DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that MZ PROPERTIES, LLC

Job ID: 2012-07-4523-SF

Located At 12 KENNETH ST

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 must 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

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)	C (Michael	Owner Address: 126 UNDERWOOD FALMOUTH, ME			Phone: 207-332-3038
Business Name:	Contractor Name: Owner	•	Contractor Addr	ess:		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 can full rear dormer (32)	ape with	Cost of Work: 125000.00 Fire Dept:	Approved € √ ce Denied N/A	ondations.	CEO District: Inspection: Use Group:
Proposed Project Description		gle story	Signature: Ball	Denied N/A Selection (P.A.D.)	1	Type: SB Signature:
new 28' x32' sf with attached gara Permit Taken By: Gayle	age			Zoning Approva	<u> </u>	
 This permit application of Applicant(s) from meeting Federal Rules. Building Permits do not septic or electrial work. Building permits are voing within six (6) months of False informatin may interpret and stop all work. 	include plumbing, id if work is not started the date of issuance. validate a building	Shoreland Stood Zo Subdivis Site Plan	ion _Min _ MM A cord vioce 12	Zoning Appeal Variance Miscellaneous Conditional Use Interpretation Approved Denied Date:	Not in Dia Does not Requires Approved	

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 O	DF WORK, TITLE	DATE	PHONE

9/10/12 Footings/ Setbecks

9-18-12 DWM Backfill OK
10-25-12 DWM/BKL MIKE 332-3038 Elector Frame Fail Provide: Colorties, tempored glass in beathrooms, 2nd floor floor framing not perplan, strap top plates,
3 nails at center ledger in basement.

1-8-13 DWM/LTMallace MIKE Final Fail Povide Water Hammeramesters
Graspable handrail at rear steps, continuous handral inderior taderal
Weck browns, Hangers at deck, DRC, Fire; (PESDS, Sprinkler Sign, +

01/08/2013, Final – Fire, Failed, Ben Wallace Jr

1. Smoke alarms were all ionization except for the combo smoke and CO alarms.

No CO alarm on the first floor. They are required on each occupiable level of the dwelling unit.

V3. Need State sprinkler permit with the RMS sign off.

4. The required warning sign was not provided adjacent to the main shutoff valve (13D:6.5.3).

2-7-13 DWM MIKE Fral OK



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development **Building Inspections Division**

CBL: 382 A005001

Location: 12 KENNETH ST

Issued Date: 02/07/2013

Issued To: Andrews Douglas C & Elizabeth A Andrews This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 201246276 has had a final inspection, has been found to conform substantially to the requirements of the Building Dunning 1 countries. 2012-102 has had a linear inspection, has been found to conform substantially to the requirements of the Dunding Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated APPROVED OCCUPANCY helow.

PORTION OF BUILDING OR PREMISES

ENTIRE

USE GROUP R-3

TYPE 5-B

SINGLE FAMILY DWELLING

IBC 2009 (MUBEC)

LIMITING CONDITIONS: NONE

Inspection Division Director Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

Memorandum Department of Planning and Development Planning Division



TO:

Inspections Department

FROM:

Philip DiPierro, Development Review Coordinator

DATE:

January 15, 2013

RE:

C. of O. for #12 Kenneth Street, MZ Properties Single Family

(Id#2012-07-4523-SF) (CBL 382 A 005001)

After visiting the site, I have the following comments:

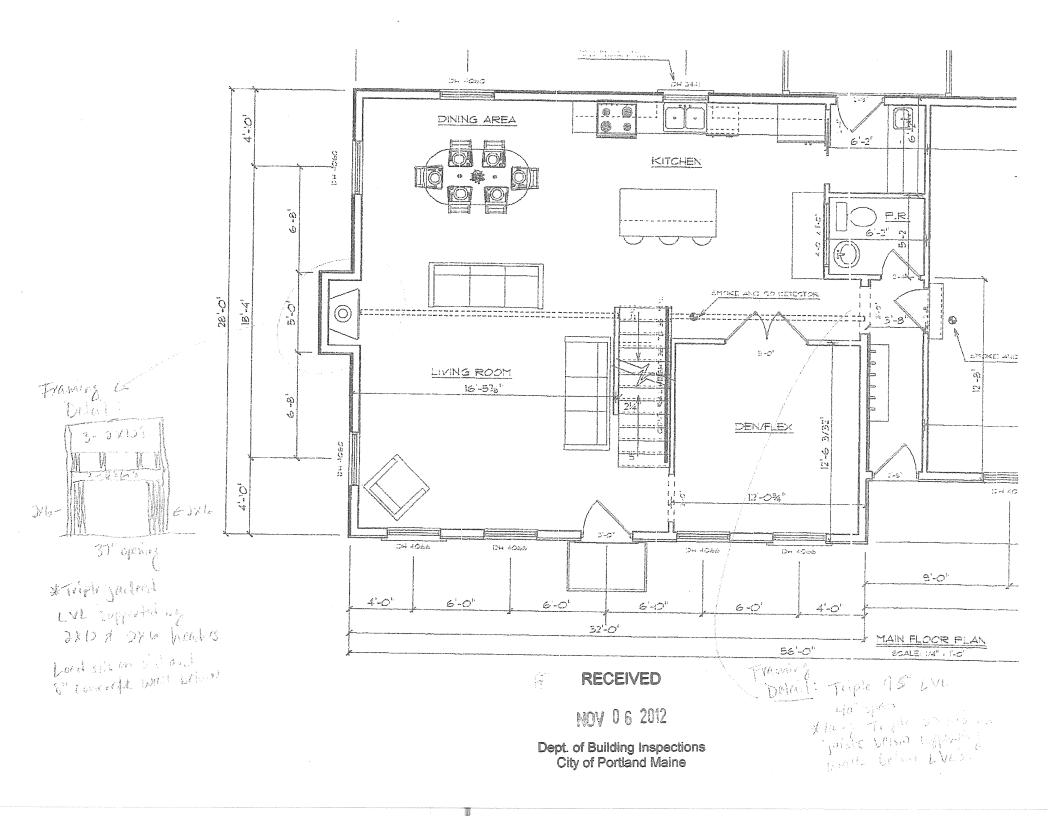
Site work complete:

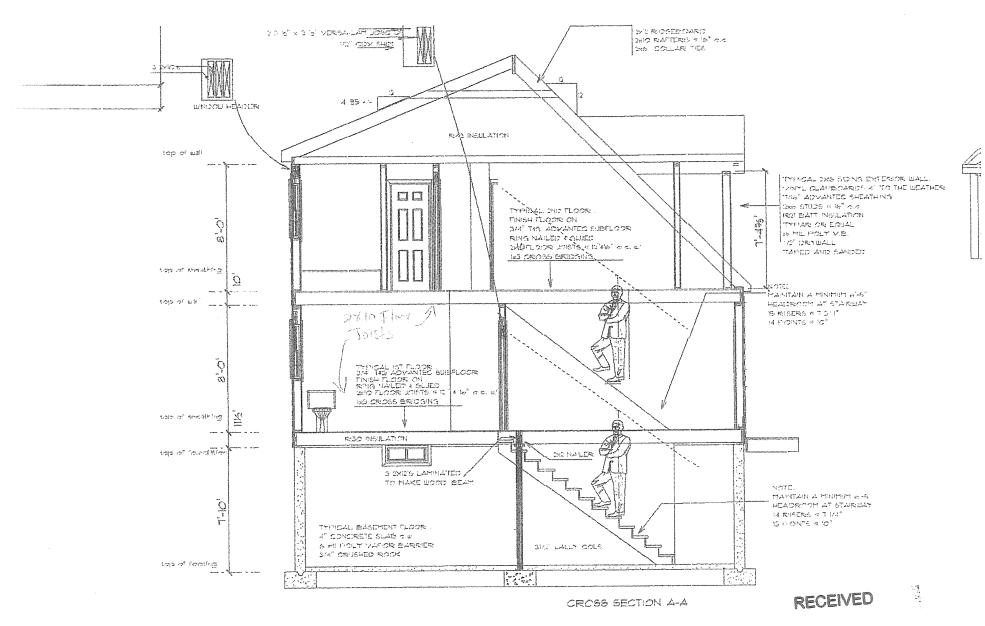
At this time, I recommend issuing a permanent Certificate of Occupancy.

