

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

GRABARZ JOSEPH & KRISTINA RICHIO GRABARZ  
JTS/Madd, LLC / Len Anderson

**PERMIT ID:** 2012-65536

**Located at**

25 HAVERTYS WAY

**CBL:** 384 A046001

has permission to **New SF- two story colonial (32'x28') with breezeway & attached two car garage (24'x24')**

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 cloed-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 procured prior to occupancy.

\_\_\_\_\_  
**Fire Prevention Officer**

  
**Code Enforcement Officer / Plan Reviewer**

02/01/15

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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 INSPECTIONS:**

Footings/Setbacks  
Foundation/Backfill  
Close-in Plumbing/Framing  
Certificate of Occupancy/Final

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.

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 2012-65536	<b>Date Applied For:</b> 12/05/2012	<b>CBL:</b> 384 A046001
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<b>Location of Construction:</b> 25 HAVERTYS WAY	<b>Owner Name:</b> GRABARZ JOSEPH & KRISTINA	<b>Owner Address:</b> 56 BEVERELY ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Madd, LLC / Len Anderson	<b>Contractor Address:</b> 543 Allen Ave Portland	<b>Phone</b> (207) 797-3522
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> New Single Family	

<b>Proposed Use:</b> New SF	<b>Proposed Project Description:</b> New SF- two story colonial (32'x28') with breezeway & attached two car garage (24'x24')
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/11/2013

**Note:** **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being issued with the condition that the certificate of occupancy will not be issued until we receive a recorded deed that reflects the proposed easement from lot 5.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jon Rioux      **Approval Date:** 02/01/2013

**Note:** **Ok to Issue:**

- 1) R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
- 2) A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.  
  
Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
- 3) Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
- 4) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 5) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.  
  
A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
- 6) Foundation Drainage: Fabric, Damp proofing shall comply with Section R405 & R406, see attachment.
- 7) The garage shall be separated from the residence by not less than ½ inch gypsum board applied to the garage side, and structure (walls) supporting the separation. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch Type X gypsum board or equivalent.
- 8) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.

<b>Location of Construction:</b> 25 HAVERTYS WAY	<b>Owner Name:</b> GRABARZ JOSEPH & KRISTINA	<b>Owner Address:</b> 56 BEVERELY ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Madd, LLC / Len Anderson	<b>Contractor Address:</b> 543 Allen Ave Portland	<b>Phone</b> (207) 797-3522
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> New Single Family	

- 9) R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Chris Pirone      **Approval Date:** 02/01/2013  
**Note:** Approved per Capt. Pirone, JGR.      **Ok to Issue:**

- 1) All construction shall comply with City Code Chapter 10.  
A sprinkler system shall be installed.  
A separate no fee One- or Two-family Fire Sprinkler Permit is required.  
All smoke detectors and smoke alarms shall be photoelectric.  
Hardwired Carbon Monoxide alarms with battery back up are required on each floor.  
Sprinkler requirements  
The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.  
All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.  
Application requires State Fire Marshal approval.  
Install an NFPA 13D automatic sprinkler system.

**Dept:** DRC      **Status:** Approved w/Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 01/14/2013  
**Note:**      **Ok to Issue:**

- 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 2) This project must include the installation of an individual grinder pump, backflow valve, and storage tank as part of the sewage system, in compliance with the condition of approval for the original land division approval of April 20, 2000.
- 3) This permit is being issued with the condition that the certificate of occupancy will not be issued until we receive a recorded deed that reflects the proposed easement from lot 5.
- 4) A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions i.e., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
- 5) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 6) The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
- 7) The site shall be developed and maintained as depicted in the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.
- 8) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 10) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

<b>Location of Construction:</b> 25 HAVERTYS WAY	<b>Owner Name:</b> GRABARZ JOSEPH & KRISTINA	<b>Owner Address:</b> 56 BEVERELY ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Madd, LLC / Len Anderson	<b>Contractor Address:</b> 543 Allen Ave Portland	<b>Phone</b> (207) 797-3522
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> New Single Family	

- 11 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 12 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 13 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 14 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 2012-65536	Issue Date:	CBL: 384 A046001
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Location of Construction: 25 HAVERTYS WAY	Owner Name: GRABARZ JOSEPH & KRISTINA	Owner Address: 56 BEVERELY ST	Phone: (207) 797-3522
Business Name:	Contractor Name: Madd, LLC / Dan Anderson	Contractor Address: 543 Allen Ave Portland	Phone: (207) 233-1715
Lessee/Buyer's Name	Phone:	Permit Type: New Single Family	Zone: R2
Past Use: Building lot - vacant	Proposed Use: New SF	Permit Fee: \$2,415.00	Cost of Work: \$192,000.00
Proposed Project Description: New SF - two story colonial (32x28) w breezeway? attached two car garage - single story (24x24')		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Per. Capt. P. ...	INSPECTION: Use Group: R3 Type: SB IRC, 2009 (MUBEL)
		Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature: _____ Date: _____			

Permit Taken By: bjs	Date Applied For: 12/05/2012	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland <i>N/A</i></p> <p><input type="checkbox"/> Flood Zone <i>panel 2 - zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>Level I Minor Residential</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i> Date: <i>11/1/13 ABM</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

2-21-13 GF

FOOTINGS OK - WILL SEND CORNER PIW  
SURVEY

2-25-13 DWM Ben 233-1715 Backfill OK


4-23-13 DWM/BKL Len 233-1725 Close-in OK  
Pending Truss calcs.

<b>Type of Heating System</b>		
<b>Means of Egress (Sec R311 &amp; R312)</b>		
<b>Basement</b>	Bulkhead	
<b>Number of Stairways</b>		→ Storage Only
<b>Interior</b>		
<b>Exterior</b>		
<b>Treads and Risers (Section R311.5.3)</b>	7 3/4" x 10" min.	
<b>Width (Section R311.5.1)</b>	4'-0"	
<b>Headroom (Section R311.7.2)</b>	6'-8"	
<b>Guardrails and Handrails (Section R312 &amp; R311.5.6 – R311.5.6.3)</b>	36"	
<b>Carbon Monoxide Alarms (R315) Smoke Alarms (Section R314) Location and Interconnected</b>		7
<b>Dwelling Unit Separation (Section R302.3)</b>	N/A	
<b>Deck Construction (Section R502.2)</b>	N/A	



ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	12x24" 4" slab 8" Uell 12" x 30 x 30 → Lally Columns →	okay okay
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)		(1) 4" DIA e. Damp proofing
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" e 6'-0" O.C. - 1'-0" corners	okay
Lally Column Type (Section R407)	(3) 2x12 - 8'-2" Max	
Girder & Header Spans (Table R 502.5(2))	(4) 2x12 - 10'-0" Max	
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	2x6" P.T.	okay
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" e 16" O.C. 14'-0" Max	okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" e 16" O.C. 14'-0" Max	okay
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses	(2) Ned Specs

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	8 <sup>12</sup> Trusses w/ straps "Hurricane"	(2) Need Specs
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	Floor: 3/4" / Wall: 1/2" / Roof: 1/2"	→ Roof Sheathing per truss specs 3
Fastener Schedule (Table R602.3(1) & (2))		
<b>Private Garage</b> (Section R302.5) Living Space (Above or beside)?  Table R302.6 Fire separation (Section R302.6)	5/8" "Firecode"	1/8" to roof line adjacent to residence
Opening Protection (Section R302.5.1)	"1/ Garage Fire door"	
Emergency Escape and Rescue Openings (Section R310)	"A" - Egress	
Roof Covering (Section R905)	20 yr Shingles	okay
Safety Glazing (Section R308)	"CRF" Tempered	okay
Attic Access (Section R807)	2-8" "(11)"	→
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Tables R502.5(1) & (2))	(3) 2x10"	
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007	Roof: R-50-60 Wall: R-21	} sub contacted

Project Address: <u>25 Haverly's Way</u>		
Total Square Footage of Proposed Structure/Area: <u>1952 SF</u>	Area of lot (total sq. ft.): <u>67,263</u> Garage: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Sq. Ft.: <u>576</u>	Number of Stories: <u>2</u> Number of Bathrooms: <u>2.5</u> Number of Bedrooms: <u>3</u>
Tax Assessor's Chart, Block & Lot(s): Chart# <u>384</u> Block # <u>A</u> Lot # <u>416</u>		
Current legal use: <u>Vacant land</u> Number of Residential Units <u>Vacant land 1 proposed</u> If vacant, what was the previous use? <u>Vacant land</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project Description:		
		
<b>Applicant – must be owner, Lessee or Buyer</b> Name: <u>Joseph &amp; Kristina Corabarriz</u> Business Name, if applicable: Address: <u>25 Haverly's Way</u> City/State <u>Portland, Me</u> Zip Code: <u>04103</u>	<b>Applicant Contact Information</b> Work # <u>207-797-3522</u> Home# <u>207-797-3522</u> Cell # <u>207-233-1715</u> e-mail: <u>lenanderson@aol.com</u>	
<b>Owner – (if different from Applicant)</b> Name: Address: City/State : Zip Code:	<b>Owner Contact Information</b> Work # Home# Cell # e-mail:	
<b>Billing Information</b> Name: <u>Madd, LLC</u> Address: <u>543 Allen Ave.</u> City/State : <u>Portland, Me</u> Zip Code: <u>04103</u> Phone Number: <u>207-233-1715</u>	<b>Contact when Building Permit is Ready:</b> Name: <u>Len Anderson</u> Address: <u>543 Allen Ave.</u> City/State : <u>Portland, Me</u> Zip Code: <u>04103</u> Phone Number: <u>207-233-1715</u>	

**DEVELOPMENT REVIEW FEES:**

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

<p><b>Level I Minor Residential Site Plan</b></p> <p><b>1. Application Fee - \$300.00</b></p> <p><b>2. Inspection Fee - \$100.00</b> (for site plan inspection by the Planning Division)</p> <p><b>3. Certificate of Occupancy Fee - \$75.00</b></p> <p><b>4. Building Permit (Cost of Work)</b> \$192,000</p> <p style="text-align: right;"><b>Total Due:</b></p>	<p><b>Fees Paid:</b></p> <p>\$ <u>300.00</u></p> <p>\$ <u>100.00</u></p> <p>\$ <u>75.00</u></p> <p>\$ <u>1940.00</u></p> <p>\$ <u>2415.00</u></p>
<p><b>Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.</b></p>	
<p><b>Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.</b></p>	

**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](mailto: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](http://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.

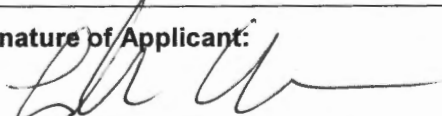
**Property Taxes:**

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.

<p><b>Signature of Applicant:</b></p> 	<p><b>Date:</b></p> <p>12/4/12</p>
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**This is not a permit - you may not commence any work until the permit is issued.**

(A CD or PDF (e-mailed to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)) of the entire application, including all plans, must be submitted with the application.)

<b>General Submittal Requirements – Level I Minor Residential</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist (internal)</b>	<b>Number of Copies</b>	<b>Submittal Requirement</b>
✓	✓	2	Completed application form and check list.
✓	✓	1	Application fees.
✓	✓	2	Evidence of right, title and interest.
✓		2	Copies of required state and/or federal permits.
		2	Written Description of existing and proposed easements or other burdens.
	N/A	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.

