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

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

| Permit No: | Issue Date: | CBL: |
|---|---|---|
| 09-0808 | | 386A B040001 |

| Location of Construction: | Owner Name: | Owner Address: | Phone: |
|---|---|---|---|
| 14 GARSOE DR | HAMMOND TOBY B ETAL JTS | PO BOX 488 | 207-637-2715 |
| **Business Name:** | **Contractor Name:** | **Contractor Address:** | **Phone** |
| | Barry Gammon Sr. | 295 Boothby Road Limington | 2076372715 |
| **Lessee/Buyer's Name** | **Phone:** | **Permit Type:** | **Zone:** |
| | | HVAC | |

| Past Use: | Proposed Use: | Permit Fee: | Cost of Work: | CEO District: |
|---|---|---|---|---|
| Single Family Home | Single Family Home - Install Biasi Direct Vent Oil Burner | $110.00 | $8,500.00 | 5 |

**FIRE DEPT:** ☐ Approved ☐ Denied

Signature: N/A

**INSPECTION:**
Use Group: V Type: HVAC
IMC 2003

Signature:

**Proposed Project Description:**
Install Biasi Direct Vent Oil Burner

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

| Permit Taken By: | Date Applied For: |
|---|---|
| lmd | 07/29/2009 |

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED
AUG 11 2009
CITY OF PORTLAND

## Zoning Approval

| Special Zone or Reviews | Zoning Appeal | Historic Preservation |
|---|---|---|
| ☐ Shoreland | ☐ Variance | ☑ Not in District or Landmark |
| ☐ Wetland | ☐ Miscellaneous | ☐ Does Not Require Review |
| ☐ Flood Zone | ☐ Conditional Use | ☐ Requires Review |
| ☐ Subdivision | ☐ Interpretation | ☐ Approved |
| ☐ Site Plan | ☐ Approved | ☐ Approved w/Conditions |
| Maj ☐ Minor ☐ MM ☐ | ☐ Denied | ☐ Denied |
| Date: 8/10/09 | Date: | Date: 8/10/09 |

### 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

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| **Business Name:** | **Contractor Name:** | **Contractor Address:** | **Phone** |
| | Barry Gammon Sr. | 295 Boothby Road Limington | (207) 637-2715 |
| **Lessee/Buyer's Name** | **Phone:** | **Permit Type:** | |
| | | HVAC | |

| Proposed Use: | Proposed Project Description: |
|---|---|
| Single Family Home - Install Biasi Direct Vent Oil Burner | Install Biasi Direct Vent Oil Burner |

**Dept:** Zoning **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 08/10/2009

**Note:** **Ok to Issue:** ☑

**Dept:** Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/10/2009

**Note:** **Ok to Issue:** ☑

1) Installation shall comply with 2003 International Mechanical Code and State of Maine Oil and Solid Fuel Board Laws and Rules

09-0808

FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT
# HEATING OR POWER EQUIPMENT

386A-B-040

*To the* INSPECTOR OF BUILDINGS, PORTLAND, ME.

*The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:*

Location / CBL 14 GARSON 386A B040 Use of Building Res. Home Date 7-29-09

Name and address of owner of appliance _____

Installer's name and address Barry Common SR
4295 Boothby Rd Limington Me 04049 Telephone 207-637-2715

**Location of appliance:**
- ☑ Basement ☐ Floor
- ☐ Attic ☐ Roof

**Type of Fuel:**
- ☐ Gas ☑ Oil ☐ Solid

JUL 29 2009

**Appliance Name:** Bias

U.L. Approved ☑ Yes ☐ No

Will appliance be installed in accordance with the manufacture's installation instructions? ☑ Yes ☐ No

IF NO Explain: _____

**The Type of License of Installer:**
- ☐ Master Plumber # 07158
- ☐ Solid Fuel # _____
- ☐ Oil # MS20007141
- ☐ Gas # _____
- ☐ Other _____

**Type of Chimney:**
- ☐ Masonry Lined
  Factory built _____
- ☐ Metal
  Factory Built U.L. Listing # _____
- ☐ Direct Vent
  Type Side Shot Power Vent UL# _____

**Type of Fuel Tank**
- ☑ Oil
- ☐ Gas

**Size of Tank** 275 Vert

**Number of Tanks** 1

**Distance from Tank to Center of Flame** 54 FT **feet.**

**Cost of Work:** $ 8500 —

**Permit Fee:** $ 110 —

**Approved**

Fire: _____

Ele.: _____

Bldg.: _____

**Approved with Conditions**

☐ See attached letter or requirement

_____ Inspector's Signature

_____ Date Approved

**Signature of Installer** Barry H. Common Sr

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

Attn:

PORTLAND MAINE
*Strengthening a Remarkable City, Building a Community for*
PLANNING& DEVELOPMENT DEPARTMENT
Housing& Neighborhood Services Division

**Lisa Danforth,** *Administrative Assistant*
lmd@portlandmaine.gov

389 Congress Street • Portland, Maine 04101-3509
www.portlandmaine.gov • Ph(207) 874-8703 • Fx874-8716 • TTY 874-89

# CITY OF PORTLAND, MAINE
## Department of Building Inspections

## Original Receipt

JUL 29 2009

July 29 20 09

Received from Barry Gannon, Sr.

Location of Work 14 Garsoe Drive

Cost of Construction $_____ Building Fee:_____

Permit Fee $_____ Site Fee: _____

Certificate of Occupancy Fee: _____

**Total:** _____

Building (IL)___ Plumbing (I5)___ Electrical (I2)___ Site Plan (U2)___

Other HVAV PLUMBING . 106.00
HVAC 110.00

CBL: 38-A-B-040

Check #: 1291 **Total Collected** $ 216.00

**No work is to be started until permit issued.**
**Please keep original receipt for your records.**

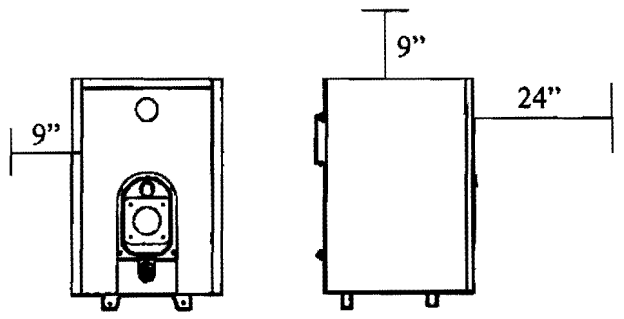
Taken by: L Danforth.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

## 3. Boiler Location

The following are the minimum clearance to construction or combustible materials:

1. 9" from the top, sides, and rear of the boiler.
2. 18" from the flue pipe in any direction.
3. 24" from the front of the boiler.