Cc:

Tammy Munson, Inspection Services Manager

Barbara Barhydt, Development Review Services Manager





NOV 0 6 2012

Dept. of Building Inspections City of Portland Mains

ELECTRICAL PERMIT

City of Portland, Maine

T_{α}	+l. a	Flactrical	Inspector	Dowtland	Maina

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland's Electrical Ordinances, National Electrical Code and the following specifications:



Date:			
Permit #:	2612	46256	
CBL#: 3	52-R	-10	

Portland's Electrical Ordinances, National Electrical Code and the following specifications:						L#: <u>352-B-10</u>		
ADDRESS: 105	T	Tole St		METER MAKE/MODE		-		Recommendate delicated
CMP Work Order #: _				OWNER:				
TENANT:				PHONE #: 7	21.	- 8498		
PLEASE HAVE YOUR F	PERM	IIT# (OR IOR ID) REA	nv &			AND STATE OF THE PERSON OF PROPERTY STATE OF THE PERSON OF	TOTAL	L EACH FEE
OUTLETS:	16	Receptacles	8	Switches	2	Smoke Detector	0.20	EACH FEE
FIXTURES:	6	Incandescent	10	Flourescent	-	Strips Strips	0.20	
SERVICES:	1	Overhead	+	Underground	-	TTL Amps <800	15.00	
DEIX VICED.	-	Overnead	-	Ollderground	+	TTL Amps >800	25.00	
TEMPORARY SERVICE:	+	Overhead		Underground		TTL Amps	25.00	
METERS:	+	(Number of)	+	Underground	+	III miles	1.00	
MOTORS:	+	(Number of)	+-		+		2.00	
RESID/COMMER:	+	Electric Units	+		-	-	1.00	
HEATING:	-	Oil/Gas Units	2	Interior 8 Electric	-	Exterior	 	
APPLIANCES:	-		14	Cook Tops Basebean	ta	Wall Ovens	5.00	
APPLIANCES:	+	Ranges	 	Cook Tops			2.00	
	+	Insta-hot	 	Water Heaters	-	Fans	2.00	
	-	Dryers	 	Disposals		Dishwasher Washing Mashing	2.00	
		Compactors		Spa	 	Washing Machine	2.00	
	 	Others (denote)	 		 		2.00	
MISC. (# of):		Air Cond (Window)		!	 		3.00	
		Air Cond (Central)	<u> </u>			Pools	10.00	
		HVAC	<u> </u>	EMS		Thermostat	5.00	
		Signs	<u> </u>	!			10.00	
		Alarms/Resident		!			5.00	****
	\perp	Alarms/Commer					15.00	
		Heavy Duty (CRKT)	<u></u>		<u></u>		2.00	
		Alterations ·					5.00	
		Fire Repairs					45.00	
		Emergency Lights				W 2	45.00 1.00 20.00 25.00 4.00	
		Emer Generators				THE NO. OF	\$ \$20.00	
		Circus/Carnival				2 0 0 W	25.00	
PANELS:		Service		Remote	į	Main Sign	4.00	
TRANSFORMER:		0-25 Kva				200	5.00	
		25-200 Kva		†		80	8.00	
	 	Over 200 Kva		†		\$ C.	10.00	
MINIMUM COMMERC	<u>CIAL</u>		L	MINIMUM RESIDEN	V <u>TIA</u> J	L FEE: \$45.00		
Brief Description of work:						TOTAL DUE:		
20 K 2	24	Addition to	6	e wired				
PLEASE HAVE YOU	JR PJ	ERMIT # (OR JOB)	ID) 1	READY & CALL 87	<u> 4-87</u>	03 TO SCHEDULE	AN INSP	ECTION!
CONTRACTOR INFORMA	Control of the second of the second	e namen per la referencia de la companya de la comp	Secret was				A BOTTON STATE OF THE STATE OF	32-15-as
Contractor Name:		James Vaco	۱a_		Mas	ter License #:		
Address:		39 Walton St -			_	ited License #: LM/C	0016391	I
Telephone:		8-9549		217: 1102	L /1	teu Encombe	-	_
	Access Access Access							
Contractor Signat			MAX	Voca				
PLEASE HAVE YOUR PERMIT # (QR JOB ID) READY & CALL 874-8703 TO SCHEDULE AN INSPECTION!				ECTION!				

ELECTRICAL PERMIT

City of Portland, Maine

To the Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of



Date:	10/22/12	/
Permit #:	0A 68 E'	06
CBL#:	2017 02 42	123

Portland's Electrical Ordinan	ices, Na	tional Electrical Code and	the		Per	mit #:	383	40 0 S
following specifications:		ORTH AND	CB	Permit #: 363 A6 CBL#: 3012 07				
ADDRESS: 12 - 1	Lene	th St.		METER MAKE/MO	DEL#:			without the same and
CMP Work Order #: _				OWNER: M	S F	roportys		_
TENANT:				PHONE #:	THE STATE OF THE S			-
PLEASE HAVE YOUR	PERM	IT# (OR JOB ID) REAL	DY & 0	CALL 874-8703 TO S		ILE AN INSPECTION!	TOTA	L EACH FEE
OUTLETS:		Receptacles	30	Switches	7	Smoke Detector	0.20	
FIXTURES:	25	Incandescent		Flourescent		Strips	0.20	
SERVICES:	2	Overhead		Underground		TTL Amps <800	15.00	
						TTL Amps >800	25.00	
TEMPORARY SERVICE:		Overhead		Underground		TTL Amps	25.00	
METERS:	/	(Number of)					1.00	
MOTORS:		(Number of)					2.00	
RESID/COMMER:		Electric Units					1.00	
HEATING:		Oil/Gas Units		Interior		Exterior	5.00	
APPLIANCES:		Ranges		Cook Tops		Wall Ovens	2.00	
		Insta-hot		Water Heaters		Fans	2.00	
	1	Dryers	1	Disposals	/	Dishwasher	2.00	
		Compactors		Spa		Washing Machine	2.00	
		Others (denote)					2.00	
MISC. (# of):		Air Cond (Window)					3.00	
		Air Cond (Central)				Pools	10.00	
		HVAC		EMS		Thermostat	5.00	
		Signs					10.00	
		Alarms/Resident					5.00	
		Alarms/Commer			R	ECEIVED	15.00	
		Heavy Duty (CRKT)				woon build	2.00	
		Alterations			UC	2 2 2012	5.00	
		Fire Repairs		nan	1.5	=014	15.00	
		Emergency Lights			it. or BL	Iding Inspections Ortland Maine	1.00	
		Emer Generators			- Cy OI F	Priland Maine	20.00	
		Circus/Carnival					25.00	
PANELS:		Service		Remote		Main	4.00	
TRANSFORMER:		0-25 Kva					5.00	
		25-200 Kva					8.00	
		Over 200 Kva					10.00	/
MINIMUM COMMER	CIAL I	FEE: \$55.00		MINIMUM RESID	ENTIA.		SP	-, , , ,
Brief Description of work:						TOTAL DUE:	*1	32.41
								, ,
PLEASE HAVE YOU	IR PE	RMIT # (OR JOB 1	D) R	EADY & CALL	<u>874-87</u>	<u>03</u> TO SCHEDULE	AN INSI	PECTION!
CONTRACTOR INFORMA	TION:						0	
Contractor Name:	<u>An</u>	thony Gillant			Mas	ter License #:	272	_
Address:	∂	11 Ardmore	St.		Lim	ited License #:		
Геlephone:		207- 415-3	590					
Contractor Signat	II PA.	Anotas M	01-					
PLEASE HAVE YOU		RMIT # (OR JOB)	$\frac{\sim}{D).R}$	EADY & CALL	874-87	03 TO SCHEDULE	AN INSI	PECTION!



11971

MON AOM

PLUMBING PERMIT APPLICATION

PROPERTY ADDRESS Street: 34 LAFAYETT CBL: PORTLAND PROPERTY OWNER(NAME: Applicant Name: JESSE MANT Mailing Address of Owner/Applicant Owner/Applicant Description of College (College) NAME: Applicant Mailing Address of Owner/Applicant Description of College (College) NAME: Applicant Mailing Address of Owner/Applicant Description of College (College)	E ST.	issued by the Local Plumbing installer to install the plumbing	L.P.I. # 360
Owner/Applicant State I certify that the information submitted is corr knowledge and understand that any falsifical Local Plumbing Inspector(s) to deny a permit	ement ect to the best of my tion is reason for the	Management and an analysis of the second	Date Approved (Rough-in)
Signature of Owner/Applicant	DateI	NFORMATION	Date Approved (Final)
This Application is for 1. New Plumbing 2. Relocated Plumbing	Type of Stru	cture to be Served LY RESIDENCE	Plumbing to be Installed by: NAME: JESCE MANTSCH
RECEIVED AUG 28 2012	2. □ MODULAR OF 3. ★ MULTIPLE FA 4. □ OTHER-SPEC	MILY DWELLING	1. MASTER PLUMBER 2. OIL BURNERMAN 3. MFG'D HOUSING DEALER / MECHANIC
Dept. of Building Inspections City of Portland Maine	Please call 8 permit # to sc	374-8703 with your hedule inspections!	4. ☐ PUBLIC UTILITY EMPLOYEE 5. ☐ PROPERTY OWNER LICENSE # MS9009344
Hook-Up & Piping Relocation Maximum of 1 Hook-Up HOOK-UP: to public sewer by those cases where the connection is not regulated and inspected by the local sanitary district.	Number	ountain	Number Type of Fixture
HOOK-UP: to an existing subsurface wastewater disposal system PIPING RELOCATION: of sanitary ines, drains, and piping without new fixtures.	Water Treat Grease / O Roof Drain Bidet Other:	ment Softener, Filter,Etc. il Separator	Clothes Washer Dish Washer Garbage Disposal Laundry Tub Water Heater
OR □ TRANSFER FEE [\$10.00]	Fees First 4 fixtures = 5	s by fixture: \$40 Over 4 = \$10/fixture Surcharge	
Please call 874-8703 with your p			Hook-Up & Relocation Fee

