twenty (20) foot drainage easement along the easterly side-line of said premises herein conveyed as shown on said Plan.
2. An easement deed dated November 12, 2002 and recorded at said Registry of Deeds in Book 18369, Page 59.
3. Notes 1 through 4 and such other conditions as are shown on said plan recorded in Plan Book 202, Page 667.

IN WITNESS WHEREOF, the said CONSTRUCTION AGGREGATE, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by _____, its _____ thereunto duly authorized this _____ day of _____, 2002.

CONSTRUCTION AGGREGATE, INC.

_____ By: _____
Its _____

IN WITNESS WHEREOF, the said DIVERSIFIED PROPERTIES, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President thereunto duly authorized this 15th day of November, 2002.

DIVERSIFIED PROPERTIES, INC.

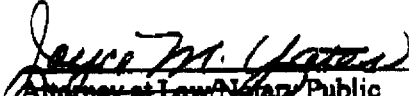
Joyce M. Jones By: [Signature]
Its President

STATE OF MAINE
CUMBERLAND, SS.

NOVEMBER 18, 2002

Then personally appeared the above-named JAMES M. WOLF,
PRESIDENT of DIVERSIFIED PROPERTIES, INC. as aforesaid and
acknowledged the foregoing instrument to be his free act and deed in his said capacity
and the free act and deed of said corporation.

Before me,



Notary Public

JOYCE M. YATES
NOTARY PUBLIC MAINE
MY COMMISSION EXPIRES SEPTEMBER 16, 2003

Nov 04 02 04:16p

P. 2

EASEMENT DEED

DEED made this 12th day of November, 2002, by and between DIVERSIFIED PROPERTIES, INC., a Maine Corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine and CONSTRUCTION AGGREGATE, INC., a Maine corporation with a principal place of business in the Town of North Yarmouth, County of Cumberland and State of Maine (hereinafter referred to as "DPI/CAI"), C.G.B. PROPERTIES, LLC, a Maine Limited Liability Company with a principal place of business in the City of Portland, County of Cumberland and State of Maine (hereinafter referred to as "CBG"), and SANDRA D. WYSOWSKI and PHILLIP T. WYSOWSKI, of 123 Pennell Avenue, in the City of Portland, County of Cumberland and State of Maine (hereinafter referred to as "Wysowskis").

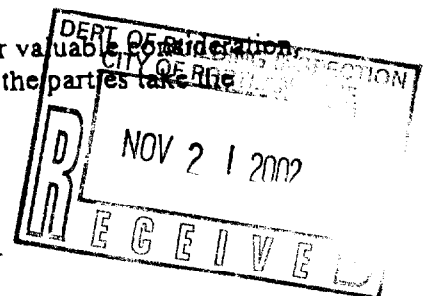
WHEREAS, DPI and CAI are the owners of a certain lot or parcel of land situated on the easterly side of Pennell Avenue in Portland, Maine shown as Lot 2 on a plan entitled "Minor Subdivision Plan Made for Diversified Properties and Construction Aggregate, Inc." dated June 30, 2001, prepared by Titcomb Associates, to be recorded at the Cumberland County Registry of Deeds (hereinafter referred to as "plan"). For DPI's source of title, reference is made to a deed recorded at said Registry of Deeds in Book 18348, Page 236. For CAI's source of title, reference is made to deeds recorded at said Registry of Deeds in Book 17629, Page 157 and Book 17634, Page 64; and

WHEREAS, CGB is the owner of a certain lot or parcel of land situated on the easterly side of Pennell Avenue in Portland, Maine shown as Lot 3 on a plan entitled "Minor Subdivision Plan Made for Diversified Properties and Construction Aggregate, Inc." dated June 30, 2001, prepared by Titcomb Associates, to be recorded at the Cumberland County Registry of Deeds (hereinafter referred to as "plan"). For CGB's source of title, reference is made to a deed recorded at said Registry of Deeds in Book 18348, Page 228; and

WHEREAS, Wysowskis are the owners of a certain lot or parcel of land situated on the easterly side of Pennell Avenue in Portland, Maine shown as Lot 1 on a plan entitled "Minor Subdivision Plan Made for Diversified Properties and Construction Aggregate, Inc." dated June 30, 2001, prepared by Titcomb Associates, to be recorded at the Cumberland County Registry of Deeds (hereinafter referred to as "plan"). For Wysowskis' source of title, reference is made to a deed recorded at said Registry of Deeds in Book 17960, Page 264; and

WHEREAS, the parties desire to establish a twenty (20) foot drainage easement benefiting and burdening said lots as hereinafter set forth.

NOW THEREFORE, for One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties take the following action:



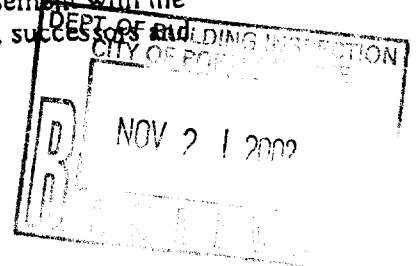
1. DPI/CAI hereby grant to Wysowskis a drainage easement across the easterly portion of Lot 2 as shown on said plan and further described in Exhibit A annexed hereto and made a part hereof ("easement area").

2. CGB hereby grants to Wysowskis and DPI/CAI a drainage easement across that portion of the easterly portion of Lot 3 as shown on said plan to and connecting with the storm sewer easement shown on said plan and referenced in the easement area.

3. Wysowskis hereby acknowledge receipt of said easement for the benefit of Lot 1 as shown on said plan and further described in the easement area.

This Easement Deed includes the right of the parties herein, their respective heirs, devisees, successors and assigns to construct and perpetually maintain through, under and across said easement area conduits or pipelines with all necessary fixtures and appurtenances for conveying water and to lay, relay, repair, maintain and remove said stormwater pipe or pipes upon or under said strips, 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 drainage easements by means of pipes or other services; to trim, cut down and remove trees, bushes, and other vegetation of all kinds, to remove debris and deposits of any kind and to alter and regrade the contours of said drainage easements to such extent as in the sole judgment of the lot owner whose lot has been disturbed for said purposes, is necessary or appropriate for any of the above purposes; and to enter upon said drainage easements at any and all times for any of the foregoing purposes, reserving to the respective parties, their heirs, devisees, successors and assigns the use and enjoyment of said strips and for such purposes only as will not unreasonably interfere with the perpetual use thereof by the respective parties, their heirs, devisees, successors and assigns for the purpose above mentioned, provided that no building or any kind of permanent structure, including, but not limited to, walls and fences, shall be erected on said strip by the respective parties, their heirs, devisees, successors or assigns; that no hedges, bushes or trees shall be planted in said drainage easements by the respective parties, their heirs, devisees, successors or assigns; and that the respective parties, their heirs, devisees, successors or assigns shall not remove earth from said drainage easements without the written permission of the lot owner whose lot is being affected for said purpose, their heirs, devisees, successors or assigns.

The provisions described herein shall be deemed covenants running with the land, burdening and benefiting the respective premises, and this easement with the covenants therein shall be binding on the respective heirs, devisees, successors and assigns of the parties herein.



Nov 04 02 04:16p

P. 4

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on the day and year first above written.

DIVERSIFIED PROPERTIES, INC.

Joyce M. Yates

By: [Signature]
Its President

CONSTRUCTION AGGREGATE, INC.

Jeanne E. Erickson

By: Benjamin C. Sawyer
Its President

C.G.B. PROPERTIES, LLC

Joyce M. Yates

By: [Signature]
Its Member

[Signature]
Sandra D. Wysowski

[Signature]
Phillip T. Wysowski

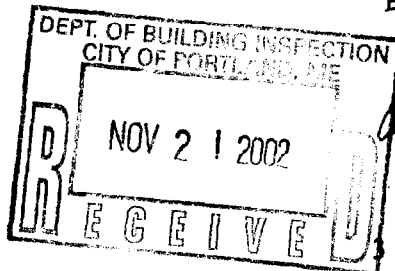
Received
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Nov 13, 2002 09:56:07A
Cumberland County
John B. O'Brien

STATE OF MAINE
CUMBERLAND, SS.