<b>Site Plans and Boundary Survey Requirements – Level I Minor Residential</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist (internal)</b>	<b>Number of Copies</b>	<b>Submittal Requirement</b>
✓		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.)
✓			<ul style="list-style-type: none"> <li>▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &amp;/or Stream Protection Zone.</li> </ul>
✓			<ul style="list-style-type: none"> <li>▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).</li> </ul>
✓			<ul style="list-style-type: none"> <li>▪ Location and dimension of existing and proposed paved areas.</li> </ul>
✓			<ul style="list-style-type: none"> <li>▪ Proposed ground floor area of building.</li> </ul>
✓			<ul style="list-style-type: none"> <li>▪ Finish floor elevation (FEE) or sill elevation.</li> </ul>
✓			<ul style="list-style-type: none"> <li>▪ Exterior building elevations (show all 4 sides).</li> </ul>
✓			<ul style="list-style-type: none"> <li>▪ Existing and proposed utilities (or septic system, where applicable)</li> </ul>
✓			<ul style="list-style-type: none"> <li>▪ Existing and proposed grading and contours.</li> </ul>
✓			<ul style="list-style-type: none"> <li>▪ Proposed stormwater management and erosion controls.</li> </ul>
✓			<ul style="list-style-type: none"> <li>▪ Total area and limits of proposed land disturbance.</li> </ul>
✓			<ul style="list-style-type: none"> <li>▪ Proposed protections to or alterations of watercourses.</li> </ul>
✓			<ul style="list-style-type: none"> <li>▪ Proposed wetland protections or impacts.</li> </ul>
✓			<ul style="list-style-type: none"> <li>▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).</li> </ul>

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

<b>Building Permit Submittal Requirements –Level I: Minor Residential Development</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist (internal)</b>	<b>Number of Copies</b>	<b>Submittal Requirement</b>
✓		<b>1</b>	<b>One (1) complete set of construction drawings must include:</b>
✓			▪ 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 IECC 2003
✓			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
✓			▪ 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.

WARRANTY DEED

SIMON C. RAMSAY and RITA H. RAMSAY

Both of 101 Birchwood Drive, Portland, County of Cumberland and State of Maine

for consideration paid, grants to

JOSEPH GRABARZ and KRISTINA RICHIO GRABARZ

Both of 56 Beverly Street, Portland, County of Cumberland and State of Maine, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

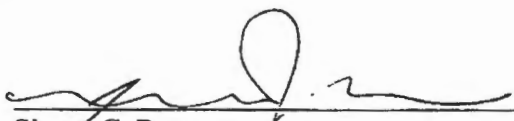
See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

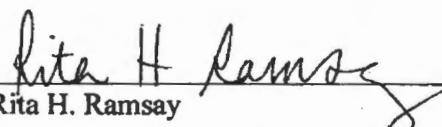
WITNESS our hands and seals this 11<sup>th</sup> day of October, 2012.

WITNESS

Witness 

  
Simon C. Ramsay

Witness *to both*

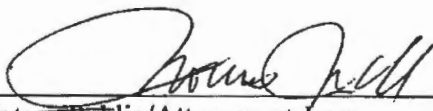
  
Rita H. Ramsay

State of Maine  
Cumberland, ss.

October 11<sup>th</sup>, 2012

Personally appeared before me Simon C. Ramsay and Rita H. Ramsay and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
~~Notary Public/Attorney-at-Law~~  
Thomas Jenell

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land situated on the northerly side of Havertys Way and the westerly side of Lambert Street, in the City of Portland, County of Cumberland and State of Maine, being Lot 6 shown on a plan of land entitled "Plan of Division of Land of the Haverty Estate Property" for Margaret Haverty by Sebago Technics, Inc., dated February 8, 2000, most recently revised April 19, 2000, and recorded in the Cumberland County Registry of Deeds in Plan Book 200, Page 187 (the "Plan"), said Lot 6 being further bounded and described as follows:

Beginning at a capped 5/8 inch iron rebar on the northerly sideline of Havertys Way at the southeasterly corner of Lot 5 shown on the Plan;

Thence in a general northwesterly direction along Lot 5 on the following courses:

N 47° 12' 30" W 53.92 feet to a capped 5/8 inch iron rebar set at an angle point;

S 57° 29' 46" W 118.58 feet to a capped 5/8 inch iron rebar set at an angle point;

N 44° 54' 03" W 42.98 feet to a capped 5/8 inch iron rebar set at an angle point;

N 12° 55' 19" W 95.00 feet to a capped 5/8 inch iron rebar set at an angle point;

N 39° 27' 37" W 183.80 feet to a capped 5/8 inch iron rebar set at a corner of remain land of the Grantor;

Thence N 39° 27' 37" W along said remaining land of the Grantor, 75.59 feet to a capped 5/8 inch iron rebar set at a corner;

Thence N 48° 16' 13" E along said remaining land of the Grantor, 113.77 feet to a capped 5/8 inch iron rebar set on the southwesterly sideline of land now or formerly of Grace Baptist Church as described in a deed recorded in said Registry of Deeds in Book 4226, Page 277;

Thence S 41° 43' 47" E along said land of Grace Baptist Church, a distance of 81.13 feet to a 3/4 inch iron pipe found 12 inches high at an angle point;

Thence S 42° 32' 47" E along said land of Grace Baptist Church and Lots 4 and 3 shown on a plan entitled "Plan of Georgia Estates on Lambert Street in Portland, ME by Group Design" recorded in said Registry of Deeds in Plan Book 164, Page 34, a distance of 344.37 feet to a capped 5/8 inch iron rebar;

Thence N 51° 53' 20" E along Lots 3, 2 and 1 shown on the last referenced plan, a distance of 280.39 feet to a capped 5/8 inch iron rebar set on the westerly sideline of Lambert Street;

Thence S 19° 38' 39" E along Lambert Street, a distance of 57.15 feet to a capped 5/8 inch iron rebar set on the northerly sideline of Havertys Way;

*Compassing bearings  
different.*



Thence southwesterly along Havertys Way by the following courses and distances:

S 70° 21' 21" W 53.56 feet to a granite monument set at a point of curvature;

Thence along a curve to the left having a radius of 135.00 feet and a central angle of 26° 25' 19", an arc distance of 62.26 feet to a granite monument set at a point of tangency;

Thence S 43° 56' 02" W 119.73 feet to a granite monument set at a point of curvature;

Thence along a curve to the right having a radius of 85.00 feet and a central angle of 20° 50' 46", an arc distance of 30.93 feet to a granite monument set at a point of tangency;

Thence S 64° 46' 48" W 50.00 feet to the point of beginning.

Meaning and intending to describe a certain lot or parcel of land containing 1.54 acres, more or less, and being Lot 6 shown on the Plan.

The above-described premises are conveyed together with an easement for vehicular and pedestrian access to and from the above-described premises and for the installation, maintenance, repair and replacement of utilities over, under and through Lot 5 shown on the Plan to serve the above-described premises including, but not limited to, power lines, sewer and water lines, telephone and other communication lines, and cable television lines, which easement is shown as "Driveway & Utility Easement for Lot 6" on the Plan. The Grantees shall repair the surface of said easement area as nearly as practical following any activity therein pursuant to the exercise of said easement, which obligation shall be enforceable by the owner(s) of Lot 5.

The above-described premises are conveyed together with and subject to an easement in common with the owner(s) of Lots 2, 3, 4 and 5 shown on the Plan in and to the Private Easement shown on the Plan for vehicular and pedestrian access to and from the above-described premises and for the installation, maintenance, repair and replacement of utilities over, under and through said Private Easement to serve the above-described premises including, but not limited to, power lines, sewer and water lines, telephone and other communication lines, and cable television lines, together with an interest in and to the force main sewer line located in Havertys Way and said Private Easement and serving Lots 1 through 6 shown on the Plan, subject to the terms and conditions of a Declaration with respect to Havertys Way, Private Easement and Sewer Line by the Grantor of even date and recorded in said Registry of Deeds in Book 15729, Page 68, said Private Easement being more particularly described as follows:

A certain lot or parcel of land being a strip 50 feet wide running in a general westerly direction from the westerly end of Havertys Way shown on the Plan, said parcel being more particularly bounded and described as follows:

Beginning at a 5/8 inch capped iron rebar on the southerly sideline and westerly end of Havertys Way on the northerly sideline of Lot 3 shown on the Plan;

Thence in a westerly direction along the northerly sideline of Lot 3 by the following courses:

S 64° 46' 48" W 60.21 feet to a capped 5/8 inch iron rebar set at a point of curvature;

Thence along a curve to the right having a radius of 135.0 feet and a central angle of 38° 31' 08", an arc distance of 90.76 feet to a capped 5/8 inch iron rebar set at a point of tangency;

Thence N 76° 42' 04" W 91.49 feet to a capped 5/8 inch iron rebar set at a point of curvature;

Thence along a curve to the left having a radius of 85.0 feet, a central angle of 50° 29' 36", an arc distance of 74.91 feet to a capped 5/8 inch iron rebar set at a point of compound curvature;

Thence along a curve to the left having a radius of 25.0 feet and a central angle of 64° 02' 11", an arc distance of 27.94 feet to a capped 5/8 inch iron rebar set at a point of reverse curvature;

Thence running along the cul-de-sac and a curve to the right with a radius of 65.0 feet, a central angle of 292° 13' 37", passing through Lot 3, then Lot 3, Lot 3 again, and finally Lot 4 shown on the Plan, a total arc distance of 331.52 feet to a point of reverse curvature;

Thence easterly and turning northeasterly along a curve to the left with a radius of 25.0 feet, a central angle of 53° 09' 02", passing through Lot 4, an arc distance of 23.19 feet to a 5/8 inch iron rebar set at a point of reverse curvature at the southeasterly corner of Lot 5 shown on the Plan;

Thence by and along the southerly sideline of Lot 5 by the following courses:

Along a curve to the right with a radius of 135.0 feet and a central angle of 55° 27' 12", an arc distance of 130.66 feet to a 5/8 inch iron rebar set at a point of tangency;

Thence S 76° 42' 04" E 91.49 feet to a 5/8 inch iron rebar set at a point of curvature;

Thence along a curve to the left with a radius of 85.0 feet, a central angle of 38° 31' 08", an arc distance of 57.14 feet to a 5/8 inch capped iron rebar set at a point of tangency;

Thence N 64° 46' 48" E 60.21 feet to a 5/8 inch capped iron rebar set at the westerly end of Havertys Way shown on the Plan;

Thence S 25° 13' 12" E by and along Havertys Way, a distance of 50.0 feet to the point of beginning.

Meaning and intending to describe a 50-foot wide strip of land running in a westerly direction from the westerly end of Havertys Way containing 0.70 acre, more or less, and comprising portions of Lots 2, 3 and 4 shown on the Plan.

Courses refer to the Magnetic Meridian observed on site in November 1999.

## Exhibit A

A certain easement situated on the northerly side of Havertys Way in the City of Portland, County of Cumberland and State of Maine as shown on an Overall Parcel Plan of Lot 6 – Haverty Estate Property for MADD LLC by Sebago Technics, Inc. (STI) dated October 10, 2012 and last revised December 26, 2012, with reference to Project Number 12302, being more particularly bounded and described as follows:

Beginning at the easterly corner of Lot 5 Havertys Lot Division now or formerly of Matthew and Karen Flahery as described in Deed Book 15730, Page 94, on the northerly sideline of Havertys Way, witnessed by a 5/8-inch rebar, being approximately 315.93 feet along the northerly sideline of Havertys Way from the Southwesterly sideline of Lambert Street;

Thence N 64°-31'-22" W, along Lot 5, a distance of 53.92 feet to a 5/8-inch rebar;

Thence S 40°-10'-54" W, along Lot 5, a distance of 118.58 feet to a 5/8-inch rebar;

Thence S 62°-12'-56" E, through Lot 5, a distance of 36.38 feet to the northerly sideline of Havertys Way;

Thence along Havertys Way, along a curve to the left with a radius of 477.53 feet, a length of 4.96 feet, having a chord of N 50°-05'-34" E, 4.96 feet to a point of tangency;

Thence N 47°-27'-55" E, along the northerly sideline of Havertys Way, a distance of 120.33 feet to the Point of Beginning.

Meaning and intending to describe the access, utility, grading, and drainage easement over and under Lot 5 connecting Lot 6 to Havertys Way as shown on said plan containing approximately 5,283 square feet.