## DANGER

The boiler must be located on a non-combustible floor. A smooth, level concrete floor is recommended. Locate the boiler as close as possible to the chimney. If boiler is installed on combustible flooring, consult local authorities for proper method of covering floor. The boiler must not be installed on carpeting.

**Caution: Do not store or use flammable materials, chemicals or flammable liquids, especially gasoline, in the vicinity of this heating appliance.**

If the boiler is to be installed in a "direct vent" configuration, please refer to the B10 Direct Vent Addendum supplied with the Direct Vent Kit.

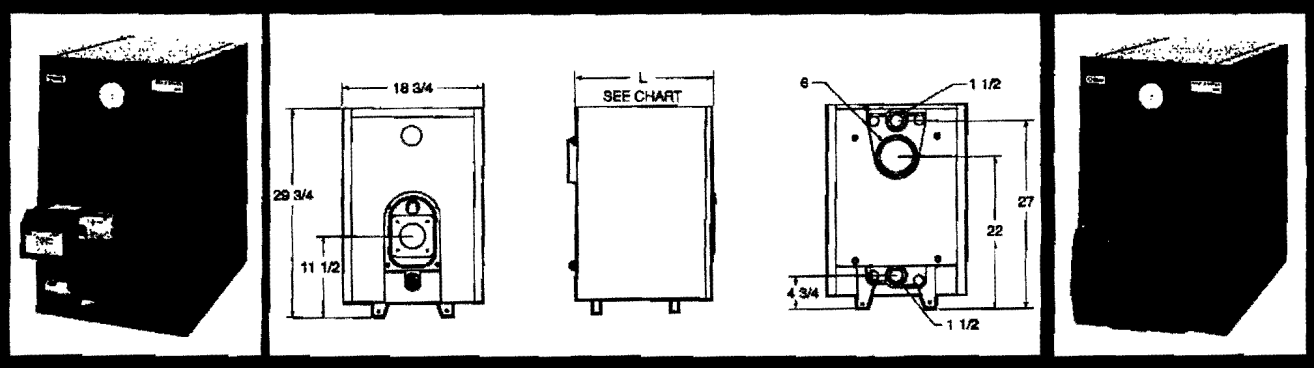
PROVISIONS FOR COMBUSTION AIR AND VENTILATION AIR MUST BE IN ACCORDANCE WITH SECTION 5.3, "AIR FOR COMBUSTION AND VENTILATION", OF THE NATIONAL FUEL GAS CODE, ANSI Z223.1, OR APPLICABLE PROVISIONS OF THE LOCAL BUILDING CODES. **DO NOT INSTALL THE BOILER UNTIL PROPER COMBUSTION AIR HAS BEEN ARRANGED.**

## WARNING

Boiler is certified as an indoor appliance. Do not install boiler outdoors or locate where it will be exposed to freezing temperatures

# BIASI...The Style of Warmth

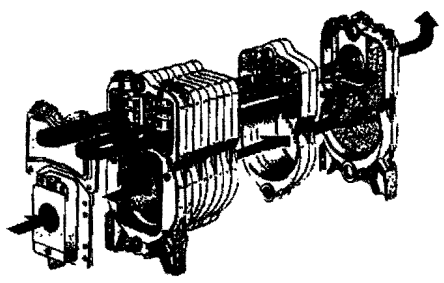
The B-10 boiler system has been heating residential buildings throughout the world for years. It has proven its fuel efficiency and durability in countries where fuel can cost up to four times as much as in the U.S. The same fuel saving technology is now available here in North America. With the three pass boiler design and low water content, heat is quickly supplied for your heating zones and hot water needs. Combined with an electronic optimizing control, you can achieve a fuel savings of up to 40% over conventional single pass boilers. You will also have peace of mind since the B-10 boiler package complies with ASME and UL standards and is IBR rated. The B-10 boiler system is the cost-competitive heat and hot water system of choice.




## The BIASI B-10 Residential Series

| Boiler Model # | D.O.E. Heating Capacity | Gross Input Burner Capacity G.P.H. | MBH | Net I.B.R. Output (MBH) | AFUE Efficiency (%) | Water Content (Gals.) | Length (L) (Inches) | Weight (Lbs.) |
|---|---|---|---|---|---|---|---|---|
| B-3 | 67 | 0.55 | 80 | 58 | 86.6 | 3.7 | 15.5 | 247 |
| B-4 | 97 | 0.80 | 112 | 84 | 86.8 | 4.7 | 19.5 | 307 |
| B-5 | 124 | 1.00 | 140 | 108 | 87.2 | 5.7 | 23.5 | 367 |
| B-6 | 153 | 1.25 | 175 | 133 | 86.7 | 6.7 | 27.5 | 427 |
| B-7 | 185 | 1.50 | 215 | 161 | 86.8 | 7.7 | 31.5 | 486 |
| B-8 | 211 | 1.80 | 257 | 183 | 86.8 | 8.7 | 35.5 | 546 |
| B-9 | 257 | 2.10 | 298 | 223 | 86.5 | 9.7 | 39.5 | 606 |

Maximum water working pressure: 58 PSI. (1) The burner input is based on oil with a heat value of 140,000 BTU/Gal.; (2) The net output ratings shown are based on piping and pick-up allowance of 1.15; (3) The efficiency ratings are based on a combustion condition of 12.5% CO2. Warranty: The BIASI B-10 boiler has a limited lifetime warranty. A copy is provided with each boiler or is available from your dealer. Built in accordance with the requirements of ASME boiler and pressure vessel code.



A 3-pass boiler design is the most efficient way to get the maximum amount of heat from the fuel, since it contains three times as much interior surface area (compared to a single-pass boiler) to extract heat from.

## Technical Advantages

- **Gas or oil burner compatible**
- **Easy access swing door**
- **No flue required; can be direct vented outdoors**
- **Low water content boiler heats up faster with less fuel**
- **Efficient 3-pass heat exchanger boiler design**
- **GG20 cast-iron construction for superior heat retention and durability**
- **ASME, UL, and IBR listed**
- **58 psi cast-iron construction**

ENERGY STAR

Exclusively distributed by:
QHT INCORPORATED

Quincy Hydronic Technology, Inc. • 1-800-501-7697 • E-mail: info@qhtinc.com

SS2 SideShot By Tjernlund Products

# General Description

The SS2 is a mechanical vent system designed and listed for use with natural draft oil and gas heating equipment. It is factory assembled and wired. The SS2 automatically vents the flue gases from heating equipment to the outdoors. By recirculating indoor air with a cooling fan, surrounding combustible materials remain at safe temperatures. After each burner cycle the SS2 will continue to operate for an adjustable period to purge the heater and vent of residual flue gases. The SS2 features a safety system consisting of a Fan Proving Switch and a High Limit Temperature Control. These devices monitor the SS2 performance and will interrupt the main burner if a vent system malfunction is detected.

