DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that MZ PROPERTIES, LLC

Located At 12 KENNETH ST

Job ID: 2012-07-4523-SF

CBL: 382- A-005-001

has permission to new single family

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED. A final inspection thust be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY PENALTY FOR REMOVING THIS CARD



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life . www.portlandmaine.gov

Director of Planning and Urban Development Jeff Levine

Job ID: <u>2012-07-4523-SF</u> Located At: <u>12 KENNETH ST</u> CBL: <u>382- A-005-001</u>

Conditions of Approval:

Zoning

- 1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3. Separate permits shall be required for future decks, sheds, pools, and/or garages.

Building

- 1. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3. The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office prior to the close in inspection.
- 4. Separate plans shall be submitted for the deck. The deck detail lacks information.

Fire

- 1. All construction shall comply with City Code Chapter 10.
- 2. A sprinkler system shall be installed in accordance with NFPA 13D.
- 3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
- Hardwired, interconnected smoke alarms are required. All smoke alarms shall be photoelectric.
- 5. Hardwired, interconnected Carbon Monoxide alarms with battery backup are required on each floor.

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-07-4523-SF	Date Applied: 7/23/2012		CBL: 382- A-005-001			
Location of Construction: 12 KENNETH ST	Owner Name: MZ PROPERTIES, LLC Boissonneau)	(Michael	Owner Address: 126 UNDERWOO FALMOUTH, ME	D RD		Phone: 207-332-3038
Business Name:	Contractor Name: Owner		Contractor Addi	ress:		Phone:
Lessee/Buyer's Name:	Phone:		Permit Type: BLDG - Building			Zone:
Past Use: Vacant land	Proposed Use: New single family ho a new single family cafull rear dormer (32' 24' x 28' attached singarage	ape with x 28') &	Cost of Work: 125000.00 Fire Dept: 8/28/12 Signature:	Approved w/ Denied N/A	conditions	CEO District: Inspection: Use Group: Type: Signature:
Proposed Project Description new 28' x32' sf with attached gara Permit Taken By: Gayle			Pedestrian Activ	vities District (P.A.D. Zoning Approv		
 This permit application of Applicant(s) from meeting Federal Rules. Building Permits do not septic or electrial work. Building permits are voice within six (6) months of False informatin may investment and stop all work. 	include plumbing, d if work is not started the date of issuance. validate a building	Shorelar Wetland Flood Zo Subdivis Site Plar	sone sion MinMM	Zoning Appeal Variance Miscellaneous Conditional Use Interpretation Approved Denied Date:	Does not	st or Landmark Require Review Review w/Conditions
nereby certify that I am the owner of re e owner to make this application as his e application is issued, I certify that the enforce the provision of the code(s) a	is authorized agent and I agree ne code official's authorized re	e to conform to	all applicable laws of	this jurisdiction. In addit	ion, if a permit for wo	rk described in
GNATURE OF APPLICANT	Γ ΑΙ	DDRESS		DAT	F	PHONE

		2 Me XLA
Project Address: 17 Kennet		
Total Square Footage of Proposed Structure/Area:	Area of lot (total sq. ft.): 0,67 Garage: Yes X No Attached X Detached Sq. Ft.: 488	Number of Stories: 2 Number of Bathrooms: 2.25 Number of Bedrooms: 2
Tax Assessor's Chart, Block & Lot(s): Chart# Block # Lot # 387 A \$ -6		
Current legal use: Vacact lan	4	
Number of Residential Units		
If vacant, what was the previous use?	vacant	
Is property part of a subdivision?	If yes, please name	
Project Description: New , Single	e family home con	struction
9	287 太 3 2	attached garage et Information
Applicant - must be owner, Lessee or B Name: Michael Boissonneau	Work #	et Information
Business Name, if applicable: MZ Pag	ertics, LCC Home#	
Address: 176 Underwood Rd	Cell # (707)	337-3038
City/State: Falmouth, WE Zip C		5501 e naine. rr. com
Owner – (if different from Applicant)	Owner Contact Ir	nformation
Name:	Work #	RECEIVED
Address:	Home#	
City/State : Zip Co	ode: Cell #	JUL 2 2 2 2
	e-mail:	Dept. of Building Proceedings City of Portian Control of Portion
Billing Information	Contact when Bu	ilding Permit is Ready:
Name:	Name:	
Address:	Address:	
City/State : Zip Co	ode: City/State :	Zip Code:
Phone Number:	Phone Number:	

East Bay

DEVELOPMENT REVIEW FEES:

Payment may be made in cash, credit card or check addressed to the City of Portland.

evel I Minor Residential Site Plan	Fees Paid:
I. Application Fee - \$300.00	\$ 300.00
2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)	\$ 100.10
3. Certificate of Occupancy Fee - \$75.00	\$ 75.00
I. Building Permit (Cost of Work)	\$ 1,270.00
(175,000) Total Due:	\$ 1,145

Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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:	Date:
WAL Join	7/23/12

This is not a permit - you may not commence any work until the permit is issued.

(A CD or PDF (e-mailed to <u>buildinginspections@portlandmaine.gov</u>) of the entire application, including all plans, must be submitted with the application.)

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement				
		2	Completed application form and check list.				
		1	Application fees.				
		2	Evidence of right, title and interest.				
NK	- N/A	2	Copies of required state and/or federal permits.				
1	~	2	Written Description of existing and proposed easements or other burdens.				
NA	WHA	2	Written requests for waivers from individual site plan and/or technical standards.				
/		2	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.				

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement		
/		3	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.)		
			trict, setbacks and dimensional requirements. Show zone lines and nes that apply to the property, including Shoreland Zone &/or Stream		
	·		nd proposed structures (including location of proposed piers, docks or in Shoreland Zone).		
		 Location a 	nd dimension of existing and proposed paved areas.		
		■ Proposed g	ground floor area of building.		
		Finish floor	r elevation (FEE) or sill elevation.		
		■ Exterior bu	ilding elevations (show all 4 sides).		
		■ Existing an	d proposed utilities (or septic system, where applicable)		
1		Existing an	d proposed grading and contours.		
		 Proposed s 	tormwater management and erosion controls.		
		Total area	and limits of proposed land disturbance.		
NIA		■ Proposed p	protections to or alterations of watercourses.		
NK		■ Proposed w	vetland protections or impacts.		
7			getation to be preserved and proposed site landscaping and street ees per unit for a single or two-family house).		

NA	 Existing and proposed curb and sidewalk, except for a single family home.
7	 Existing and proposed easements or public or private rights of way.
	Show foundation/perimeter drain and outlet.
J/R	 Additional requirements may apply for lots on unimproved streets.

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement	
1		1	One (1) complete set of construction drawings must include:	
			 Cross section with framing details 	
			Floor plans and elevations to scale	
			 Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space 	
			 Window and door schedules 	
			 Foundation plans w/required drainage and damp proofing, if applicable 	
			 Detail egress requirements and fire separation, if applicable 	
			 Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003 	
			 Deck construction including: pier layout, framing, fastenings, guards, stair dimensions 	
1			 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.) 	
			 Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17" 	

** Reminder: **

- 1. A CD or PDF of the entire application, including all plans, must be submitted with the application.
- 2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
- 3. Please submit all of the information outlined in this application checklist.
- 4. If the application is incomplete, the application may be refused.
- 5. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) Transportation Standards:
 - 2.a. Site Access and Circulation (i) and (ii);
 - 2.c Sidewalks: (if the site plan is a two-family or multi-family building only);
 - 4.a. Location and required number of vehicle parking spaces:(i) and (iv)
- 14-526 (b) Environmental Quality Standards:
 - 1. Preservation of significant natural features.
 - 2.a. Landscaping and landscape preservation
 - 2.b. Site landscaping (iii)
 - Water quality, stormwater management and erosion control: a., d., e., and f. 3.a.
- 14-526 (c) Public Infrastructure and Community Safety Standards:
 - 1. Consistency with Master Plan
 - 2. Public Safety and fire prevention
 - 3. Availability and adequate capacity of public utilities; a., c., d., and e.
- 14-526 (d) Site Design Standards:
 - 5. Historic Resources
 - 9. Zoning related design standards
- Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

- 1. Name, address, telephone number of applicant.
- 2. Name address, telephone number of architect
- 3. Proposed uses of any structures [NFPA and IBC classification]
- 4. Square footage of all structures [total and per story]
- 5. Elevation of all structures
- 6. Proposed fire protection of all structures
 - 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.)
- 7. Hydrant locations

July 23, 2012

Per the City of Portland sprinkler requirement, the proposed single family residence at 12 Kenneth St will be served via an engineered system designed by Uponor. The Fire Safety system will satisfy the requirements of NFPA 13D. My plumbing contractor, All Aspects Plumbing and Heating, has sent the house specs to Uponor and we anticipate receipt of the design within two to three weeks. Once received, we will immediately forward to the City for review/approval.

Michael Boissonneau MZ Properties, LLC



STORMWATER REPORT

12 Kenneth Street MZ Properties, LLC July 20, 2012

The following Stormwater Report has been prepared to summarize the stormwater impact of a single family structure at 12 Kenneth Street in Portland, Maine.

Project Description:

MZ Properties, LLC is proposing the development of a single family home at 12 Kenneth Street. The new home will introduce approximately 1,681 square feet of impervious area to the 10,671 s.f. lot. The impervious area includes the building and new driveway apron to the garage.

Existing Conditions:

The lot is currently lined by evergreen trees and is maintained as a decorative lawn and garden area. There is an existing driveway on the site that will be utilized as access to the new home. In fact, some of the existing pavement is to be removed and revegetated as part of the single family home construction.

The lot slopes away from Kenneth Street and therefore stormwater runoff is mostly directed toward an existing home on Auburn Street.

Proposed Conditions:

The new home will be located in the center of the lot. A crushed rock infiltration trench is proposed along the southern edge of the home with a storage capacity of approximately 436 cubic feet. This represents the difference in the volume of runoff produced in the post-development conditions versus the pre-development conditions. Runoff will enter the trench and be allowed to slowly infiltrate into the ground rather than allowed to run overland to the neighboring property.