NOVEMBER 12, 2002

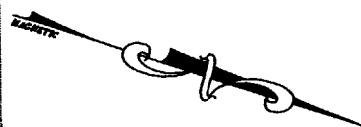
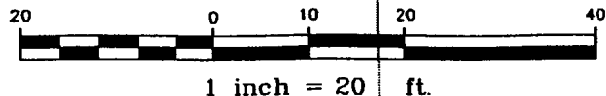
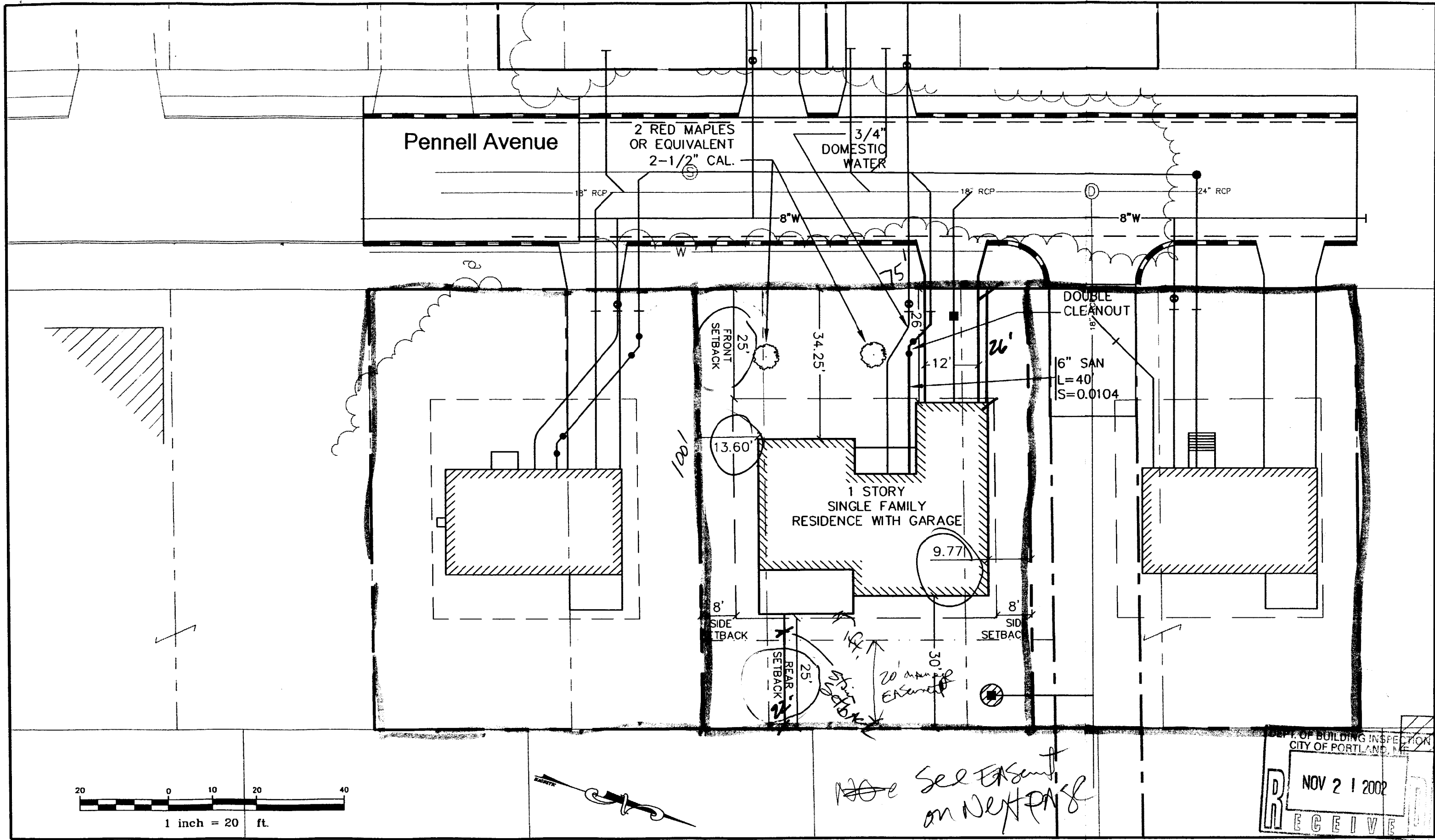
Then personally appeared the above-named JAMES M. WOLF,
PRESIDENT of DIVERSIFIED PROPERTIES INC. as aforesaid and
acknowledged the foregoing instrument to be his free act and deed in his said capacity
and the free act and deed of said corporation.

Before me,



Joyce M. Yates
Attorney at Law/Notary Public

JOYCE M. YATES
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER



See EASMENT on NEXT PAGE

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 21 2002
RECEIVED

Rev.	Date	Revision
-	-	-

Design: DER	Date: OCT 2002
Draft: SCB	Job No.: 482.5
Checked: AMP	Scale: 1"=20'
File Name: 482_5-sp-without-middle-lot	

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

P.O. Box 1237
15 Shaker Road
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrpalmer.com

Drawing Name:	Site Layout & Utility Plan
Project:	PENNELL AVENUE - LOT 2

Figure No.
2

Rev.	Date	Revision
-	-	-

Design: DER	Date: OCT 2002
Draft: SCB	Job No.: 482.5
Checked: AMP	Scale: 1"=20'
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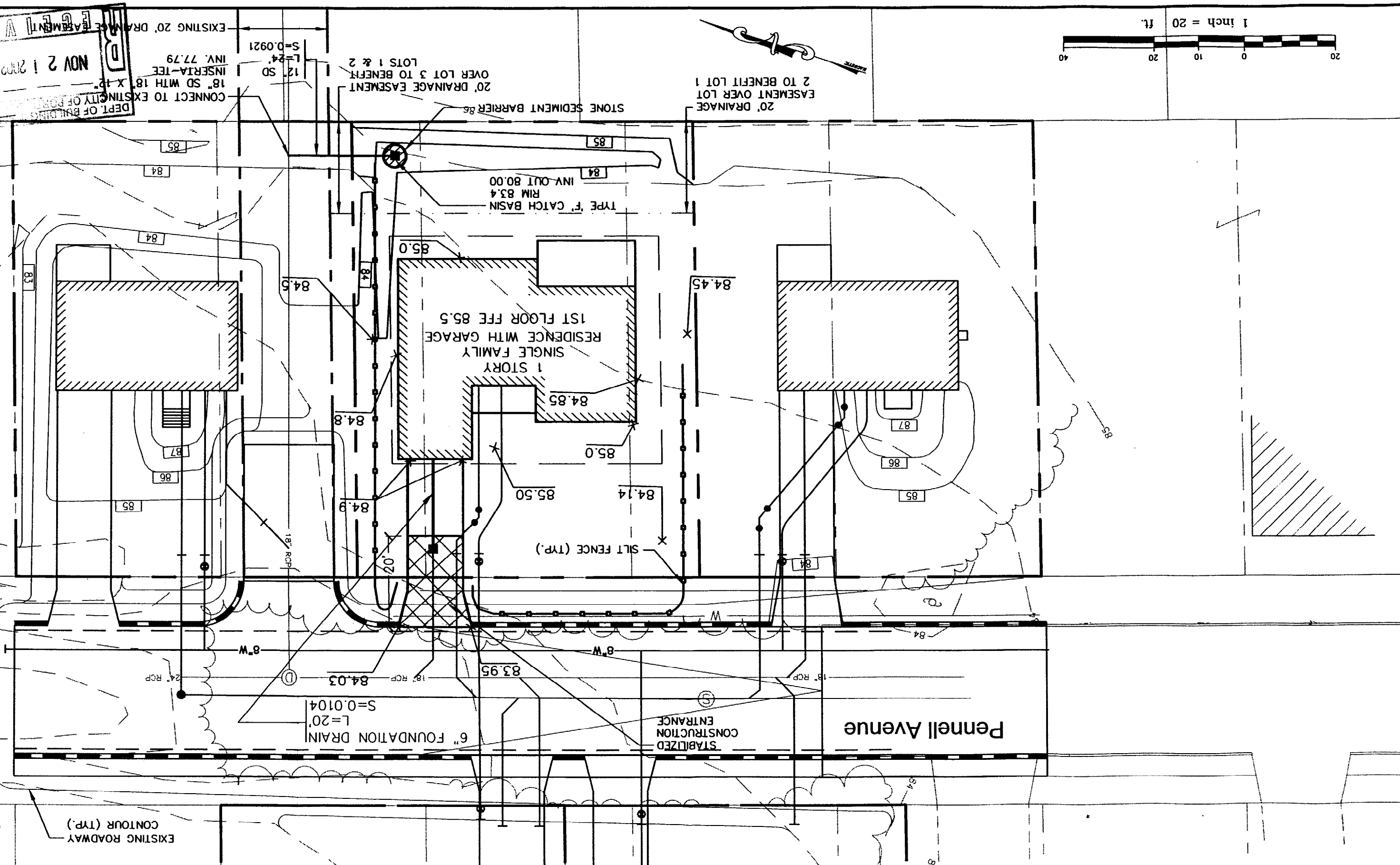
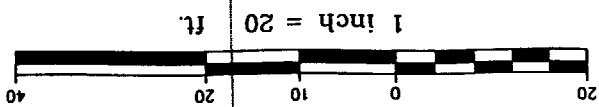
GP
Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Road
Groy, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mgrobox@gorrillpalmer.com

