

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DIVISION

**PERMIT**

Permit Number: 081551

This is to certify that PROCIDA MELISSA A /CR owner

has permission to New 2 story 5 bedroom, 4 bath single Family Home w/ 2 car garage w/pool

AT 189 HOPE AVE CL 392 A020001

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or otherwise changed-in. 24 HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

**WITHDRAW**

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

|                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                                |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Permit No:<br>08-1551                                                                                                                                                                                                                                                                                                                                                          |  | Issue Date:                                                                                                                                                                                                                                                                                                                                                                                  |  | CBL:<br>392 A020001                                                                                                                                                                                                                                            |  |
| Location of Construction:<br>189 HOPE AVE                                                                                                                                                                                                                                                                                                                                      |  | Owner Name:<br>PROCIDA MELISSA A                                                                                                                                                                                                                                                                                                                                                             |  | Owner Address:<br>58 WENDY WAY                                                                                                                                                                                                                                 |  |
| Business Name:                                                                                                                                                                                                                                                                                                                                                                 |  | Contractor Name:<br>CR Pepper                                                                                                                                                                                                                                                                                                                                                                |  | Contractor Address:<br>174 Harding Bridge Road Gorham                                                                                                                                                                                                          |  |
| Lessee/Buyer's Name                                                                                                                                                                                                                                                                                                                                                            |  | Phone:                                                                                                                                                                                                                                                                                                                                                                                       |  | Phone:<br>2074156913                                                                                                                                                                                                                                           |  |
| Past Use:<br>Vacant Land                                                                                                                                                                                                                                                                                                                                                       |  | Proposed Use:<br>Single Family Home - New 2 story<br>5 bedroom, 4 bath, Single Family<br>Home w/ 2 car garage w/pool                                                                                                                                                                                                                                                                         |  | Permit Fee:<br>\$5,345.00                                                                                                                                                                                                                                      |  |
| Proposed Project Description:<br>New 2 story 5 bedroom, 4 bath, Single Family Home w/ 2 car garage<br>w/pool                                                                                                                                                                                                                                                                   |  | Cost of Work:<br>\$525,000.00                                                                                                                                                                                                                                                                                                                                                                |  | CEO District:<br>5                                                                                                                                                                                                                                             |  |
|                                                                                                                                                                                                                                                                                                                                                                                |  | FIRE DEPT: <input type="checkbox"/> Approved<br><input type="checkbox"/> Denied                                                                                                                                                                                                                                                                                                              |  | INSPECTION:<br>Use Group: Type:                                                                                                                                                                                                                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                |  | WITHDRAW                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                                                                                                                                                                                                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                |  | Signature: 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:<br>ldobson                                                                                                                                                                                                                                                                                                                                                    |  | Date Applied For:<br>12/15/2008                                                                                                                                                                                                                                                                                                                                                              |  | Zoning Approval                                                                                                                                                                                                                                                |  |
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br><br>2. Building permits do not include plumbing, septic or electrical work.<br><br>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. |  | Special Zone or Reviews                                                                                                                                                                                                                                                                                                                                                                      |  | Zoning Appeal                                                                                                                                                                                                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                |  | <input type="checkbox"/> Shoreland <i>N/A</i><br><br><input type="checkbox"/> Wetland <i>N/A</i><br><br><input type="checkbox"/> Flood Zone <i>panel 2 - Zone X</i><br><input type="checkbox"/> Subdivision<br><br><input checked="" type="checkbox"/> Site Plan<br><i>2028 - 0178</i><br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> |  | <input type="checkbox"/> Variance<br><br><input type="checkbox"/> Miscellaneous<br><br><input type="checkbox"/> Conditional Use<br><br><input type="checkbox"/> Interpretation<br><br><input type="checkbox"/> Approved<br><br><input type="checkbox"/> Denied |  |
|                                                                                                                                                                                                                                                                                                                                                                                |  | Historic Preservation                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                |  | <input checked="" type="checkbox"/> Not in District or Landmark<br><br><input type="checkbox"/> Does Not Require Review<br><br><input type="checkbox"/> Requires Review<br><br><input type="checkbox"/> Approved<br><br><input type="checkbox"/> Approved w/Conditions<br><br><input type="checkbox"/> Denied<br><i>ABU</i>                                                                  |  |                                                                                                                                                                                                                                                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                |  | Date:                                                                                                                                                                                                                                                                                                                                                                                        |  | Date:                                                                                                                                                                                                                                                          |  |

## 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

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

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

|                                                                                                                                                                                                                                                                                                                                         |                                         |                                                                                                                  |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>Permit No:</b><br>08-1551                                                                                                                                                                                                                                                                                                            |                                         | <b>Date Applied For:</b><br>12/15/2008                                                                           | <b>CBL:</b><br>392 A020001     |
| <b>Location of Construction:</b><br>189 HOPE AVE                                                                                                                                                                                                                                                                                        | <b>Owner Name:</b><br>PROCIDA MELISSA A | <b>Owner Address:</b><br>58 WENDY WAY                                                                            | <b>Phone:</b>                  |
| <b>Business Name:</b>                                                                                                                                                                                                                                                                                                                   | <b>Contractor Name:</b><br>CR Pepper    | <b>Contractor Address:</b><br>174 Harding Bridge Road Gorham                                                     | <b>Phone</b><br>(207) 415-6913 |
| <b>Lessee/Buyer's Name</b>                                                                                                                                                                                                                                                                                                              | <b>Phone:</b>                           | <b>Permit Type:</b><br>Single Family                                                                             |                                |
| <b>Proposed Use:</b><br>Single Family Home - New 2 story 5 bedroom, 4 bath, Single Family Home w/ 2 car garage w/pool                                                                                                                                                                                                                   |                                         | <b>Proposed Project Description:</b><br>New 2 story 5 bedroom, 4 bath, Single Family Home w/ 2 car garage w/pool |                                |
| <b>Dept:</b> Zoning <b>Status:</b> <b>Reviewer:</b> Ann Machado <b>Approval Date:</b><br><b>Note:</b> <b>Ok to Issue:</b> <input type="checkbox"/>                                                                                                                                                                                      |                                         |                                                                                                                  |                                |
| <b>Dept:</b> Building <b>Status:</b> Pending <b>Reviewer:</b> <b>Approval Date:</b><br><b>Note:</b> <b>Ok to Issue:</b> <input type="checkbox"/>                                                                                                                                                                                        |                                         |                                                                                                                  |                                |
| <b>Dept:</b> DRC <b>Status:</b> Pending <b>Reviewer:</b> <b>Approval Date:</b><br><b>Note:</b> <b>Ok to Issue:</b> <input type="checkbox"/>                                                                                                                                                                                             |                                         |                                                                                                                  |                                |
| <b>Comments:</b><br>12/16/2008-amachado: Spoke to Craig Pepper, contractor. The footprint on the site plan does not match the building plans. The attached garage does not line up with the rest of the building. He said he would get us a revised siteplan.<br>1/9/2009-amachado: Melissa Procida came in & withdrew her application. |                                         |                                                                                                                  |                                |