MWE/mwe/dlf  
December 26, 2012

RECEIVED

JAN - 4 2013

Dept. of Building Inspections  
City of Portland Maine

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**INVOICE FOR PERMIT FEES**

<b>Application No:</b> 201265536	<b>Applicant:</b> GRABARZ JOSEPH & KRISTINA
<b>Project Name:</b>	<b>Location:</b> 25 HAVERTYS WAY
<b>CBL:</b> 384 A046001	<b>Development Type:</b>
<b>Invoice Date:</b> 12/05/2012	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$2,415.00		\$2,415.00		\$0.00	On Receipt

**Previous Balance** **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Minor Single Family	1	\$300.00
Certificate of Occupancy	1	\$75.00
Single Family Inspection Fee	1	\$100.00
Building Permit Fee First \$1000	1	\$30.00
Building Permit Fee Add'l \$1000	1	\$1,910.00
		\$2,415.00
<b>Total Current Fees:</b>	+	<b>\$2,415.00</b>
<b>Total Current Payments:</b>	-	<b>\$2,415.00</b>
<b>Amount Due Now:</b>		<b>\$0.00</b>

	<b>CBL 384 A046001</b>
	<b>Application No:</b> 201265536
	<b>Invoice Date:</b> 12/05/2012
<b>Bill to:</b> GRABARZ JOSEPH & KRISTINA RICHIO GRABA	<b>Invoice No:</b> 39266
56 BEVERELY ST	<b>Total Amt Due:</b> \$0.00
PORTLAND, ME 04103	<b>Payment Amount:</b> <span style="border: 1px solid black; padding: 2px;">\$2,415.00</span>

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

ANDERSON DANIEL W &  
JULIE A JTS  
1831 WASHINGTON AVE  
PORTLAND , ME 04103

ASTLE JANIS Y  
2 LANTERN LN  
CUMBERLAND FORESIDE, ME 04110

BALLPARK DRIVE DEVELOPMENT LLC  
67 HAVERTYS WAY  
PORTLAND , ME 04103

BOXWELL JENNIFER L  
55 LAMBERT ST # B13  
PORTLAND , ME 04103

BUSTIN RUTH S  
55 LAMBERT ST # 18  
PORTLAND , ME 04103

CHIPILOVA TATIANA A  
30 FOX TRAIL  
CAMDEN, ME 04843

DIDONATO THOMAS T VN VET &  
PAMELA DIDONATO JTS  
418 AUBURN ST  
PORTLAND, ME 04103

DINSMORE STEPHANIE L  
55 LAMBERT ST # B-16  
PORTLAND , ME 04103

DIPIETRO MAUD V  
12 LAMBERT ST  
PORTLAND, ME 04103

DISCATIO TERESA A  
99 LOWELL ST  
SOUTH PORTLAND, ME 04106

DORSEY CYNTHIA M  
18 LAMBERT ST  
PORTLAND, ME 04103

ELLIOTT VIRGINIA D TRUSTEE  
9 CRAIGIE ST  
PORTLAND , ME 04101

ESPOSITO BARBARA L &  
MICHAEL A SR JTS  
91 LESTER DR  
PORTLAND, ME 04103

ESPOSITO TERESA  
55 LAMBERT ST # A17  
PORTLAND , ME 04103

FARR GEORGE G & NANCY M JTS  
16 GEORGIA ST  
PORTLAND, ME 04103

FARR LORI A  
55 LAMBERT ST #B06  
PORTLAND, ME 04103

FLAHERTY MATTHEW J &  
KAREN H JTS  
49 HAVERTYS WAY  
PORTLAND , ME 04103

FROST SUSAN  
55 LAMBERT ST # B-14  
PORTLAND , ME 04103

GOODINE ANDREW R  
55 LAMBERT ST # A22  
PORTLAND , ME 04103

GOODWILL INDUSTRIES OF MAINE  
INC  
353 CUMBERLAND AVE  
PORTLAND, ME 04101

GOOGINS ANN P  
79 OCEAN VIEW RD  
CAPE ELIZABETH, ME 04107

GRABARZ JOSEPH &  
KRISTINA RICHIO GRABARZ JTS  
56 BEVERELY ST  
PORTLAND, ME 04103

GRACE BAPTIST CHURCH  
476 SUMMIT ST  
PORTLAND, ME 04103

GRANT KRISTINA L &  
EARLN GRANT JTS  
55 LAMBERT ST # A10  
PORTLAND, ME 04103

GROOMS CARLTON C VN VET &  
SANDRA L JTS  
113 LESTER DR  
PORTLAND, ME 04103

HARMON CHRISTOPHER P  
55 LAMBERT ST # B11  
PORTLAND , ME 04103

HARMON JAMES E &  
CHRISTOPHER P HARMON  
PO BOX 10634  
PORTLAND, ME 04104

HAVERTY DAVID H ETALS  
81 HAVERTYS WAY  
PORTLAND , ME 04103

HAVERTY DAVID H VN VET &  
MAUREEN P F HAVERTY JTS  
81 HAVERTY'S WAY  
PORTLAND , ME 04103

HAVERTY MARY MARGARET I  
67 HAVERTYS WAY  
PORTLAND, ME 04103

HAVERTY MARY MARGARET I  
WID WWII VET  
67 HAVERTYS WAY  
PORTLAND , ME 04103

IRACE JOSEPH D &  
JULIA H HEARD JTS  
55 LAMBERT ST # B12  
PORTLAND , ME 04103

LEE STEPHEN G &  
JANET H JTS  
72 CRESTMONT RD  
BANGOR , ME 04401

LYLE MATTHEW R  
8 GEORGIA ST  
PORTLAND , ME 04103

MARCH BROOKMAN P &  
GRACE S MARCH JTS  
337 DEERING AVE  
PORTLAND, ME 04103

MARLOWE KATHLEEN A  
12 THATCHER BROOK LN  
BIDDEFORD, ME 04005

MCMENNAMIN COURTNEY L  
30 HUSTON RD  
GORHAM, ME 04038

MURPHY ALBERT A ETALS JTS  
107 LESTER DR  
PORTLAND, ME 04103

PHEAN BUNCHHOM & SUYIN JTS  
11 GEORGIA ST  
PORTLAND, ME 04103

SIDEWELL WALTER L II & MICHAEL  
E HOFF  
456 AUBURN ST  
PORTLAND, ME 04103

SNYDER PHILIP B  
123 SCHOOL ST  
GORHAM, ME 04038

SORENSEN JOANNE B WID WWII VET  
55 LAMBERT ST # B4  
PORTLAND, ME 04103

SOUTHARD THOMAS R &  
LAURA A SOUTHARD  
119 LESTER DR  
PORTLAND, ME 04103

STACY DEBORAH A  
55 LAMBERT ST # A08  
PORTLAND, ME 04103

SULLIVAN ROBERT A VN VET &  
ARLENE J SULLIVAN  
55 LAMBERT ST # B-15  
PORTLAND, ME 04103

TALIENTO EMILY S  
5 GEORGIA ST  
PORTLAND , ME 04103

TAPLEY MICHAEL &  
DAVID BRADY  
27 GEORGIA ST  
PORTLAND , ME 04103

TARA APTS LLC  
314 SPRING ST  
PORTLAND, ME 04102

TETREAU SHARON M  
55 LAMBERT ST # B02  
PORTLAND , ME 04102

TOWNSEND TERRANCE C &  
SUSAN B JTS  
55 LAMBERT ST # U-A9  
PORTLAND, ME 04103

TSELIKIS GREGORY A  
11 PINTAIL POINT DR  
SCARBOROUGH, ME 04074

TSOTSONES JOAN  
1 QUAKER LN  
PORTLAND, ME 04103

WILSON THEODORA  
130 WESTER LEA WAY  
STANDISH, ME 04084

WORDEN WILLIAM L  
127 LESTER DR  
PORTLAND , ME 04103

YERXA PRISCILLA A  
17 RAYMOND RD  
PORTLAND , ME 04102

YORK JUSTIN  
26 LAMBERT ST  
PORTLAND , ME 04103

YOUNG RICHARD & KATHERINE JTS  
99 LESTER DR  
PORTLAND, ME 04103

**Labels Requested For CBL:**

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371 A002  
371 A020  
371 A025  
371 A048  
382A B001  
382A B002  
382A B012  
383 A001  
384 A001  
384 A003  
384 A005  
384 A006  
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384 A042  
384 A043  
384 A044  
384 A045  
384 A046

## Gayle Guertin - 25 Haverty's Way (abutters notices)

---

**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal  
**Date:** 1/14/2013 10:33 AM  
**Subject:** 25 Haverty's Way (abutters notices)  
**CC:** Gayle Guertin

---

Mailed out abutters notices for 25 Haverty's Way as of 1-14-13.

Gayle



**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 Madd, LLC / Dan Anderson to build a new single family home at 25 Haverty's Way.

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](mailto:amachado@portlandmaine.gov)

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pg 1 - location map  
wrong property

## Ann Machado - Fwd: Lot 6 Haverty Way

---

**From:** Philip DiPierro  
**To:** Machado, Ann; Margolis-Pineo, David  
**Date:** 1/4/2013 11:53 AM  
**Subject:** Fwd: Lot 6 Haverty Way  
**Attachments:** 12302EASEMENT.pdf; 12302LTR.pdf; 12302C.PDF; 12302EC.pdf; 12302GU.pdf; 12302OP.pdf; 12302S.pdf

---

Ann, the attached was sent by Len Anderson in response to the review letter I sent to him. Let me know if you have any questions or comments. Thanks.

Dave, the attached was sent by Len Anderson in response to the review letter I sent to him based on comments from you and Dave Senus. Can you please review the grading response and let me know if you have any issues. Thanks.

Phil

>>> "lenanderson@aol.com" <lenanderson@aol.com> 1/2/2013 11:52 AM >>>

Connected by DROID on Verizon Wireless

RECEIVED

-----Original message-----

JAN - 4 2013

**From:** LENANDERSON@aol.com  
**To:** LENANDERSON@aol.com  
**Sent:** 2013 Jan, Wed, 2 16:29:19 GMT+00:00  
**Subject:** Fwd: Lot 6 Haverty Way

Dept. of Building Inspections  
 City of Portland Maine

---

From: mek@sebagotechnics.com  
 To: lenanderson@aol.com  
 Sent: 12/27/2012 9:23:49 A.M. Eastern Standard Time  
 Subj: Fwd: Lot 6 Haverty Way

> Len,  
 >  
 > I've attached the response letter to Phil's comments, together with the revised plans and the metes and bounds description.  
 >  
 > I'm at home today but thought you could review and forward this information to Phil if you're all set with it.  
 >  
 > Call me in my cell with any questions.  
 >  
 > Thanks.

• *Please show on the site plan, in addition to the septic storage tank, the individual grinder pump and backflow valve that is required as a condition of approval of the original subdivision approval,*

The grinder pump and backflow valve product information will be provided by the applicant.

• *Please include the soil type for the property,*

The property is comprised of Whately fine sandy loam (Wg) and Deerfield loamy sand (DeB), per the United States Department of Agriculture (USDA) Natural Resources Conservation Service.

*Please revise the site plan that shows, and submit new deeds that includes language for a drainage easement along the western property line; or revise the grading so that the neighbor to the west is not negatively impacted by drainage issues. The width of the easement should be at least 10 feet wide (5 feet on each side of the property line).*

The grading shown on the westerly property shows the ditch line being 5 feet from the abutting property line. The 10 foot wide easement centered on the ditch would be entirely within the locus parcel and thus the locus parcel would not need to obtain an easement from the abutter.

**Zoning Requirements:**

1. *Please submit a revised site plan that includes the following information:*

• *The proposed building does not meet the 25' front setback. The footprint needs to be relocated in order to meet it.*

*needs to be 25' from the front of the house*

The Plan of Division of Land of the Haverty Estate Property referenced in Note 6A and approved by The City of Portland Planning Department shows the setback from the 118.58 foot long property line as 16 feet. Since the City approved this setback we have used it for our design.

*The front and rear entries that are shown on the site plan are not shown on the building plans, and they do not match up with the dimensions of the entries shown on the elevations, please revise.*



The building entrances shown on the site plan match the entrances shown on the October 2012 building plans provided to us for site planning.

*Loadings need to be shown on building plans.*

*The proposed easement across Lot 5 shown on the site plan is larger than the Driveway and Utility Easement shown on the approved subdivision plan. Please submit a new deed that reflects this larger easement. The new easement needs to include language that reflects the access, utility, grading and drainage activities in accordance with the proposed site plan.*

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Dept. of Building Inspections  
City of Portland Maine

Applicant: Joseph & Kristina Garbarz

Date: 12/6/12

Address: 25 Haverly's Way (Lot 6)

C-B-L: 384-A-46  
Permit # 2012-65736

CHECK-LIST AGAINST ZONING ORDINANCE

\*revised site plan 11/11/13

Date - new

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - build new single family - two story colonial w/ attached one story  
32' x 28' breezeway 8' x 20'

Sewage Disposal - two car garage (24x24)

Lot Street Frontage - 50' min. - 373.63 along Lambert & Haverly Way

\* Front Yard - 25' min. - 22' scaled back

Rear Yard - 25' min. - 51' scaled

Side Yard - 1 story - 12' min. 4' scaled on left; 8' scaled on right  
2 story - 14' min.