Drawing Name: **Grading and Drainage Plan**

Project: **PENNELL AVENUE - LOT 2**



DEPT. OF BUILDINGS
 CONNECT TO EXISTING EASEMENT
 18" SD WITH 18" X 18"
 INSERT-A-TEE
 INV. 77.79
 NOV 2 1 2002

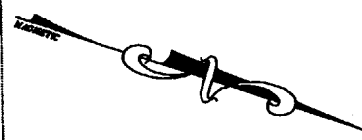
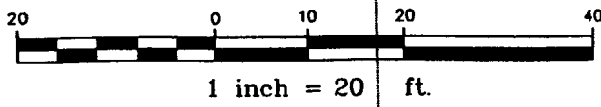
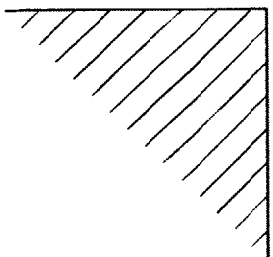
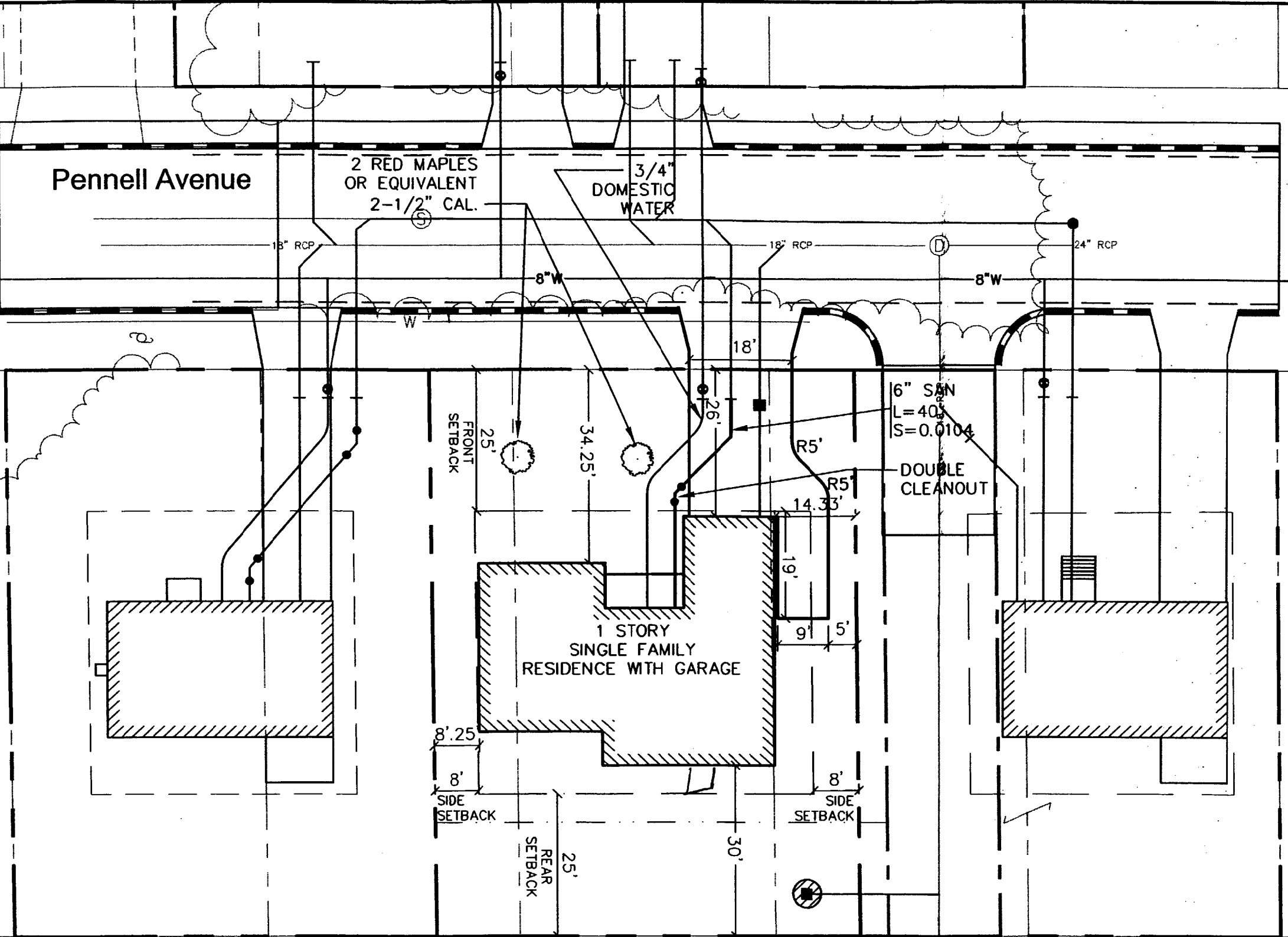
8

RECEIVED
 DEC 1 2 2002
 DEPT. OF PUBLIC WORKS
 CITY OF PORTLAND

Pennell Avenue

2 RED MAPLES
 OR EQUIVALENT
 2-1/2" CAL.

3/4" DOMESTIC
 WATER



Rev.	Date	Revision

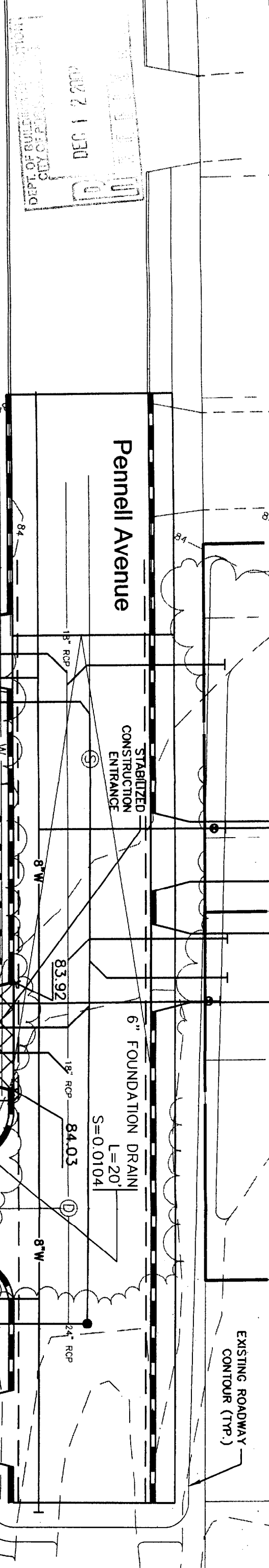
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Draft: SGB	Job No.: 482.5
Checked: AMP	Scale: 1"=20'
File Name: 482_5-sp-without-middle-tot	

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

PO Box 1237
 15 Shaker Road
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Site Layout & Utility Plan
Project:	PENNELL AVENUE - LOT 2

Figure No.
2



APR 21 2002

DEPT. OF BUILDINGS & PERMITS

Pennell Avenue

STABILIZED CONSTRUCTION ENTRANCE

6" FOUNDATION DRAIN
L=20'
S=0.0104

EXISTING ROADWAY CONTOUR (TYP.)

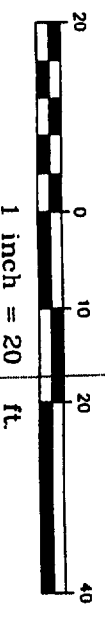
1 STORY SINGLE FAMILY RESIDENCE WITH GARAGE
1ST FLOOR FFE 85.5

TYPE 'F' CATCH BASIN
RIM 83.4
INV. OUT 80.00

20' DRAINAGE EASEMENT OVER LOT 2 TO BENEFIT LOT 1

20' DRAINAGE EASEMENT OVER LOT 3 TO BENEFIT LOTS 1 & 2

CONNECT TO EXISTING 18" SD WITH 18" X 12" INSERT-A-TEE
INV. 77.79
EXISTING 20' DRAINAGE EASEMENT



Rev.	Date	Revision

Design: DCR	Date: OCT 2002
Draft: SGB	Job No.: 482.5
Checked: AMP	Scale: 1"=20'
File Name: 482_5-gr-shaded-middle-M4	

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

PO Box 1237
15 Spiker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: molibox@gorrillpalmer.com