MELISSA A. PROCUA  
58 WENDY WAY PORTLAND, ME 04103  
(207) 450-4842 phone.

JANUARY 9, 2009  
CITY OF PORTLAND  
INSPECTIONS DEPT.

JAN 9 2009

TO WHOM IT MAY CONCERN,

DUE TO ECONOMIC CONDITIONS, I HAVE DECIDED  
AT THIS TIME TO WITHDRAW MY APPLICATION FOR  
NEW CONSTRUCTION AT 189 HOPE AVE, PORTLAND, ME.  
IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT ME.

THANK YOU.



MELISSA PROCUA



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

|                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                |                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Location/Address of Construction: <u>189 HOPE AVE</u>                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                |                                                                                                   |
| Total Square Footage of Proposed Structure/Area<br><u>FOUNDATION 2854 Sq Ft WITH PORCHES 3562 Sq Ft</u>                                                                                                                                                                                                                                                                                   |                                                                                                                                                                | Square Footage of Lot<br><u>40,696.00 Sq Ft</u>                                                   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>392</u> Block# <u>A</u> Lot# <u>20</u>                                                                                                                                                                                                                                                                                                     | Applicant * <u>must</u> be owner, Lessee or Buyer*<br>Name <u>MELISSA PROCIDA</u><br>Address <u>58 WENDY WAY</u><br>City, State & Zip <u>PORTLAND ME 04103</u> | Telephone:<br><u>1-207-450-4942</u>                                                               |
| Lessee/DBA (If Applicable)                                                                                                                                                                                                                                                                                                                                                                | Owner (if different from Applicant)<br>Name<br>Address<br>City, State & Zip                                                                                    | Cost Of Work: \$ <u>525,000.00</u><br>C of O Fee: \$ <u>75.00</u><br>Total Fee: \$ <u>5645.00</u> |
| Current legal use (i.e. single family) <u>LOT</u><br>If vacant, what was the previous use? _____<br>Proposed Specific use: <u>SINGLE FAMILY HOME</u><br>Is property part of a subdivision? <u>YES</u> If yes, please name <u>PRESUMPSCOT RIVER PLACE</u><br>Project description:<br><u>SITE WORK AND CONSTRUCTION OF NEW SINGLE FAMILY HOME 2 story Shed room 2 car garage - 4 Bath -</u> |                                                                                                                                                                |                                                                                                   |
| Contractor's name: <u>C.R. PEPPER</u><br>Address: <u>174 HARDING BRIDGE ROAD</u><br>City, State & Zip <u>GERHART ME 04088</u> Telephone: <u>1-207-749-7944</u><br>Who should we contact when the permit is ready: <u>CRAIG PEPPER</u> Telephone: <u>1-207-415-6913</u><br>Mailing address: <u>SAME AS ABOVE</u>                                                                           |                                                                                                                                                                |                                                                                                   |

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications, visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: [Signature] Date: 12/12/2008

**This is not a permit; you may not commence ANY work until the permit is issued**

DEC 15 2008

Applicant: Melissa Procida

Date: 12/16/08

Address: 189 Hope Ave.

C-B-L: 392-A-020  
perm. # 08-1557

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-2

Interior or corner lot

Proposed Use/Work - build 2 story single family home (60' x 36') w/ attached 2 car garage (40' x 28')  
insground pool

Sewage Disposal - City

Lot Street Frontage - 50' min. - 204.71' given

Front Yard - 25' min.

Rear Yard - 25' min.

Side Yard - 2 story 12'  
1 1/2 story 14'  
- side street - 20'

Projections - Pool - 10'

Width of Lot - 80' min. - 200' scaled

Height - 35' max - 26.5' scaled

Lot Area - 10,000 sq ft min. - 40,611 sq ft given

Lot Coverage Impervious Surface - 20%

Area per Family - 10,000 sq ft

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

Loading Bays - N/A

Site Plan - minor/minor 2008 - 0178

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - zone X

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

Zoning Copy

**Marge Schmuckal**

2008-0178

Application I. D. Number

12/15/2008

Application Date

2 Story Single Family Home

Project Name/Description

**Procida Melissa A**

Applicant

**58 Wendy Way , Portland , ME 04103**

Applicant's Mailing Address

**Craig Pepper**

Consultant/Agent

**Agent Ph: (207)749-7944**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**189 - 189 Hope Ave , Portland, Maine**

Address of Proposed Site

**392 A020001**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change Of Use ☒ Residential ☐ Office ☐ Retail

☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Apt 0 ☐ Condo 0 ☐ Other (specify) \_\_\_\_\_

0

Proposed Building square Feet or # of Units

Acreage of Site

Proposed Total Disturbed Area of the Site

Zoning

**Check Review Required:**

☐ Site Plan (major/minor)

☐ Zoning Conditional - PB

☐ Subdivision # of lots \_\_\_\_\_

☐ Design Review

☐ Amendment to Plan - Board Review

☐ Zoning Conditional - ZBA

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Amendment to Plan - Staff Review