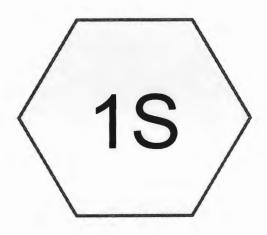
The medium intensity soils survey indicates the soils of the area to be well suited for infiltration and indicate that the groundwater elevation should below that of the infiltration trench. The infiltration of the runoff will eliminate the increase in volume from the site and maintain pre-development numbers. Therefore this project is not expected to have a significant, negative impact on downstream areas.

Prepared by,

Terradyn Consultants, L.L.C.

Jon H. Whitten, Jr., P.E.

Project Manager



12 KENNETH ST









1225 PRE

Type II 24-hr 25-YEAR Rainfall=5.50"

Prepared by Terradyn Consultants, LLC
HydroCAD® 7.10 s/n 003654 © 2005 HydroCAD Software Solutions LLC

Page 2

7/19/2012

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points Runoff by SCS TR-20 method, UH=SCS Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: 12 KENNETH ST

Runoff Area=9,015 sf Runoff Depth>1.81" Tc=5.0 min CN=65 Runoff=0.74 cfs 0.031 af Prepared by Terradyn Consultants, LLC

Page 3

HydroCAD® 7.10 s/n 003654 © 2005 HydroCAD Software Solutions LLC

7/19/2012

Subcatchment 1S: 12 KENNETH ST

Runoff

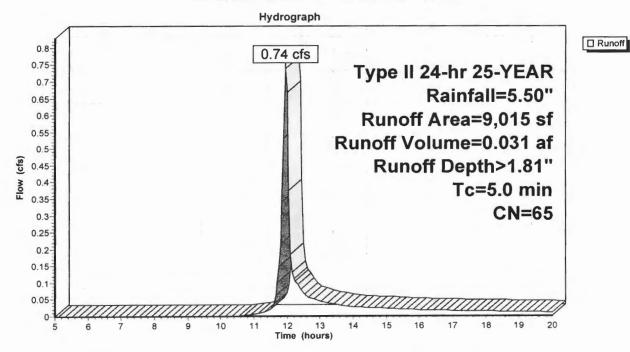
0.74 cfs @ 11.96 hrs, Volume=

0.031 af, Depth> 1.81"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs Type II 24-hr 25-YEAR Rainfall=5.50"

	Α	rea (sf)	CN	Description			
•		8,015	61	>75% Gras	s cover, Go	ood, HSG B	
		1,000	98	Paved park	ing & roofs		
		9,015	65	Weighted A	verage		
	То	Longth	Slop	e Velocity	Canacity	Description	
	(min)	Length (feet)	(ft/f		(cfs)	Description	
•	5.0					Direct Entry,	

Subcatchment 1S: 12 KENNETH ST





12 Kenneth St.









1225 POST

Type III 24-hr 25-year Rainfall=5.50"

Prepared by Terradyn Consultants, LLC
HydroCAD® 7.10 s/n 003654 © 2005 HydroCAD Software Solutions LLC

Page 2

7/19/2012

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: 12 Kenneth St.

Runoff Area=9,015 sf Runoff Depth>2.40" Tc=5.0 min CN=72 Runoff=0.63 cfs 0.041 af HydroCAD® 7.10 s/n 003654 © 2005 HydroCAD Software Solutions LLC

Subcatchment 1S: 12 Kenneth St.

Runoff

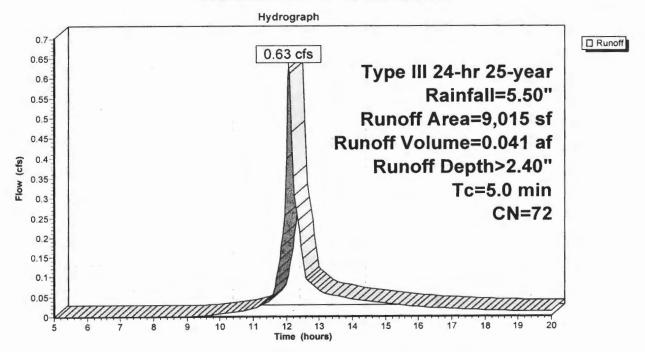
0.63 cfs @ 12.08 hrs, Volume=

0.041 af, Depth> 2.40"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs Type III 24-hr 25-year Rainfall=5.50"

	Α	rea (sf)	CN	Description		
_		6,334	61	>75% Gras	s cover, Go	ood, HSG B
		2,681	98	Paved park	ing & roofs	3
_		9,015	72	Weighted A	verage	
	Tc (min)	Length (feet)	Slope (ft/ft		Capacity (cfs)	Description
-	5.0	, , ,				Direct Entry

Subcatchment 1S: 12 Kenneth St.







WARRANTY DEED

(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that we, **DOUGLAS C. ANDREWS and ELIZABETH A. ANDREWS**, of Portland, Maine, for consideration paid, grant to **MZ Properties**, **LLC**, a Maine Limited Liability Company, whose mailing address is 126 Underwood Road, Falmouth, ME 04105, with Warranty Covenants, a certain lot or parcel of land, with any buildings thereon, situated at Kenneth Street, City of Portland, County of Cumberland and State of Maine, as more fully described below:

A certain lot or parcel of land located in the City of Portland, County of Cumberland, State of Maine, labeled "Parcel B" as shown on a plan entitled "Plan of Boundary Survey and Lot Division made for Elizabeth Andrews" made by Titcomb Associates dated March 14, 2012 and revised through April 23, 2012 a copy of which is attached as Exhibit A, bounded and described as follows:

Beginning at a 5/8" capped iron rod "PLS 2273" on the westerly sideline of Kenneth Street at the northeasterly corner of land now or formerly of Scott S. Spencer, as described in a deed recorded in the Cumberland County Registry of Deeds in Book 19836, Page 265. Thence:

- 1) S 89°25'27" W by said land of Spencer a distance of One Hundred and 00/100 (100.00) feet to a 5/8" capped iron rod "PLS 2273" at the southeasterly corner of "Parcel C" as labeled on said plan;
- 2) N 00°34'32" W by said "Parcel C" a distance of One Hundred Twenty and 00/100 (120.00) feet to a 5/8" capped iron rod "PLS 2273";
- 3) N 89°25'42" E a distance of One Hundred and 00/100 (100.00) feet to a 5/8" capped iron rod "PLS 2273" on the westerly sideline of said Kenneth Street;
- 4) S 00°34'33" E by said Kenneth Street a distance of One Hundred Twenty and 00/100 (120.00) feet to the point of beginning.

Said lot is also shown as 2 parcels laid out on a Plan of Property in Portland, Maine Made For Deering Loan & Building Association dated April, 1933 approved by the City of Portland on June 5, 1933 and recorded in Plan Book 21 Page 37.

Bearings are referenced to magnetic north.

Meaning and intending to convey a portion of the premises conveyed to Grantors by deeds recorded in the Cumberland County Registry of Deeds Book 14459, Page 313 and Book 23858 Page 143.

STATE OF MAINE COUNTY OF CUMBERLAND

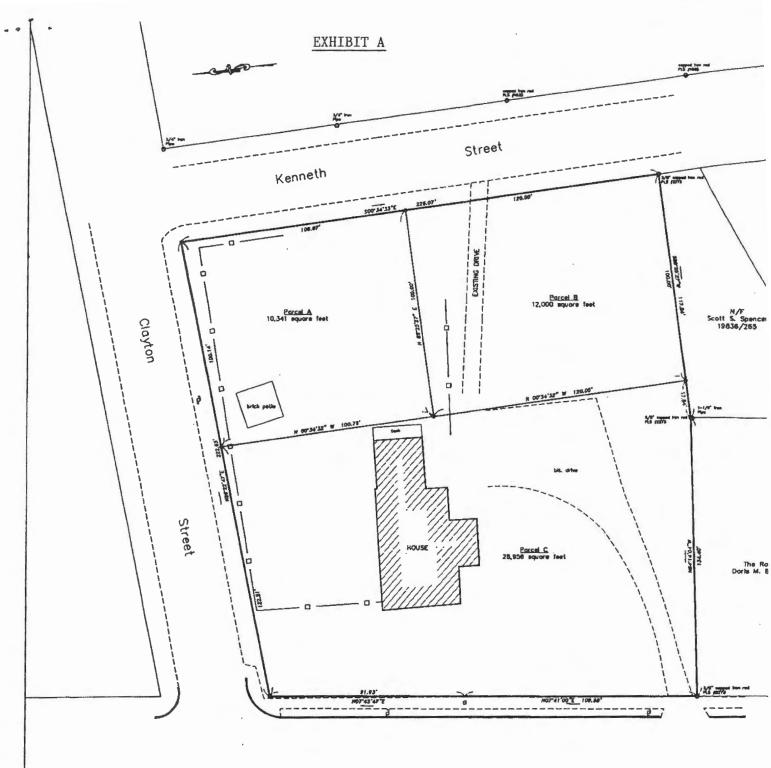
May $\frac{3}{4}$, 2012

Then personally appeared the above named ELIZABETH A. ANDREWS, individually and as Agent and Attorney in Fact for DOUGLAS C. ANDREWS, and acknowledged the foregoing instrument to be her free act and deed, individually and in her said capacity.

Before me,

Notary Public/Attorney at Law

STEVEN W. RAND
ATTORNEY AT LAW, STATE OF MAINE
(AUTHORIZED TO TAKE ACKNOWLEDGMENTS
PURSUANT TO 4 M.R.S.A. 1056)



Auburn

REFERENCES

- (1) Plan of Property in Portland, Maine mode for Deering Loan & Building Associates by E.C. Jarden & Company, dated April 1933. Recorded in the Cumberland County Registry of Deeds in Plan Book 21, Page 37.
- (2) City of Partiand Chill Engineering Department street right of way more
- (3) Standard Boundary Survey made for Notolie J. McManus by Titcomb Associates, dated September 22, 1999.