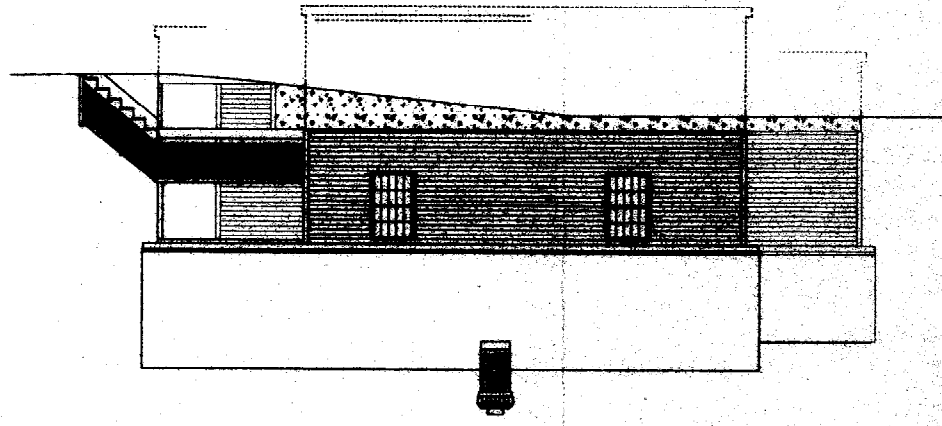
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Project: **PENNELL AVENUE - LOT 2**

Figure No. **3**

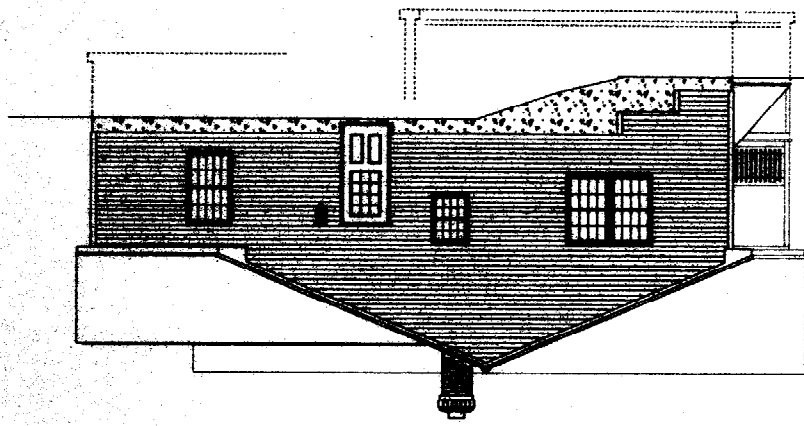
Drawn by: Wayne Parada
 Plan For: Ted & Rosalie Barton
 Elevation: Custom Ranch
 Note: Owner to check plans for compliance with all applicable codes
 Nov. 18, 2002
 6
 1