☐ Zoning Variance

☐ Flood Hazard

☐ Site Location

☐ After the Fact - Major

☐ Stormwater

☐ Traffic Movement

☐ Housing Replacement

☐ After the Fact - Minor

☐ PAD Review

☐ 14-403 Streets Review

☐ Other \_\_\_\_\_

Fees Paid:

Site Plan

**\$50.00**

Subdivision

Engineer Review

**\$250.00**

Date

**12/15/2008**

**Zoning Approval Status:**

Reviewer

☐ Approved

☐ Approved w/Conditions  
See Attached

☐ Denied

Approval Date

Approval Expiration

Extension to

☐ Additional Sheets  
Attached

☐ Condition Compliance

signature

date

**Performance Guarantee**

☐ Required\*

☐ Not Required

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

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

## SHAUNACO INC.

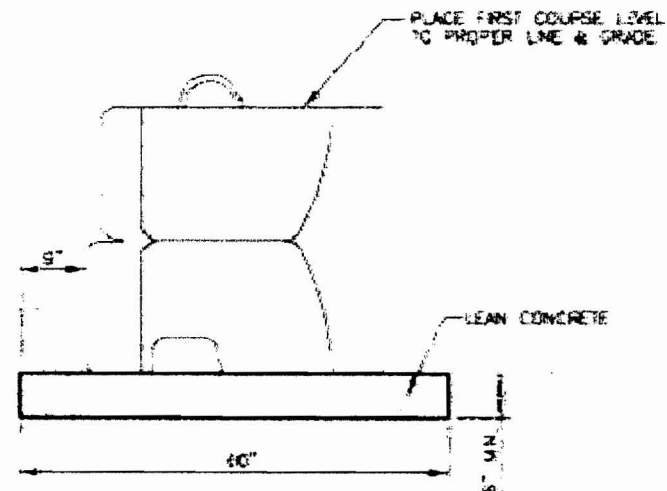
Craig Peffer  
30 Lucky's Run  
Standish ME 04084  
1-207-415-6913

### RETAINING WALL DETAILS

The retaining wall is a product called Stonestrong. It's a gravity based design large interlocking block system.



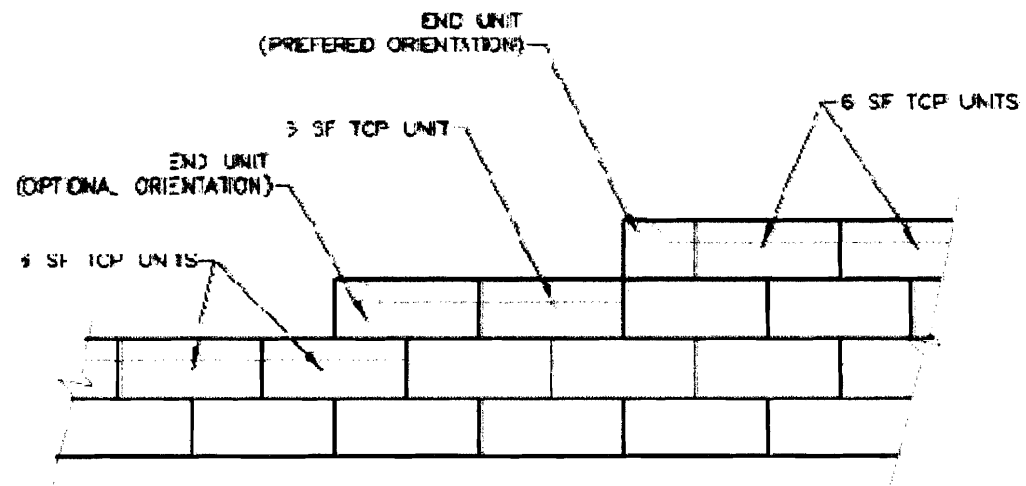
They have a 6000 pound block and a 1500 pound block. We will be using both types of block on our project.



NOTE: BEARING CONDITIONS SHALL BE OBSERVED BY THE SITE GEOTECHNICAL ENGINEER. BASE DIMENSIONS MAY BE INCREASED TO ADDRESS DEFICIENT SOIL BEARING CONDITIONS.