HOTES

- (1) Book and Page references of Deeds, unless otherwise specified
- (2) Bearings are referenced to a Standard Boundary Survey on Au Titcomb Associates dated June 8





WARRANTY DEED

(Maine Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS

THAT MZ PROPERTIES, LLC, a Maine Limited Liability Company, with a principal place of business in Falmouth, Cumberland County, State of Maine, for consideration paid, grants to SETH GILLIS, whose mailing address is 417 Auburn Street, Portland, Maine 04103, with WARRANTY COVENANTS, a certain lot or parcel of land, situated in Portland, County of Cumberland and State of Maine, being bounded and described as follows:

A certain lot or parcel of land located westerly of, but not adjacent to, Kenneth Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at the southwesterly corner of land now or formerly of Seth Gillis as described in a deed recorded in the Cumberland County Registry of Deeds in Book 29621, Page 298. Thence:

- 1) N 89°25'27" E a distance of Ninety-Five and 00/100 (95.00) feet to a point;
- 2) S 00°34'33" E a distance of Twenty-Seven and 14/100 (27.14) feet to a 5/8" capped iron rod ("PLS 2273");
- 3) N 81°31'08" W a distance of Ninety-Six and 20/100 (96.20) feet to a 5/8" capped iron rod ("PLS 2273") at land now or formerly of Nicole A. Carrier as described in a deed recorded in said Registry in Book 29612, Page 182;
- 4) N 00°34'32" W by said land of Carrier a distance of Eleven and 99/100 (11.99) feet to the point of beginning.

Bearings are based on magnetic north.

The above-described parcel contains 1,859 square feet and being a portion of land now or formerly of MZ Properties, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 29670, Page 41.

Reference is herein made to a plan entitled "Plan of Boundary and Lot Division made for Elizabeth Andrews" by Titcomb Associates dated March 14, 2012 and a plan entitled "Plan of Property in Portland, Maine made for Deering Loan and Building Association" dated April, 1933 and recorded in Plan Book 21, Page 37.

The Grantor herein expressly reserves a certain water line and storm drain easement located westerly of, but not adjacent to, Kenneth Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the southerly line of land now or formerly of Seth Gillis as described in a deed recorded in the Cumberland County Registry of Deeds in Book 29621, Page 298, said point lying N 89°25'27" E by said land of Gillis a distance of Eighty and 00/100 (80.00) feet from the south westerly corner of said land of Gillis.

Thence:

- 1) N 89°25'27" E by said land of Gillis a distance of Fifteen and 00/100 (15) feet to a point;
- 2) S 00°34'33" E a distance of Twenty-Seven and 14/100 (27.14) feet to a point;
- 3) N 81°31'08" W a distance of Fifteen and 19/100 (15.19) feet to a point;
- 4) N 00°34'33" W a distance of Twenty-Four and 75/100 (24.75) feet to the point of beginning. Bearings are based on magnetic north.

The above-described easement contains 389 square feet and lying over a portion of land now or formerly of MZ Properties, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 29670, Page 41. Grantor agrees that all construction, reconstruction, operation, maintenance and removal and any other activities which disturb the above-described easement will be coordinated with Grantee so as to minimize any description to Grantee's property and Grantor will return any temporarily disturbed area(s) as nearly as practicable to its original condition, taking into consideration the nature of the work being performed.

Reference is herein made to a plan entitled "Plan of Boundary and Lot Division made for Elizabeth Andrews" by Titcomb Associates dated March 14, 2012 and a plan entitled "Plan of Property in Portland, Maine made for Deering Loan and Building Association" dated April, 1933 and recorded in Plan Book 21, Page 37.

IN WITNESS WHEREOF, I, Michael O. Boissonneau, President of MZ Properties, LLC, have caused this instrument to be executed on this 25th day of June, 2012.

SIGNED, SEALED AND DELIVERED in presence of

Witness

Michael O. Boissonneau

Its: President

STATE OF MAINE Cumberland, ss.

Then personally appeared before me on this 25 day of 14nc, 2012, the above-named Michael O.Boissonneau, President of said Grantor Limited Liability Company 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 Company.

Notary Public/Attorney at Law

Printed Name: _____COMMISSION EXPIRES:

STEVEN W. RAND
ATTORNEY AT LAW, STATE OF MAINE
(AUTHORIZED TO TAKE ACKNOWLEDGMENTS
PURSUANT TO 4 M.R.S.A. 1056)



WARRANTY DEED

(Maine Statutory Short Form)



KNOW ALL MEN BY THESE PRESENTS

THAT I, SETH GILLIS, of Portland, Cumberland County, Maine, for consideration paid, grant to MZ PROPERTIES, LLC, a Maine Limited Liability Company, whose mailing address is 126 Underwood Drive, Falmouth, ME 04105, with Warranty Covenants, a certain lot or parcel of land, situated in Portland, County of Cumberland, State of Maine, and being more particularly described as follows:

A certain lot or parcel of land located on the westerly side of Kenneth Street and the southerly side of Clayton Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a 5/8" capped iron rod ("PLS 2273") at the intersection of the westerly side of Kenneth Street with the southerly side of Clayton Street.

thence:

- 1) S 00°34'33" E by said Kenneth Street a distance of One Hundred Six and 07/100 (106.07) feet to a point at the northeasterly corner of land now or formerly of MZ Properties, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 29670, Page 41;
- 2) S 89°25'27" W a distance of Five and 00/100 (5.00) feet to a point;
- 3) N 00°34'33" W a distance of One Hundred Five and 01/100 (105.01) feet to a 5/8" capped iron rod ("PLS 2273") on the southerly sideline of said Clayton Street;
- 4) N $86^{\circ}22'47''$ E by said Clayton Street a distance of Five and 01/100 (5.01) feet to the point of beginning.

Bearings are based on magnetic north.

The above-described parcel contains 530 square feet and being a portion of land now or formerly of Seth Gillis as described in a deed recorded in the Cumberland County Registry of Deeds in Book 29621, Page 298.

Reference is herein made to a plan entitled "Plan of Boundary and Lot Division made for Elizabeth Andrews" by Titcomb Associates dated March 14, 2012 and a plan entitled "Plan of Property in Portland, Maine made for Deering Loan and Building Association" dated April, 1933 and recorded in Plan Book 21, Page 37.

Also hereby conveying a certain water line and storm drain easement located on the southerly side of Clayton Street in the City of Portland, County of Cumberland, State of Maine, to the Grantees, its successors and assigns, bounded and described as follows:

Beginning at a 5/8" capped iron rod ("PLS 2273") on the southerly sideline of Clayton Street, said iron rod lying S 86°22'47" W a distance of Five and 01/100 (5.01) feet from a 5/8" capped iron rod ("PLS 2273") at the intersection of the westerly side of Kenneth Street with the southerly side of Clayton Street.

E

Thence:

- 1) S 00°34'33" E a distance of One Hundred Five and 81/100 (105.81) feet to a point at land now or formerly of MZ Properties, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 29670, Page 41;
- 2) S 89°25'27" W by said land of MZ Properties, LLC a distance of Fifteen and 00/100 (15.00) feet to a point;
- 3) N 00°34'33" W a distance of One Hundred Five and 01/100 (105.01) feet to a point on the southerly sideline of said Clayton Street;
- 4) N 86°22'47' E by said Clayton Street a distance of Fifteen and 02/100 (15.02) feet to the point of beginning.

Bearings are based on magnetic north.

The above described easement contains 1,581 square feet and lying over a portion of land now or formerly of Seth Gillis as described in a deed recorded in the Cumberland County Registry of Deeds in Book 29621, Page 298. Grantee agrees that all construction, reconstruction, operation, maintenance and removal and any other activities which disturb the above-described easement will be coordinated with Grantor so as to minimize any description to Grantor's property and Grantee will return any temporarily disturbed area(s) as nearly as practicable to its original condition, taking into consideration the nature of the work being performed.

Reference is herein made to a plan entitled "Plan of Boundary and Lot Division made for Elizabeth Andrews" by Titcomb Associates dated March 14, 2012 and a plan entitled "Plan of Property in Portland, Maine made for Deering Loan and Building Association" dated April, 1933 and recorded in Plan Book 21, Page 37.

IN WITNESS WHEREOF, I, SETH GILLIS, have caused this instrument to be executed on this A day of, 2012.	
SIGNED, SEALED AND DELIVERED in presence of	
WITNESS SETH CILLIS	

STATE OF MAINE COUNTY OF CUMBERLAND

Personally appeared before me on this 25 day of ______, 2012, the above named SETH GILLIS and acknowledged the foregoing instrument to be his free act and deed.

Notary Public/Attorney at Law

Printed Name:

COMMISSION EXPIRES: STEVEN W. RAND

ATTORNEY AT LAW, STATE OF MAINE (AUTHORIZED TO TAKE ACKNOWLEDGMENTS PURSUANT TO 4 M.R.S.A. 1056)



Strengthening a Remarkable City, Building a Community for Life . www.portlandmaine.gov

Greg Mitchell - Acting Director of Planning and Urban Development Marge Schmuckal, Zoning Administrator

May 24, 2012

Douglas and Elizabeth Andrews

RE: 417 Auburn Street (called parcel C) -382-A-009

12 Kenneth Street (called parcel B) – 382-A-5 & 6

22 Kenneth Street (called parcel A) – 382-A-7 & 8

Dear Mr. & Mrs. Andrews,

I am in receipt of your request of a determination concerning the properties located at 417 Auburn Street, 12 Kenneth Street and 22 Kenneth Street. I have based my determination response on a submitted survey prepared by Rex Croteau of Titcomb Associates dated March 14, 2012 with a job # 203067. The submitted survey is not signed and not sealed. I have also done research of the files located in Inspection Services and the Assessor's office. All the lots are located in a R-3 residential zone.