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 NOV 21 2002
 RECEIVED

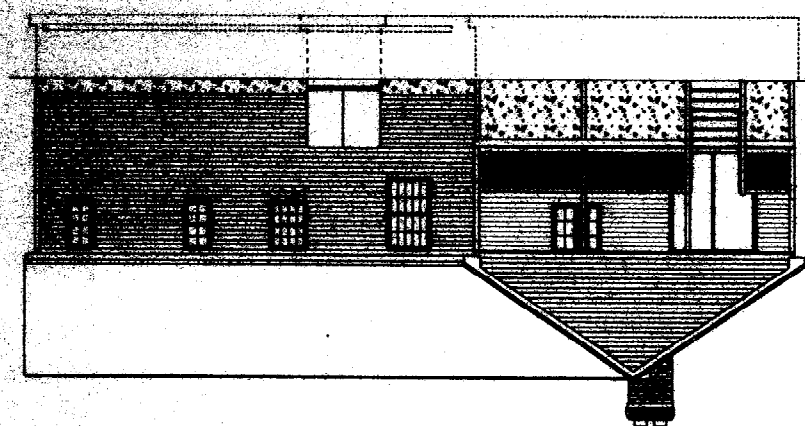
Right Side Elevation



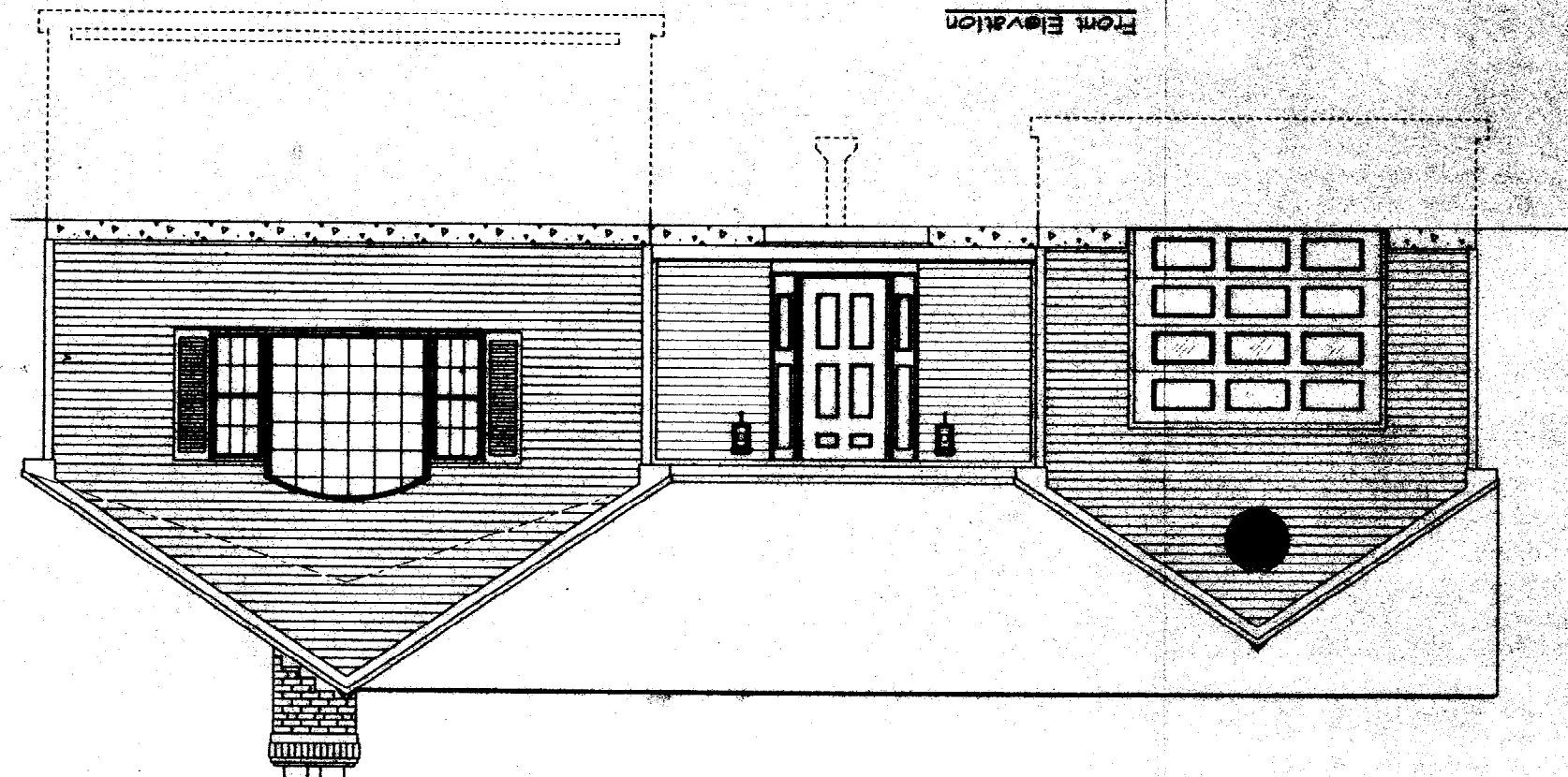
Left Side Elevation

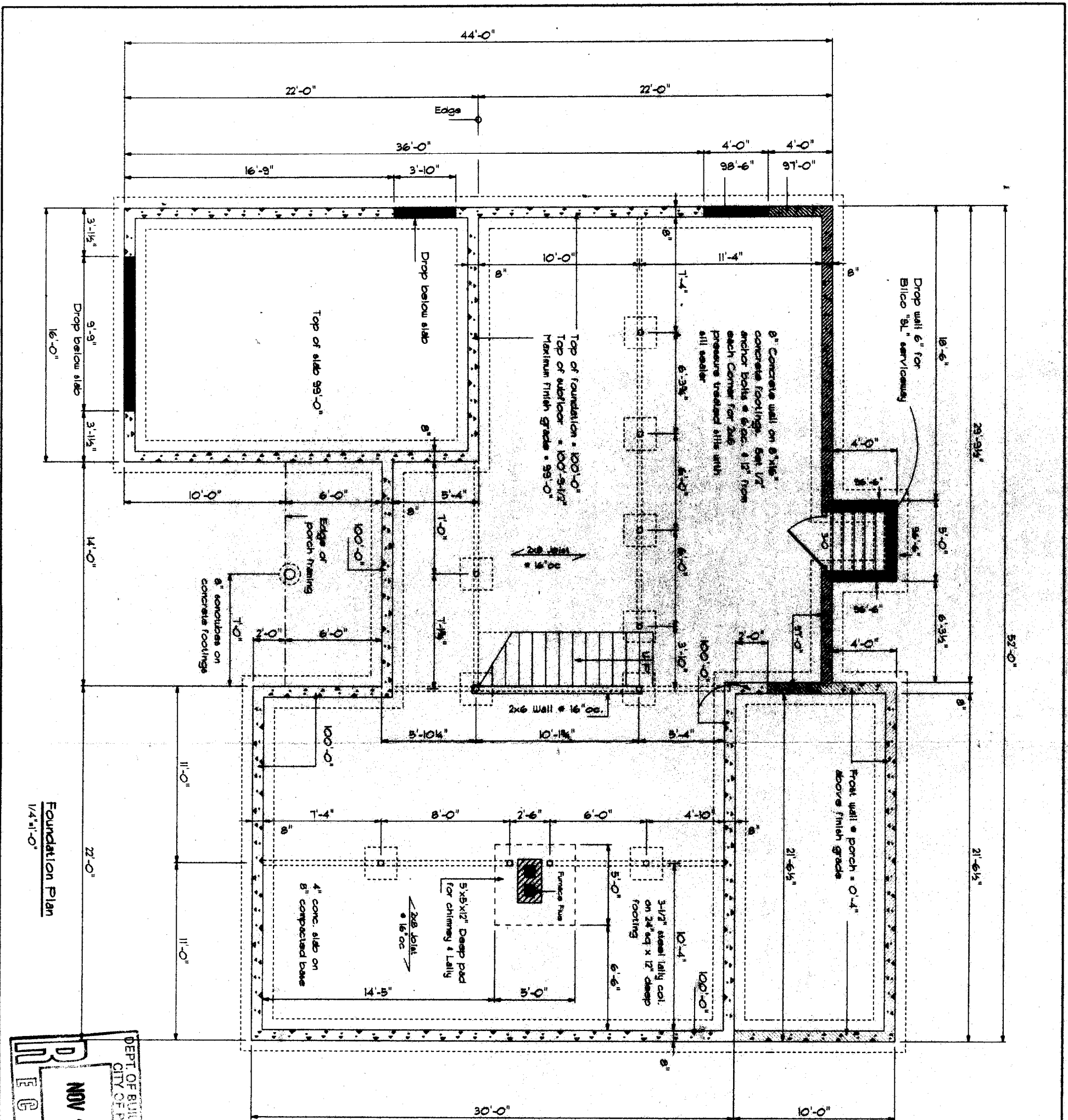


1/8"=1'-0"
Rear Elevation



1/4"=1'-0"
Front Elevation

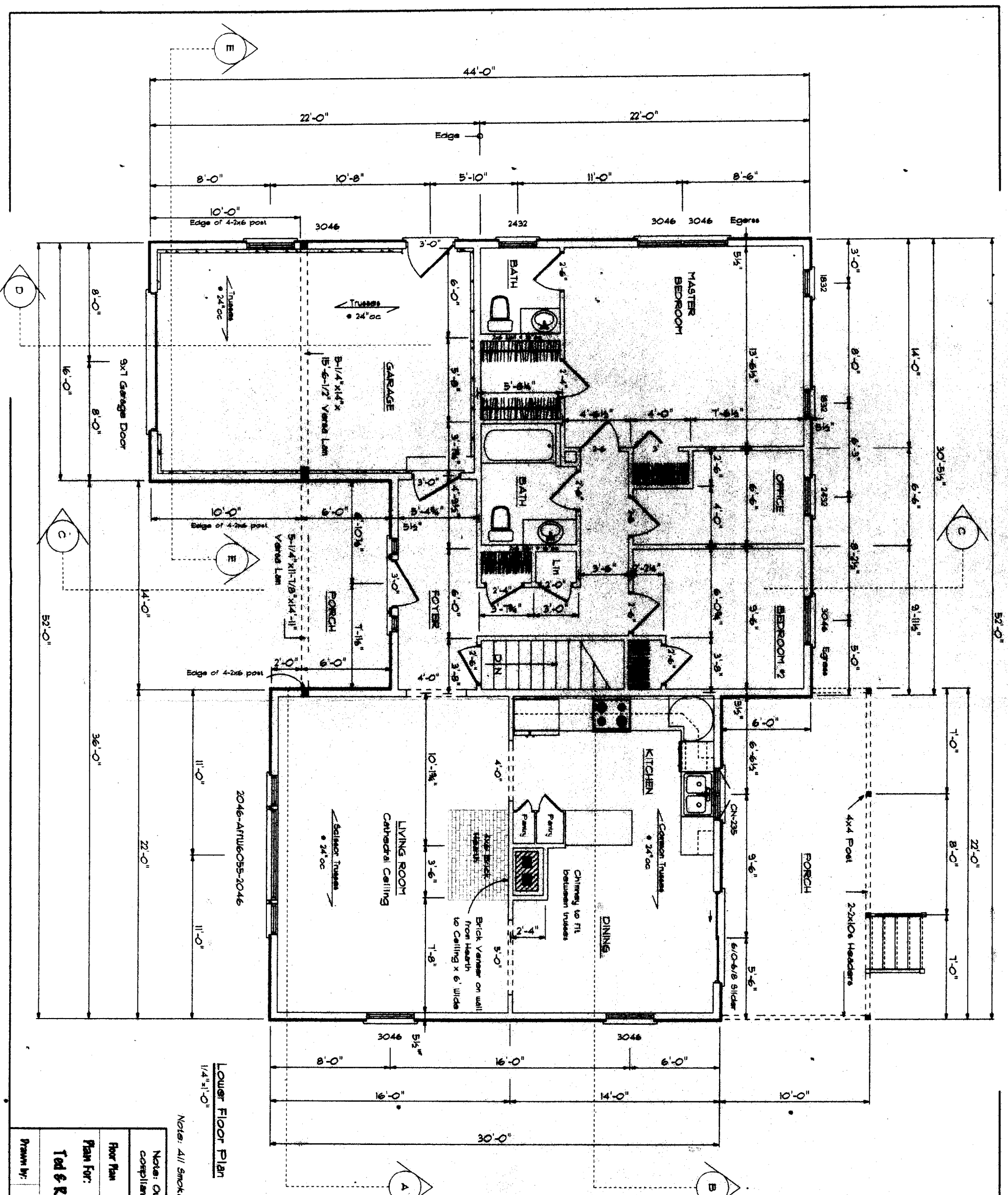




Foundation Plan
1/4" = 1'-0"

DEPT. OF BUILDING
CITY OF PORTLAND
NOV 21 2002
RECEIVED

Notes: Owner to check plans for compliance with all applicable codes	Custom Launch
Foundation Plan	
Plan For: Ted & Rosalie Harton	26
Drawn by: Wayne Parvula	Nov. 16, 2002