# Application Table

Verify that the total BTU/hr. input of the heating appliance(s) falls within the proper category listed below. All BTU/hr. capacity ranges are based on a maximum of 50 equivalent feet. To determine equivalent feet, add the total length of straight vent pipe plus 10 feet for each 90 degree elbow and 5 feet for each 45 degree elbow. Vent runs of over 15 linear feet should use an approved insulated vent connector to prevent problems related to condensation.

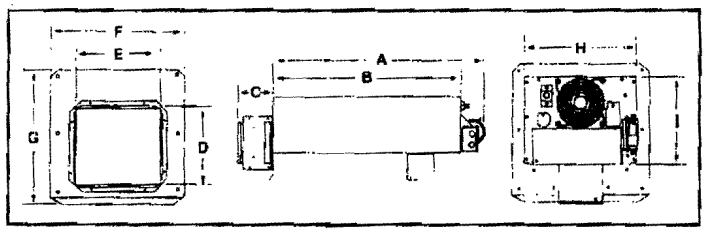
NOTE: BTU inputs less than 105,000 may require use of insulated vent pipe for linear runs exceeding 10 feet.

**The SS2 Vent System may only be used on Flame Retention Head Burners.**

| MODEL | Flame Retention Oil Burner | Fan Assisted Natural & LP Gas | Atmospheric Natural & LP Gas | Max. Equivalent Feet |
|---|---|---|---|---|
| SS2 | 70,000-168,000* | Use SS2G | Use SS2G | 50 |
| SS2G | Not For Use On Oil Burners | 40,000--150,000 BTU/hr | 40,000--125,000 BTU/hr | 50 |

*Maximum capacity based on 13% $CO_2$ and Max. 500°F inlet temperature. Consult factory for details.

# Dimensions




| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|
| 34-1/4" | 28-1/2" | 5-1/2" | 7-3/4" | 8" | 12-1/2" | 13-1/4" | 10-1/2" | 8-1/2" |

Optional Burner Motor Post Purge Kit (Part No. 950-2043) includes oil solenoid and relay so burner motor blower operates during the SS2 post purge cycle.

# You Can Count On Tjernlund Venting Products With Confidence

Since 1938, Tjernlund has built a solid reputation throughout North America for innovative products and venting solutions. Through four generations of family ownership, your complete satisfaction continues to be our primary focus.

**The SS2 is available from:**

**TJERNLUND PRODUCTS, INC.**
1601 Ninth Street White Bear Lake, MN 55110-6794
Phone: 651.426.2993 800.255.4208 Fax: 651.426.9547
Visit our web site: www.tjernlund.com

THE NEXT GENERATION IN SIDEWALL VENTING

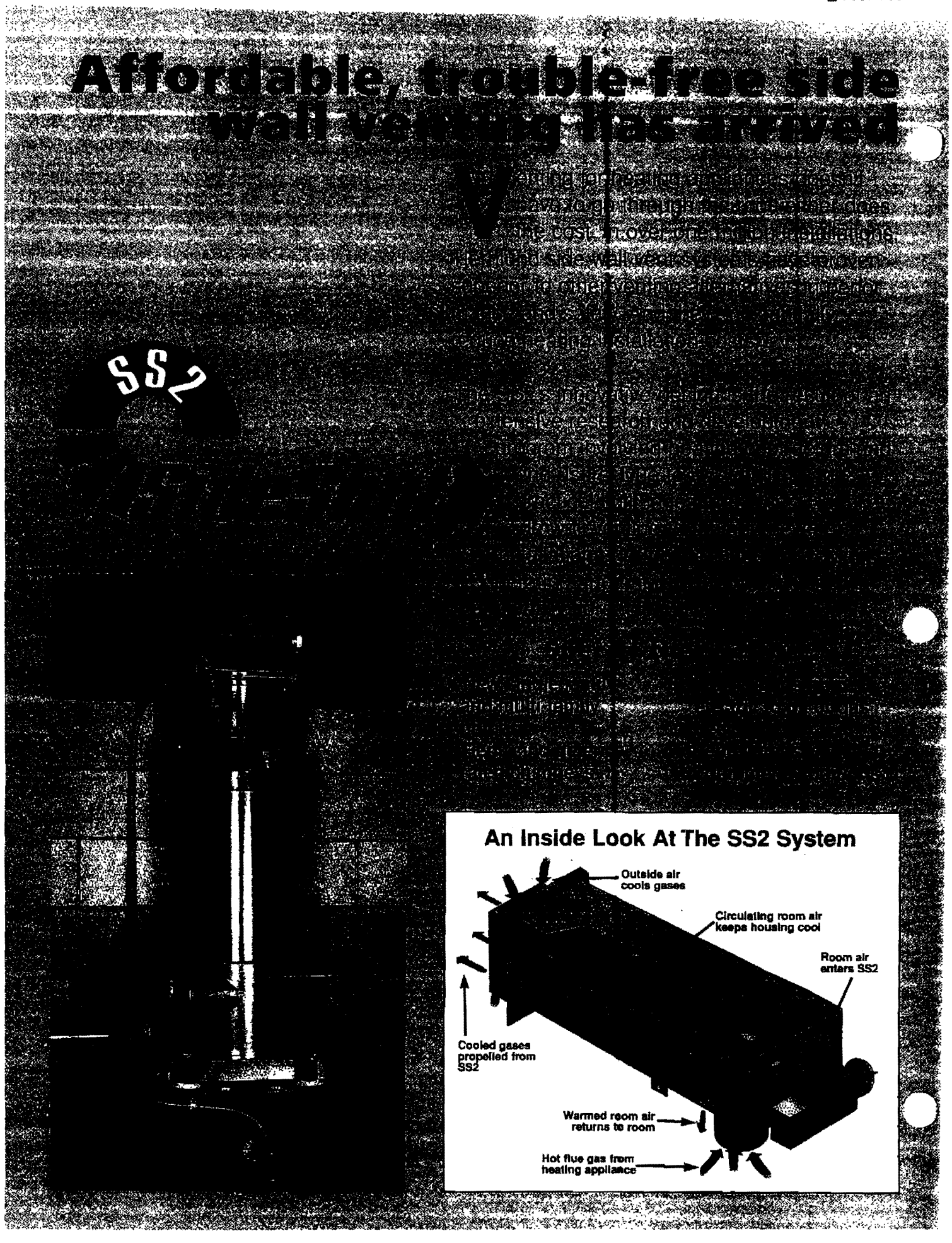
SS2 Sidashot

By Tjernlund Products

# Side Wall Venting System for Oil and Gas Heating Equipment

**A breakthrough in reliability, performance, ease of installation and care-free maintenance ... at an affordable price.**

# Affordable, trouble-free side wall venting has arrived

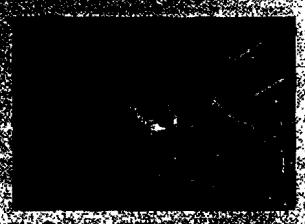


## Eliminates Chimney

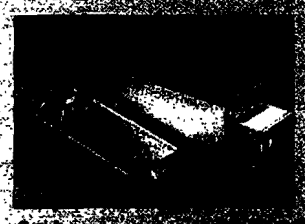
Save cost of installation or repair of chase and chimney or side wall venting. Also, eliminating [illegible] increases living space.