PLUMBING PERMIT APPLICATION

PROPERTY ADDI	RESS		
Street:	_	Town/City PORTLAND	Permit #
CBL: 2020	ST-	Date Permit Issued (0/23)	112 Fee: \$ 150 2012 - 7 - 4523
300.8-5			L.P.I. # 360
PROPERTY OWNER	S) NAME	Local Plumbing Inspector Sig	grature
NAME: TODEST Applicant Name: Mailing Address of P.O. Box 1046 Owner/Applicant (if Different) Owner/Applicant State	204104	issued by the Local Plumbing installer to install the plumbing Maine Subsu	es and Piping shall not be installed until a Permit is Inspector. The Permit shall authorize the owner or g system in accordance with this application and the urface Wastewater Disposal Rules.
Ownen/Applicant state	Silient	<u>Cauf</u>	tion: Inspection Required
I certify that the information submitted is cor knowledge and understand that any falsifica Local Plumbing Inspector(s) to deny a permi	tion is reason for the	I have inspected the installatio compliance with the Maine Plu	n authorized above and found it to be in umbing Rules Application.
	1)		Date Approved (Rough-in)
Signature of Owner/Applicant	Date 10/27/12	LPI Signature	Date Approved (Final)
	PERMITI	NFORMATION	
This Application is for	Type of Struc	cture to be Served	Plumbing to be Installed by:
1. NEW PLUMBING	1. I SINGLE FAMI	LY RESIDENCE	NAME: PETER SERAFIN
2. RELOCATED PLUMBING	2. 🛘 MODULAR OF	R MOBILE HOME	1. MASTER PLUMBER
NEO NEO	3. 🗆 MULTIPLE FA	MILY DWELLING	2. 🗆 OIL BURNERMAN
RECEIN 1912	4. OTHER-SPEC	IFY	3. MFG'D HOUSING DEALER / MECHANIC
OCT 2.3 ~ WE			4. PUBLIC UTILITY EMPLOYEE
Dept of Building Man		74-8703 with your hedule inspections!	5. PROPERTY OWNER
			LICENSE # 1091143
Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Colu Number	ımn 2 Type of Fixture	Column 1 Number Type of Fixture
HOOK-UP: to public sewer by	DA Hosebib / S		<u>O</u> <u>L</u> Bathtub (and Shower)
those cases where the connection	Floor Drain		<u>│ </u>
is not regulated and inspected by	Urinal	***************************************	<u>⊘</u> (# Sink
the local sanitary district.	Drinking Fo		<u>이</u> 식 Wash Basin
	Indirect Wa		<u>⊘ 3</u> Water Closet (Toilet)
HOOK-UP: to an existing subsurface wastewater disposal system	_ Water Treat	ment Softener, Filter,Etc.	<u>△</u>
,	Grease / O	il Separator	<u> ⊘ </u> Dish Washer
	Roof Drain		<u>⊘ ∖ </u> Garbage Disposal
PIPING RELOCATION: of sanitary	_ Bidet		_ Laundry Tub
lines, drains, and piping without new fixtures.	Other:		_ Water Heater
1.0	<u>⊘</u> ⊇ Fixtures (Su	btotal) Column 2	113 Fixtures (Subtotal) Column 1
OR			<u> </u> TOTAL FIXTURES
TRANSFER FEE [\$10.00]	First 4 fixtures = \$	by fixture: 40 Over 4 = \$10/fixture Surcharge	Fixture Fee Transfer Fee
	. 410		Hook-Up & Relocation Fee
Please call 874-8703 with your p	ermit # to schedul	e inspections!	PERMIT FEE (TOTAL)

3120

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

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

Required Inspection:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



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.
- 4. 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.

			(only)
Project Address: 17 Kenne-			
Total Square Footage of Proposed Structure/Area:	Area of lot (total s	q. ft.): [0,671	
		No	Number of Stories: 2
1,789	Attack	ned	Number of Bathrooms: 2.25
	Detac	hed	Number of Bedrooms: <u>3</u>
	Sg. Ft	.: <u>488</u>	
Tax Assessor's Chart, Block & Lot(s):	•		
Chart# Block # Lot #			
387 A 5-6			
	<u> </u>		
Current legal use: Vacat lan	<u>-d</u>		
Number of Residential Units			
If vacant, what was the previous use?	vaccint		
Is property part of a subdivision?	If yes, p	lease name	
Project Description: New Single	e family 1	nome const	ruction
		28' X 25	lattached garag
Applicant – must be owner, Lessee or E	Ruver	Applicant Contact II	nformation dick
Name: Michael Boissonneau		Work #	mormation
Business Name, if applicable: MZ $page 1$	vertics, LCC	Home#	
Address: 176 Underwood Pd	. .	Cell # (207) 33	7-3038
City/State: Falmouth, ME Zip C		e-mail: Mbo) 550	Le naine re com
Owner - (if different from Applicant)		Owner Contact Info	rmation
Name:		Work #	RECEIVED
Address:		Home#	
City/State : Zip C	ode:	Cell #	JUL 2 3 2022
		e-mail:	Dept. of Building Inspections
			Only of Portiand Midding
Billing Information		Contact when Buildi	ng Permit is Ready:
Name:		Name:	
Address:		Address:	
City/State : Zip C	ode:	City/State :	Zip Code:
Phone Number:		Phone Number:	

Cast Bay

DEVELOPMENT REVIEW FEES:

winter and the site work is incomplete.

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

Level I Minor Residential Site Plan	Fees Paid:
1. Application Fee - \$300.00	\$ 300.00
2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)	\$ [00.10
3. Certificate of Occupancy Fee - \$75.00	\$ 75.00
4. Building Permit (Cost of Work) $\left(\left(\gamma \right) \right) \qquad \text{Total Due:}$	\$ 1,270.00 \$ 1,145
Building Permit Fee - \$30 for the first \$1,000 construction	

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:
MIL Son	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 $\underline{buildinginspections@portlandmaine.gov}$) of the entire application, including all plans, must be submitted with the application.)

	General	Submittal Re	quirements – Level I Minor Residential
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
- J,	,	2	Completed application form and check list.
		1	Application fees.
		2	Evidence of right, title and interest.
NA	-N/A	2	Copies of required state and/or federal permits.
/		2	Written Description of existing and proposed easements or other burdens.
Na	SHA	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.)	
		1	rict, setbacks and dimensional requirements. Show zone lines and nes that apply to the property, including Shoreland Zone &/or Stream Zone.	
		 Existing and proposed structures (including location of proposed piers, downwarves if in Shoreland Zone). 		
		■ Location an	nd dimension of existing and proposed paved areas.	
		■ Proposed g	round floor area of building.	
		■ Finish floor	elevation (FEE) or sill elevation.	
		Exterior building elevations (show all 4 sides).		
		■ Existing and	d proposed utilities (or septic system, where applicable)	
		Existing and	d proposed grading and contours.	
		Proposed stormwater management and erosion controls.		
		■ Total area and limits of proposed land disturbance.		
4/h		■ Proposed pi	rotections to or alterations of watercourses.	
NK		Proposed wetland protections or impacts.		
		1 -	netation to be preserved and proposed site landscaping and street es 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. **The contract of the contract o
Na	 Additional requirements may apply for lots on unimproved streets.

Building Permit Submittal Requirements –Level I: Minor Residential Development				
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement	
V		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)
 - 3.a. Water quality, stormwater management and erosion control: a., d., e., and f.
- 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.)
- 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.