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 NOV 21 2002
RECEIVED

Notes: All Smoke Detectors to be hardwired

Notes: Owner to check plans for compliance with all applicable codes

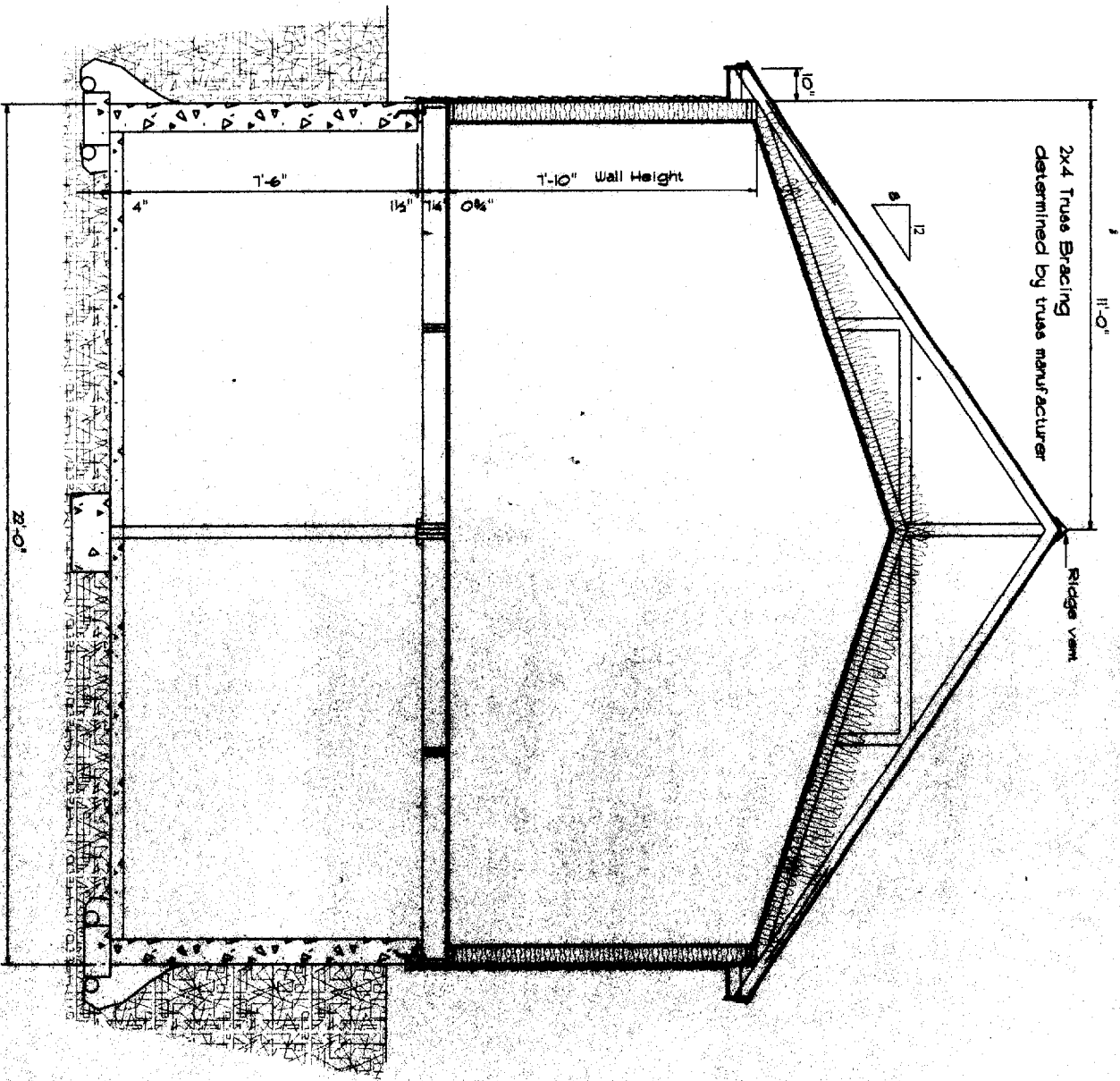
Floor Plan Custom Rough

Plan For: 36

Drawn By: Wayne Parada

Nov 16, 2002

Lower Floor Plan
 1/4"=1'-0"



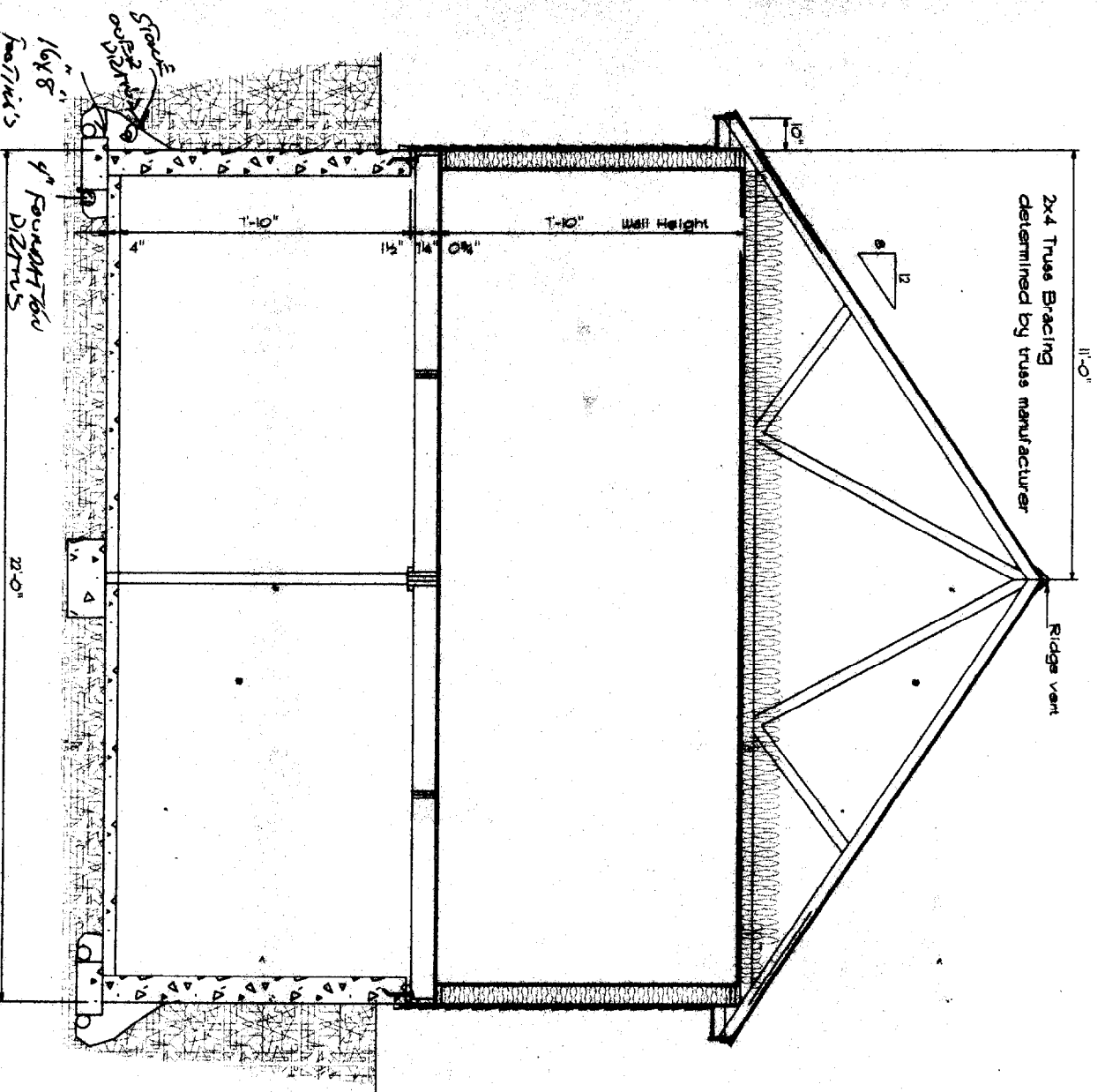
Section "A"
3/8"x1'-0"

Roof System:

- Asphalt shingles (heavyweight) 25 year prorated warranty
- Dripedge & daves & rake
- Ice & water eave protection & eaves
- 3/8" strip of eave protection in valley
- 15# felt paper
- 5/8" T&G Advantech roof sheathing
- Trusses @ 24" oc
- 1x3 strapping @ 16" oc
- 12" (R-38) insulation w/ "Proper Vents"

Front Porch:

- Trusses @ 24" oc
- 2-2x10 headers with 3/8 plywood filler
- Vinyl ceiling panels
- 3/4x6 cedar decking (spaced)
- 2x6 Pressure treated joist @ 16" oc with
- 2-2x6 Pressure treated header joist
- 2-2x6 Pressure treated end joist



Section "B"
3/8"x1'-0"

Exterior Walls:

- Vinyl cliboards siding
- Tyvek house wrap or equivalent
- 7/16" OSB Sheathing
- 2x6 studs @ 16" oc.
- 6" (R-19) insulation
- 1/2" Sheetrock walls & ceiling

Floor:

- 3-2x10 girders with 2x2 ledgers
- 3/4" T&G Advantech sub-floor
- 2x8 joist @ 16" oc.
- 2x6 Pressure treated sills
- Metal cross bridging @ mid span
- 3-1/2" Steel lally col.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, OREGON

NOV 21 2002

RECEIVED

Notes: Owner to check plans for compliance with all applicable codes

Section "A" 3/8" Section "B" 3/8"