## Easy, One-Person Installation

There's no pre-installation assembly required. To minimize weight during installation, the entire mechanical/electrical portion of the SS2 slides out of the housing, then easily slides back in after installation after housing [illegible]. Installer wiring panel is conveniently located on [illegible]



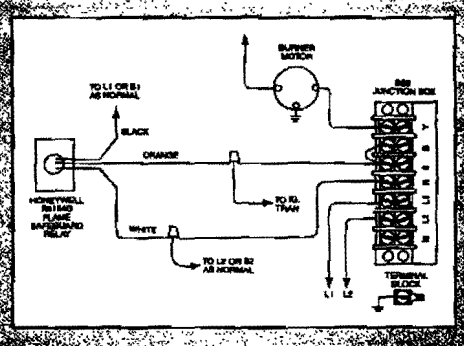
1. Cut opening in exterior wall



2. Uncrate [illegible]

3. Install lightweight housing

4. Slide back into [illegible] secure

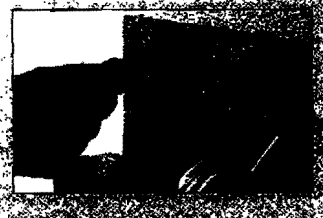



## Zero Clearance

The SS2 may be installed in direct contact with combustible surfaces for increased flexibility. Terminate above grade. Requires only a 10-1/2" x 10-1/2" opening through the wall.

## Indoor Draft Adjustment

Precise draft is achieved [illegible] by turning knob located on back of unit.



## No Annual Maintenance

Self-cleaning impeller blades and sealed motor bearings make the SS2 virtually maintenance-free. If and when necessary, all parts are [illegible] from one side.

Specially designed centrifugal impeller blades have no exposed corners where particulates can build up to cause reduced performance and out-of-balance operation.

## Two-Way Safety Protection

SS2 [illegible] side wall venting safer than [illegible]

1. Pressure switch — monitors draft [illegible]
2. [illegible]

## Weather Protected Operating Components

[illegible]

## Quiet

The SS2 [illegible] for sleeping. Special [illegible] reduces [illegible]

## Energy Efficient

[illegible] than a 150 watt light bulb. [illegible] for [illegible] SS2 for cooling [illegible]

SS2 Installation

## General Description

The SS2 is a mechanical vent system designed and listed for use with natural draft oil and gas heating equipment. It is factory assembled and wired. The SS2 automatically vents the flue gases from heating equipment to the outdoors. By recirculating indoor air with a cooling fan, surrounding combustible materials remain at safe temperatures. After each burner cycle, the SS2 will continue to operate for an adjustable period to purge the heater and vent of residual flue gases. The SS2 features a safety system consisting of a Fan Proving Switch and a High Limit Temperature Control. These devices monitor the SS2 performance and will interrupt the main burner if a vent system malfunction is detected.

## Application Table

Verify that the total input of the heating appliance(s) falls within the ranges listed below. All SS2 input capacity ranges are based on a total maximum of 50 equivalent feet to determine equivalent feet, add the total length of straight vent pipe plus 10 feet for each 90 degree elbow and 5 feet for each 45 degree elbow. Each run of vent is linear feet should use an approved insulated vent connector to prevent problems related to condensation.

NOTE: For input less than 105,000 may require use of insulated vent pipe for linear runs exceeding 10 feet.

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| MODEL | Flame Retention Oil Burner | Fan Assisted Natural & LP Gas | Atmospheric Natural & LP Gas | Max. Equivalent Feet |
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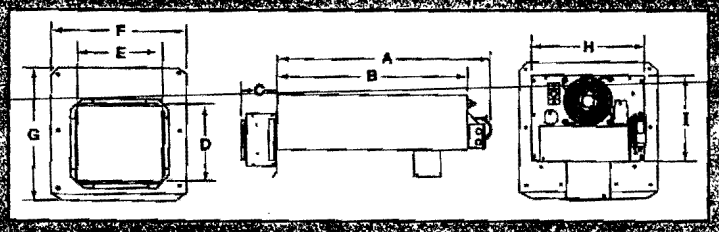
| SS2G | Not For Use On Oil Burners | 40,000–150,000 BTU/hr | 40,000–125,000 BTU/hr | 50 |




| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|
| 34-1/4" | 28-1/2" | 5-1/2" | 7-3/4" | 8" | 12-1/2" | 13-1/4" | 10-1/2" | 8-1/2" |

Optional Burner Motor Post-Purge Kit (Part No. [illegible]) provides [illegible] and relay to burner motor [illegible] during the SS2 [illegible]