417 Auburn Street: Parcel C is shown to be 28,956 square feet in land area which is well over the R-3 minimum lot size of 6,500 square feet. The minimum street frontage and minimum lot width of the R-3 zone are being met. The building has existed prior to the basis of the City's current zoning ordinance of 1957. The legal use of the building is a single family with an accessory dwelling unit. The Zoning Board of Appeals approved a conditional use for the accessory dwelling unit on 12/06/2007. Please note that all conditions must be maintained during the existence of the accessory dwelling unit, such as the owner residing on site in one of the approved units.

The survey shows the existence of a 6' x 23' deck on the rear of the building. Inspection Services never received a building permit for this deck. Using the Assessor's records, it appears the deck was erected between 1988 and 1990. Again, this office does not have any evidence of a required building permit. This is important because the deck has been built to within approximately 1 foot of the rear property line. The rear deck is in violation of the required rear setback in the R-3 residential zone. It is my understanding that parcel A is to be conveyed to a separate owner from parcel C. Under zoning, the deck creates a violation of the zoning ordinance. If the deck were to be removed, the violation of the zoning ordinance would be eliminated.

12 Kenneth Street: The submitted survey shows a 5.01 foot strip of land that extends from parcel B along Kenneth Street and ends at Clayton Street. The 5.01 foot of land is proposed to part of parcel B. Parcel B is shown to be 11,297 square foot in land area which is well over the R-3 minimum required land area of 6,500 square foot. The R-3 zone minimum requirement for street frontage and lot width are being met. The

proposed 5.01 foot strip is not in violation of the zoning ordinance. The proposed 5.01 foot strip does not require a subdivision review. It may be possible to position the 5.01 foot strip of land at the opposite side of the lot along the common property line of parcel A and parcel C as long as all R-3 zone requirements are met. It is not my role to design or recommend any lot configuration. My role is to be sure that the zoning ordinance is being met and any proposal is not in violation of the zoning ordinance.

22 Kenneth Street: Parcel A as shown on the submitted survey is shown to be 11,045 square foot in land area which is well over the R-3 minimum land area requirement of 6,500 square foot. It is being shown as having more than the minimum street frontage of 50 feet. It is being shown as having more than the minimum R-3 lot width requirement of 65 feet.

You have asked me further on whether the proposed changes should be made now or later. It is not under my purview to advise you on this issue. You should consult your own attorney on this issue before making any decision. My concern is to uphold the zoning ordinance.

If you have any further questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours

Marge Schmuckal Zoning Administrator



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life . www.portlandmaine.gov

Receipts Details:

Tender Information: Check, BusinessName: mastercard, Check Number: 882

Tender Amount: 1745.00

Receipt Header:

Cashier Id: gguertin Receipt Date: 7/24/2012 Receipt Number: 46277

Receipt Details:

Referance ID:	7368	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00

Job ID: Job ID: 2012-07-4523-SF - new 28' x32' sf with detached garage

Additional Comments: 12 Kenneth, Michael boissoneau

Referance ID:	7369	Fee Type:	BP-Constr	
Receipt Number:	0	Payment Date:		
Transaction 1270.00 Amount:		Charge 1270.00 Amount:		

Additional Comm	ents:		
Referance ID:	7370	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment Date:	
Transaction Amount:	300.00	Charge Amount:	300.00
Job ID: Job ID: 201	1 2-07-4523-SF - new 28' x3	2' sf with detached garage	
Additional Comm	ents:		
Referance ID:	7371	Fee Type:	BP-INSP
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 201		2' sf with detached garage	

Thank You for your Payment!

Job No: 12 Kehneth

Pitch, Span, Spacing& Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2×10's	
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1)	Per TRC	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC	
Private Garage (Section R309) Living Space? (Above or beside) Fire separation (Section R309.2) Shows-	5/8" Juywell	
Fire separation (Section R309.2) Shows- Opening Protection (Section R309.1)	30 /	
Emergency Escape and Rescue Openings (Section R310)	OK	
Roof Covering (Chapter 9)	Ol	
Safety Glazing (Section R308)	2/K	
Attic Access (Section R807)	22×50	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2)	3-2×10- Typ. Lam Bee	ems
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007	3-2×10- Typ. Lam Bee	

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways		
Interior / S		
Interior Exterior Set (S		
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)		
Carbon Monoxide Alarms (R315)	A	
Smoke Alarms (Section R313)	9 Noted	
Location and Interconnected	1	
Dwelling Unit Separation (Section R302.3)	D/A	
	No defails	
Deck Construction (Section R502.2.1)	No duanis	

12 Kinnedh

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.	1)	
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL	,	,
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	OK - See detai	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	11	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A Sue Detail	
Anchor Bolts/Straps, spacing (Section R403.1.6)	Su Detail	
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))	3-2×12.5 OCC	
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	ZXle PT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2×10	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	OK	

Gayle Guertin - 12 Kenneth St., abutters notices

From: Gayle Guertin

To: Ann Machado; Marge Schmuckal

Date: 8/13/2012 10:30 AM

Subject: 12 Kenneth St., abutters notices

CC: Gayle Guertin

abutters notices were sent out as of 08-13-12 for 12 Kenneth Street. Gayle

Labels Requested For CBL:

382 A004

382 A005

382 A009

382 B022

ANDREWS DOUGLAS C & ELIZABETH A ANDREWS 417 AUBURN ST PORTLAND, ME 04103 ANDREWS DOUGLAS C & ELIZABETH A ANDREWS 417 AUBURN ST PORTLAND , ME 04103 SMITH MATTHEW G & NATALIE D BEATON-SMITH JTS 13 KENNETH ST PORTLAND, ME 04103

SPENCER SCOTT S &
MARGUERET G SPENCER JTS
57 JACKSON ST
PORTLAND, ME 04103



IMPORTANT NOTICE FROM CITY OF PORTLAND

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by MZ Properties, LLC (Michael Boissonneau) to build a new single family home at 12 Kenneth 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.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by MZ Properties, LLC (Michael Boissonneau) to build a new single family home at 12 Kenneth 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.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by MZ Properties, LLC (Michael Boissonneau) to build a new single family home at 12 Kenneth 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.

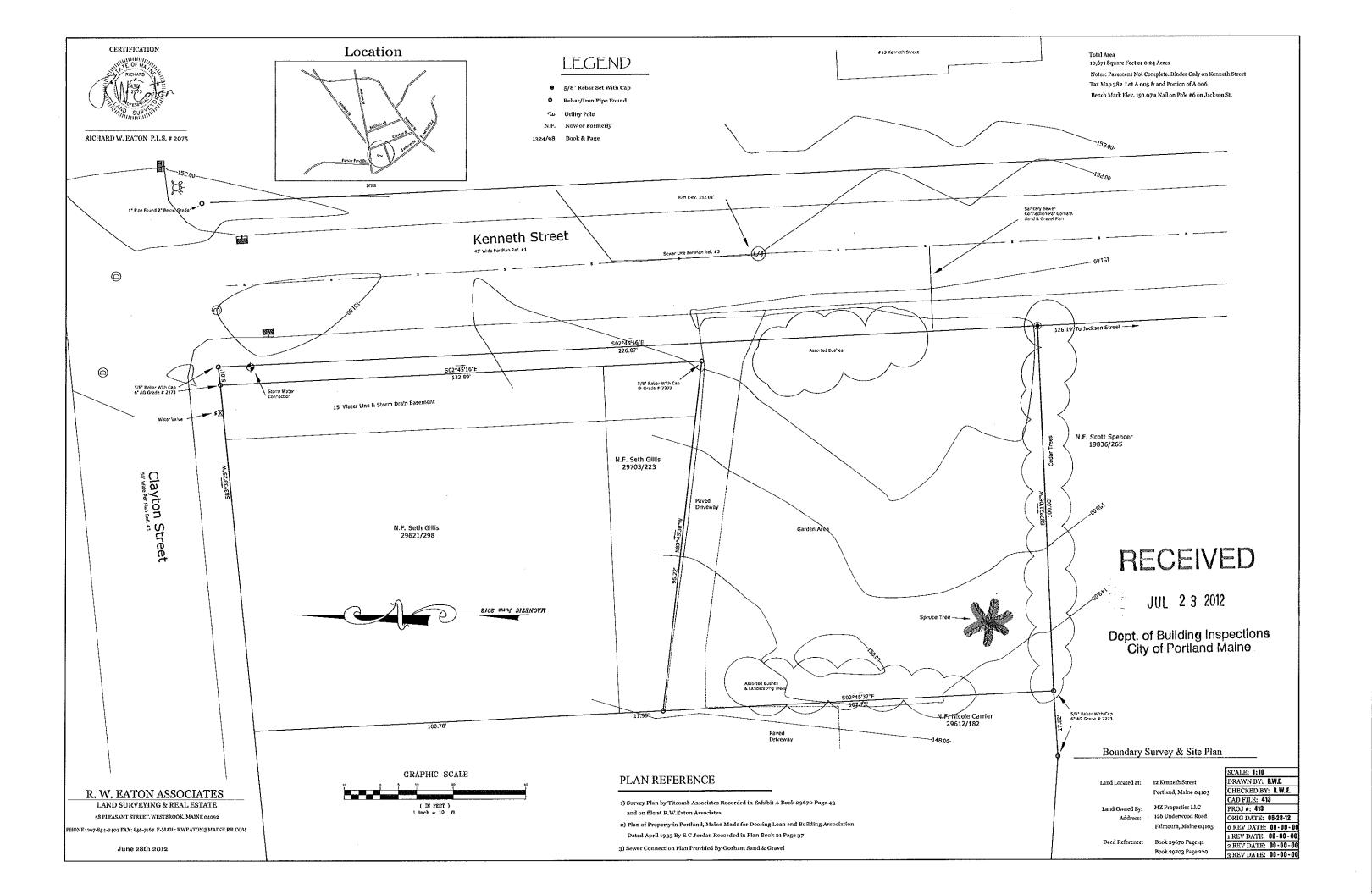
Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