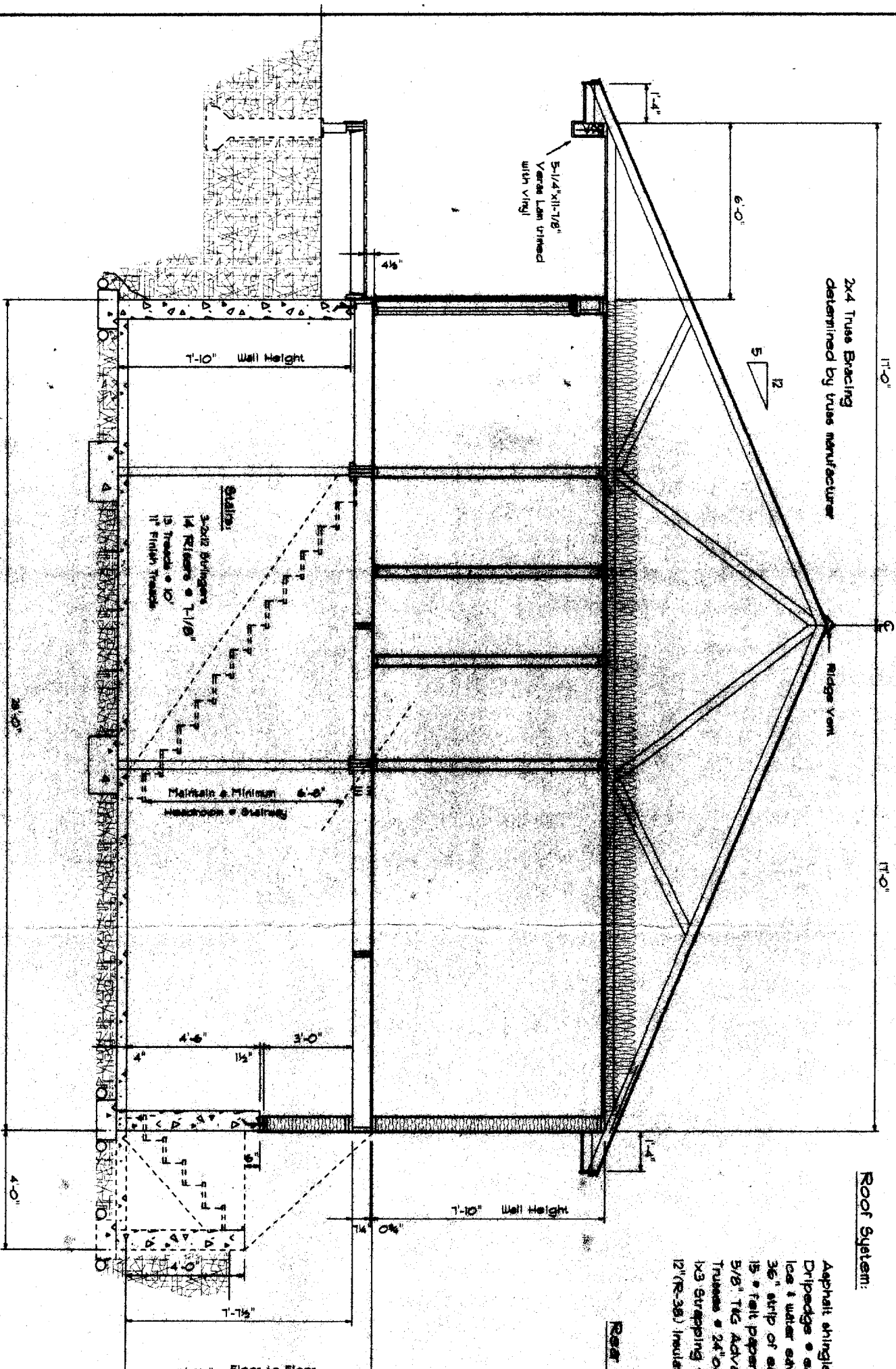
Plan For:

Ted & Rosalie Barton

Drawn by: Wayne Parada

Nov. 18, 2002

4 6



Roof System:

- Asphalt shingles (heavyweight) 25 year prorated warranty
- Drip edges • eaves & rake
- Ice & water save protection • eaves
- 36" strip of eave protection in valley
- 15# felt paper
- 5/8" T&G Advantech roof sheathing
- Trusses • 2x4"oc
- 1x3 Strapping • 16"oc
- 12"(R-38) Insulation w/ "Proper Vents"

Rear Porch:

- Trusses • 2x4"oc
- 2-2x10 headers with 3/8 plywood filler
- Vinyl ceiling panels
- 5/4x6 cedar decking (spaced)
- 2x8 Pressure treated joist • 16"oc with
- 2-2x8 Pressure treated header joist
- 2-2x8 Pressure treated end joist
- 4x4 Headers-Support Post
- Railing Material
- Stairs w/Rails

Exterior Walls:

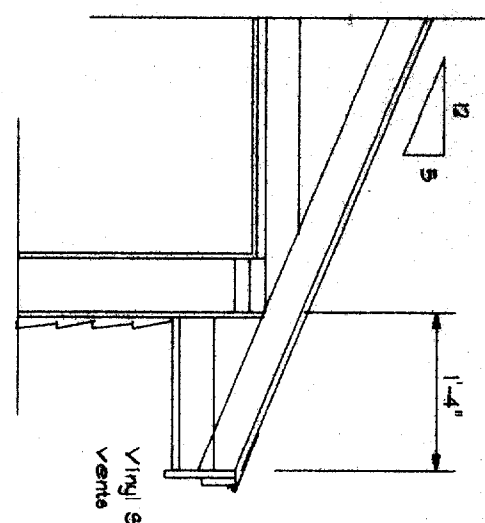
- Vinyl clipboards siding
- Tyvek house wrap or equivalent
- 7/16" OSB Sheathing
- 2x6 Studs • 16"oc
- 6" (R-19) Insulation
- 1/2" Sheetrock walls & ceiling

FLOOR:

- 3-2x10 girders with 2x2 ledgers
- 3/4" T&G Advantech sub-floor
- 2x8 Joist • 16"oc
- 2x6 Pressure treated sills
- Metal cross bridging • mid span
- 3-1/2" Steel lally col.

Section "C"
3/8"=1'-0"

Typical Eave Detail At 5/12 Pitch
1"=1'-0"



1x4/1x8
FACIA
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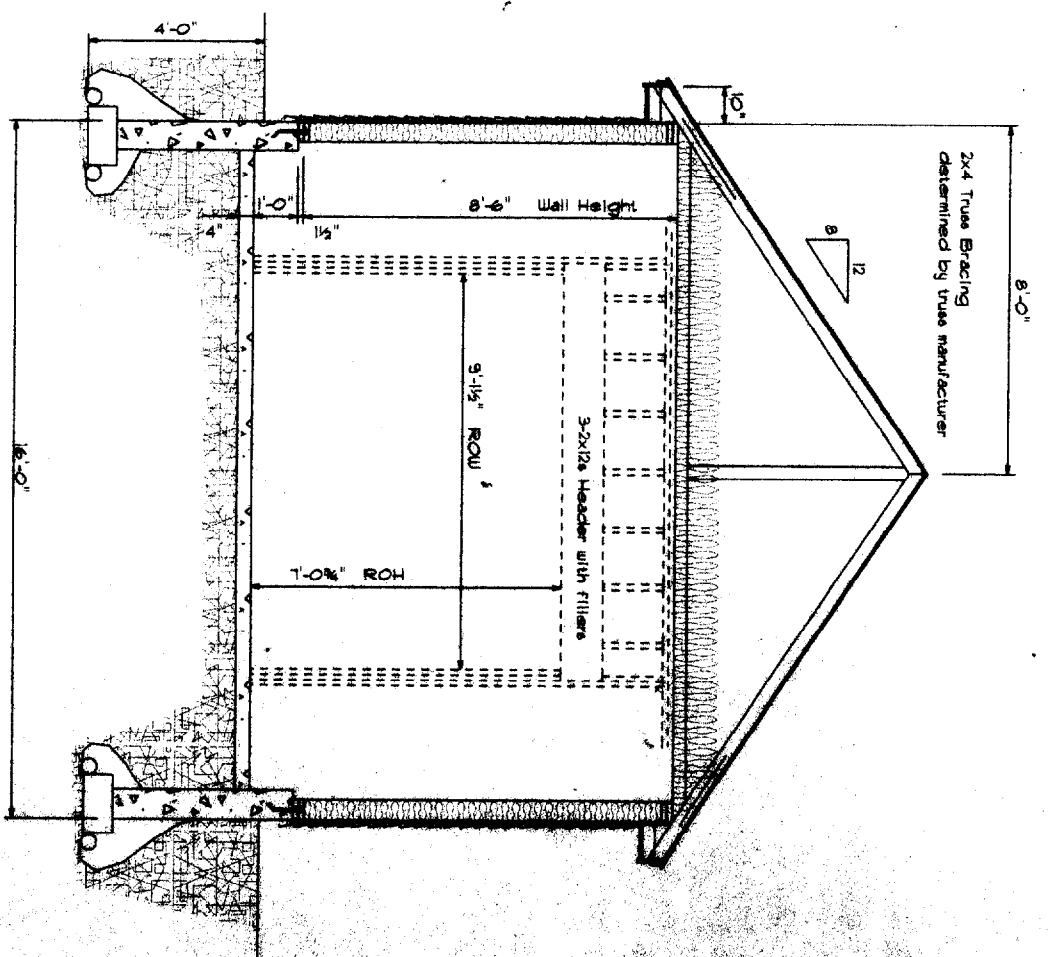
Notes: Owner to check plans for compliance with all applicable codes