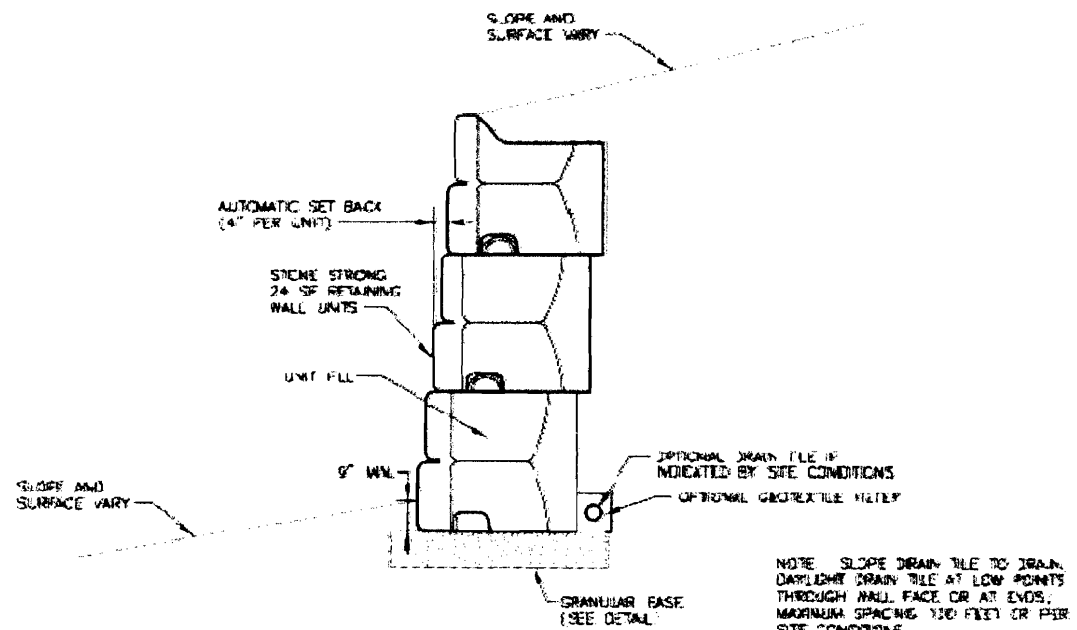
### WALL BASE





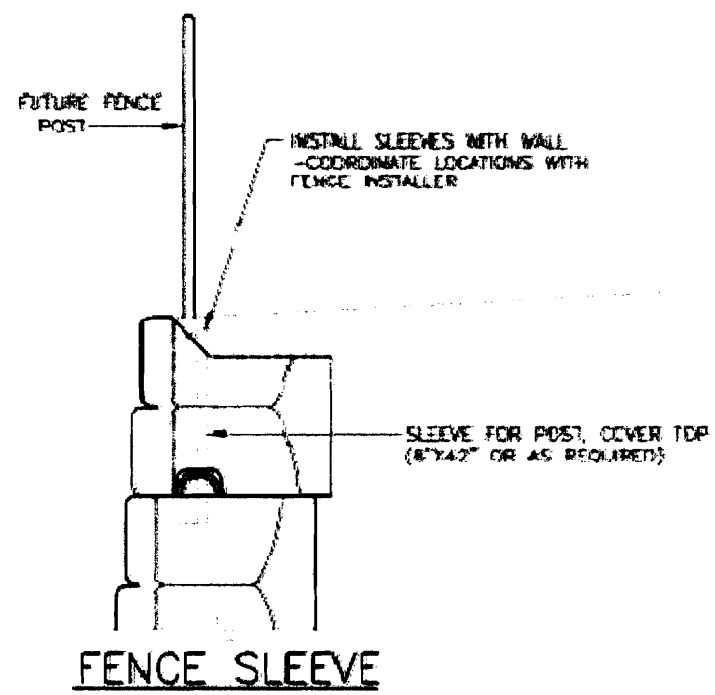
### TOP OF WALL STEPS ON 6SF UNIT

Not to Scale



### GRAVITY WALL CROSS SECTION W/ DRAIN TILE

NOT TO SCALE





Front Elevation  
3'-6" = 1'-0"

DEC 15 2008



Right Elevation  
3'-6" = 1'-0"

www.shaunaco.com

Craig Peltier  
Owner

SHAUNACO INC.

2011-2012  
COUNCIL #15-00084

craig@shaunaco.com  
2011-2012, C13

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

Elevations Front & Right 4,002 Total SF

Plan For:

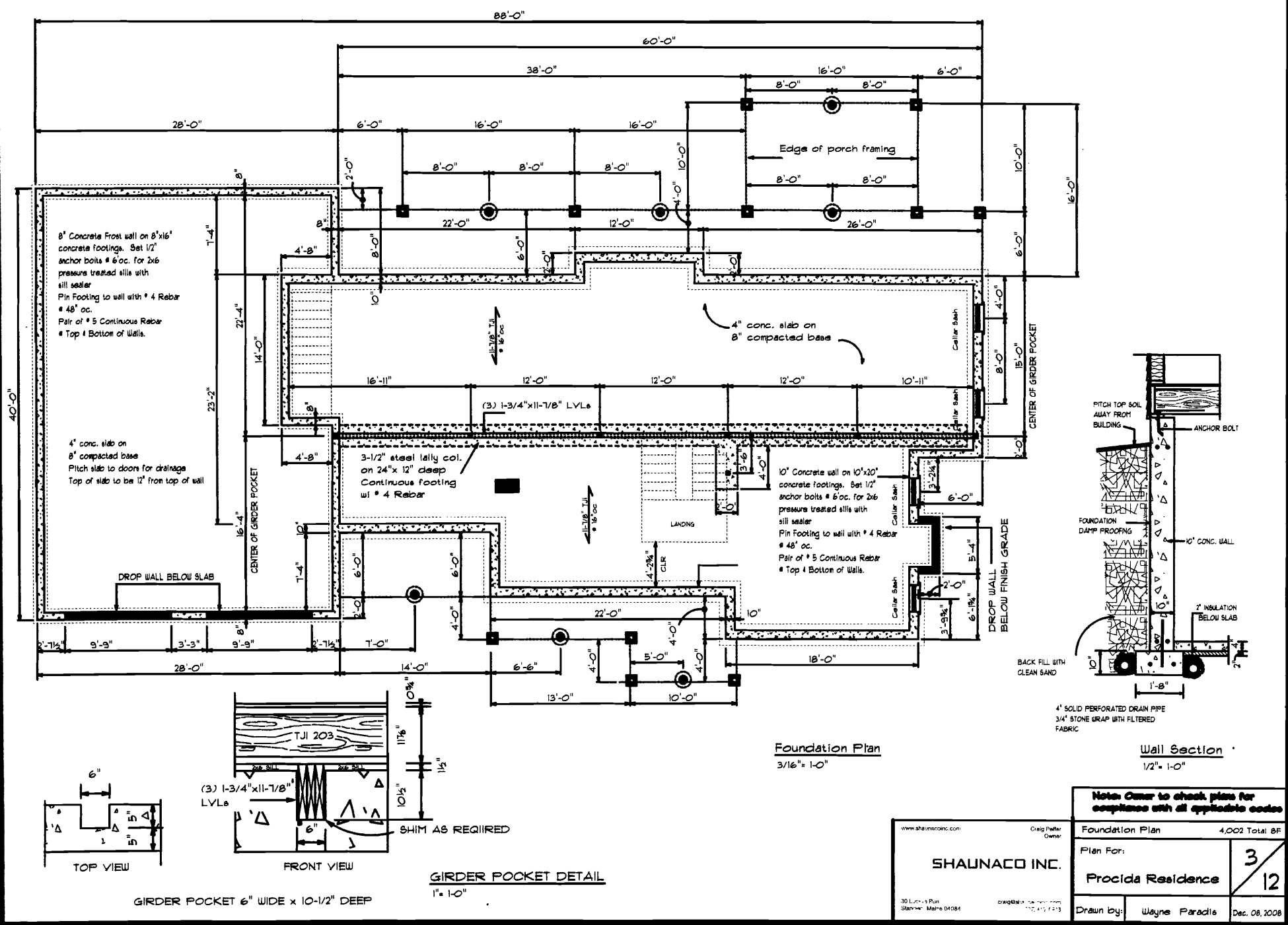
Procida Residence

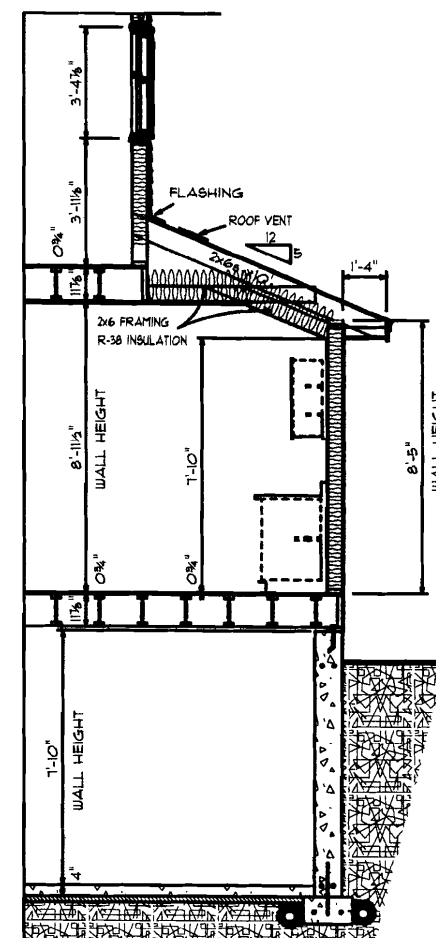
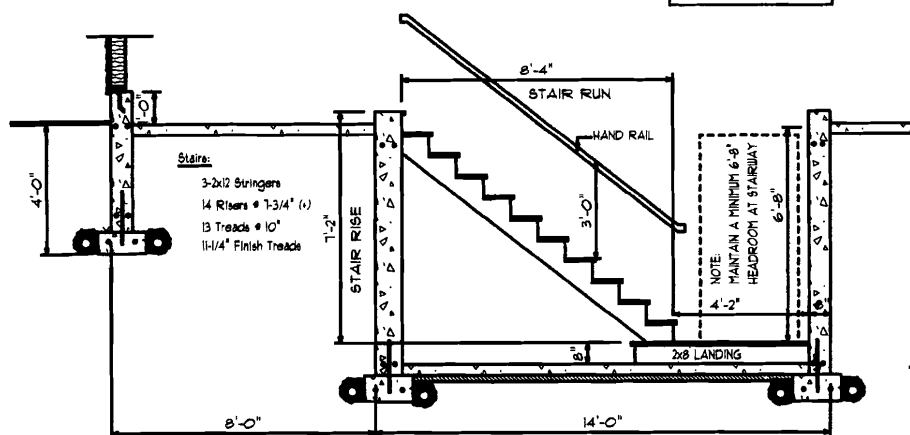
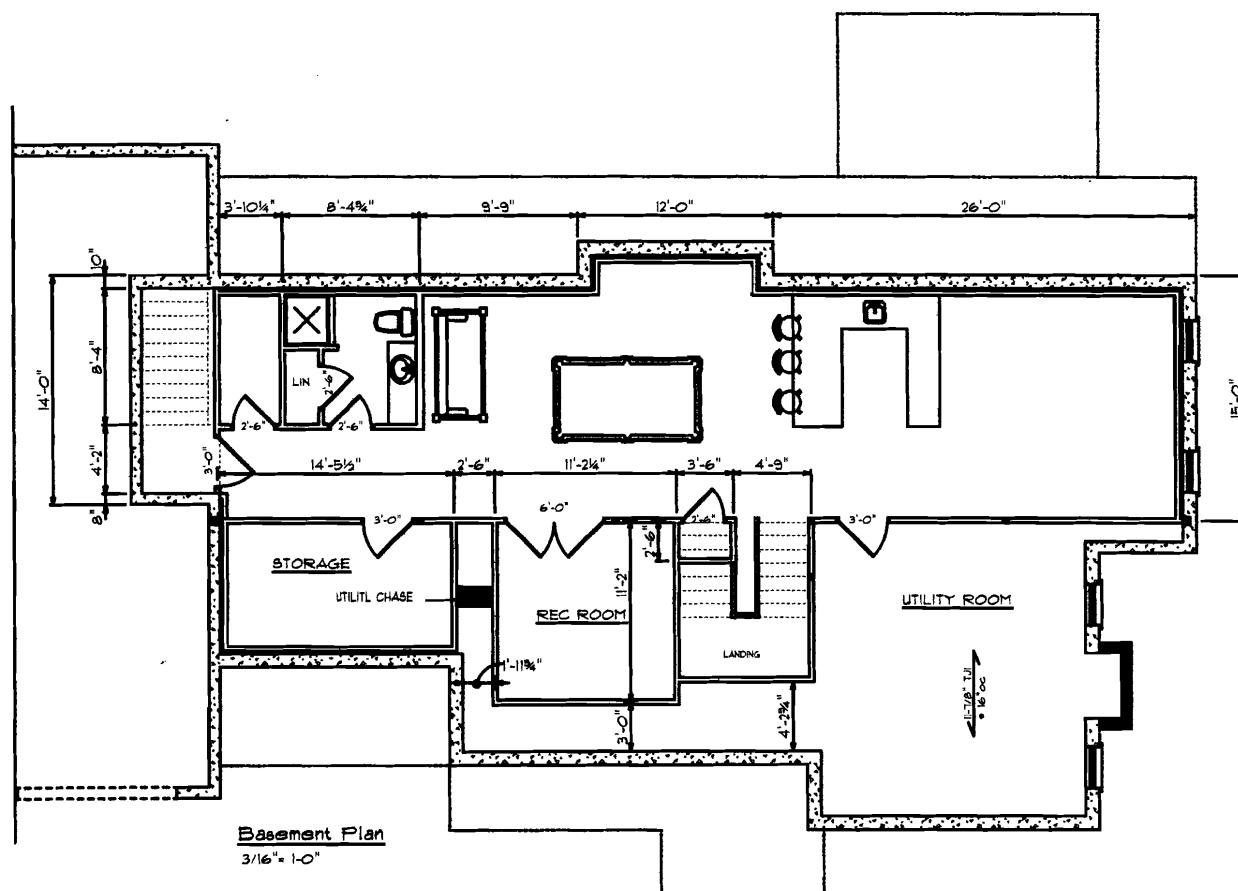
1  
12