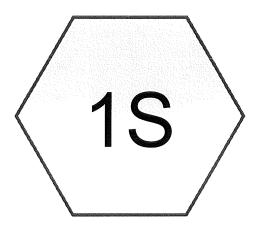
The medium intensity soils survey indicates the soils of the area to be well suited for infiltration and indicate that the groundwater elevation should below that of the infiltration trench. The infiltration of the runoff will eliminate the increase in volume from the site and maintain pre-development 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

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

Subcatchment 1S: 12 KENNETH ST

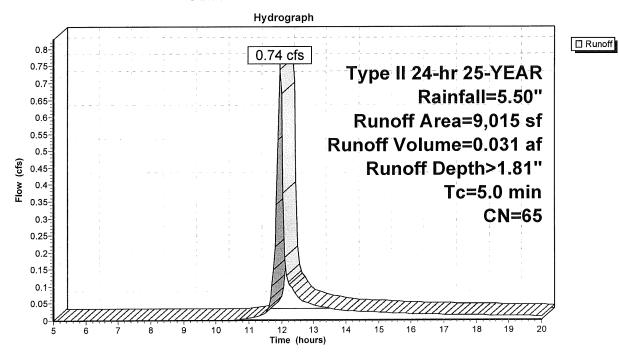
Runoff = 0.74 cfs @ 11.96 hrs, Volume=

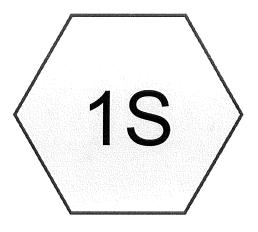
0.031 af, Depth> 1.81"

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% Grass cover, Good, HSG B			
_		1,000	98	Paved park	ing & roofs	3	
		9,015	65	Weighted A	verage		
	Tc (min)	Length (feet)	Slop (ft/f	•	Capacity (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 Prepared by Terradyn Consultants, LLC

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

Page 3 7/19/2012

Subcatchment 1S: 12 Kenneth St.

Runoff

=

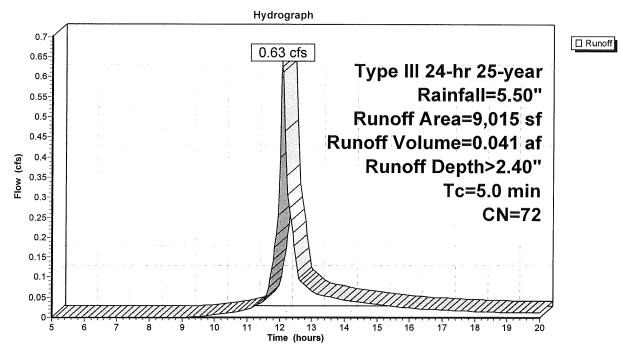
0.63 cfs @ 12.08 hrs, Volume=

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"

_	A	rea (sf)	CN	Description			
		6,334	61	>75% Grass cover, Good, HSG B			
_		2,681	98	Paved park	ing & roofs	S	
		9,015	72	Weighted A	verage		
	Tc	Length	Slop	e Velocity	Conneity	Description	
	(min)	(feet)	SiOpi (ft/fi		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.

Witness our signatures this 31st day of May, 2012.

Sture Co. To Douglas C. Andrews by Elizabeth A. Andrews

Witness

Witness

Elizabeth A. Andrews

Elizabeth A. Andrews

STATE OF MAINE COUNTY OF CUMBERLAND

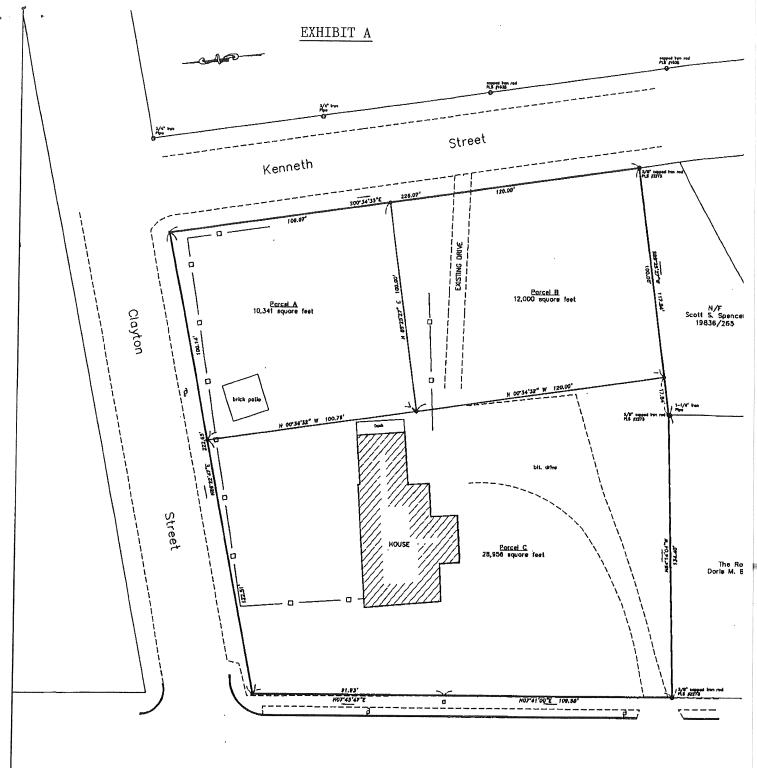
May 3/, 2012

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

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REFERENCES

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

NOTES

- (1) Book and Page references or Deeds, unless otherwise specified.
- (2) Bearings ore referenced to m Standard Boundary Survey on Aut Tilcomb Associates dated June 6,



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 $00^{\circ}34'32"$ 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 $89^{\circ}25'27''$ E by said land of Gillis a distance of Fifteen and 00/100 (15) feet to a point;
- 2) $S 00^{\circ}34'33''$ 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 $00^{\circ}34'33''$ 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 30ne, 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 day of June 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) $S 89^{\circ}25'27"$ 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 $86^{\circ}22'47$ " 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.

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 $00^{\circ}34'33"$ 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 executed on this A day of 100	GILLIS, have caused this instrument to be 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 Amount:	1270.00	Charge Amount:	1270.00

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

Additional Comm	ents:		
Referance ID:	7370	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment	
		Date:	
Transaction	300.00	Charge	300.00
Amount:		Amount:	
Job ID: Job ID: 201	 2-07-4523-SF - new 28' x32' sf with detached g	 larage	
Additional Comm	ents:		
	F-22-22		In a real
Referance ID:	7371	Fee Type:	BP-INSP
Receipt Number:	0	Payment	
		Date:	
Transaction	100.00	Charge	100.00
Amount:		Amount:	
Job ID: Job ID: 2012	2-07-4523-SF - new 28' x32' sf with detached g	arage	
Additional Comm	ents:		

Thank You for your Payment!

8/10/12 Date: Applicant: Michael Boissonnear-MZProperties LC C-B-L: 382-A-516 Address: 12 Kenneth St. permit # - 2012-25407-4523 CHECK-LIST AGAINST ZONING ORDINANCE Date - Prew sing hamy Zone Location - R-3 Interior or corner lot - in know Proposed UserWork - buildnew sight finely - 25 bases 32 x 28, we ore story 20 x24' attached gara Servage Disposal - public. Loi Street Frontage - 50 mm. - 22 607 18 mm Front Yard - 26 min - 29 Staled 69 Rear Yard - 25 min - 29' well to dide (b) Side Yard - Islay or 1/2 slay - 8' - 15,5's acted on left - 25tore - 14' - 24's Eached on right.

Projections - 5x1 balkhad., 3x5 fant shop, loxio dark wil 2x45 kps. Width of Lot- 65 mm - 97 feet schol 60 Height - 38 max - 23,55 cald (or) Lot Area - 6500 pmm - 10,671 \$ given 28×32 = 896 Lot Coverage Impervious Surface - 35% = 3734.850 24 x 24 = 576 Area per Family - 1,500 \$ 600 Off-street Parking - I spaus regulate some 20'x 24'66 =150 loxo 1625 \$6010 Loading Bays - N/A Sile Plan - Level I Miror Residential Shoreland Zoning/Stream Protection - N/A

Flood Plains - part 2 - Zone X

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)	2×10'5	
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1)	OK-see plans Per IRC	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC	
Private Garage		
(Section R309) Living Space? (Above or beside)		
(Above or beside) Fire separation (Section R309.2)	Ele" Joywell	
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	OK	
Roof Covering (Chapter 9)	OK-	
Safety Glazing (Section R308)	J/K	
Attic Access (Section R807)	22×30	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2)	3-2×10- Typ- Lam Bee	ens
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 Stuff		
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) Smoke Alarms (Section R313) Location and Interconnected	9. Noted	
Dwelling Unit Separation (Section R302.3)	N/A	
Deck Construction (Section R502.2.1)	No defails	

12 Kenneth

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)	Oll - Sex detai	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	11	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A See 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 Ole	
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