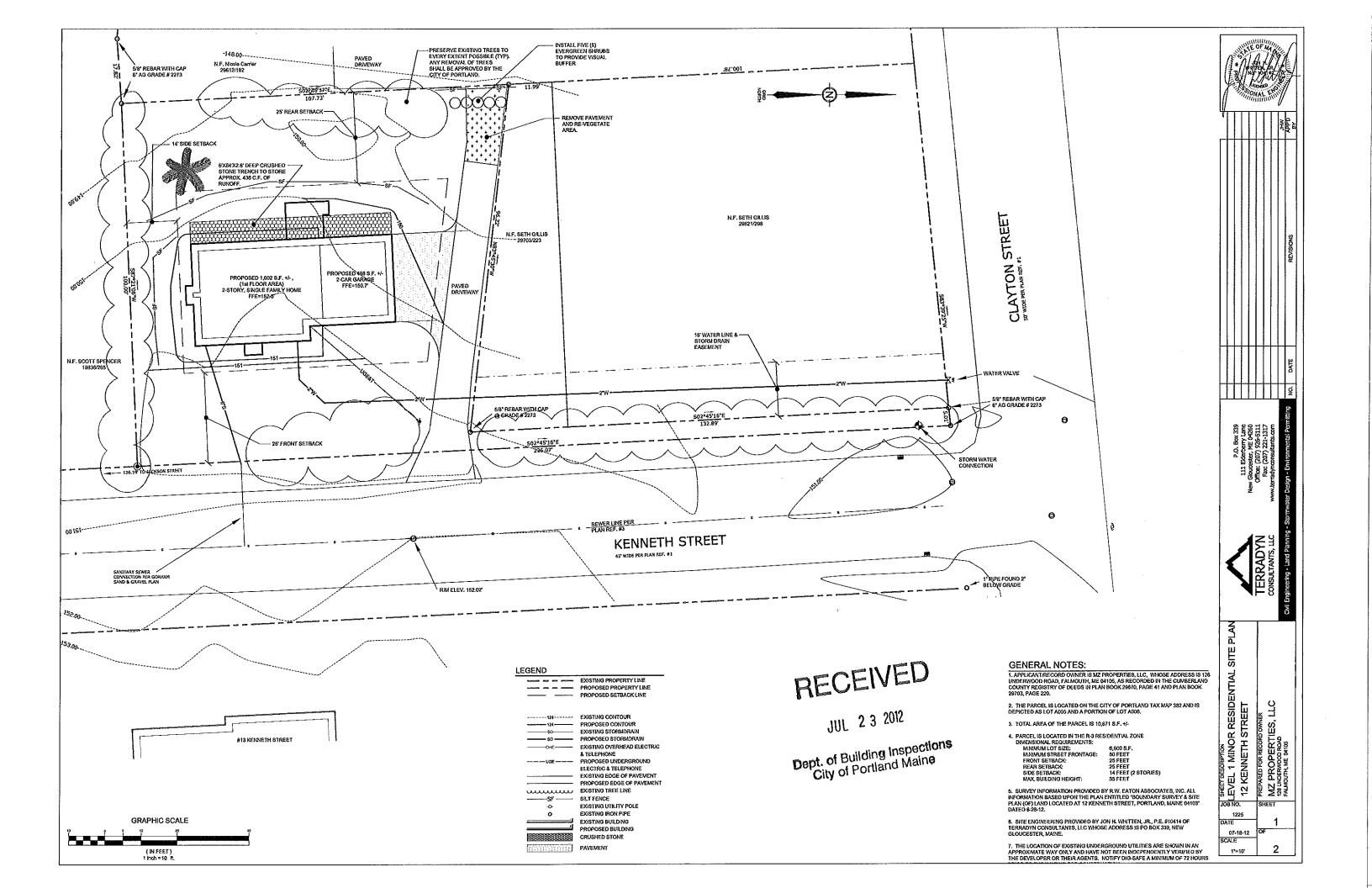
IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by MZ Properties, LLC (Michael Boissonneau) to build a new single family home at 12 Kenneth 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.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov





EROSION AND SEDIMENT CONTROL PLAN

Pre-Construction Phase
A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earlier materials shall labe measures to prevent unreasonable ension of soil or sediment beyond the project sile or into a protected natural resource as defined in 38 mrss 3,450-b. Ension control measures must be in place before the exitivity begins. Measures must termain in place and functional until the site is permanently stabilized, Adequate and timely temporary and permanent stabilization measures must be taken. The site must be maintained to prevent unreasonable encoder and sedimentation. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable.

B. Construction entrance: Prior to any dearing or grubbing, a construction entrance shall be constructed at the intersection with the proposed access drive and the existing readway to avoid tracking of mud, dust and debris from the site.

C. Riprap: Since riprap is used where enotion potential is high, construction must be sequenced so that the fromp is put in place with the minimum delay. Disturbance of areas where riprap is to be placed should be undertaken only when final preparation and placement of the riprap can follow introducibly be brill on initial disturbance. Where riprap is used for outer protection, the riprap should be placed before or in confunction with the construction of the pipe or channel so that it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check derns until the disturbed area is permanently stabilized.

D. Temporary stabilization. Stabilize with temporary seeding, match, or other non-erodable cover any exposed sols that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wedand or weterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mutch is used, the application rate must be 2 beles (169 by pounds) per 1000 of or 1.5 to 2 tons (60 HO) beles) per area to cover 7 to 160 M/s of the provint surface. Hely mutch must be kept most or expended to prevent wind blowing. An erosion control blanked or mat shall be used at the base of grassed waterways, steep series (15% or grassed) and on any disturbed soll within 100 feet of tiles, streams and wedlands. Grading shall be planned so as to minimize the langth of time between initial soil exposure and final grading. On large project this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.

E. Vegetated waterway. Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outsta until a dense, Approus vegetative cover has been obtained. Once soil is exposed for waterways construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to september 15). If final seeding of waterways is delayed past september 15, emergency provisions such as sood or iprap may be required to stabilize the channel. Waterways should be 8.49 stabilized prior to directing runoff to them.

Permanent stabilization defined
A. Seeded areas. For ecoded excess, permanent stabilization means an 90% cover of the disturbed area with meture, healthy plants with no evidence of washing or filling of the lopect.

B. Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod mots into the underlying soil with no stumping of the sod or dis-off.

C. Permanent mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application.

D. Riprep. For areas stabilized with riprep, permanent stabilization means that slopes stabilized with riprep have an appropriate backing of a well-graded gravel or approved geotaxtile to prevent soil movement from behind the riprep. Stone must be sized appropriately. It is recommended that angular stone be used.

E. Agricultural use. For construction projects on land used for agricultural purposes (e.G., pipelines across crop land), permanent etablization may be accomplished by returning the disturbed land to agricultural use.

F. Payed areas. For payed areas, permanent stabilization means the placement of the compacted gravel subbase is

G. Dizhes, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded rigney, or with another non-erosive limiting capable of withstanding the anticipated thow velocities and flow depths without release on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-outing of the channel.

General Construction Phese
The following erosion control measures shall be followed by the contractor throughout construction of this project:

A. All lopsoil shall be collected, stocipiled, seeded with nye at 3 pounds/1,000 at and mulched, and reused as required. Sat fending shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and inspecting engineer.

B. The inspecting engineer at his/her discretion, may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction advirties.

C. Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified on the design

D. All graded or disturbed areas including slopes shall be protected during dearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.

E. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with

F. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable

G. Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.

H. All fils shall be compacted as required to reduce erosion, sippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or

). All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.

J. Except for approved landfitis or non-structural fits, fill material shall be free of brush, rubbleh, rucks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory lifts.

K. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fit slopes or structural fits.

L. Fill shall not be placed on a frozen foundation.

M. Seeps or springs encountered during construction shall be handled appropriately.

N. All graded areas shall be permanently stabilized immediately following finished grading.

O. Remove any temporary control measures, such as sit fence, within 30 days after permanent stabilization is attained. Remove any accumulated sectionals and stabiliza.

Permanent vegetation cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the coll, to reduce demages from sediment and ruroff, and to enhance the environment.

Seedbed preparation

A. Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, much application and

B. Apply limestone and fertilizer according to soil tests such as those offered by the university of makes soil testing beborstory. Soil asympte makes are available from the local cooperable extension service office. If soil testing is not feasible on small or variable sizes, or where fining is ortical, fertilizer may be applied at the rate of 600 pounds per some or 19.4 pounds per 1,000 square feet using 10-20-20 (n-p205-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium pridate) are

a rate of 3 tons per eore (138 lb. Per 1,000 sq. FI).

C. Work time and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The first harrowing operation should be on the general contiour. Continue tilege until a reasonably uniform, first seedted is prepared, All but day or sity soils and coarse sands should be noted to firm the seedted wherever feasible. D. Remove than the surface all stones 2 horizes for larger in early dimension. Remove all other debrie, such as wire, cable, there oroto, concrete, docks, tumps or other unsuitable material.

E. Inspect seedbed just before seeding, if traffic has left the soil compacted; the area must be tilled and firmed as above.

F. Permanent seeding should be made 45 days prior to the first litting frost or es a domant seeding with much after the first kitting frost and before snowfail. When rown veich is seeded in later surmer, at least 35% of the seed should be hard seed (unscarffed), if seeding cannot be done within the seeding dates, much according to the temporary mulching burp and overwhiter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.

G. Following seed bod prepariation, swale areas, fall areas and back slopes shall be seeded at a rate of 3 bs /1,000 s.F. With a mixture of 35% prephyging in. Fescue, 6% red top, 24% kentucky bluegrass, 10% perennial pregrass, 20% annual prepares and 55 white outbin clover.

L Areas which have been temporarity or permanently seeded shall be mulched immediately following seeding.

Areas which cannot be seeded within the growing season shall be mulched for over-whiter protection and the area should be seeded at the beginning of the growing season.