Projections -

Width of Lot - 80' min. - 171' scaled

Height - 35' max. - 24.5'

Lot Area - 10,000 sq ft min. - 67,213 sq ft

Lot Coverage Impervious Surface - 20% = 13452.6

Area per Family - 10,000 sq ft

Off-street Parking - 2 spaces required - 2 car garage

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - zone X

~~8x4 = 32~~  
 8x20 = 160  
 28x37 = 896  
 24x24 = 576  
 24x8 = 8  
 6x2 = 12  


---

 1652 sq ft

910

>  
> Matthew Ek, PLS  
> Senior Survey Manager  
> Sebago Technics, Inc.  
> Office: 207.200.2100  
> Mobile: 207.831.9470  
> Sent from my iPhone  
>>  
>

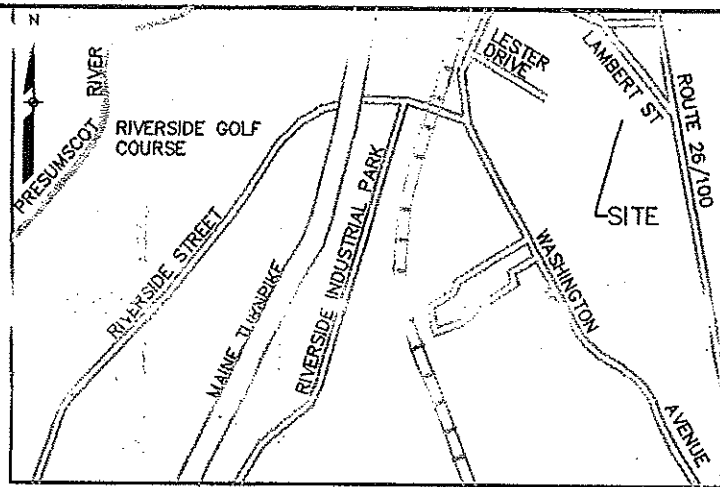
>

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW.	---
---	ABUTTER LINE/ROW.	---
---	SETBACK	---
---	EASEMENT	---
□	MONUMENT	---
○	IRON PIPE/ROD	---
C1/L1	CURVE/LINE NO.	---
▭	BENCHMARK	---
▭	BUILDING	▭
▭	EDGE PAVEMENT	▭
▭	CURBLINE	▭
~	TREELINE	~
---	CONTOURS	124
x30.20	SPOT GRADE	+ 3020
▭	RETAINING WALL	▭
○	DECIDUOUS TREE	○ X
○	CONIFEROUS TREE	○ X
W	WATER	W
⊗	WATER GATE VALVE	---
⊗	WATER SHUT OFF	---
○	HYDRANT	---
S	SEWER	S
⊙	SEWER MH	---
SD	STORM DRAIN	SD
⊙	CATCH BASIN	---
⊙	DRAINAGE MH	---
UGU	UNDERGROUND UTILITY	UGU
T	TRANSFORMER PAD	---
⊙	LIGHT POLE/WALL	---
⊗	TREE TO BE REMOVED	⊗

**GENERAL NOTES**

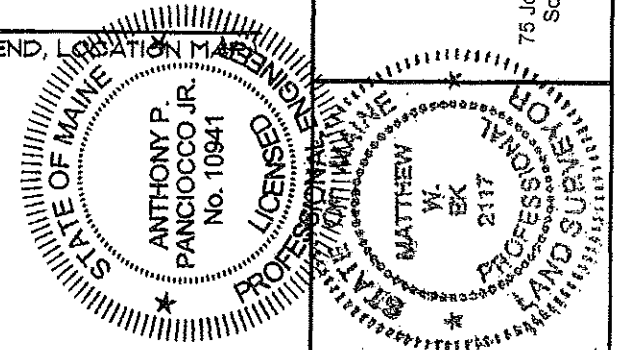
- THE RECORD OWNERS OF THE PARCEL ARE JOSEPH AND KRISTINA GRABARZ BY DEED DATED OCTOBER 11, 2012 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 30022 PAGE 170.
- THE PROPERTY IS SHOWN AS LOT 46 WITHIN BLOCK A ON THE CITY OF PORTLAND TAX MAP 384 AND IS LOCATED IN THE R-2 RESIDENTIAL ZONE.
- SPACE AND BULK CRITERIA FOR THE R-2 ZONE ARE AS FOLLOWS:  
 MINIMUM LOT SIZE: 10,000 SF.  
 MINIMUM STREET FRONTAGE: 50 FEET  
 MINIMUM FRONT YARD: 25 FEET  
 MINIMUM SIDE YARD: 16 FEET (2.5 STORIES)  
 MINIMUM REAR YARD: 25 FEET  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 MAXIMUM BUILDING COVERAGE: 20%  
 \* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
- TOTAL AREA OF PARCEL IS APPROXIMATELY 67,263 SQUARE FEET.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCE A AND FOUND MONUMENTATION (BEARINGS HAVE BEEN ROTATED TO GRID NORTH, SEE NOTE 1). TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. PERFORMED IN OCTOBER OF 2012.
- PLAN REFERENCES:  
 A. PLAN OF DIVISION OF LAND OF THE HAVERTY ESTATE PROPERTY FOR MARGARET HAVERTY, BY SEBAGO TECHNICS, INC. (PROJECT 98611), DATED FEBRUARY 8, 2000, LAST REVISED APRIL 19, 2000, AND RECORDED IN THE CCRD IN PLAN BOOK 200 PAGE 187.  
 B. PLAN AND PROFILE: HAVERTY'S WAY, OF THE HAVERTY ESTATE PROPERTY, BY SEBAGO TECHNICS, INC. (PROJECT 98611), DATED FEBRUARY 8, 2000 AND LAST REVISED APRIL 19, 2000.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE CITY OF PORTLAND DATUM, BASED ON LEVELS FROM CITY MONUMENTS ON AUBURN STREET.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- ALL WATER MAIN SERVICE CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., VERIZON TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.
- TOTAL DEVELOPED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 11,946 SQUARE FEET.
- TOTAL PAVED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 2,350 SQUARE FEET.
- THE LOT OWNER SHALL BE RESPONSIBLE FOR PLANTING A MINIMUM OF TWO (2) STREET TREES ON THE PROPERTY AS REQUIRED UNDER SECTION 14-499 OF THE CITY OF PORTLAND LAND USE ORDINANCE. THE SPECIES AND LOCATION OF SAID TREES MAY DIFFER FROM WHAT IS SHOWN ON THIS PLAN SET, BUT SHALL BE IN CONFORMANCE WITH THE "STANDARDS FOR LANDSCAPING AND LANDSCAPE PRESERVATION" CONTAINED IN THE CITY OF PORTLAND TECHNICAL MANUAL AND MUST BE APPROVED BY THE CITY ARBORIST.
- THE PARCEL IS LOCATED IN FLOOD ZONE X "AREAS OF 500-YEAR FLOOD" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 230051 0002 C LAST REVISED ON DECEMBER 8, 1998.



LOCATION MAP

**SHEET INDEX**

- COVER SHEET (NOTES, LEGEND, LOCATION MAP)
- EXISTING CONDITIONS PLAN
- SITE PLAN
- GRADING/UTILITY PLAN
- OVERALL PARCEL PLAN



*Ant P. P.*  
1-10-13

*Matthew W. BK*

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JAN 11 2013

Dept. of Building Inspections  
City of Portland Maine

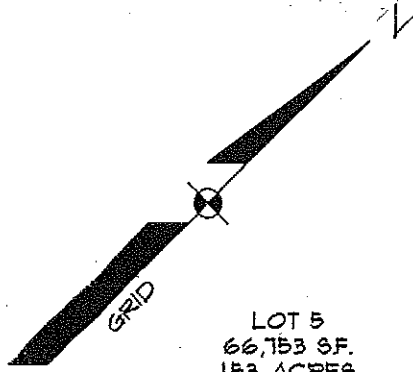
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A	11-15-12	ISSUED FOR CLIENT REVIEW
B	11-29-12	ISSUED FOR CITY REVIEW
C	12-26-12	REVISED PER CITY REVIEW
D	1-04-13	REVISED PER CITY REVIEW

DESIGN BY:	APP
DRAWN BY:	MWE
CHECKED BY:	MWE
DATE:	10/10/12
SCALE:	1"=20'
FIELD BK:	
PROJ. NO:	12302
DWG:	12302S(COVER)
<b>SHEET 1 OF 5</b>	

COVER SHEET  
OF:  
**LOT 6 - HAVERTY ESTATE PROPERTY**  
HAVERTY'S WAY  
PORTLAND, MAINE  
FOR:  
**MADD LLC**  
352 WARREN AVENUE  
PORTLAND, MAINE 04103

**SEBAGO**  
TECHNICS

WWW.SEBAGOTECHNICS.COM  
75 John Roberts Rd. - Suite 1A  
South Portland, ME 04106  
Tel. 207-200-2100  
250 Coddard Rd. - Suite B  
Lewiston, ME 04240  
Tel. 207-783-5656



LOT 5  
66,153 SF.  
1.53 ACRES  
  
N/F  
MATTHEW & KAREN  
FLAHERTY  
15730/94

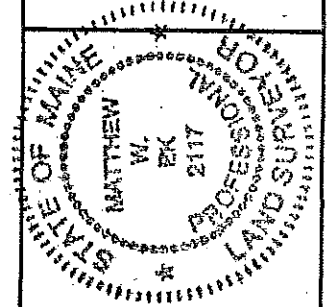
LOT 6  
67,263 SF.  
1.54 ACRES

N/F  
GOODWILL  
96.36/325  
LOT 3

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City of Portland Maine



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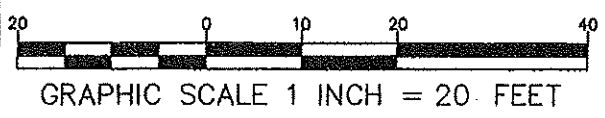
PRIVATE EASEMENT

EXISTING DRIVEWAY &  
UTILITY EASEMENT FOR  
LOT 6 TO BE EXPANDED  
TO ENTIRE FRONT YARD  
TO THIS PROPOSED LINE

EXISTING ELECTRICAL AND  
SEWER CONNECTIONS  
ARE SHOWN PER DESIGN  
PLAN. NO FIELD  
EVIDENCE FOUND

BENCHMARK  
FLANGE BOLT BESIDE "0"  
IN OPEN ON HYDRANT  
ELEVATION 130.60'