382 A005001

Labels Requested For CBL:

382 A004

382 A005

382 A009

382 B022

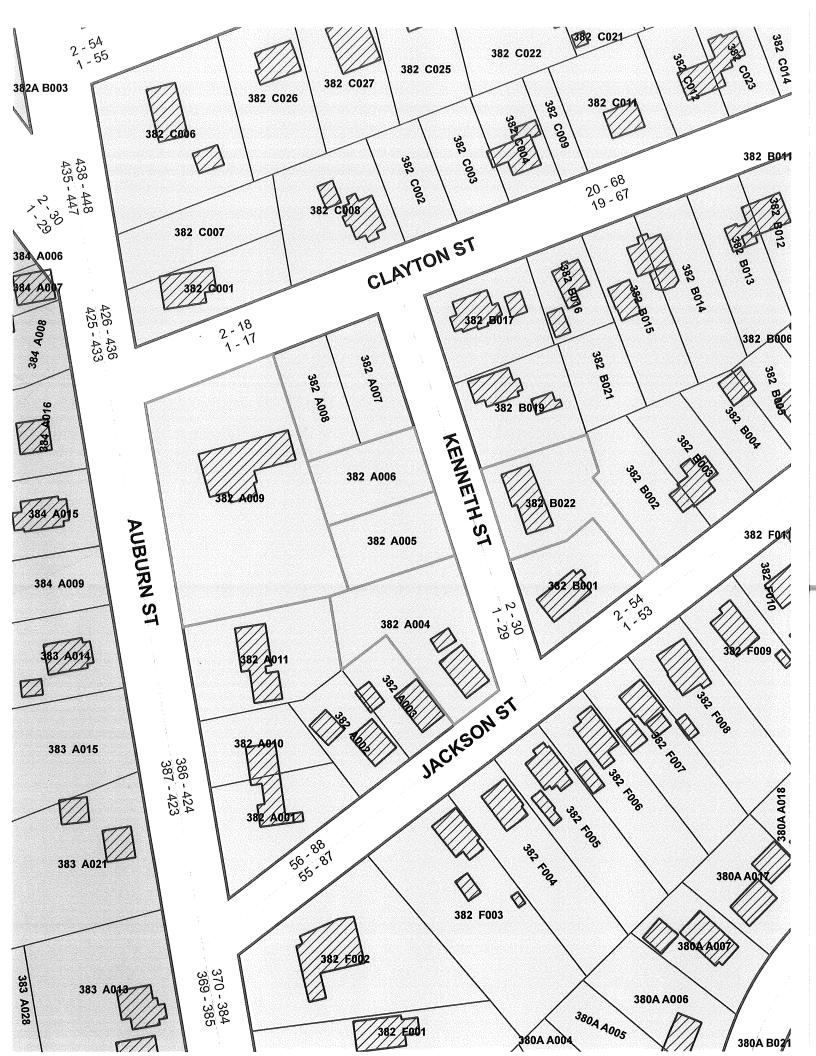
382 A005001

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

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

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Project Nam.	T PERENCE IN	Job#:	Quantity 1 (3)	soc l	Description:	
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1 SPF			Fourt	AL.		2 SPF
 			177		Market	1 15 1/4"
Type: Piles: Moisture Condit Deffection LL: Deflection TL: Importance: Temperature:	Girder 3 ion: Dry 360 240 Normal Temp <= 100°F	Application: Floor Design Method: ASD Building Code: IBC/IRC Load Sharing: Yes Deck: Not Che Vibration: Not Che	cked	Reactions Brg Live 1 456: 2 456:	8 1298	Snow Wind Const 0 0 0 0 0
Analysis Moment Shear		8'6" 43072 ft-lb 0.555 (56%) D+l		Bearings Bearing input Length 1 - SPF 5.500" 2 - SPF 5.500"	Analysis 2.750" 96% 129	8 / 4568 5865 L D+L 8 / 4568 5865 L D+L
LL Defl Inch TL Defl inch Design Ok Design No 1 Girders are 2 Multiple plic	0.372 (L/527) 8'6 1. 0.477 (L/410) 8'6 1. (.) tes designed to be supported	/16" 0.816 (L/240) 0.590 (59%) D+I I on the bottom edge only. ner as per manufacturer's details.	L			
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Carculated Structured Designs is responsible only of the structural adequacy of this component based on the dasign crieffs and planings shown it is the responsibility of the customer and/or the contractor to ensure that component suitability of the intended application and to verify the dimensions and loads.

Dry service consistent unless noted otherwise
 LVL not to be treated with five retardant or

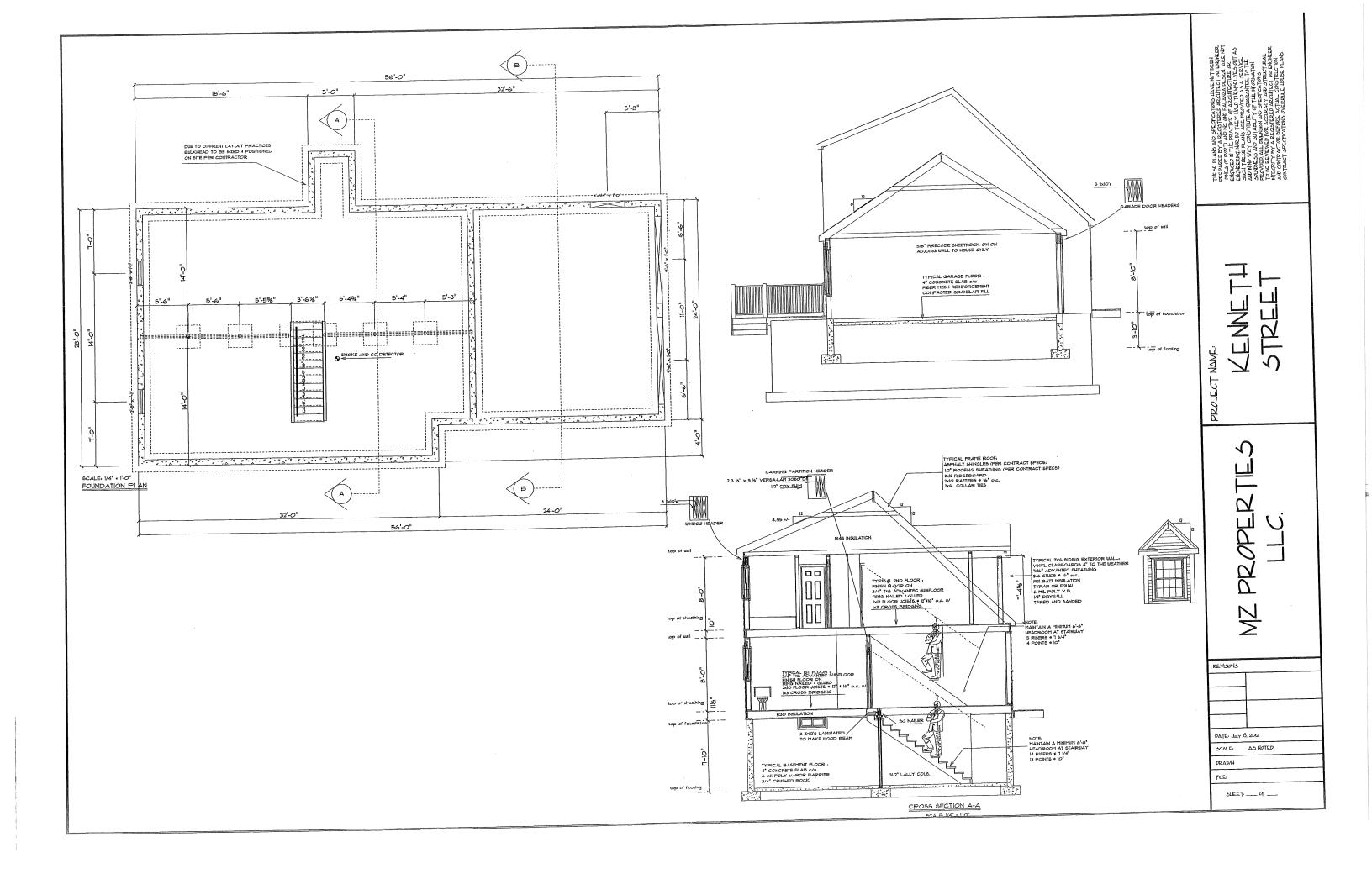
Handling & Installation

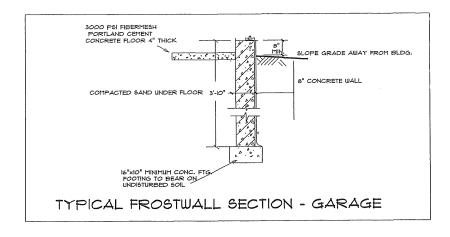
1. LVL beams must not be cut or drilled.
2. Refer to manufacturers product information regarding installation requirements multipfly lastening details, beam strength values, and code approvals.
3. Damaged Beanis must not be used.
4. Design assumes top edge is laterally restrained.
5. Provide lateral support at bearing points to aveid lateral discreament and rotation.