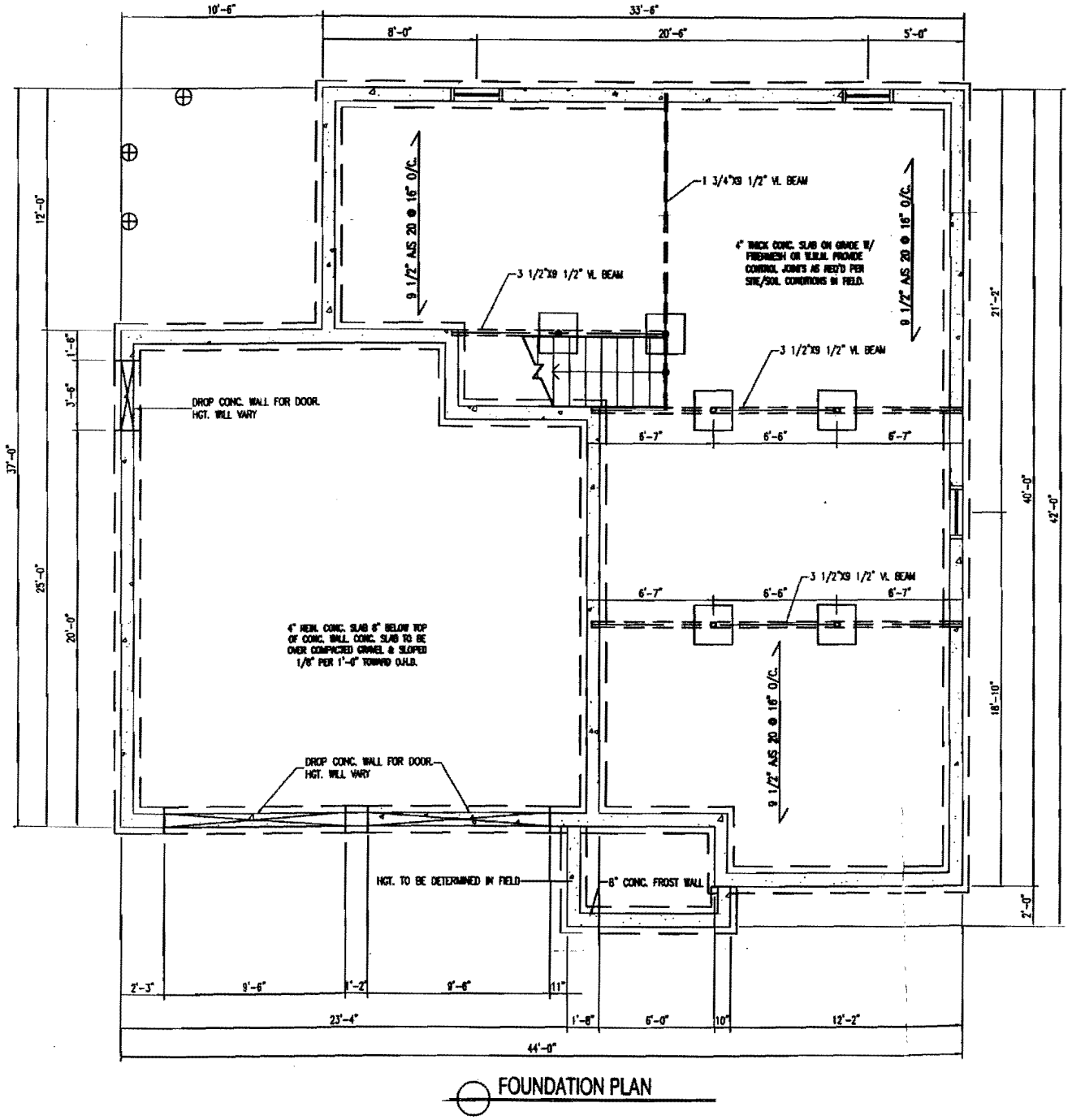
## You Can Count On Tjernlund Venting Products With Confidence

Since 1938, Tjernlund has built a solid reputation throughout North America for innovative products and venting solutions. Through four generations of family ownership, your complete satisfaction continues to be our primary focus.

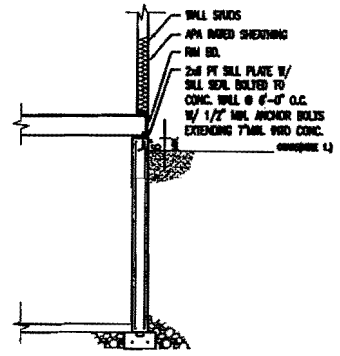
TJERNLUND PRODUCTS, INC.
[illegible] 55116-2704
[illegible] Fax: 651.426.9547
[illegible] www.tjernlund.com

 P/N 1500000 Rev 1 9/98

10-1-09 OK - agenda re-ordered - MC motion/second (MC/MH)




FOUNDATION PLAN




NOTE:
1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 6'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF BACKFILL HAS OCCURRED.

TYPICAL FOUNDATION WALL DETAIL
1/4" = 1'-0"

N FOUNDATION NOTES:

1. 4" DIA. CORRUGATED PERF. PERIMETER DRAIN WITH HOLES ORIENTED DOWN. SLOPED TO DAYLIGHT OR TO STORM SEWER OR DRYWELL.
2. ALL LALLY COLUMNS THIS SHEET ASSUMED TO BE TYP.
3. ALL INTERIOR FOOTINGS TO BE DESIGNED PER SOIL CONDITIONS. CONTRACTOR TO VERIFY.
4. DECK SUPPORTS ASSUMED TO BE 10" DIA. SONOTUBES. SOIL CONDITIONS TO DETERMINE FOOTING DESIGN. CONTRACTOR TO VERIFY.
5. FOR PLUMBING LOCATION/LAYOUT, SEE GROUND FLOOR PLAN.
6. CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND STEP FND./FTGS AS REQUIRED PER GRADE AND SOIL CONDITIONS
7. BASEMENT FINISHES PER OWNER/CONT. (TO BE DETERMINED)
8. CONTRACTOR TO VERIFY GRADE IN FIELD BEFORE CONSTRUCTION OF TYPICAL FOUNDATION WALLS OR DAYLIGHT BASEMENT. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. AND LOCAL CODES.

CONSTRUCTION NOTE

CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD OF EXISTING STRUCTURE BEFORE NEW CONSTRUCTION IS STARTED. FOUNDATION DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES TO BE DETERMINED PER OWNER/CONT. AND LOCAL CODES.

HANCOCK LUMBER Est.1848

FOUNDATION PLAN
HAMMOND / SALA RESIDENCE
GARSOE DRIVE, PORTLAND, MAINE



Revisions:

Date : 5/19/09
Scale : 1/8"=1'-0"
Drawn By: MTA
Project: CLB041409
Sheet Number:
4-of-6

## EROSION AND SEDIMENTATION CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER THE ACTIVITIES ASSOCIATED WITH THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE LOCATED AT 32 GARSOE STREET, PORTLAND, MAINE, 04101. THIS PLAN IS BASED ON THE STORMWATER MANAGEMENT FOR MAINE VOLUME II BMPs TECHNICAL DESIGN MANUAL DATED JANUARY 2006.

### A. PROPOSED DEVELOPMENT

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 2,211 SQUARE FOOT SINGLE FAMILY RESIDENCE AND DRIVEWAY. THE HORIZONTAL AND VERTICAL PLACEMENT OF THE PROPOSED BUILDING AND DRIVEWAY HAVE BEEN DESIGNED TO MAXIMIZE THE TOPOGRAPHIC OPPORTUNITIES AVAILABLE.

### A. EROSION CONTROL PRACTICES/TEMPORARY MEASURES

THE FOLLOWING TEMPORARY MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED:

EACH GROUND AREA, OPENED OR EXPOSED, WHETHER DIRECTLY OR INDIRECTLY DUE TO THE DEVELOPMENT, SHALL BE MINIMIZED AND SHALL BE STABILIZED WITHIN 15 DAYS OF INTIAL DISTURBANCE OF SOIL AND SHALL BE PERMANENTLY STABILIZED WITHIN SEVEN DAYS OF FINAL GRADING. THIS STATEMENT APPLIES TO DISTURBED AREAS BEYOND THE LIMITS OF THE PROPOSED BUILDING. EXPOSED AREAS SHALL BE STABILIZED PRIOR TO A RAIN EVENT.