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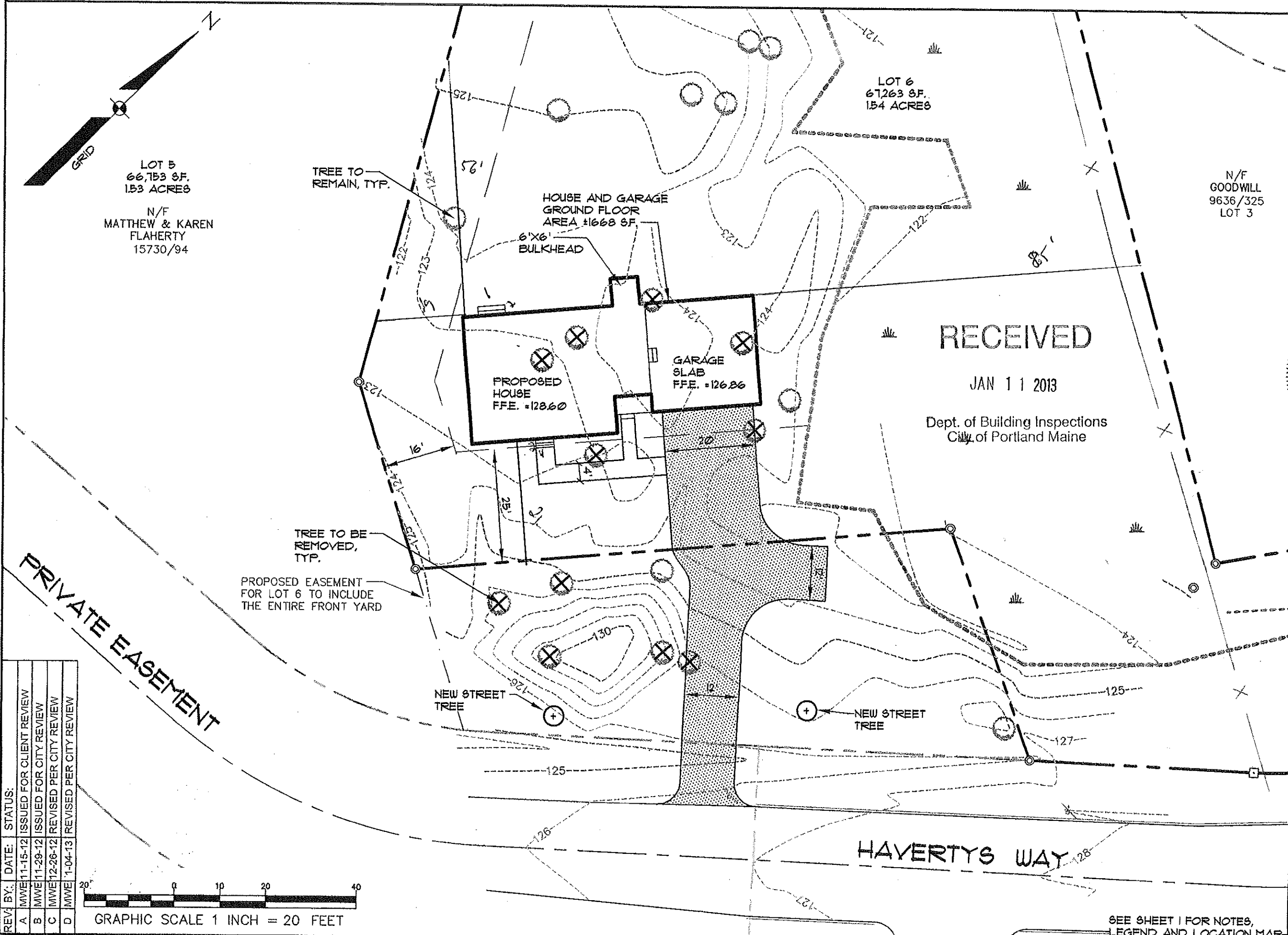


EXISTING CONDITIONS PLAN  
OF:  
LOT 6 - HAVERTY ESTATE PROPERTY  
HAVERTY'S WAY  
PORTLAND, MAINE  
FOR:  
MADD LLC  
352 WARREN AVENUE  
PORTLAND, MAINE 04103

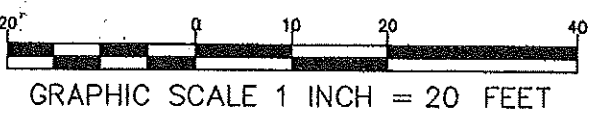
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DATE:	10/10/12
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FIELD BK:	
PROJ. NO:	12302
DWG:	12302S(COVER)
SHEET 2 OF 5	

SEE SHEET 1 FOR NOTES,  
LEGEND AND LOCATION MAP.

*Matthew W. Flaherty*



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D	MWE	1-04-13	REVISED PER CITY REVIEW



# SEBAGO

TECHNICALS

WWW.SEBAGOTECHNICALS.COM

John Roberts Rd. - Suite 1A 250 Goddard Rd. - Suite B  
 South Portland, ME 04106 Lewiston, ME 04240  
 Tel. 207-200-2100 Tel. 207-783-5656

STATE OF MAINE

ANTHONY P. PANCIOCCO JR.  
 No. 10941

LICENSED PROFESSIONAL ENGINEER

*Ant P*  
1-13-13

**SITE PLAN**  
 OF: **LOT 6 - HAVERTY ESTATE PROPERTY**  
 HAVERTY'S WAY  
 PORTLAND, MAINE  
 FOR: **MADD LLC**  
 362 WARREN AVENUE  
 PORTLAND, MAINE 04103

DESIGN BY:	APP
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CHECKED BY:	MWE
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DWG:	12302S(COVER)

**SHEET 3 OF 5**

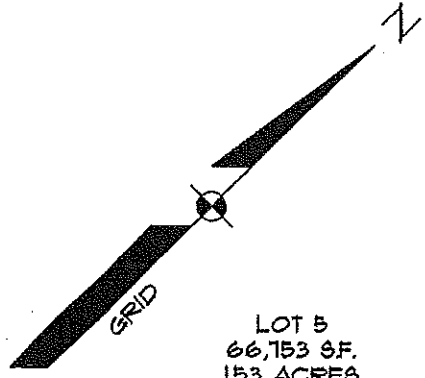
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 City of Portland, Maine

SEE SHEET 1 FOR NOTES,  
 LEGEND AND LOCATION MAP





LOT 5  
66,153 SF.  
1.53 ACRES

N/F  
MATTHEW & KAREN  
FLAHERTY  
15730/94

LOT 6  
67,263 SF.  
1.54 ACRES

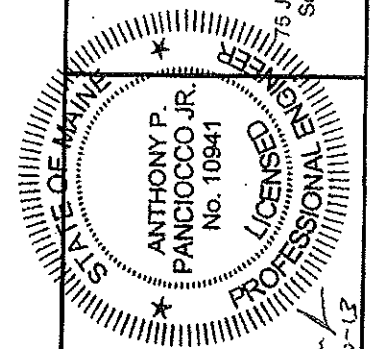
N/F  
GOODWILL  
9636/325  
LOT 3

FOUNDATION DRAIN WILL REQUIRE SUMP  
PUMP COORDINATE LOCATION OF SUMP  
PUMP AND FOUNDATION DRAIN OUTLET  
PRIOR TO CONSTRUCTION

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City of Portland Maine



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250 Goddard Rd. - Suite B  
Lewiston, ME 04240  
Tel. 207-783-5656

PRIVATE EASEMENT

SEPTIC TANK

PROPOSED EASEMENT  
FOR LOT 6 TO INCLUDE  
THE ENTIRE FRONT YARD

COORDINATE ALL  
ELECTRICAL WORK  
WITH CENTRAL MAINE  
POWER PRIOR TO  
CONSTRUCTION

CONNECT TO EXISTING FORCE  
MAIN VERIFY LOCATION OF  
SERVICE STUB WITH TEST FIT  
PRIOR TO CONSTRUCTION  
CONTRACTOR TO VERIFY  
REQUIREMENTS OF EXISTING  
FORCE MAIN SYSTEM PRIOR TO  
CONNECTION

COORDINATE WATER  
SERVICE CONNECTION WITH  
PORTLAND WATER  
DISTRICT PRIOR TO  
CONSTRUCTION

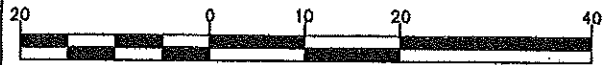
BENCHMARK  
FLANGE BOLT BESIDE "O"  
IN OPEN ON HYDRANT  
ELEVATION 130.60'

12" HDPE CULVERT  
L=23'  
S=0.005

INSTALL STABILIZED  
CONSTRUCTION  
ENTRANCE, TYP.  
MATCH EXISTING  
PAYEMENT GRADES

HAVERTYS WAY

REV BY:	DATE:	STATUS:
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GRAPHIC SCALE 1 INCH = 20 FEET

GRADING UTILITY PLAN

OF: LOT 6 - HAVERTY ESTATE PROPERTY

HAVERTYS WAY  
PORTLAND, MAINE

FOR: MADD LLC  
352 WARREN AVENUE  
PORTLAND, MAINE 04103

DESIGN BY:	APP
DRAWN BY:	MWE
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DATE:	10/10/12
SCALE:	1"=20'
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DWG:	12302S(COVER)
SHEET 4 OF 5	

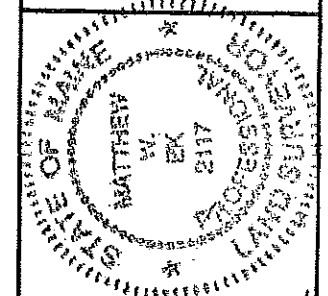
PROPERTY LINE CURVE DATA				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	4.96'	477.53'	S50°05'34"W	4.96
C2	30.93'	85.00'	N37°02'32"E	30.76
C3	62.26'	135.00'	S39°49'49"W	61.71

RECEIVED

JAN 11 2013

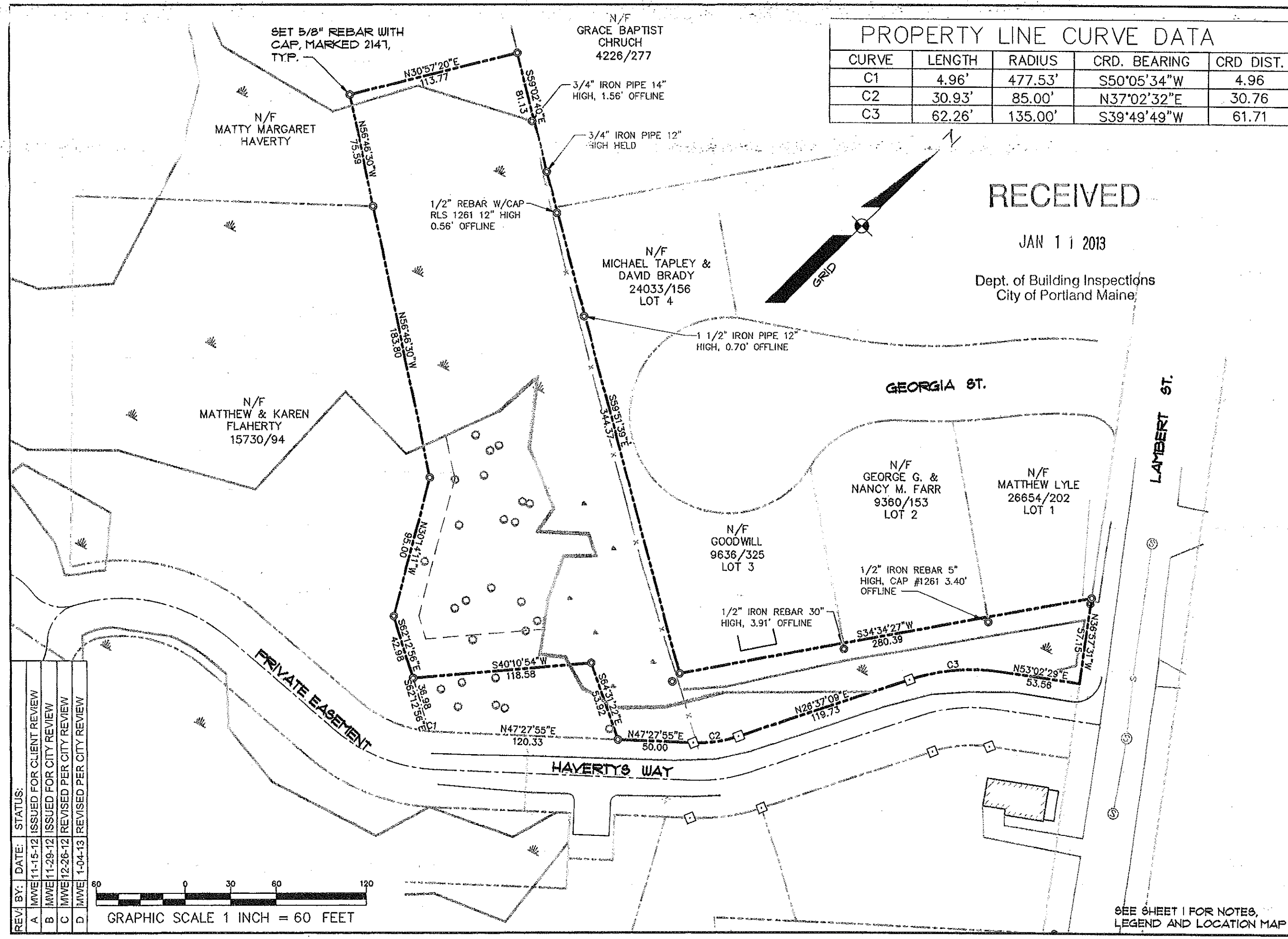
Dept. of Building Inspections  
City of Portland Maine