Winter construction phase if an area is not stabilized with temporary or permanent measures by november 15, then the site must be protected with

A Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.

B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.

C. Apply key mulch at twice the standard rate (150 tibs. Per 1,000 sf). The mulch must be thick enough such that the ground surface will not be visible and must be anchored.

D. Use mulch and mulch netting or an erosion control mulch blanket or all slopes greater than 8 % or other areas

E. Install an erosion control blanket in all drainageways (bottom and sides) with a slope greater than 3 %.

F. See the vegetation measures for more information on seeding dates and types.

Q. Winter excervation and earthwork shall be completed so that no more than 1 sore of the site is without stabilization at any one time.

H. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.

Temporary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after every workday in areas within 100 feet from a protected natural resource.

J. Areas that have been brought to final grade must be permanently mulched that same day.

K. If snowfall is greater than 1 frich (fresh or oursulative), the snow shall be removed from the areas due to be seeded.

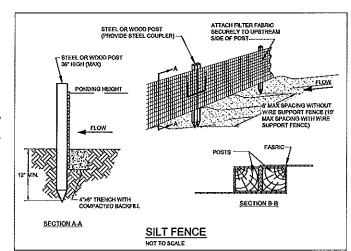
t... Loam shell be free of frozen clumps before it is applied.

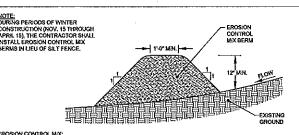
M. All vegetated ditch fines that have not been stabilized by november 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone inning backed by an appropriate gravet bod or gootextile unless specifically released from this clanded by the department.

Maintenance and inspection phase

A. Contractor shall inspect disturbed and impervious areas, and erosion and atornwater control measures, areas used for storage that are exposed to practifation, and locations where vehicles enter or exit the percel at least once a week and before and after a storm event, prior to completion of permanent stabilization. A person with incoveledge of erosion and stormwater must conduct the inspection. This person must be life-tiffed in the inspection log, if best management practices (tumps) need to be modified or if additional lumps are necessary, implementation must be ompleted within 7 calendar days and prior to any storm event (reinfall). All measures must be maintained in effective operating condition until areas are permanently stabilized.

8. A log (report) must be kept summarizing the ecope of the inspection, name(e) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of existion and addimentation controls and politician prevention measures. Major observations must include things that need to be maintained; location(s) of timps that faced to operate as designed or proved hardquate for a particular location; and location(s) where additional brings are needed that did not exist at the time of hispection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.





EROSION CONTROL MAX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" WID MAXETER. EROSION CONTROL MAX SHALL CONTAIN AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS.

TOXIC TO PLANT ISSUANTIN. THE MIX COMPOSITION SHALL BEET THE POLLOWING STANDARDS:

- THE ORIGINAL MATTER CONTENT SHALL BE SETIMEDRED BY: 100% BY WEIGHT BASIS.

MAXIMALO F SE BY WEIGHT SHALL BE 100% PASSING A OF SCREEN AND A MAXIMAM OF 70%,

MAXIMALO F SEX PASSING A OT AF SCREEN.

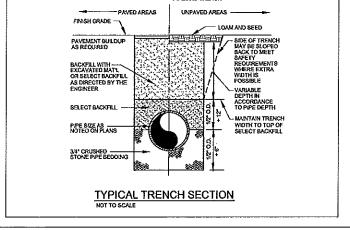
- THE ORIGINAL OF CONTENT SHALL BE 100% PASSING A OF SCREEN AND A MAXIMAM OF 70%,

MAXIMAL PORTIONS OS SALTS, CLAYS OF FIRE SAADS ARE NOT ACCEPTABLE IN THE MIX.

- SOLUBLE SALTS CONTENT SHALL BE 140 mm/outbm.

- pt SYML FALL BETHERN 50 - 60.