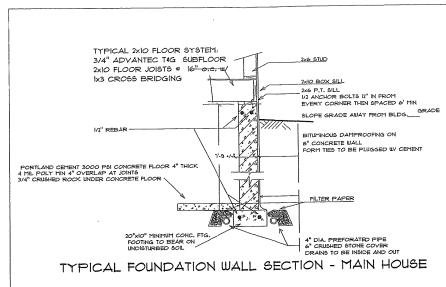
451 South River Rd, NH USA 03110

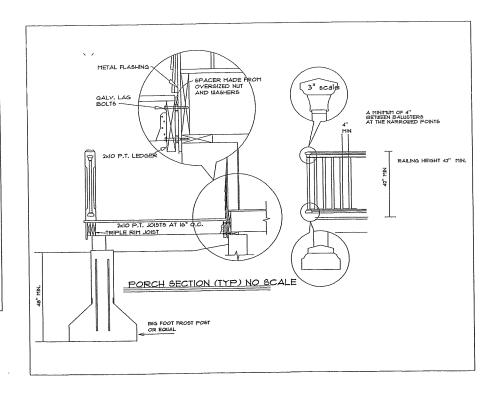


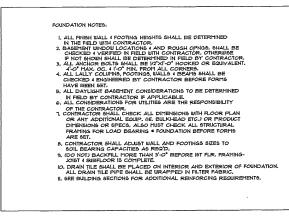
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limporlance: Temperature:	Normal Temp <= 100°l	a+ 	Vibration:	No	t Checked									
	Comp. Town													
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							Bearing	Input Length	In Analysis		act D/L lb	Total Ld. C	Case Ld. Cor	nb.
Analysis	Actual		Allowed	Capacity		omb. Ld. Case	1 - SPF		2.000"	98%	937 / 3430	4367 L	D+L	
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TL Defi inch	0.482 (L/305)			0.790 (79%		1.								
Design Of					·									
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the structural adequations design cottena a responsibility of the cultination the compone application and to ver-	Ossigns is resoursitis and processing of the component bases shown. It is sustained and the contract of the processing of the processing of the components of the compon	ina 2 Refer to tha 2 Refer to the regarding sed lastehing approvals	& Installation is must not be out o manufacturer's installation re- details ocam sire	or divisal producti informal prements multi ngth values and c	eonán; lon -ply	Cropia gravine princed p	d'amage lo p	 જ્યારુ મુખ્ય	 				Forest Products h River Rd, NH	***************************************
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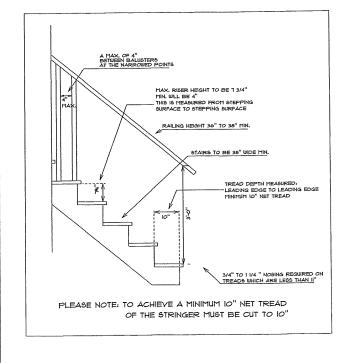