TEMPORARY SOIL STABILIZATION SHALL BE EITHER BY TEMPORARY MULCHING, TEMPORARY SEEDING, PERMANENT BASE GRAVEL OR ASPHALT BINDER COURSE AS FOLLOWS:

TEMPORARY SEEDING: SEED SHALL BE ARGOSTOOK RYE APPLIED AT 2.6GB#/1000 SF. LIME SHALL BE AGRICULTURAL GROUND LIMESTONE APPLIED AT 136#/1000 SF. FERTILIZER SHALL BE 10-10-10 CLASSIFICATION APPLIED AT 13.8#/1000 SF. MULCH SHALL CONSIST OF HAY AND STRAW MULCH AND SPREAD EVENLY AT A RATE OF 70-90#/1000 SF. TEMPORARY SEEDING SHALL ONLY BE MADE BETWEEN APRIL 15 AND OCTOBER 1, AND SHALL NOT BE PLACED OVER SNOW.

TEMPORARY MULCHING: MULCH SHALL CONSIST OF CHOPPED HAY OR STRAW MULCH AND SPREAD BY MECHANICAL BLOWER EVENLY AT A RATE OF 150-200#/1000 SF. TEMPORARY MULCH SHALL BE REMOVED PRIOR TO PERMANENT SOIL STABILIZATION. MULCH MUST NOT BE PLACED OVER SNOW. SNOW SHALL BE REMOVED PRIOR TO MULCHING.

PERMANENT BASE GRAVEL: BASE GRAVEL UNDER PAVEMENT SHALL BE SUITABLE AS TEMPORARY SOIL STABILIZATION UNDER THE FOLLOWING CONDITIONS:

a) SLOPES SHALL BE LESS THAN EIGHT PERCENT;
b) GRAVEL SHALL MEET THE SPECIFICATIONS FOR BASE OR SUBBASE GRAVEL FOR THE PROPOSED COMPLETED PAVEMENT.

ASPHALT BINDER COURSE: ASPHALT BINDER SHALL MEET THE SPECIFICATIONS FOR THE ASPHALT BINDER COURSE FOR THE PROPOSED COMPLETED PAVEMENT.

### B. EROSION CONTROL PRACTICES/PERMANENT MEASURES

THE FOLLOWING PERMANENT MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED:

1. PERMANENT SEEDING SHALL BE PERFORMED DURING CONSTRUCTION OPERATIONS AS EACH DISTURBED AREA HAS BEEN BROUGHT TO FINISH GRADE. PERMANENT SEEDINGS SHALL BE MADE AS DORMANT SEEDING AFTER THE FIRST KILLING FROST. DORMANT SEEDING AND MULCH SHALL BE USED AT TWO TIMES THE PERMANENT SEEDING AND MULCHING RATE SHOWN BELOW FOR BOTH LAWN AS WELL AS EMBANKMENTS. SEED, LOAM, LIME, FERTILIZER AND MULCH ARE TO BE AS FOLLOWS:

SEED: THE SEED MIXTURE SHALL CONSIST OF SEED PROPORTIONED BY WEIGHT. ALL SEED SHALL BE FRESH, CLEAN, "NEW CROP" SEED. HARMLESS INERT MATTER AND WEED SEEDS SHALL BE PERMITTED UP TO ONE PERCENT OF THE GROSS WEIGHT OF EACH VARIETY OF SEED. ALL SEED SUPPLIED SHALL BE PACKED IN APPROVED CONTAINERS BEARING THE MANUFACTURER'S NAME AND ANALYSIS OF CONTENTS. THE FOLLOWING MATERIALS AND APPLICATION RATES SHALL BE REQUIRED FOR PERMANENT SEEDING:

| LAWN | |
|---|---|
| CREEPING RED FESCUE: | 0.69#/1000 SF |
| KENTUCKY BLUEGRASS: | 0.57#/1000 SF |
| PERENNIAL RYE GRASS: | 0.46#/1000 SF |
| REDTOP: | 0.12#/1000 SF |
| TOTAL: | 1.84#/1000 SF |

LOAM SHALL BE FREE OF GRASSES, ROOTS, LARGE STONE AND INORGANIC DEBRIS. PLACE LOAM AT FOUR INCHES MINIMUM DEPTH OVER ALL DISTURBED AREAS. FINAL GRADING OF ALL LAWN AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE SEEDING.

LIME: LIME SHALL BE AGRICULTURAL GROUND LIMESTONE AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY.

FERTILIZER: FERTILIZER SHALL BE 10-20-20 CLASSIFICATION AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY.

MULCH: MULCH SHALL CONSIST OF HAY OR STRAW MULCH. MULCH SHALL BE SPREAD EVENLY AT A RATE OF TWO AND ONE HALF TONS PER ACRE OVER ALL SEEDING. AFTER APPLICATION, THE MULCH SHALL BE THOROUGHLY WETTED. IN STEEP AREAS, THE MULCH SHALL BE HELD IN PLACE BY THE USE OF JUTE EROSION CONTROL NETTING OR APPROVED ALTERNATIVE NETTING MATERIAL. NOTE: ALL EXPOSED SOIL MUST BE COVERED REGARDLESS OF MULCHING RATES SPECIFIED.

THE CONTRACTOR SHALL MAINTAIN THE SEEDED AND MULCHED AREAS UNTIL FINAL ACCEPTANCE OR THE WORK. MAINTENANCE SHALL CONSIST OF PROVIDING PROPER WATERING, PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS DAMAGED DUE TO WIND, WATER, EROSION, FIRE OR OTHER CAUSES. SUCH DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE REFERTILIZED, RESEEDED AND REMULCHED.

### C. CONSTRUCTION SEQUENCE (PHASE I)

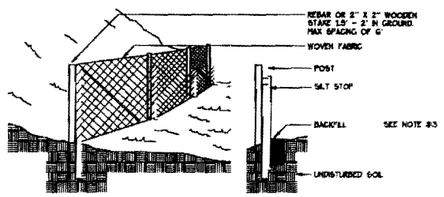
THE GENERAL SEQUENCE OF WORK SHALL BE AS FOLLOWS:

1. INSTALL EROSION CONTROL DEVICES.
4. TEMPORARILY STABILIZE DISTURBED AREAS BY MULCHING ALL EXPOSED SOIL
5. GRADE DISTURBED AREAS OF SITE. WITHIN 15 DAYS OF INITIAL DISTURBANCE.
6. INSTALL FUTURE UTILITY SERVICE(S) SANITARY SEWER, POTABLE WATER, ELECTRIC, TELEPHONE AND CABLE.
7. COMPLETE SITE CONSTRUCTION WORK
8. CONSTRUCT DRIVEWAY
9. INSTALL PERMANENT VEGETATION ON ALL EXPOSED AREAS WITHIN 15 DAYS OF FINAL GRADING.
10. PERFORM CONTINUING MAINTENANCE ON ALL EROSION AND SEDIMENTATION CONTROL DEVICES AND MEASURES.