**SEBAGO**  
TECHNICALS  
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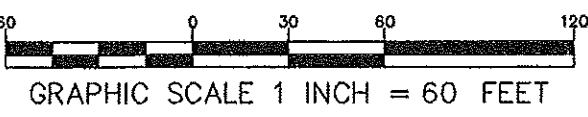


OVERALL PARCEL PLAN  
OF:  
**LOT 6 - HAVERTY ESTATE PROPERTY**  
HAVERTY'S WAY  
PORTLAND, MAINE  
FOR:  
**MADD LLC**  
352 WARREN AVENUE  
PORTLAND, MAINE 04103

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<b>SHEET 5 OF 5</b>	



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SEE SHEET 1 FOR NOTES,  
LEGEND AND LOCATION MAP

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DEC - 5 2012

M.A.D.D. /GRABARZ

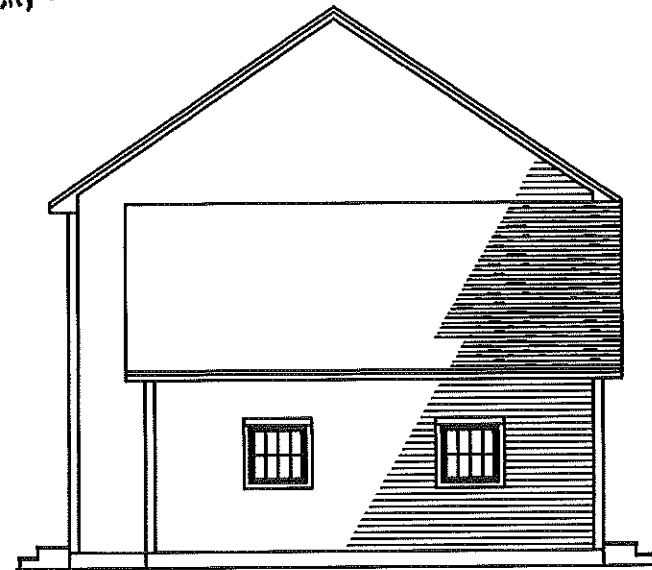
IF THIS STAMP IS NOT RED  
THIS IS AN ILLEGAL SET OF PLANS  
USE OR REPRODUCTION OF THESE PLANS WITHOUT  
PERMISSION IS PROHIBITED BY FEDERAL LAW.  
VIOLATIONS ARE PUNISHABLE BY FINES OF  
UP TO \$ 100,000  
TO OBTAIN LEGAL COPIES OF THIS PLAN  
CONTACT JOHN OR DONNA CALL  
151 ROOSEVELT TRAIL,  
WINDHAM ME. 207-892-2810

REAR ELEVATION

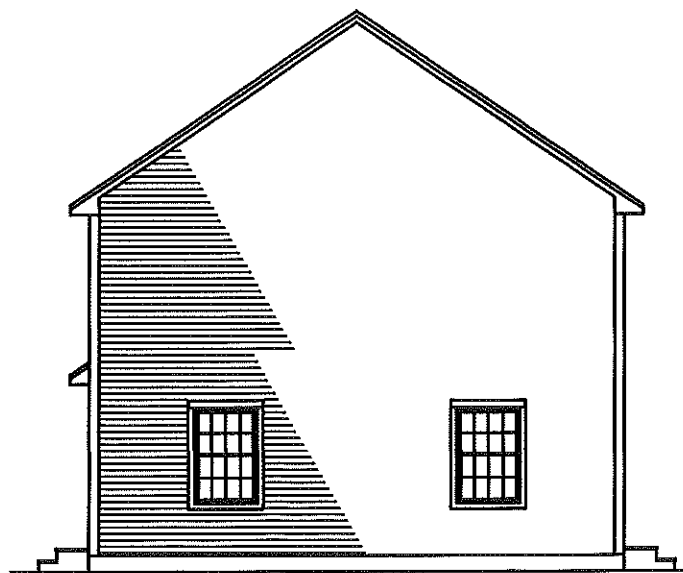


Dept. of Building Inspections  
City of Portland

RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



THESE PLANS ARE FOR THE  
CITY OR TOWN BUILDING PERMIT  
FOR THIS ONE PROJECT ONLY  
FOR THE ORIGINAL NAME OR  
ADDRESS ON THESE PLANS  
*John Calla*

© J. CALL DESIGN

THESE DRAWINGS ARE TO BE USED FOR THE CONSTRUCTION  
OF 1 PROJECT ONLY FOR THE CLIENT AND ADDRESS NAMED ON THEM. ANY USE  
OR REPRODUCTION OF THEM VIOLATES FEDERAL COPYRIGHT LAWS. DO NOT COPY  
THESE DRAWINGS FOR ANYONE WITHOUT PERMISSION FROM J. CALL DESIGN.

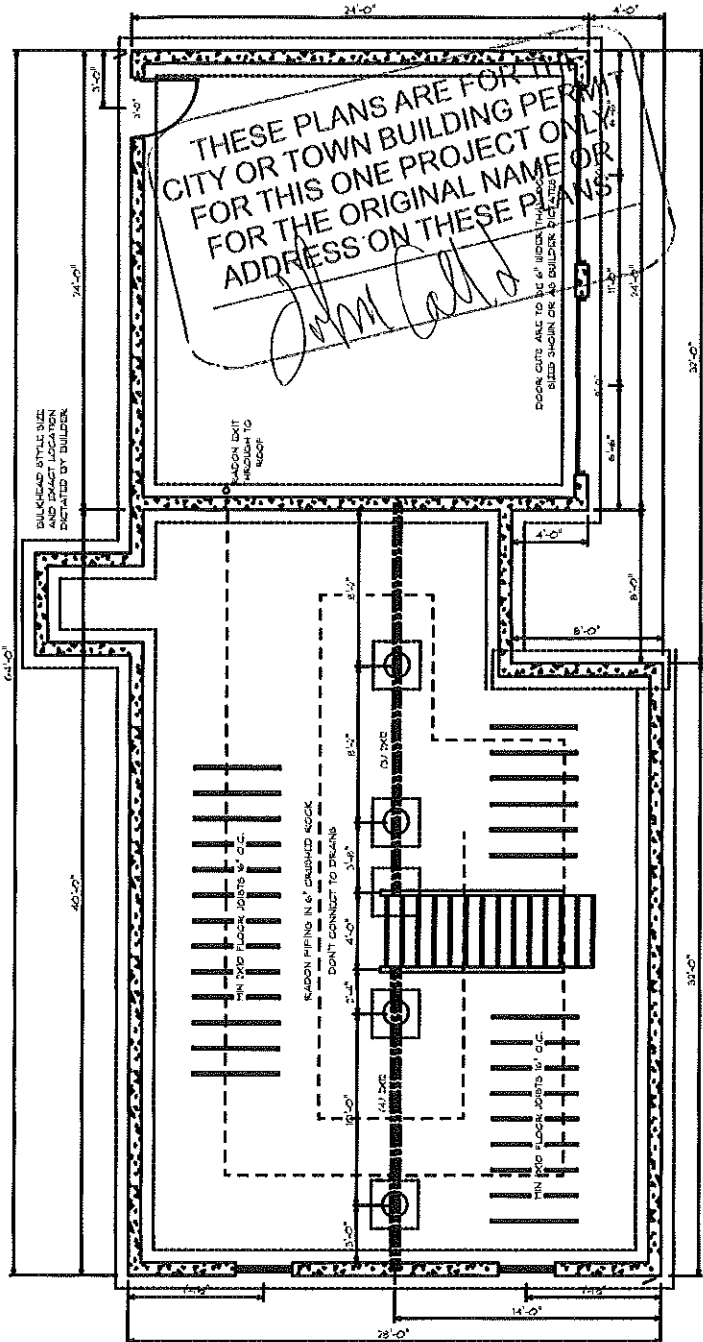


J. CALL DESIGN  
PLANNING AND DESIGN SERVICES FOR  
RESIDENTIAL AND COMMERCIAL  
151 ROOSEVELT TRAIL, WINDHAM, ME. 207-892-2810

SCALE	DRAWN BY
1/4" = 1'	J. CALL
DATE	PAGE
10/2012	1 OF 3

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL  
REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT J. CALL DESIGN IS NOT AN  
ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS  
THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS PROJECT  
IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT  
AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER WILL GO OVER THESE  
DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR  
THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY  
ERRORS ARE FOUND, JCO WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.

GRABARZ RESIDENCE  
25 HAVERTY'S WAY, PORTLAND, ME.  
DRAWING ELEVATIONS



THESE PLANS ARE FOR THE CITY OR TOWN BUILDING PERMITS FOR THIS ONE PROJECT ONLY FOR THE ORIGINAL NAME OR ADDRESS ON THESE PLANS

*John Call*

**PLAN NOTES:**  
IT IS THE RESPONSIBILITY OF THE BUILDER OF THIS PROJECT TO SEE THAT IT IS BUILT IN COMPLIANCE WITH ALL OF THE STATE AND LOCAL CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

THE BUILDER AND OWNER WILL MAKE THE DECISIONS ON ALL OPTIONS ON THE HOME SUCH AS SIZES, ROOFING, WINDOW AND DOOR STYLES AND SIZES, TRIM DETAILS, FLOOR COVERINGS, CABINETS, APPLIANCES, DESK OR FURCH STYLES AND MATERIALS, LANDSCAPING DETAILS AND/OR ANY ITEMS NOT SPECIFIED ON THESE PLANS.

WINDOW & DOOR LOCATIONS AND SIZES SHOWN ARE RECOMMENDATIONS ONLY AND MAY BE CHANGED AT THE DISCRETION OF THE BUILDER OR THE OWNER. THE KITCHEN WINDOW IS MEASURED FROM THE INSIDE OF THE KITCHEN WALL WITH ALLOWANCE FOR DRYWALL.

IF THE CABINETS ARE CHANGED, THE KITCHEN WINDOW WILL HAVE TO BE MOVED. J.C.D. RECOMMENDS AN ADJING WINDOW IN THE KITCHEN (NOT A CASSETTE). ALL BATHROOM WINDOWS MUST BE SAFETY GLASS. ALL BEDROOMS ARE TO HAVE AT LEAST 10 SQUARE FEET WINDOW.

INSULATION MUST MEET THE MINIMUM OF STATE CODES AT THE TIME THE BUILDING IS BUILT.

ALL BEARER POINTS (CIRCLES MARKED B.P.) ARE TO BE SOLIDLY BLOCKED TO THE FOUNDATION OR CARRYING TIMBER SUPPORT FOOT. ALL OPENINGS OVER 6" ARE TO HAVE DOUBLE JACKS SUPPORTING THE HEADERS. THE HEADERS OVER THE WINDOWS AND DOORS IN BR'S WALLS ARE TO BE (3) 2X6 UNLESS SPECIFIED DIFFERENTLY. ANY LAM BEAMS SHOWN ON THE PLAN ARE TO BE SPECIFIED BY THE SUPPLIER OR AN INDEPENDENT ENGINEER. TRUSSES ARE TO BE ENGINEERED BY THE MANUFACTURER AND ARE TO BE INSTALLED AND BRACED ACCORDS TO THE MANUFACTURERS DIRECTIONS.

STAIRS ARE TO BE MAX 1 3/4" RISE AND MIN 10" TREAD N.T.N. WITH RAUNGS AT 36" OR AS LOCAL CODES DICTATE.