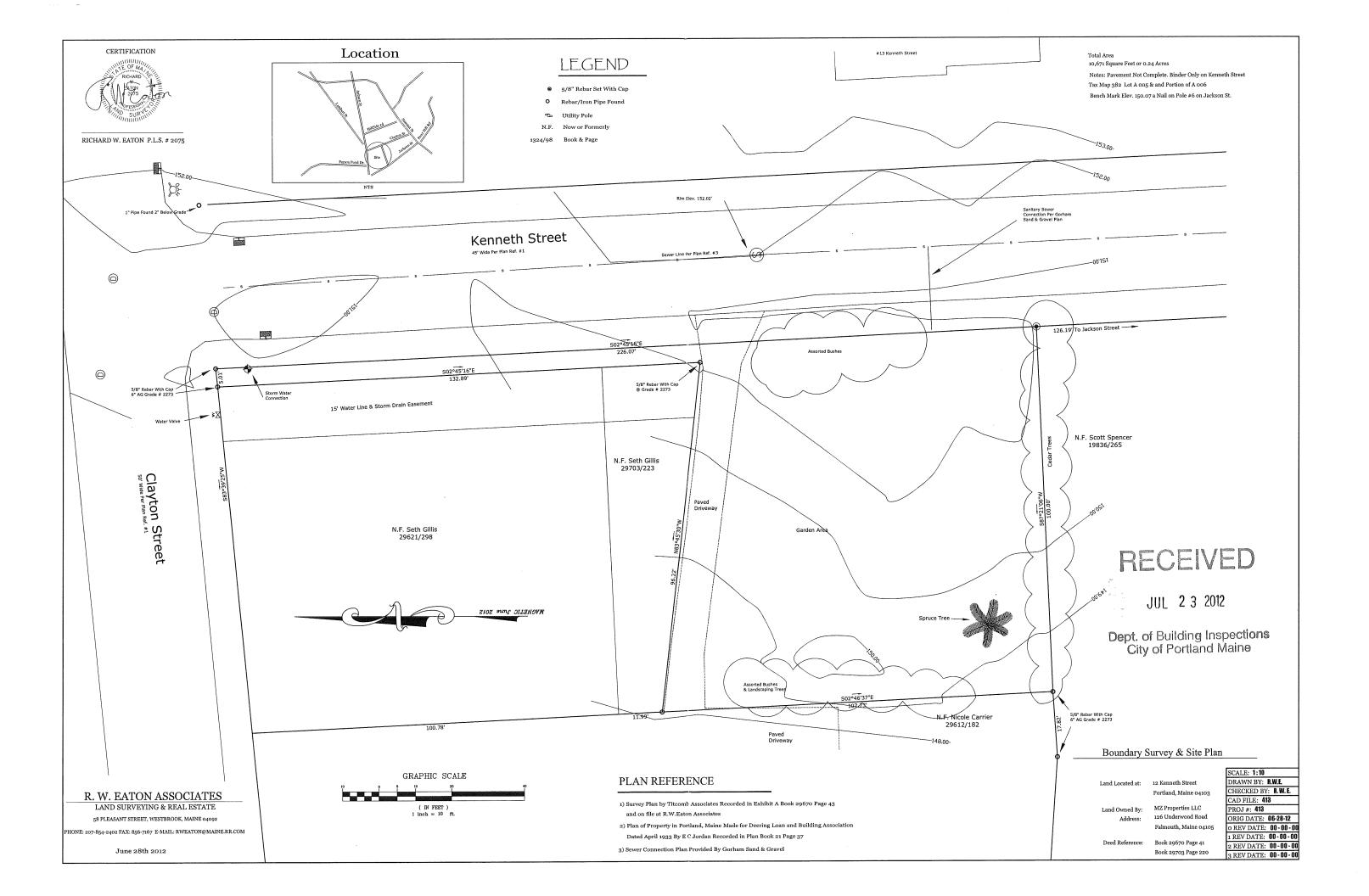


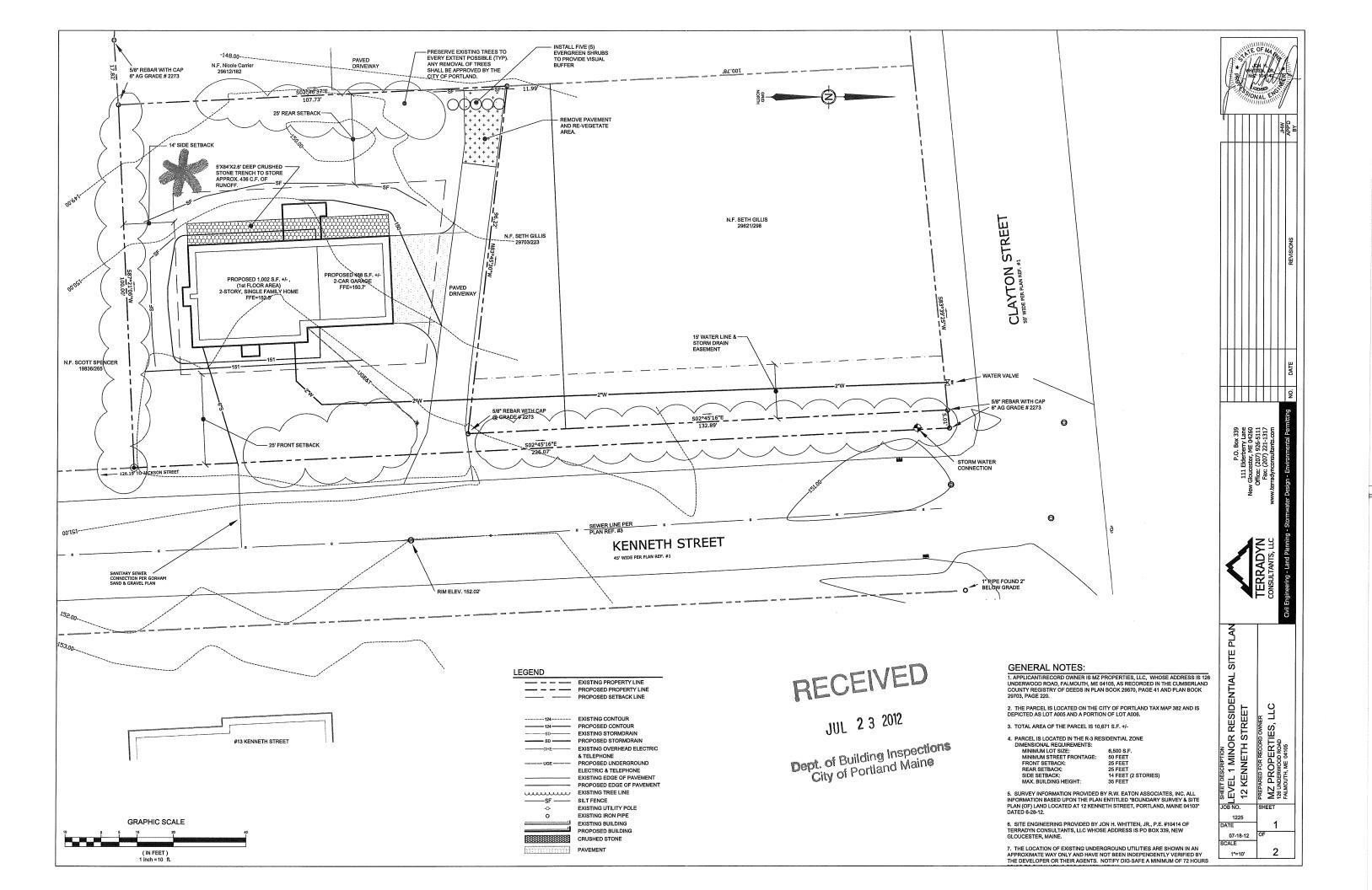


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SEE NOTE: F		8d	PANEL SIDING (TO FRAMING) 5/8"	COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 16d COMMON MINIMUM	SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1 CEILING JOISTS TO PARALLEL RAFTERS
SEE NOTE: F		6d	PANEL SIDING (TO FRAMING) 1/2" OR LESS TO FRAMING)		FACE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL	SEE SECT. 23/8.10.4.1, TABLE 23/08.10.4.1 CEILING JOISTS, LAPS OVER PARTITIONS
SEE NOTE: C		6d	SUBFLOOR-UNDERLAYMENT SINGLE FLOOR (COMBINATION	COMMON NAIL - REF TO TABLE 2308.10.4.1	TOENAIL	3 - 16d COMMON MIN. 4 - 8d COMMON	CONTINUOUS HEADER TO STUD
SEE NOTE: P		2" 16 GAGE	3/4" OR LESS & PARTICLE BOARD		TOE NAIL	5 - 3" 14 GAGE STAPLE 5 - 3"x0.131" NAIL	CEILING JOISTS TO PLATE
SEE NOTE: N		2-3/6"x0.113" NAIL	WOOD STRUCTURAL PANELS 19/32" - 3/4"		16° OC ALONG EDGE	3 - 8d COMMON 16d COMMON	CONTINUOUS HEADE, 2 PCS.
8d, SEE NOTE: D, 8d, SEE NOTE C SEE NOTE: D SEE NOTE: N SEE NOTE: C , J		8d OR 6d 1-3/4" 16 GAGE 2-3/8"x0.113" NAIL 6d	#9/32" - 3/4" & PARTICLE BOARD WOOD STRUCTURAL PANELS 1/2" OR LESS		FACE NAIL	3 - 3* 14 GAGE STAPLE 3 - 3* 20.131* NAIL 2 - 16d COMMON	AND INTERSECTIONS TOP PLATES, LAPS
ggenore, c, s	FACE NAIL	4 - 3* 14 GAGE STAPLE 4 - 3*x0.131* NAIL 3 - 16d COMMON	LEDGER STRIP		TOE NAIL	3" 14 GAGE STAPLE @ 6" OC 3"x0.131" NAIL @ 6" OC 8d @ 6" OC	RIM JOIST TO TOP PLATE
	FACE NAIL	5 - 3" 14 GAGE STAPLE 5 - 3"x0.131" NAIL 3 - 16d COMMON	JOIST TO BAND JOIST		TOE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 3 - 8d COMMON	OR RAFTERS TO TOP PLATE BLOCKING BETWEEN JOISTS
	FACE NAIL	3 - 3* 14 GAGE STAPLE 3 - 3*x0.131* NAIL 2 - 16d COMMON	2-BY RIDGE BEAM ROOF RAFTER TO		LAP SPLICE	12 - 3* 14 GAGE STAPLE TYP. FACE NAIL 12 - 3*x0.131* NAIL 8 - 16d COMMON	DOUBLE TOP PLATES
	TOENAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	2-BY RIDGE BEAM ROOF RAFTER TO		TYPICAL FACE NAIL	3" 14 GAGE STAPLE @ 12" OC 3"x0.131" NAIL @ 12" OC 16d @ 16" OC	DOUBLE TOP FLATES
	FACE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 10d COMMON	JACK RAFTERS TO HIP		FACE NAIL	3" 14 GAGE STAPLE @ 8" OC 3"x0.131" NAIL @ 8" OC 16d @ 24" OC	DOUBLE STUDS
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	FACE NAIL	4 - 3* 14 GAGE STAPLE 4 - 3*x0.131* NAIL 3 - 10d COMMON	COLLAR TIE TO RAFTER		TOE NAIL	4 - 3"x0.131" NAIL 4 - 8d COMMON 3 - 14 GAGE STAPLE	
	AT EACH SPLICE FACE NAIL AT ENDS	3 - 3* 14: GAGE STAPLE 3 - 3*x0.131* NAIL 2 - 20d COMMON	BUILT-UP GIRDER & BEAMS		END NAIL	3 - *x0.131* NAIL 2 - 16d COMMON 3* 14 GAUGE STAPLE @ 12* OC	TOF PLATE TO STUD
	STAGGERED ON OPPOSITE SIDES FACE NAIL AT TOP & BOTTOM	20d COMMON 32" OC	BUILT-UP GIRDER & BEAMS		BRACED WALL PANEL	3"x0.131" NAIL @ 16" OC 16d @ 16" OC	AT BRACED WALL PANEL SOLE PLATE TO JOIST OR BLOCKING
15" OC 16" OC 24" OC	16' 00 16' 00 24' 00	3" 14 GAGE STAPLE 3"x0.131" NAIL 16d COMMON	BUILT-UP CORNER STUDS		TYPICAL FACE NAIL	3" 14 GAUGE STAPLE @ 12" OC 3"x0.131" NAIL @ 8" OC 16d @ 16" OC	OR BLOCKING SOLE PLATE TO JOIST
	FACE NAIL	2 - 3* 14 GAGE STAPLE 2 - 3*x0.131* NAIL 2 - 8d COMMON	EACH STUD & PLATE 1° DIAGONAL BRACE TO		TOENAIL EACH END	3 - 3* 14 GAGE STAPLE 3 - 3*x0.131* NAIL 3 - 8d COMMON	BRIDGING TO JOIST
	TOENAIL	3 - 3* 14 GAGE STAPLE 3 - 3*x0.131* NAIL 3 - 8d COMMON	(SEE SECT. 2308.10.1, TABLE 2308.10.1) RAFTER TO PLATE		TOENAIL	3 - 3* 14 GAGE STAPLE 3 - 3*x0.131* NAIL 3 - 8d COMMON	JOIST TO SILL OR GIRDER
NOTES	LOCATION	FASTENING	CONNECTION	NOTES	LOCATION	FASTENING	CONNECTION



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





EROSION AND SEDIMENT CONTROL PLAN

Pro-Construction Phase
A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earther materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 mrss § 480-b. Erosion control measures must be in place before the activity begins. Measures must remain 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 erosion and control and the demonstration buffer areas to the extent practicable.

BMP Construction Phase
A. Sediment barriers. Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized.