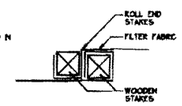
### D. SITE INSPECTION + MAINTENANCE

WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAINFALLS OF 0.5" OVER A CONSECUTIVE 24-HOUR PERIOD, SHALL BE CONDUCTED BY THE SITE CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT. NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE SITE CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR.

CONTINUED TEMPORARY MAINTENANCE AND LONG TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF TOBY HAMMOND OR ASSIGNS.

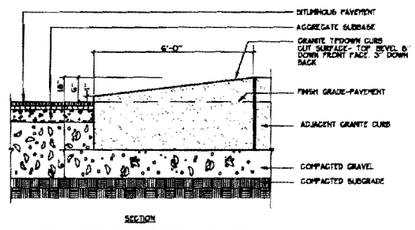



1. SILT FENCE TO BE INSTALLED PARALLEL TO EXISTING CONTOURS DOWNSLOPE FROM AREAS OF SOIL DISTURBANCE.
2. SILT FENCE TO BE SECURELY ATTACHED TO THE UPSLOPE SIDE OF THE SUPPORTING STAKES.
3. BOTTOM 4 TO 6 INCHES OF SILT FENCE (FABRIC) TO BE BURIED IN SLOPE AND BACKFILLED WITH COMPACTED SOIL.
4. INSPECTION SHALL BE MADE AFTER EVERY RAINFALL WITH REMOVAL OF EXCESSIVE SEDIMENT AND REPAIR OF THE FENCE ACCOMPLISHED PROMPTLY.
5. SILT FENCE AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS PERMANENT EROSION CONTROL MEASURES HAVE BEEN ESTABLISHED.

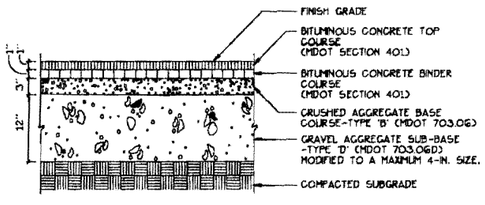



END POST OVERLAP DETAIL
NOT TO SCALE

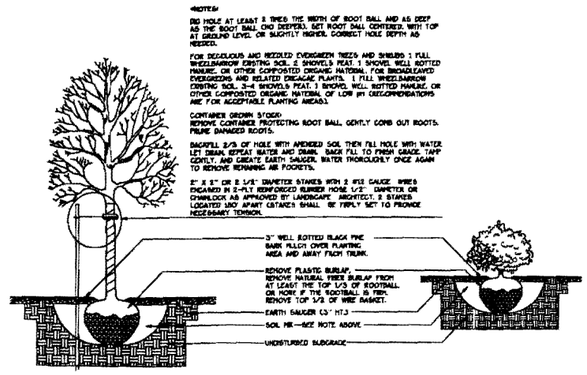
1/2 SILT FENCE
NOT TO SCALE




2/2 GRANITE TIP-DOWN CURB
NOT TO SCALE



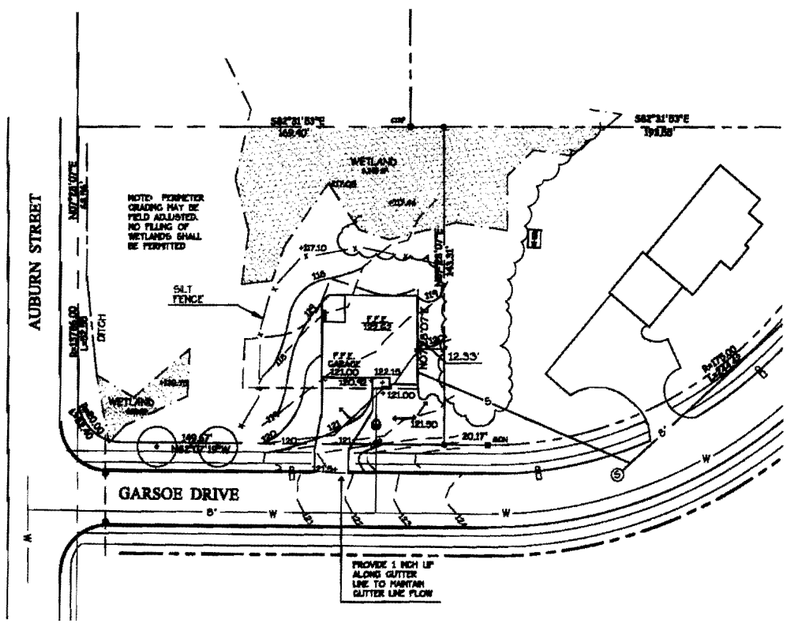

3/2 BITUMINOUS PAVEMENT- DRIVEWAY
NOT TO SCALE




3/2 TREE AND SHRUB INSTALLATION
NOT TO SCALE

LEGEND

- EXISTING IRON PIN
- PROPOSED IRON PIN
- EXISTING MONUMENT
- EXISTING LIGHT POLE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- LIMIT OF WETLAND
- EDGE OF PAVEMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- CATCHBASIN
- PROPOSED TREES




## GRADING PLAN

SCALE: 1"=30'

NOTE: NO TREE CUTTING, FILLING OR DISPOSAL OF YARD WASTE SHALL BE PERMITTED IN DELINEATED WETLAND AREAS.


**Prepared For:**

Toby Hammond
P.O. Box 488
Naples, Maine 04055

**Prepared By:**

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The Staples School
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Portland, Maine 04101
Tel: (207) 774-4427


# HAMMOND/ SALA PROPERTY

GARSOE DRIVE

PORTLAND, MAINE

Date: MAY 5, 2009

Issued For: SITE PLAN APPROVAL AND CONSTRUCTION

Revisions:



Title: EROSION & SEDIMENTATION CONTROL PLAN, DETAILS & GRADING PLAN

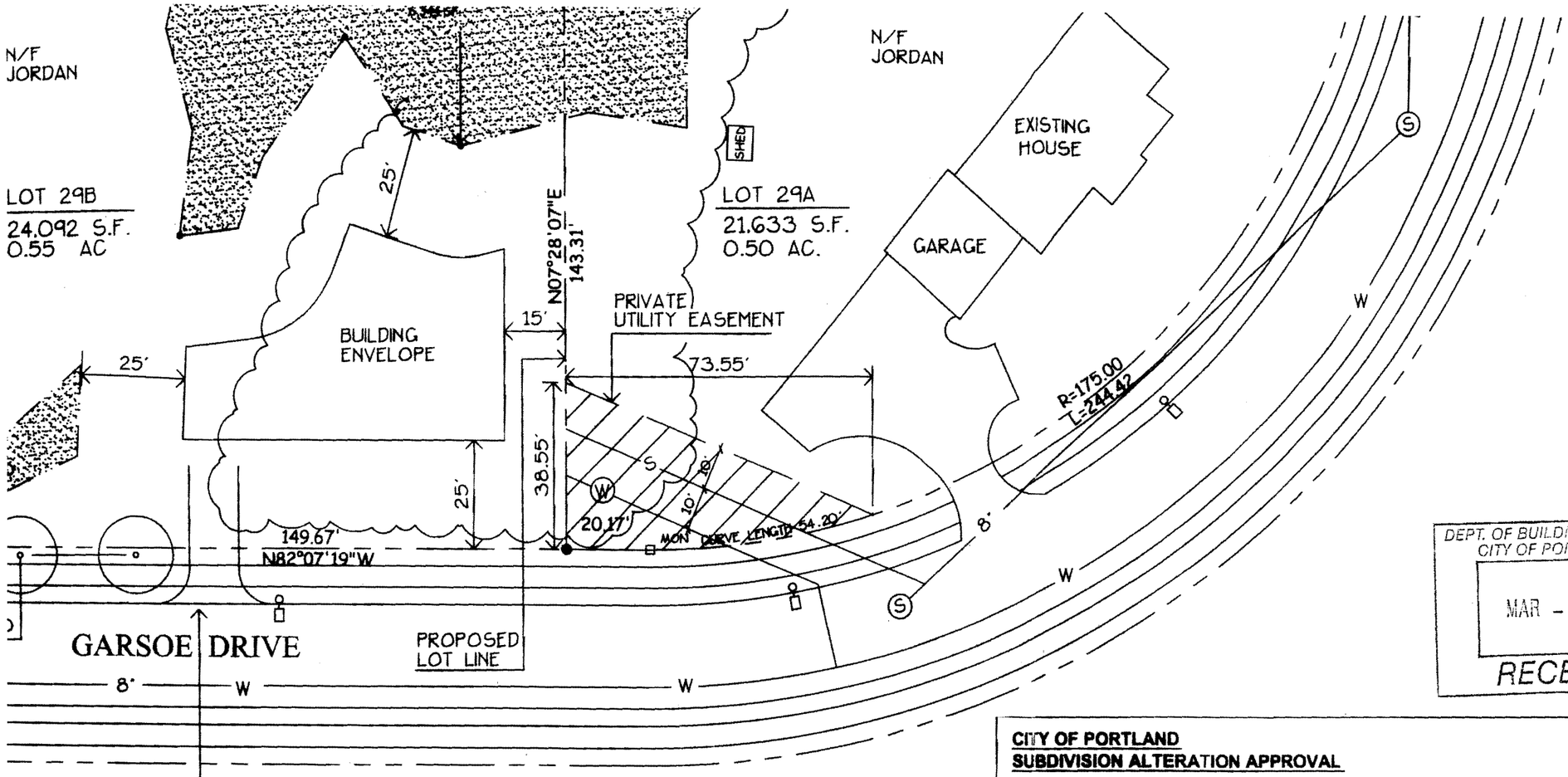
Scale: 1"=30'

0 10 20 30 60 ft.

North:

Sheet No.: 2

STATE OF MAINE
REX A. CROTEAU
#2373
PROFESSIONAL
LAND SURVEYOR




N OF DRIVEWAY IS
T TO PROPOSED
DESIGN AND

## PROPOSED LOT DIVISION

SCALE: 1"=30'

| NAME | COMMON NAME | SIZE |
|---|---|---|
| SYLVANCIA 'SUMMIT' | SUMMIT GREEN ASH | 2.5" CAL. |

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR - 7 2007
RECEIVED

**CITY OF PORTLAND**
**SUBDIVISION ALTERATION APPROVAL**

Alterations to the original approved recording plat have been approved by the City of Portland Department of Planning and Development in compliance with

section 14-496(3) of the subdivision ordinance. Approved alterations include

REVISING THE DIMENSIONS OF THE NORTHERLY BOUNDARY LINE TO CORRECT A MATHEMATICAL ERROR AND ADJUSTING THE LOT SQUARE FOOTAGE TO COMPENSATE FOR ERROR.

Lee D. Urban
Director of Planning and Development

Date: February 26, 2007

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: _____

corrected

**Date:**
SEPTEMBER 27, 2006

**Issued For:**
LOT DIVISION
APPROVAL

**Revisions:**

REVISED DECEMBER 4, 2006 TO ADDRESS PLANNING BOARD CONDITIONS OF APPROVAL

REVISED – FEBRUARY 28, 2007



**Title:**
AMENDED
SUBDIVISION PLAT
34 Garsoe
Revised Correct

**Scale:** 1"=30'

0 10 20 30 60 ft.

**North:**

**Sheet No.:**
1

3/7/07

NOTE:
20 FT. WIDE DRAINAGE EASEMENT TO THE CITY OF PORTLAND.
PLAN BOOK 199, PAGE393
AUGUST 11, 1999

LOT 30

PROVIDE A MINIMUM OF (3) IRON SURVEY PINS AS SHOWN TO DELINEATE EDGE OF WETLAND

LOT 28

NOTE: NO TREE CUTTING, NO FILLING, NO YARD WASTE OR NOT TO DISTURB WITHIN THE DELINEATED WETLAND SHALL BE PERMITTED

AUBURN STREET

S82°31'53"E 169.40'

CIRF

S82°31'53"E 193.55'

WETLAND 6,345±

N/F JORDAN

N07°28'07"E 68.56'

DRAINAGE EASEMENT

20'

LOT 29B
24,092 S.F.
0.55 AC

25'

N07°28'07"E 143.31'

LOT 29A
21,633 S.F.
0.50 AC.

N/F JORDAN

SHED

EXISTING HOUSE

GARAGE

PRIVATE UTILITY EASEMENT

15'

BUILDING ENVELOPE

73.55'

R=13786.00
L=52.55

DITCH

25'

R=175.00
L=244.42

WETLAND 449±

R=20.00
L=32.40

38.55'

25'

20.17'

10'

10'

MON. DRIVE. LENGTH 54.20'

149.67'
N82°07'19"W

8"

W

F. PS (2)

GARSOE DRIVE

PROPOSED LOT LINE

LOCATION OF DRIVEWAY IS SUBJECT TO PROPOSED HOUSE DESIGN AND LAYOUT.

## PROPOSED LOT DIVISION

SCALE: 1"=30'

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

MAR - 7 2007

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