Drawn by:

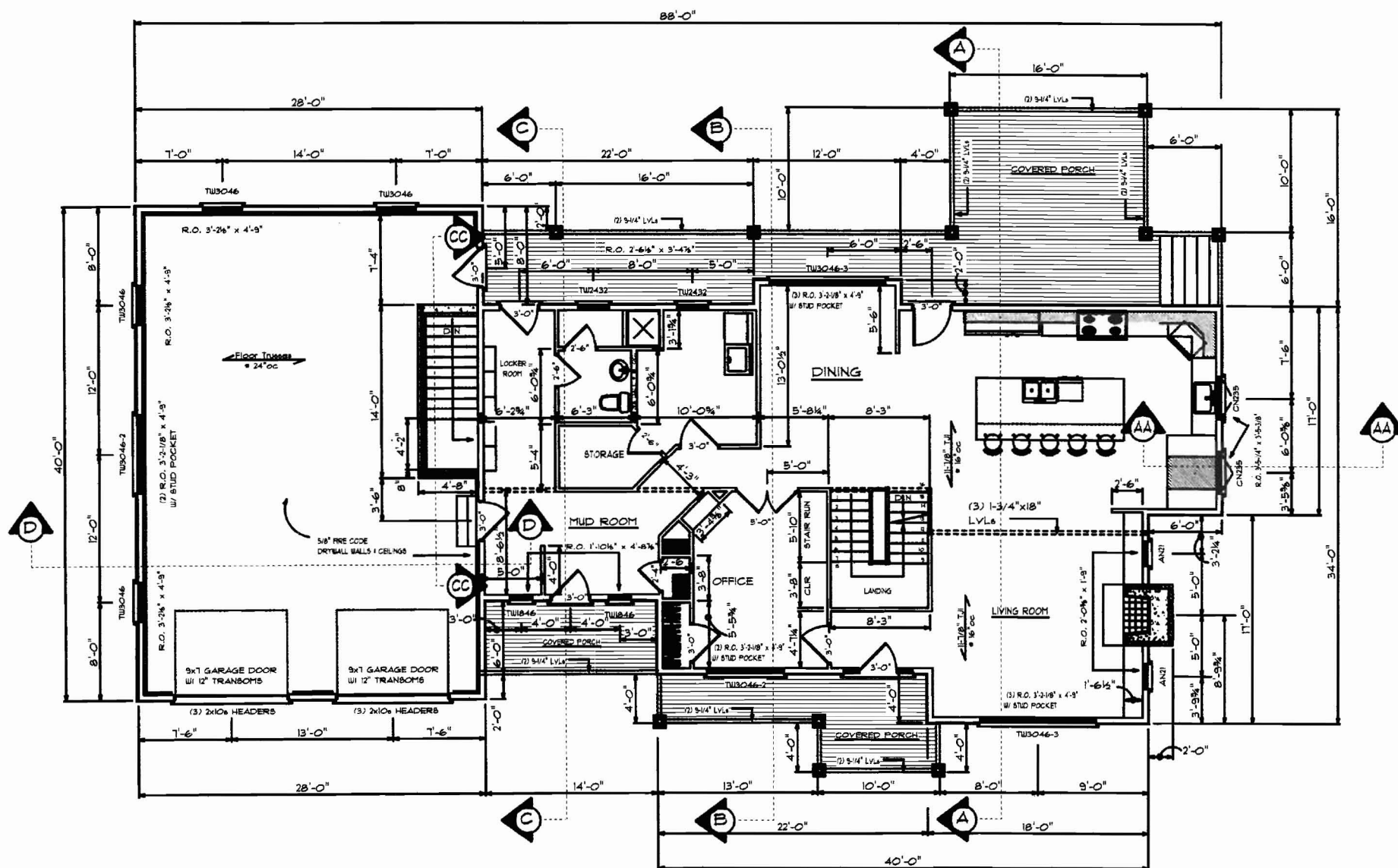
Wayne Paradis

Dec. 08, 2008





| Notes: Owner to check plans for compliance with all applicable codes |  |                |  |
|----------------------------------------------------------------------|--|----------------|--|
| SHAUNACO INC.                                                        |  | 4,002 Total SF |  |
| Plan For:                                                            |  | 4              |  |
| Procida Residence                                                    |  | 12             |  |
| Drawn by:                                                            |  | Wayne Paradise |  |
|                                                                      |  | Dec. 08, 2008  |  |



Lower Floor Plan  
3/16" = 1'-0" 2,394 SF

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

www.shounaco.com

Craig Peller  
Owner

SHAUNACO INC.