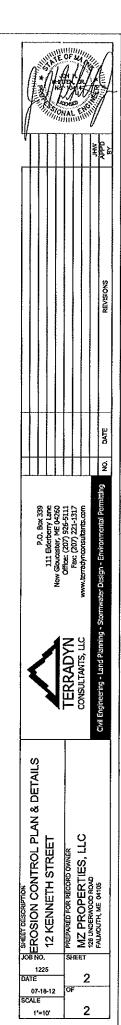
EROSION CONTROL MIX BERM

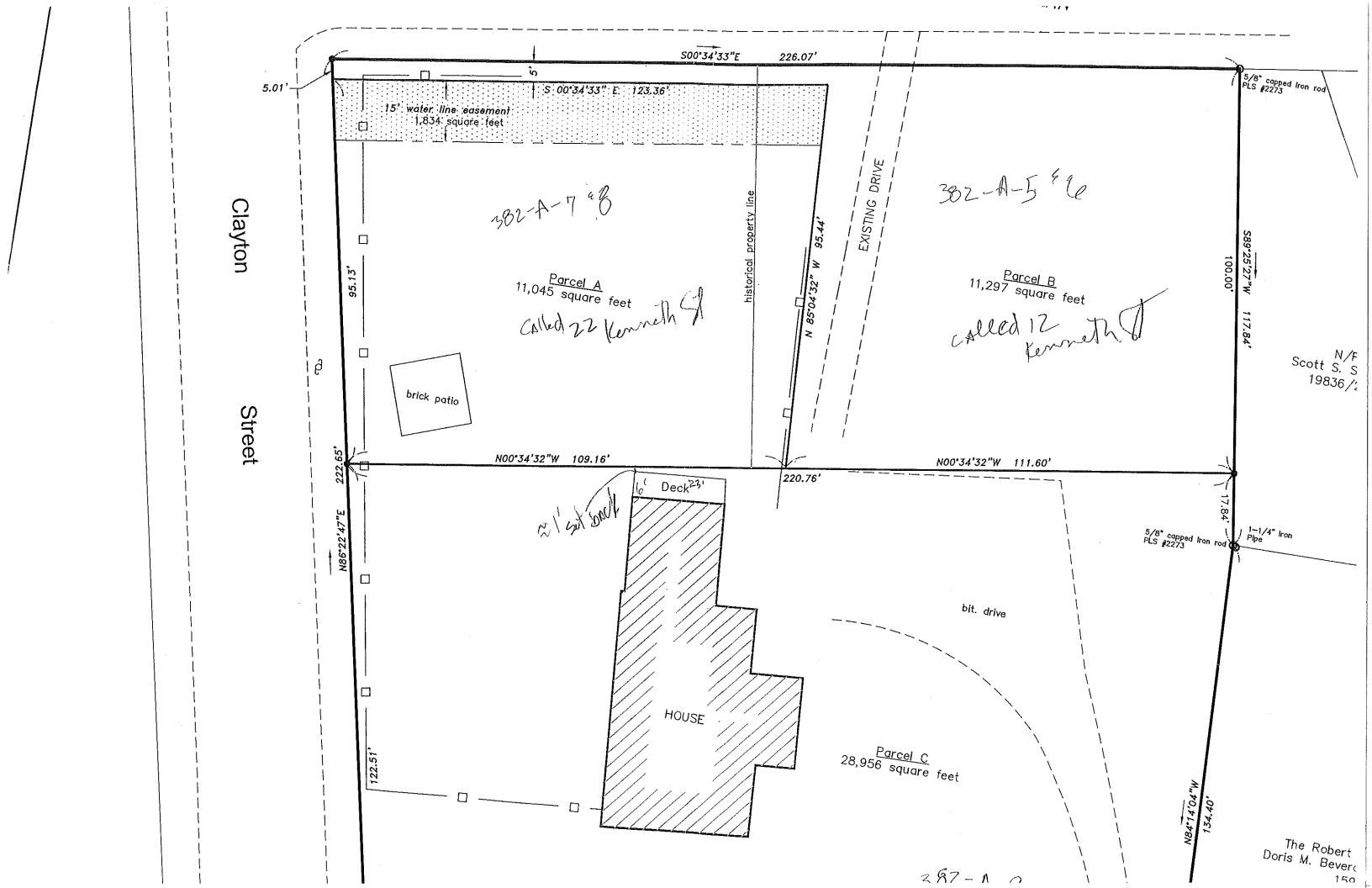


RECEIVED

JUL 2 3 2012

Dept. of Building Inspections City of Portland Maine







LEFT ELEVATION

RECEIVED

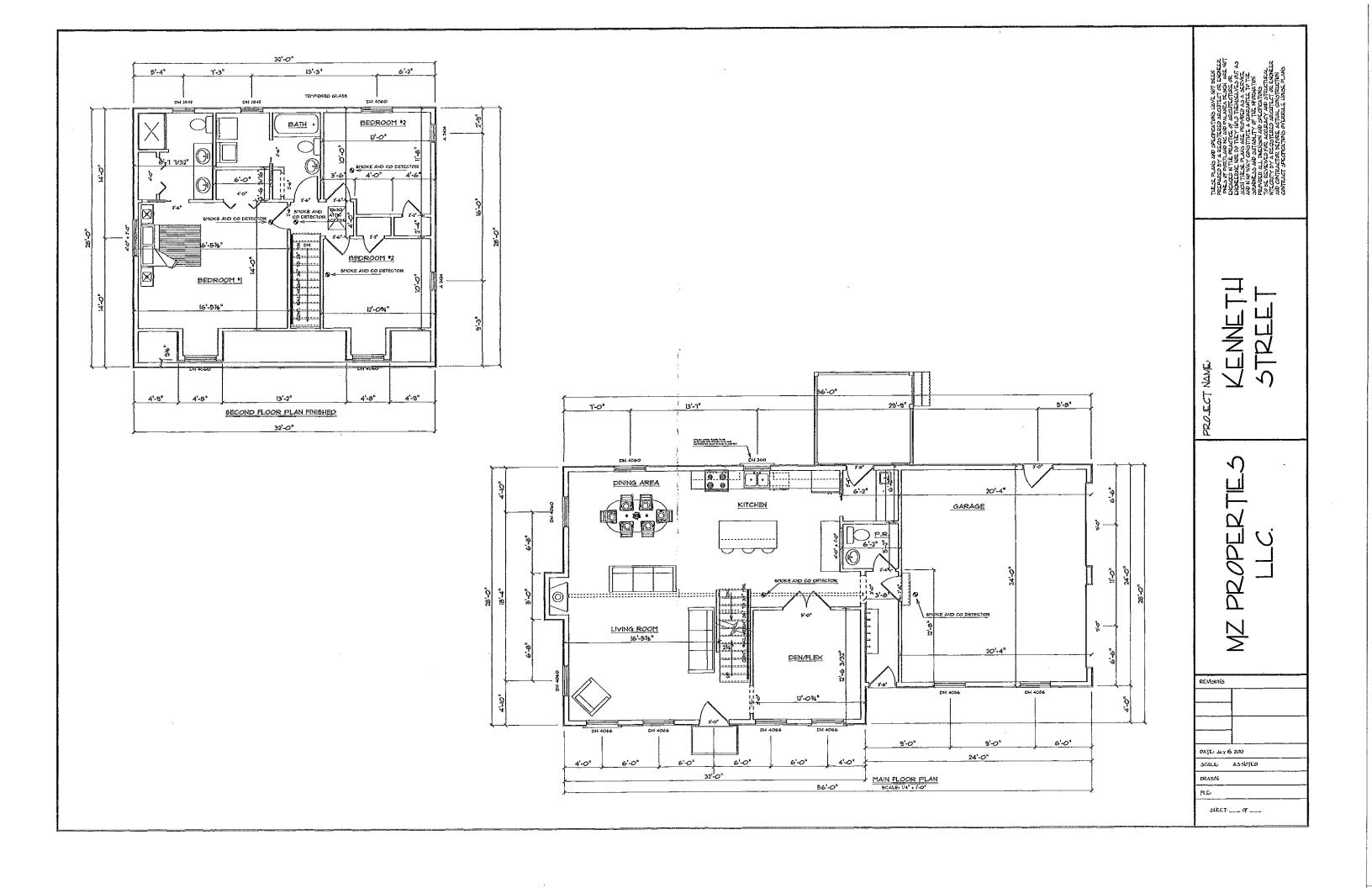
REAR ELEVATION

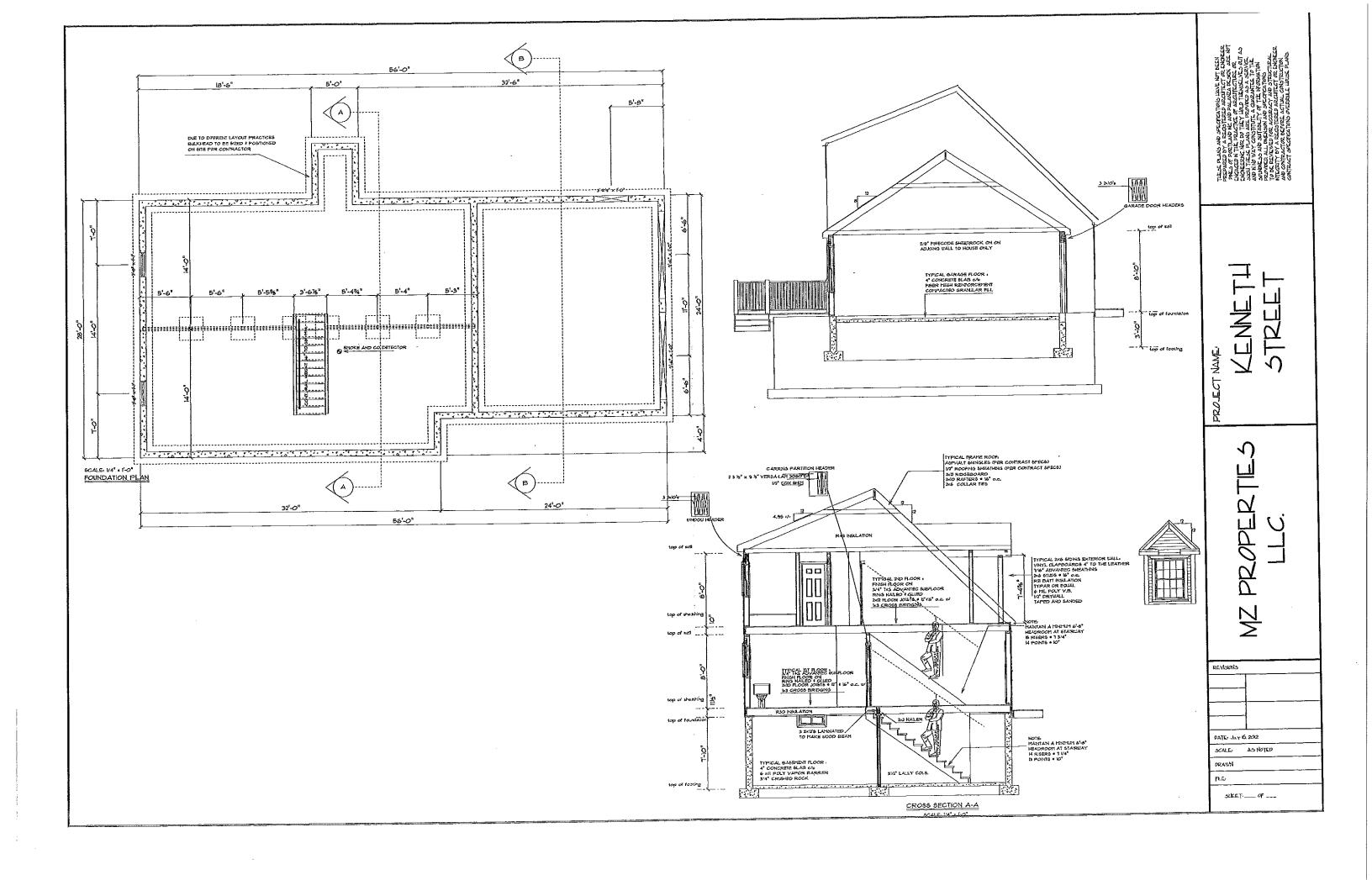
JUL 2 3 2012

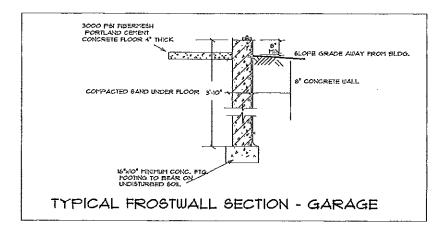
Dept. of Building Inspections City of Portland Maine

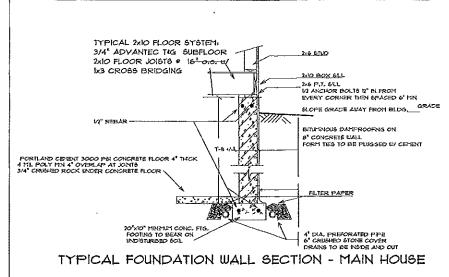
STRE!

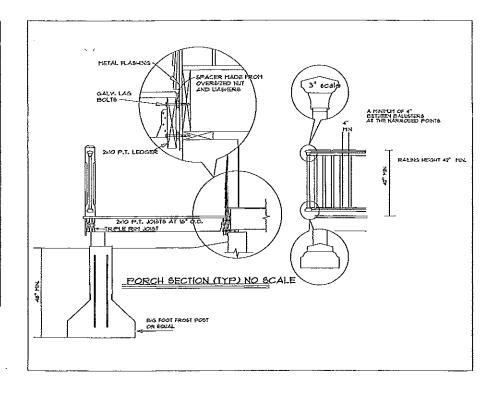
REVISERS DATE: JLY 16 202 SCALE AS HOTED DRAWN FLE 51EE.T-___ 0F ___













- I. ALL FINSH DALL I FOOTN'S HEIGHTS SHALL BE SETERTINED
 IN THE FELD BITH CONTRACTOR.

 IN THE FELD BITH FEL

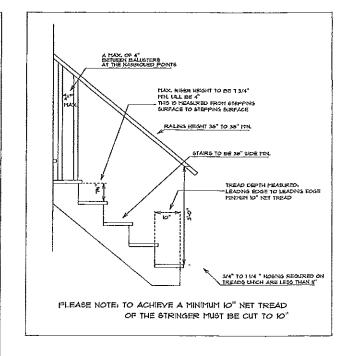
- 6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

 1. CONTRACTOR CHAIL, CHECK ALL DIFENSIONS UTILITION OF PLAN OR ANY ADDITIONAL DOUBLE, LEE BLUKHEAD ETC.) OR PRODUCT DIFENSIONS OR REPECS, ALSO THIST CHECK ALL STRUCTURAL PRAYERS FOR LOAD DELEVENS OF PLONDATION BEFORE FORMS.

 8. CONTRACTOR GHALL ADJANT BALL AND PROTINGS SIES TO SOLD BEARING CAPACITIES AS RESOLD ON DIFFERENT AND ADDITIONAL DIFFERENCE AND THE SHAPPING CAPACITIES AS RESOLDED ON INTERIOR AND DISTRESOR OF FOUNDATION ALL DRIVEN THE SHALL BE PLACED ON INTERIOR AND DISTRESOR OF FOUNDATION ALL DRIVEN THE SHALL BE PLACED ON INTERIOR AND DISTRESOR OF FOUNDATION ALL DRIVEN THE SHALL BE ENJALDED BY BLUETE FRANCION.