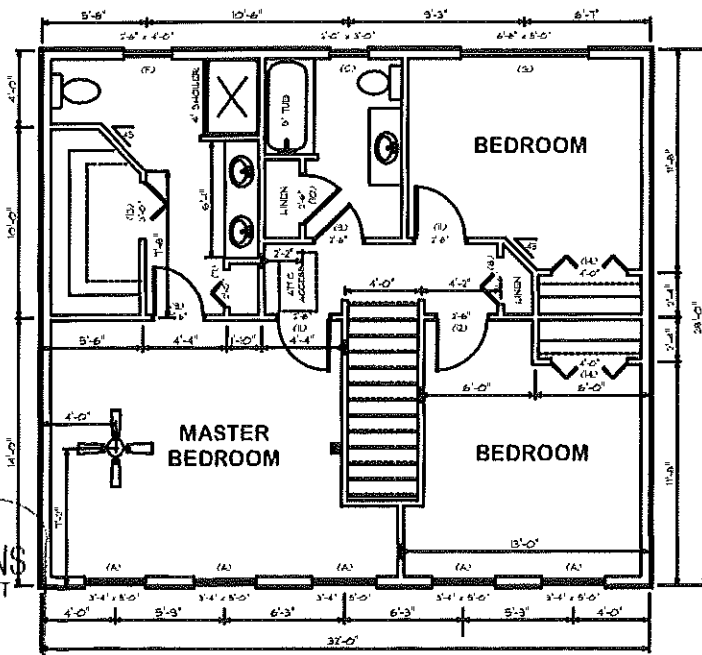
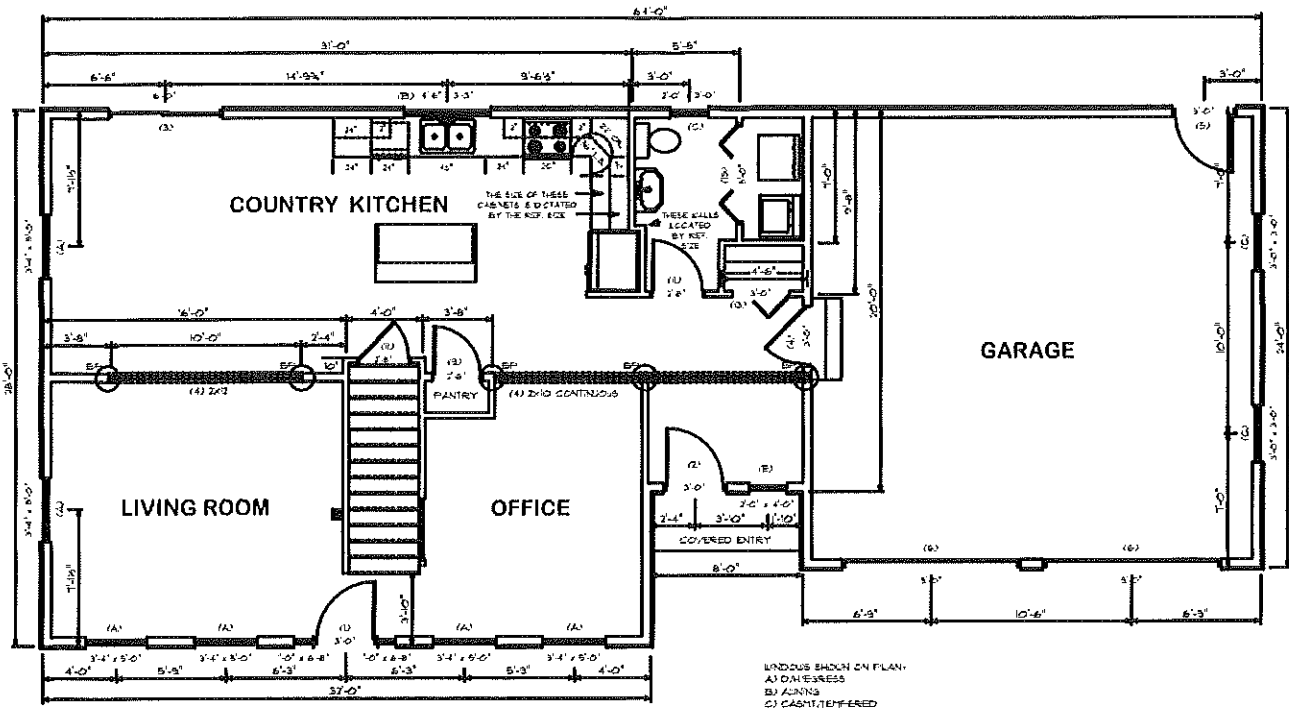
THE BUILDER WILL GO OVER THESE DRAWINGS AND VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND THAT THE MEASUREMENTS ARE WHAT THEY WANT. SHOULD ANY CHANGES BE NEEDED WE WILL BE GLAD TO DO THEM BEFORE ANY CONSTRUCTION STARTS.

WE DO OUR BEST TO SEE THAT ALL DRAWINGS ARE ERROR FREE. HOWEVER, IF ANY ERRORS ARE FOUND WE WILL BE HAPPY TO CORRECT THEM BEFORE ANY CONSTRUCTION STARTS.

**FOUNDATION NOTES:**  
FULL HEIGHT 8' WALL IN THE HOUSE - 8' FOOT WALL IN THE GARAGE UNLESS TOWN REQUIREMENTS ARE DIFFERENT. ANY CELLAR WINDOW LOCATIONS TO BE VERIFIED BY THE BUILDER OR OWNER. ALL FOUNDATION TOPS TO BE THE SAME HEIGHT UNLESS OTHERWISE NOTED. BEAM POCKETS FOR CARRYING TIMBERS AT BUILDERS DISCRETION. ANY DAYLIGHT BASEMENT WALLS OR STIFFED WALLS ARE TO BE FIELD DICTATED 12" ANCHOR BOLTS 1' IN FROM ENDS AND 6" O.C. REBAR AS THE TOWN REQUIRES. ALL FOOTINGS 8" X 24" KEYS UNLESS SPECIFIED DIFFERENTLY BY TOWN C.E.O. ALL LALLY PINS 1/2" X 30" X 30" UNLESS SPECIFIED DIFFERENTLY BY TOWN C.E.O. INTERIOR AND EXTERIOR POSITIVE DRAINS (EXT. W/ DRAIN SOCKS) OR DRAINS TO A SUMP PUMP. J.C.D. RECOMMENDS RADON PIPING IN 6" CRUSHED ROCK - DO NOT CONNECT TO THE DRAIN SYSTEM. 4" CONCRETE FLOORS IN THE HOUSE AND GARAGE (FULLY LAVER IN HOUSE) GARAGE CH. AND ENTRY DOOR CUTS TO BE 6" WIDER THAN SIZE SHOWN OR AS THE BUILDER DICTATES. ALL ELECTRICAL, PLUMBING, SEWERAGE, OR OTHER FOUNDATION CUTOUTS TO BE VERIFIED BY BUILDER. BASEMENT TO BE INSULATED AS REQUIRED BY CODES. SINCE THERE ARE A VARIETY OF WAYS TO INSULATE THE BASEMENT AND J.C.D. DOES NOT AT THIS TIME KNOW HOW THE OWNER AND/OR BUILDER PLAN ON DOING IT, THE BUILDER WILL SPECIFY BELOW HOW IT IS TO BE DONE. BUILDER OR OWNER TO FILL IN HOW THE FOUNDATION WILL BE INSULATED.

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WINDOWS SHOWN ON PLAN:  
A) DOUBLE  
B) ADJING  
C) CASSETTE/TERFERED  
D) ADJING  
E) CH  
F) DOUBLE/TERFERED  
G) DOUBLE/TERFERED

WINDOW SCHEDULE

SIZE AND STYLE	ROUGH OPENING	QUAN.
(A) 12'-0" BF		1
(B) 12'-0" BF		1
(C) 12'-0" BF		2
(D) 12'-0" BF		2
(E) 12'-0" BF		1
(F) 12'-0" BF		1
(G) 12'-0" BF		1

EXTERIOR DOOR SCHEDULE

SIZE AND STYLE	ROUGH OPENING	QUAN.
(1) 3' FRONT ENTRY W/ SIDEWALK		1
(2) 3' BREEZEWAY ENTRY		1
(3) 6' SLIDING DOOR		1
(4) 3' BREEZEWAY TO GARAGE FIRE DOOR		1
(5) 3' GARAGE REAR ENTRY		1
(6) 8' X 7' GARAGE CH.		1

INTERIOR DOOR SCHEDULE

SIZE AND STYLE	ROUGH OPENING	QUAN.
(1) 2'-0" BF		1
(2) 2'-4" BF		1
(3) 2'-4" L		3
(4) 2'-4" R		1
(5) 2'-4" L		4
(6) 2'-4" R		1
(7) 3'-0" BF		2
(8) 4'-0" BF		2
(9) 5'-0" BF		1

VERIFY ALL WINDOW AND DOOR STYLES, SIZES, SINGS, AND QUANTITIES BEFORE ORDERING SOME DOORS ARE IN 3 1/2" WALLS AND SOME ARE IN 5 1/2" WALLS - BUILDER TO VERIFY

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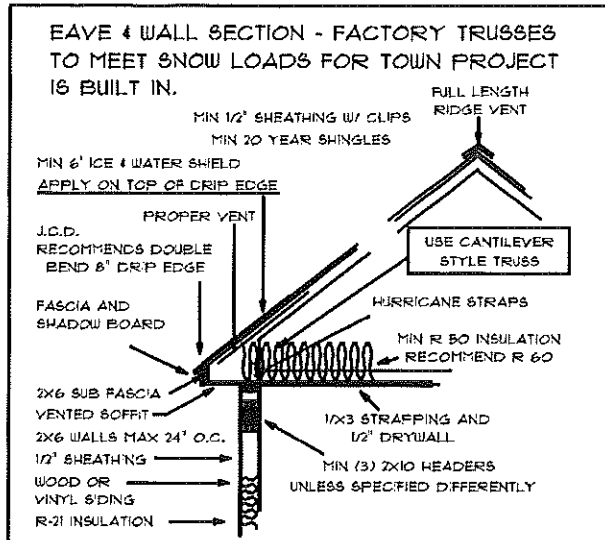
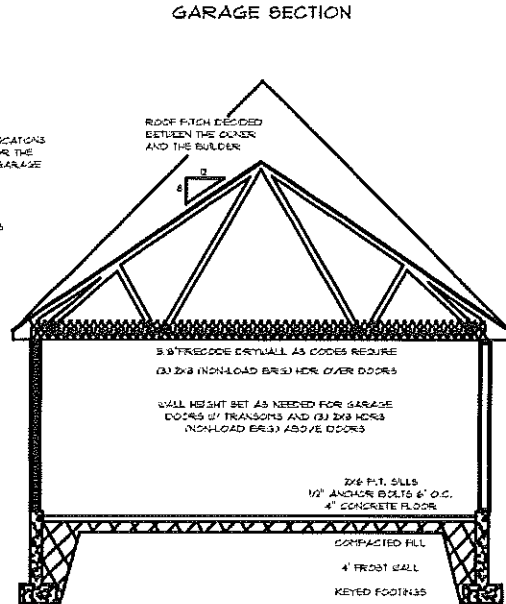
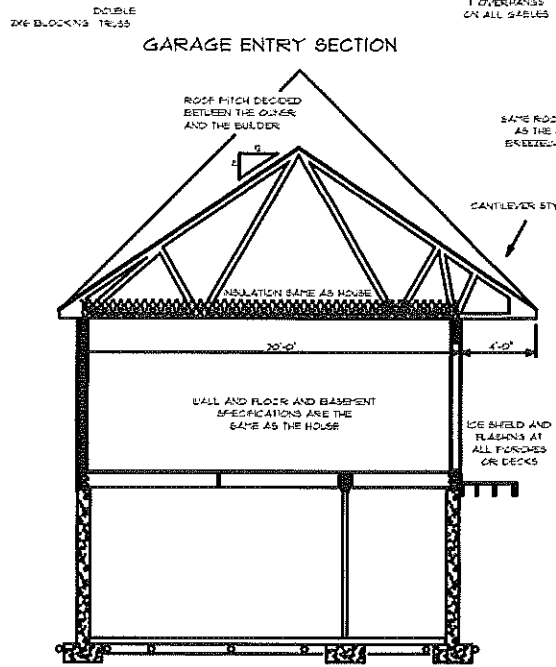
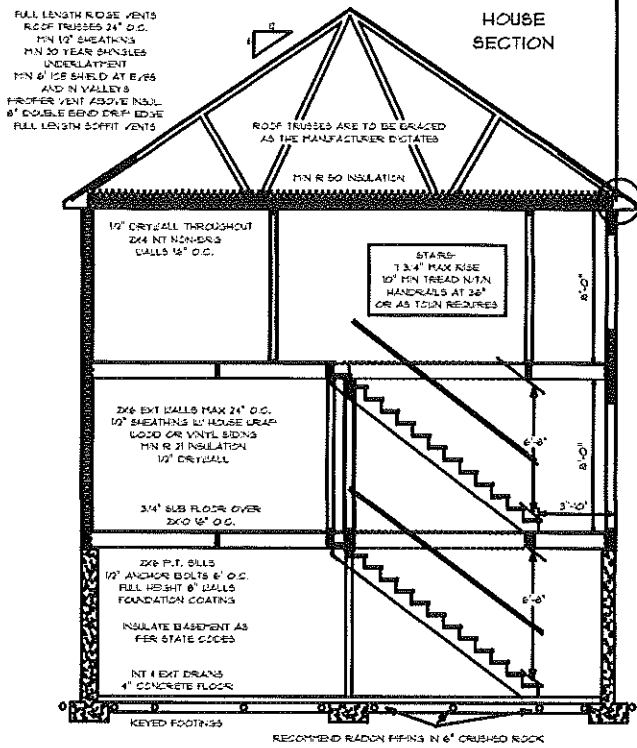
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SCALE: 1/4" = 1'  
DRAWN BY: J. CALL  
DATE: 10/2012  
PAGE: 2 OF 3

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**GRABARZ RESIDENCE**  
25 HAVERTY'S WAY, PORTLAND, ME.  
DRAWING: FLOOR PLANS & FOUNDATION

TRUSSES SHOWN ARE REPRESENTATIONS ONLY - ACTUAL TRUSSES ARE TO BE DESIGNED AND ENGINEERED BY THE MANUFACTURER. THEY ARE TO BE DESIGNED TO MEET THE SNOW LOADS IN THE TOWN THE PROJECT IS TO BE BUILT. IF THE MANUFACTURER HAS ANY QUESTIONS REGARDING SNOW LOADS THEY ARE TO CONTACT THE TOWN S.E.O. THE TRUSSES ARE TO BE BOTTOM CHORD SUPPORT TRUSSES FOR EITHER INSULATION ABOVE THE WALLS. SEE DETAIL.