Plan For: **Ted & Rosalie Barton**

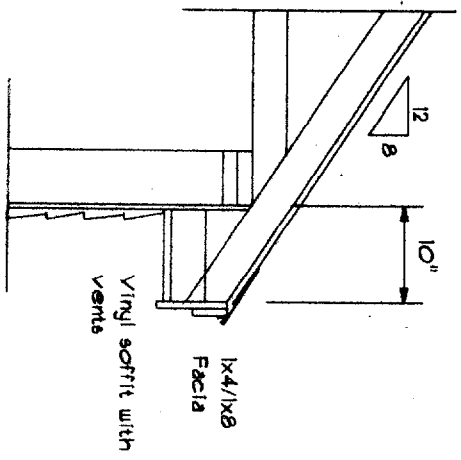
Drawn By: **Wayne Parada**

Nov. 16, 2002

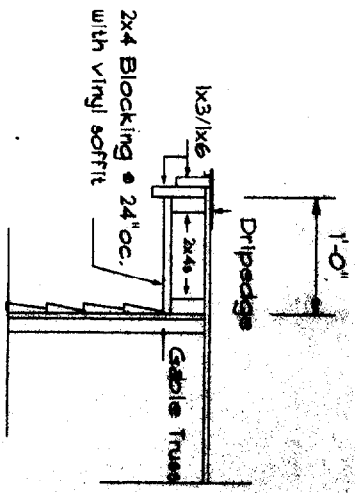
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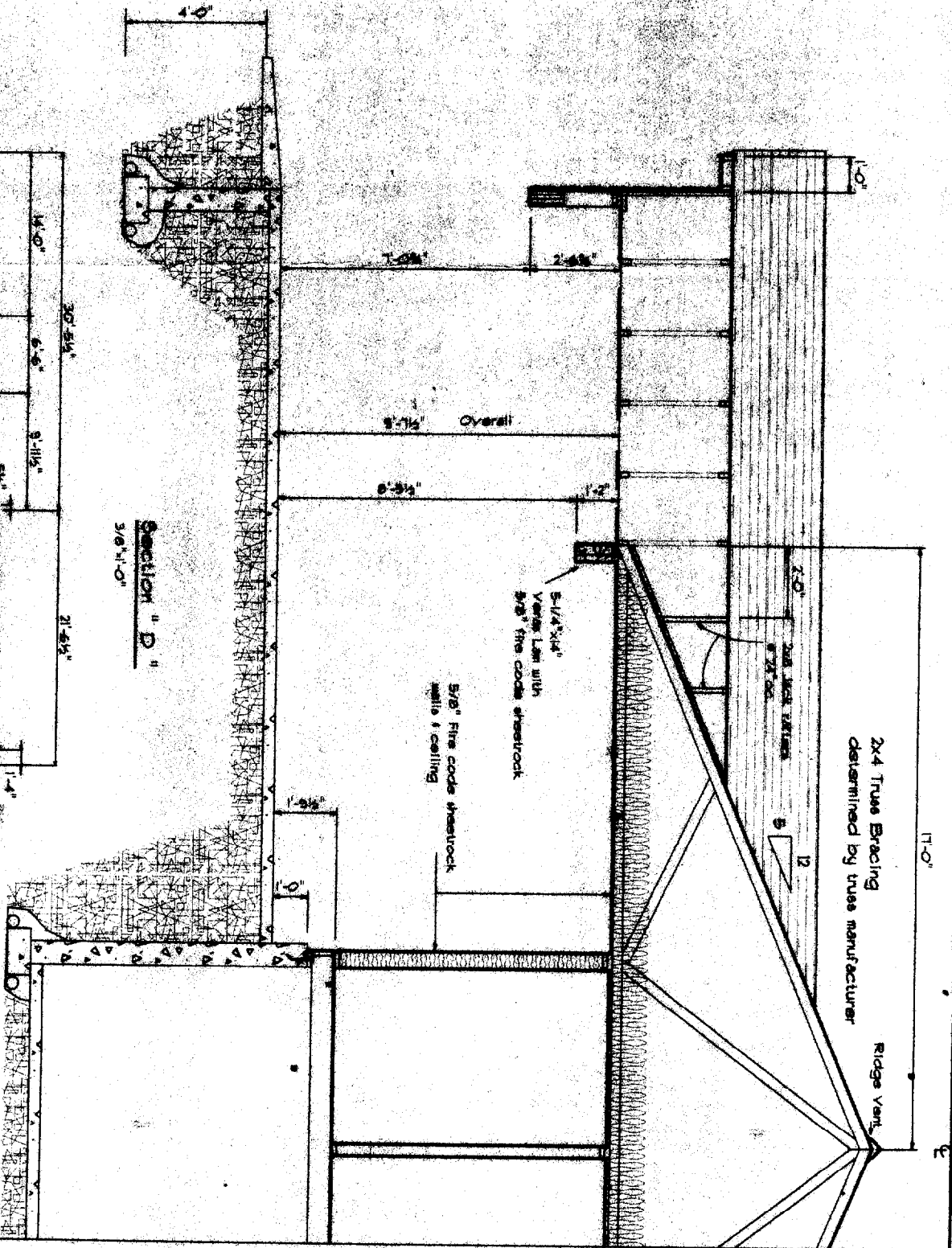
Section "E"
3/8"=1'-0"



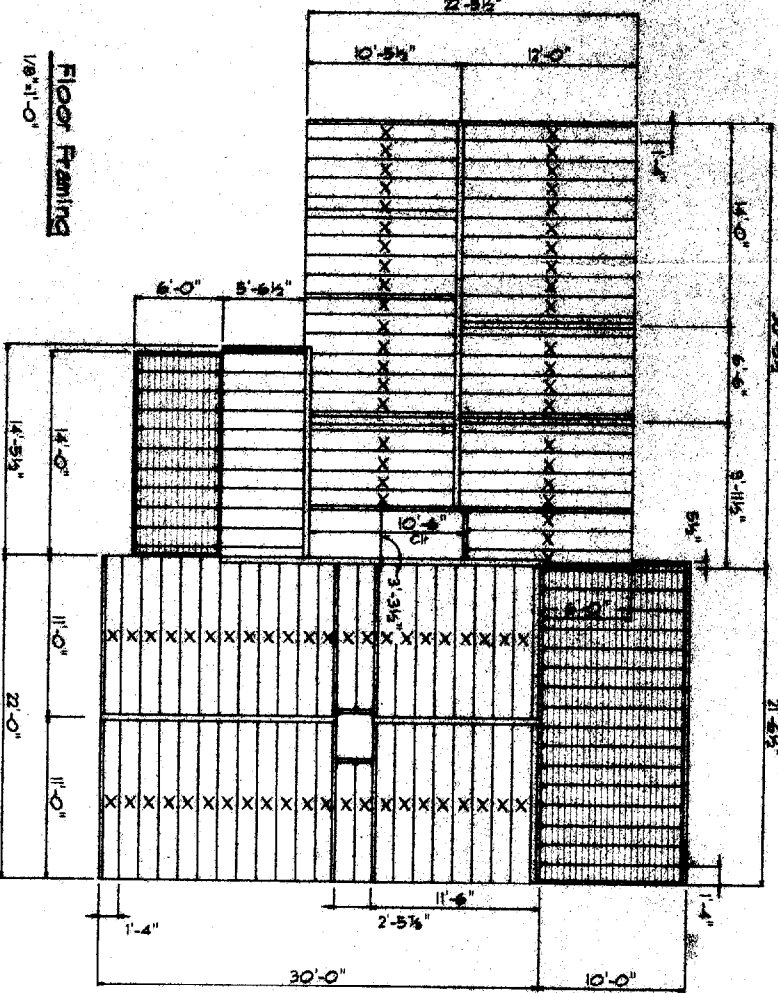
Typical Eave Detail At 8/12 Pitch
1/4"=1'-0"



Rake Overhang
1"=1'-0"



Section "D"
3/8"=1'-0"



Floor Framing
1/8"=1'-0"

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Notes: Owner to check plans for compliance with all applicable codes

Section: P.E.E. Section Name:

Plan For: Ted & Rosalie Barton

Drawn by: Wayne Parada Nov. 18, 2002