 1. GET BALDING SECTIONS FOR ADDITIONAL RENFORCING REQUIREDWING.

	EacT	AT DE SELACED A NUCLEE OF	AT EDGES, 8 INCHES AT INTERMEDIATE				
WALL SH	EATHENS AND 3 INCHES OC AT EDG	es, 6 inches at intermedi.	ATE SUPPORTS FOR ROOF SHEATHING.	•	CORROSIO	or 12 inch eheathing & 1-3/4 inch li N-resistant roofing nalls with in	ICH DIA HEAD & 1-1/2 INCH LENGTH "
FAS	THERS SPACED 4 INCHES OC AT E	OGES, 8 INCHES AT INTERME	DUATE SUPPORTS FOR SUSPLOOR AND	FASTN	ERS SPACED 3 INCHES	OC AT EXTERIOR EDGES AND 6 INCHE	
FOR ROOF SHEATHING APPLIC	ATHONS, FASTNERS SPACED 4 INCH		INCHES AT INTERNALDUTE SUPPORTS.	N		. CORROSIONE	ESISTANT SIGNIS OR CASING NAIL F
FORF	SOOF SHEATHENS ARE ICADONS I		A MINERAUM CROWN WIDTH OF THIS INCH RED FOR WOOD STRUCTURAL PANELS	₩ 1.			DEFORMED SHANK E COMMON D
SEL SUPPORTS AT 24 INCHES, CA	SING OR FINISH NAILS SPACED 6	NCHES ON PANEL FORES 12	INCHES AT INTERAEDIATE SUPPORTS.	ĸ			COMMON OR DEFORMED SHANK D
C	ASING OR FINISH NAILS SPACED 6	ENCHES ON PANEL EDGES, 1.	NCHES AT INTERMIDIATE SUPPORTS.		D SECTION 2305, NAILS	FOR WALL SHEATHING ARE PERMITTED	
16 INCHES (20 INCHES IF STRENGTH AXCS IN TH	IE LONG DIRECTION OF THE	PANEL UNLESS OTHERWISE MARKEDS	SPANS ARE 48 INCHES OR M	FOR NAILING OF	WOOD STRUCTURAL PANEL AND PARTI	ICLEBOARD DIÁGRAMS AND SHEAR B
	1/2 ENCH SHEATHING AND 1-1	LE INCH LENGTH FOR 2532 I	NCH SHEATHING, PANEL SUPPORTS AT H CROWN AND 1-18 INCH LENGTH FOR	(NAILS SPACED AT 6 NICHES		, 12 INCHES AT INTERMEDIATE SUPPOR ILS ARE PERMITTED TO BE USED EXCE	
	0200001420017410174	PLO MITCHOWNER MIDEES	NOTE:1	FTTR®:	DOWNEUN BUJA NA	ILS AVE PERMITTED TO BE USED EXCE	NOTE LETTE
				1			HOIZEING
sée noté: F	1	84	PANEL SIDING (TO FRANKIS)	COMMON NAIL - REF TO TABLE 2508.10 A.1	FACE NAL	4 - 3" 14 GAGE STAPLE 4 - 3" 10 131" HAIL	(SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE: F	· · · · · · · · · · · · · · · · · · ·		PAREL SIDING (TO FRAMING)	TO THE ESTABLISH TO THE ESTABLISH TO	PAGENOL	3 - 163 COMMON MINIMUM	CELLING JOISTS TO PAFALLEL FAFTERS
SECHULE		64	1/2 OR LESS	11		4 • 3* 14 GAGE STAPLE	SEE SECT, 2308.10.4 1, TABLE 2308.10.4.1
			TO FRAMING)	COMMON NAIL - REF TO TABLE 2308.19.4.1	FACENAL	4 - 3°x0.131° NAX. 3 - 164 DOMMANNAN.	CELLING JOISTS, LAPS OVER PARTITIONS
SEE NOTE: C		64	SUSPLOOR-UNDERLAYMENT SINGLE FLOOR (COMBINATION	CURRON NAIL - REF TO TABLE 25.8.19.4.1	TOENAIL	4 - 84 COMMON	CONTINUOUS HEADER TO STUD
			3/4" OR 1ES9	JII	- PORTON	5 · 3' 14 GAGE STAPLE	
SEE NOTE: P SEE NOTE: N	1	2" 16 GAGE	& PARTICLE BOARD	111	TOE NAIL	5-3'x0131" NAIL	CELLING JOISTS TO PLATE
SEE NOTE: D. 6d, SEE NOTE C		2-3/9"X0.113" NAIL 8J OR 6J	WOOD STRUCTURAL FANELS 19/32* - 3/4*		100001.0.000	3 - 8d COMMON	
SEE NOTE: 8		1-3-4° 18 6.4GE	& PARTICLE BOARD	<u> </u>	15" OC ALONG EDGE	15/J COMMON 3 · 3* 14 GAGE STAPLE	CONTINUOUS READE, 2 PCS.
SEE NOTE: N	!	2-3/6"x3.113" N.U.L.	WOOD STRUCTURAL PANELS	lli	FACE NAIL	3 - 3 'YO 131' NAIL	AVDINTERSECTIONS TOP PLATES, LAPS
BEE NOTE: C , J		65	1/Z'CR LESS			2 - 164 DOM/40N	TOPPEATES.CAPS
	FACENAL I	4 - 3" 14 BAGE STAPLE 4 - 3"xQ 131" NAIL	LEDGER STRIP	H	TOENAIL	3" 14 GAGE STAPLE @ 6" OC	REM JOIST TO TOP PLATE
		3 - 16d COMMON			IDENAL	35:0.131" NAIL @ 6" DC 84 @ 6" OC	ROUSE TO TOPPLATE
		5 - 3" 14 GAGE STAPLE				3 - 3" 14 GAGE STAPLE	OR RAFTERS TO TOP PLATE
	FACENAIL	5 - 3 YO. 131" NAT. 3 - 152 COUMON	JOIST TO BAND JOIST	li l	TOE NAIL	3 - 3 x 0 131" NAIL	BLOOKING BETWEEN JOISTS
		3 - 3* 14 GAGE STAPLE	20100000000	1		3 - 8d CONMON 12 - 3' 14 GAGE STAPLE TYP, FACE NAIL	
	FACE NAR.	3 - 3 20.131 NAJL	2-BY RIDGE BEAM ROOF RAFTER TO		EAP SAUCE	12-3"x0.131" NAIL	DOUBLE TOP PLATES
		2 · 161 COMMON 3 · 3' 14 GACE STAPLE	· · · · · · · · · · · · · · · · · · ·			8 - 16d COVINON	
	TOENAIL	3 - 3 - 2 131" NAIL	2-SY RIDGE BEAM		TYPICAL FACE NAIL	3" 14 GASE STAPLE @ 12" 00 3"x0.111" NAIL @ 12" 00	DOUBLE TOP PLATES
		2 - 16J COMMON	ROOF RAFTER TO][11110-01740-11-00	164 @ 16" 00	Double for realis
	FACENAL	3 - 3" 14 GAGE STAPLE 3 - 3"x2.131" NAIL	Hert Burges and the			3" 14 GAGE STAPLE & 5" OC	T
	race No.	2 - 10d COMMON	JACK RAFTERS TO HIP		FACE NAIL	3%4131" NAIL @ 8" OC 164 @ 24" OC	DOUBLE STUDS
		4 - 3" 14 GAGE STAPLE			END NAIL	3 - 3' 14 GAGE STAPLE	
1	TOENAIL	4 - 3'x3 131' NAL	JACK RAFTERS TO HIP			3 - 3'x0.131' NAL	i i
		3 - 10d COMMON 4 - 3* 14 BAGE STAPLE			i l	2 - 163 DOVAMON 3 - 3* 14 GAGE STAPLE	STUD TO SOLE PLATE
i	FACE NAT.	4 - 3 x 0, 131" N. L.L.	COLLAR TIE TO RAFTER	lil .	TOE NAIL	4-5'±0.131" N.A.	1
		3 - 10d COMMON				4 - 8d COARNON	<u> </u>
	AT EACH SPLICE	3 - 3' 14 GAGE STAPLE 3 - 3'x0 131' NAIL	BULT-UP GIRDER & SEANS		END NAR.	3 - 11 GAGE STAPLE 3 - 50.131 NA/L	TOP PLATE TO STUD
	FACE NAIL AT ENOS	2 - 204 COLUMN		111	D-U NAL	2 • 164 COMMON	los tryis tosim
	STAGGERED ON OPPOSITE SIDES	3" 14 GAGE STAPLE @ 24" OC				3" 14 GAUGE STAPLE R. 12" OC	AT BRACED WALL PAREL
	FACE NAIL AT TOP & BOTTOM	3"x3.131"NASL @ 24" DC 20d DOMANN 32" DC	BUILT-LIP GIRDER & BEAVS	[I]	BRACEO WALL PANEL	35:0.131 NAIL @ 15 0C	SOLE PLATE TO JOIST OR BLOCKS VO
16*00	15° DC	3" 14 GAGE STAPLE		II 	 	164 @ 16 0C 3' 14 GAUGE STAPLE @ 12' 0C	· · · · · · · · · · · · · · · · · · ·
16" OC	15° 00	330.131" NAL	BUILT-UP CORNER STUDS	H	TYPICAL FACE NAIL	3"x3,131" NAIL (1 8" OC	OR BLDCKSV3 SCILE PLATE TO JOST
24,00	25.00	MONINGO 181		<u> </u>		151 @ 16' OC	GULLELIE ID AGS
	FACENAL	2+3*14 GAGE STAPLE 2-3\0,131*NAL	EACH STUD & PLATE	11	TOENAIL EACH END	3 - 3" 14 GAGE ETAPLE 3 - 3"72 131" NAIL	ERIDGING TO JOST
		2 - &d COLEJON	1" DIAGONAL BRACE TO	13)		3 - 84 COMMON	8,500,1310,1031
	***	3 - 3" 14 GAGE 6TAPLE	(SEE SECT. 2303 (0.1, TABLE 2304.10.1)			3 - 3* 14 GAGE STAPLE	
	TOBANE	8 - 3"YO 131" NAIL 3 - 81 COSEJON	RAFTER TO PLATE	ill-	TOENAIL	3 - 3 > 0.131 NAJL	JOIST TO SILL OR GROER
	LOCATION		i	113	r	3 - 8d CO5/860N	t .



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