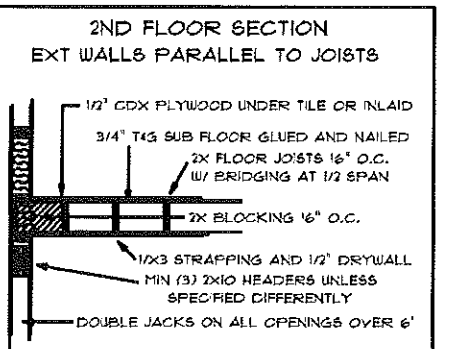
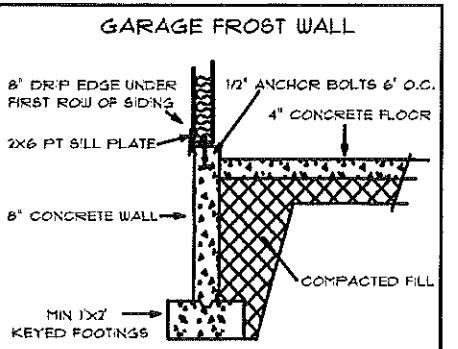
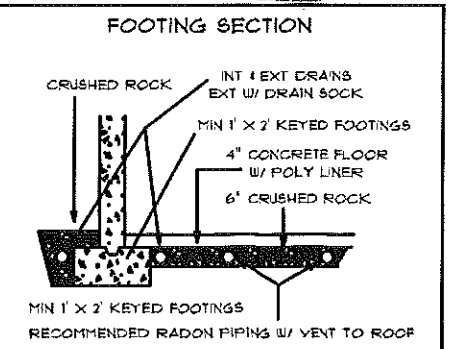
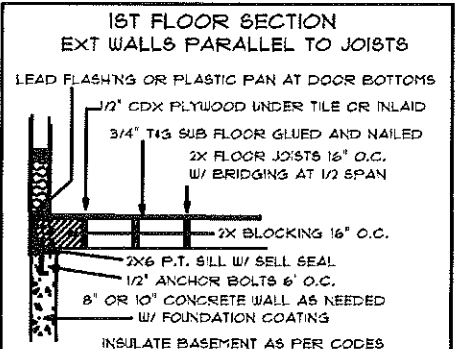
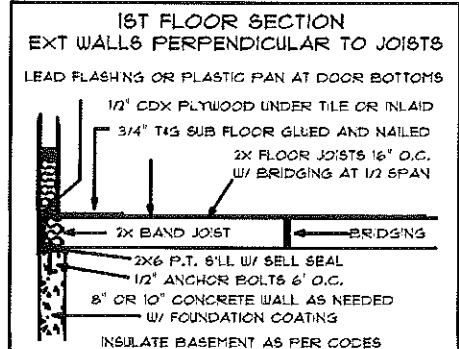
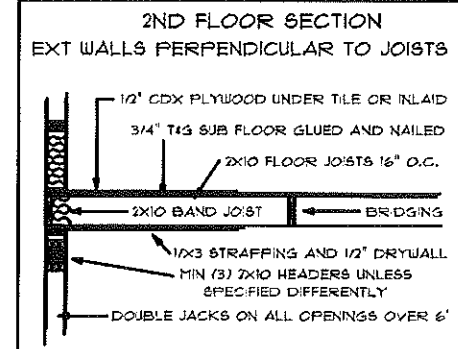
BUILDER - PLEASE GO OVER THESE PLANS BEFORE CONSTRUCTION STARTS AND VERIFY THAT THEY SUIT YOUR NEEDS. IF YOU HAVE ANY QUESTIONS, OR CONCERNS PLEASE FEEL FREE TO CONTACT US.

THESE PLANS ARE FOR THE CITY OR TOWN BUILDING PERMIT FOR THIS ONE PROJECT ONLY FOR THE ORIGINAL NAME OR ADDRESS ON THESE PLANS

*John Call*

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DETAILS ARE NOT TO SCALE

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SCALE	DRAWN BY
1/4" = 1'	J. CALL
DATE	PAGE
10/2012	3 OF 3

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GRABARZ RESIDENCE  
25 HAVERTY'S WAY, PORTLAND, ME.  
DRAWING SECTIONS & DETAILS

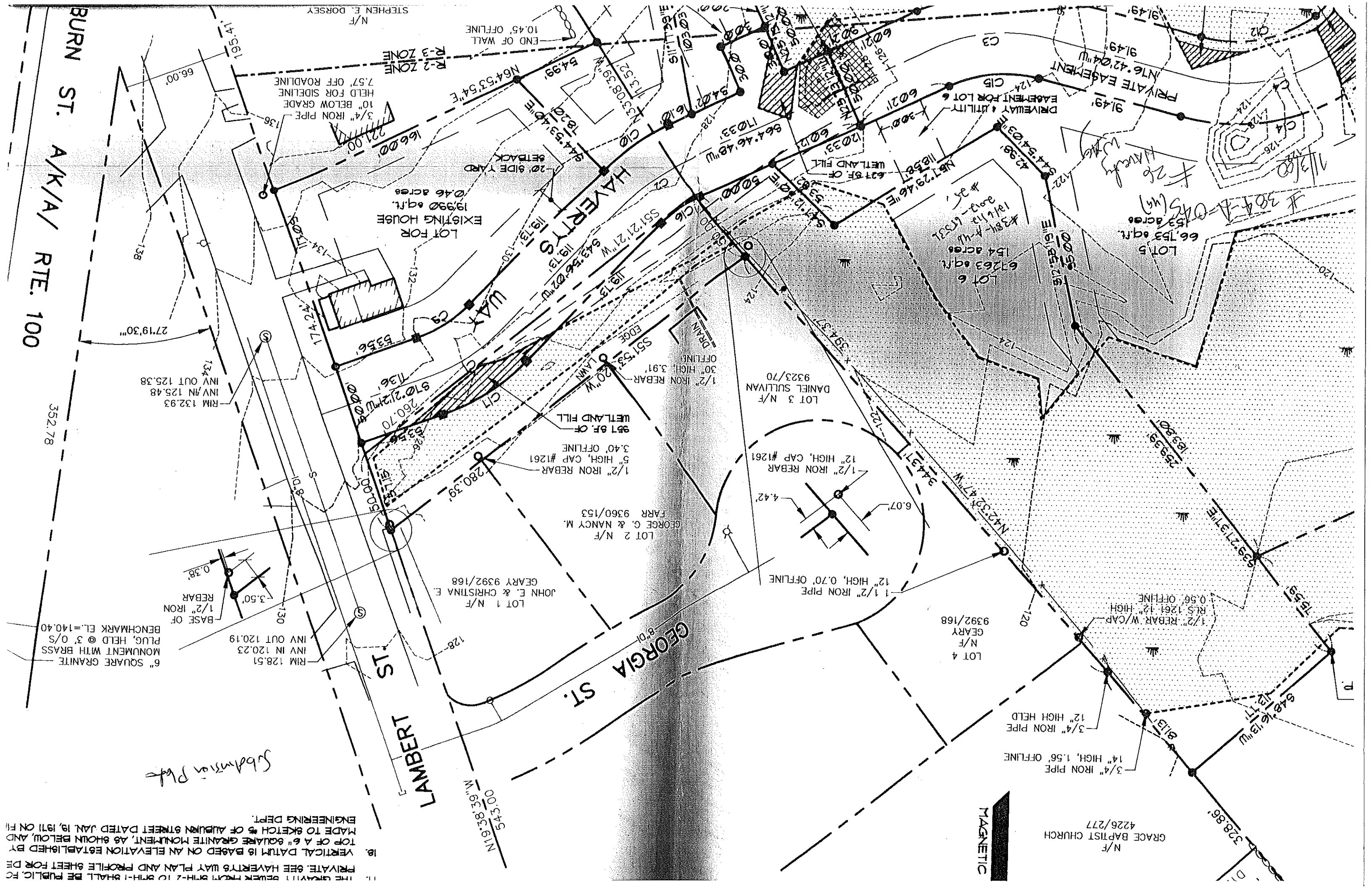


11. THE GRADIENT BEWER FROM SH-2 TO SH-1 SHALL BE PUBLIC TO PRIVATE. SEE HAVERTY'S WAY PLAN AND PROFILE SHEET FOR DE  
 10. VERTICAL DATUM IS BASED ON AN ELEVATION ESTABLISHED BY TOP OF A 6" SQUARE GRANITE MONUMENT, AS SHOWN BELOW, AND MADE TO SKETCH 5 OF AUBURN STREET DATED JAN 19, 1971 ON FI  
 ENGINEERING DEPT.

*Submission Plat*

MAGNETIC

N/F  
 GRACE BAPTIST CHURCH  
 4226/277



BURN ST. A/K/A/ RTE. 100

LAMBERT ST.

GEORGIA ST.

HAVERTY'S WAY

EXISTING HOUSE

LOT 3 N/F DANIEL SULLIVAN 9323/70

LOT 2 N/F GEORGE C. & NANCY M. FARR 9360/153

LOT 1 N/F JOHN E. & CHRISTINA E. GEARY 9392/168

LOT 4 N/F GEARY 9392/168

LOT 5 66,153 sq.ft. 153 acres

LOT 6 67,263 sq.ft. 154 acres

RIM 132.93 INV IN 125.48 INV OUT 125.38

RIM 128.51 INV IN 120.23 INV OUT 120.19

6" SQUARE GRANITE MONUMENT WITH BRASS PLUG, HELD @ 3' O/S BENCHMARK EL.=140.40

3/4" IRON PIPE 10" BELOW GRADE HELD FOR SIDELINE 7.57' OFF ROADLINE

1/2" IRON REBAR 5" HIGH, CAP #1261 3.40' OFFLINE

1/2" IRON REBAR 12" HIGH, CAP #1261

1 1/2" IRON PIPE 12" HIGH, 0.70' OFFLINE

1/2" REBAR W/CAP RLS 1261 12" HIGH 0.56' OFFLINE

3/4" IRON PIPE 12" HIGH HELD

3/4" IRON PIPE 14" HIGH, 1.56' OFFLINE

END OF WALL 10.45' OFFLINE

N-2 ZONE

N-3 ZONE

PRIVATE EASEMENT N76.42°04'W 91.49'

DRIVEWAY & UTILITY EASEMENT FOR LOT 6

WETLAND FILL 627 SF OF

WETLAND FILL 951 SF OF

1/2" IRON REBAR 30" HIGH, 3.91' OFFLINE

DRAIN OFFLINE

EDGE OF WETLAND FILL

20' SIDE YARD SETBACK

LOT FOR EXISTING HOUSE 19,990 sq.ft. 0.46 acres

27'19.30"

134

138

134

134

134

134

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