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

C. Riprap: Since riprap is used where erosion potential is high, construction must be sequenced so that the riprap 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 immediately behind the initial disturbance. Where riprap is used for outlet protection, the riprap should be placed before or in conjunction with the construction of the pipe or channels of it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check dams until the disturbed area is normanently stabilized.

D. Temporary stabilization. Stabilize with temporary seeding, mulch, or other non-erodable cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a welland or waterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 belies (70-90 pounds) per 1000 af or 1.5 to 2 lone (90-100 bales) per arcer to cover 7 50 60% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, sleep slopes (15% or greater) and on any disturbed soil within 100 feet of leskes, stream and wellands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects 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 outlest until a dense, vigorous vegetative cover has been obtained. Once soll is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetatel waterways need to be stabilized early during the growing season (prior to september 15, if final seeding of waterways is delayed past september 16, mengency provisions such as sod or ripray may be required to stabilize the channel. Waterways should be fully stabilized

Permanent stabilization defined
A. Seeded areas. For seeded areas, permanent stabilization means an 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

B. Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no stumping of the sod or die-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. Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone id 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 stabilization may be accomplished by returning the disturbed land to agricultural use.

F. Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is

G. Ditches, 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 riprap, or with another non-orosive lining capable of withstanding the anticipated flow velocities and flow depix without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the channel.

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

A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 sf and mulched, and reused as required. Silt 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. Feilure to comply with the engineer's directions will result in discontinuation of construction activities.

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

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

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

J. Except for approved landfills or non-structural fills, fill material shall be free of brush, rubbish, rocks, 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 fill slopes or structural fills.

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 silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

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

Seedbed preparation
A. Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

B. Apply limestone and fertilizer according to soil tasts such as those offered by the university of maine soil testing laboratory. Soil sample mailers are evallable from the local cooperative extension service office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feat using 10-20-20 (n-p2o5-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at

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

C. Work lime and fartilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue tiliage until a reasonably uniform, fine seedhed is prepared. All but clay or silly soils and coarse sands should be rolled to firm the seedbed wherever feasible.D. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsultable 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 killing frost or as a dormant seeding with mulch after the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed (unscarfied). If seeding cannot be done within the seeding dates, mulch according to the temporary mulching bmp and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.

G. Following seed bed prepartation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 s.F. With a mixture of 35% creeping red h. Fescue, 6% red top, 24% kentucky bluegrass, 10% perennial ryegrass, 20% annual ryegrass and 55 white dutch clover.

I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding

J. Areas which cannot be seeded within the growing season shall be mulched for over-winter 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 hay mulch at twice the standard rate (150 lbs. 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 exposed to direct wind.

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.

G. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at

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

I. 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.

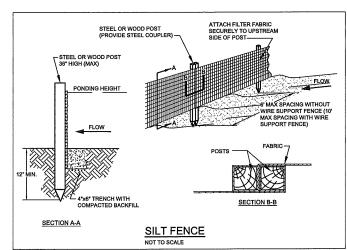
J. Areas that have been brought to final grade must be permanently mulched that same day

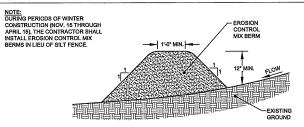
K. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched

M. All vegetated ditch lines that have not been stabilized by november 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.

Maintenance and inspection phase
A. Contractor shall inspect disturbed and impervious areas, and erosion and stormwater control measures, areas used
for storage that are exposed to precipitation, 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 knowledge of erosion
and stormwater must conduct the inspection. This person must be identified in the inspection log. If best management
practices (bmps) need to be modified or if additional bmps are necessary, implementation must be completed within 7
calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition
until areas are permanently stabilized.

B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of ensoin and sedimentation controls and pollution prevention measures. Major observations must include: thems that need to be maintained; location(s) of brmps that feel to operate as designed or proved inadequate for a particular location; and location(s) where additional bmps are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.

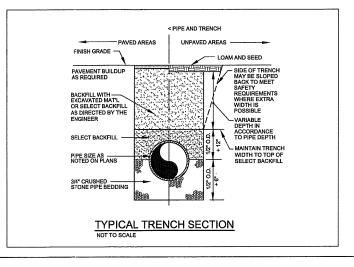




EROSION CONTROL MIX:
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- ph SHALL FALL BETWEEN 5.0 - 8.0 - 8.0

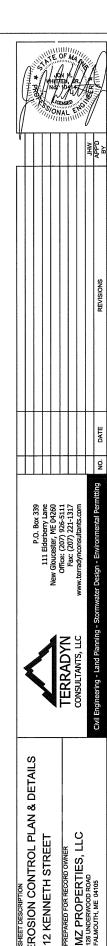
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Dept. of Building Inspections City of Portland Maine



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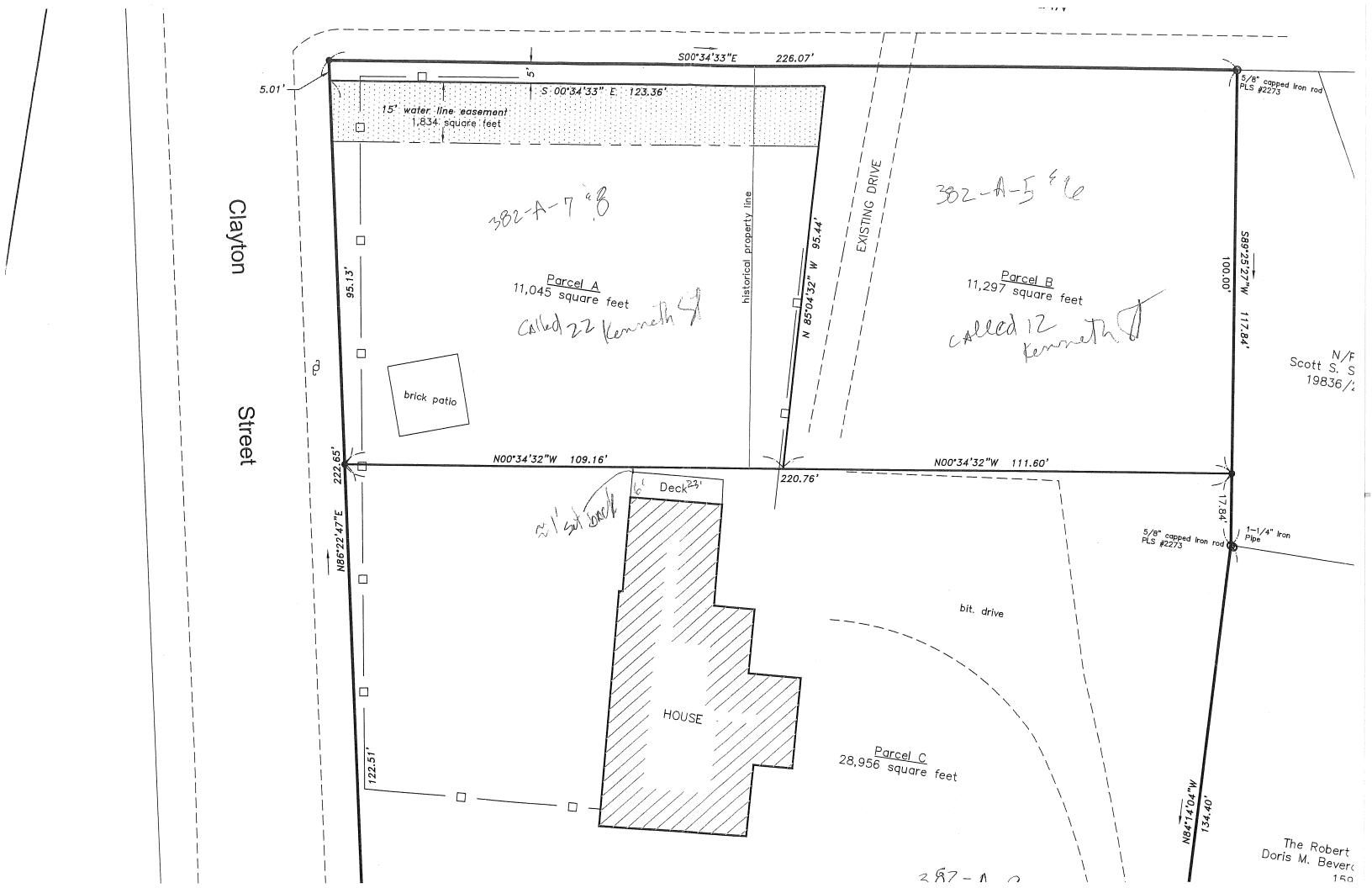
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SCALE 1"=10'





JUL 23 2012

Dept. of Building Inspections City of Portland Maine

DATE: JLY 16, 2012 SCALE AS NOTED DRAWN FLE

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