30 Lumberton  
Stamford, Maine 04084

010-2-666-1111  
(207) 45-4513

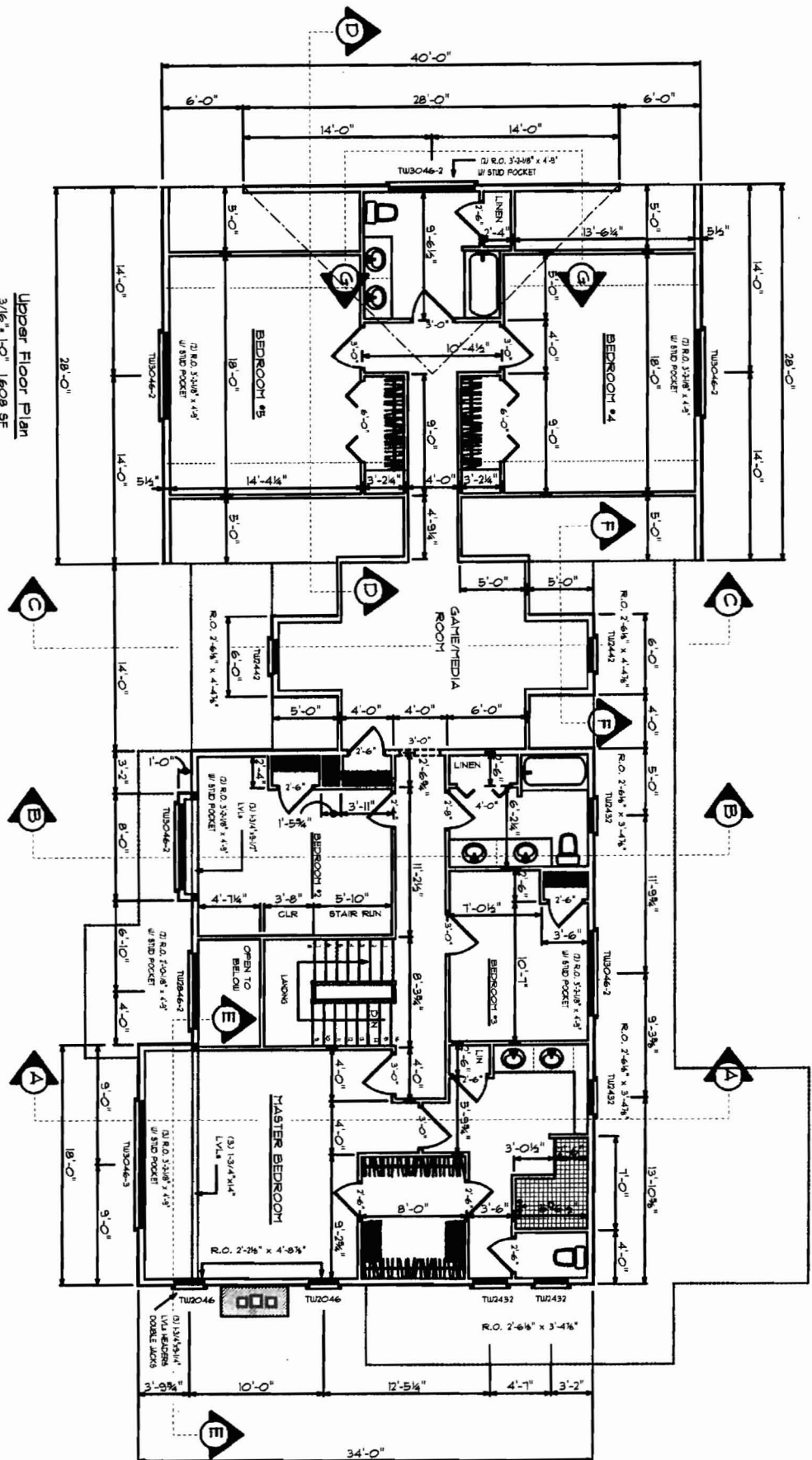
Lower Floor Plan 4,002 Total SF

Plan For:  
Procida Residence

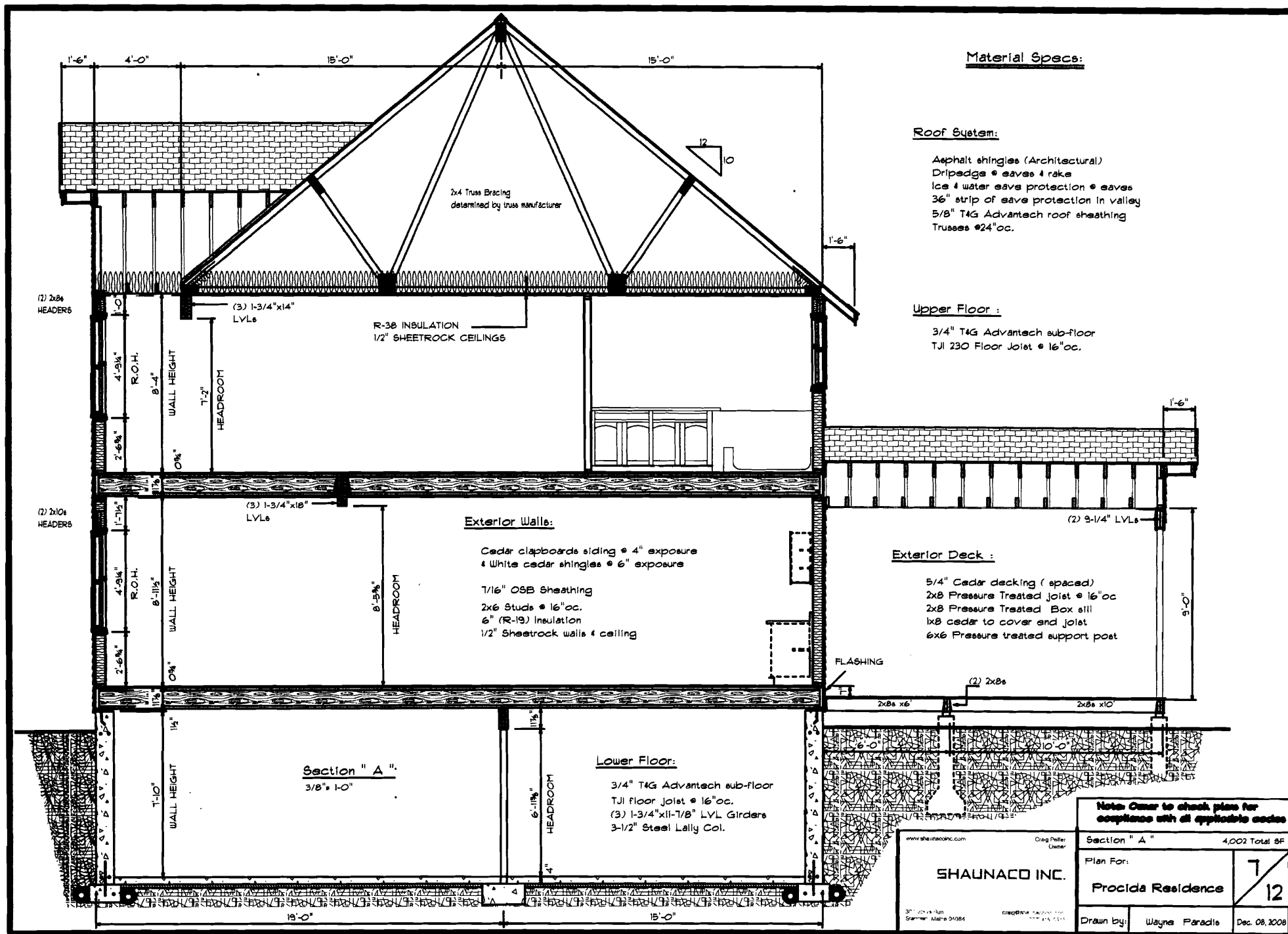
Drawn by: Wayne Partridge

5  
12

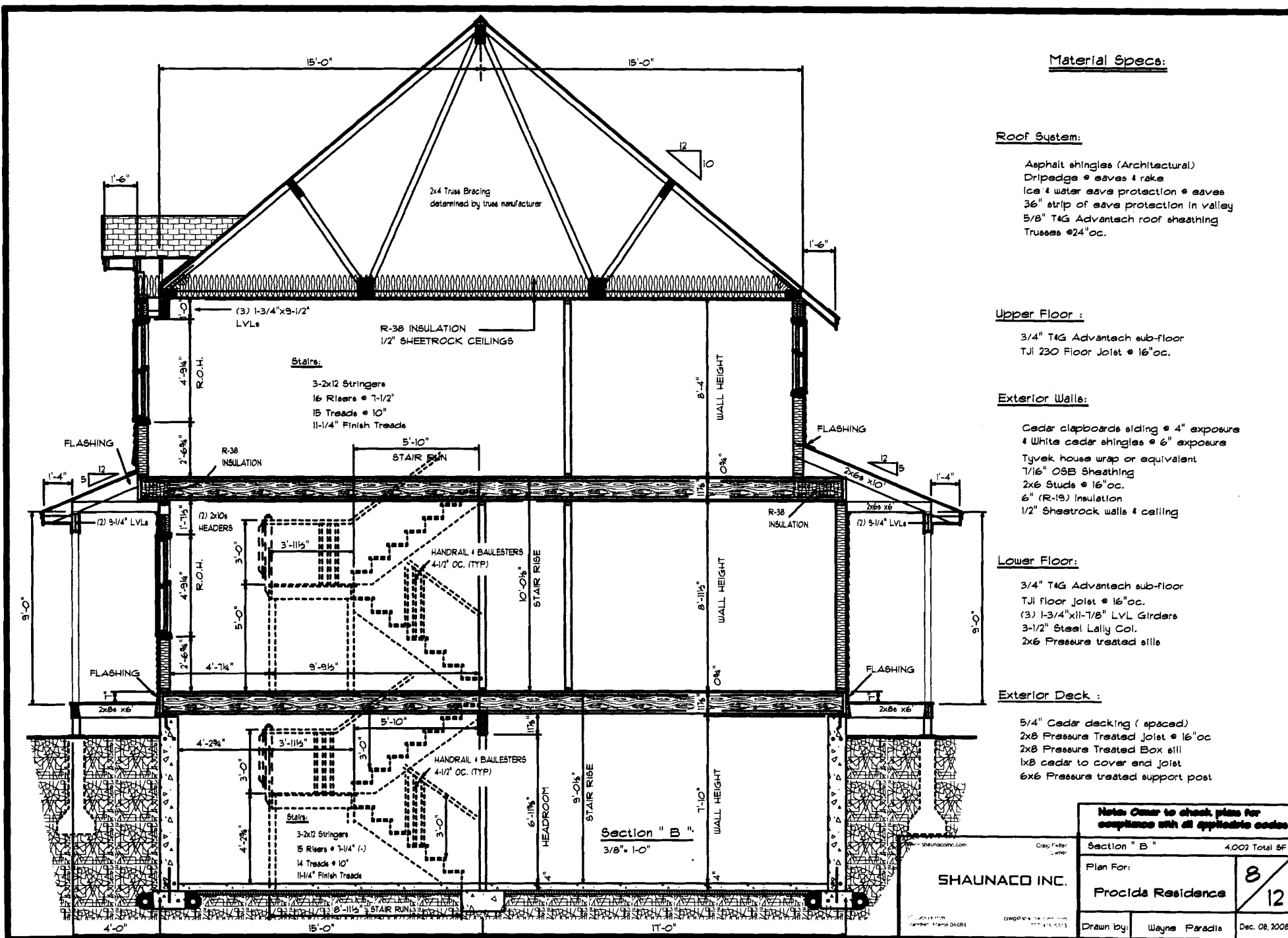
Dec. 08, 2008



|                                                                        |                |
|------------------------------------------------------------------------|----------------|
| Note: Owner to check plans for<br>compliance with all applicable codes |                |
| Upper Floor Plan                                                       | 4,007 Total SF |
| Plan For:                                                              | 6              |
| Procidia Residence                                                     | 12             |
| Drawn by:                                                              | Wayne Parolis  |
|                                                                        | Dec. 08, 2008  |







# Material Specs:

## Roof System:

Asphalt shingles (Architectural)  
Dripedge @ eaves & rake  
Ice & water eave protection @ eaves  
36" strip of eave protection in valley  
5/8" T&G Advantech roof sheathing  
2x12 Rafters @ 16"oc.  
2x6 Tiles @ 16"oc.

## Upper Floor :

3/4" T&G Advantech sub-floor  
TJI 230 Floor Joist @ 16"oc.

## Exterior Walls:

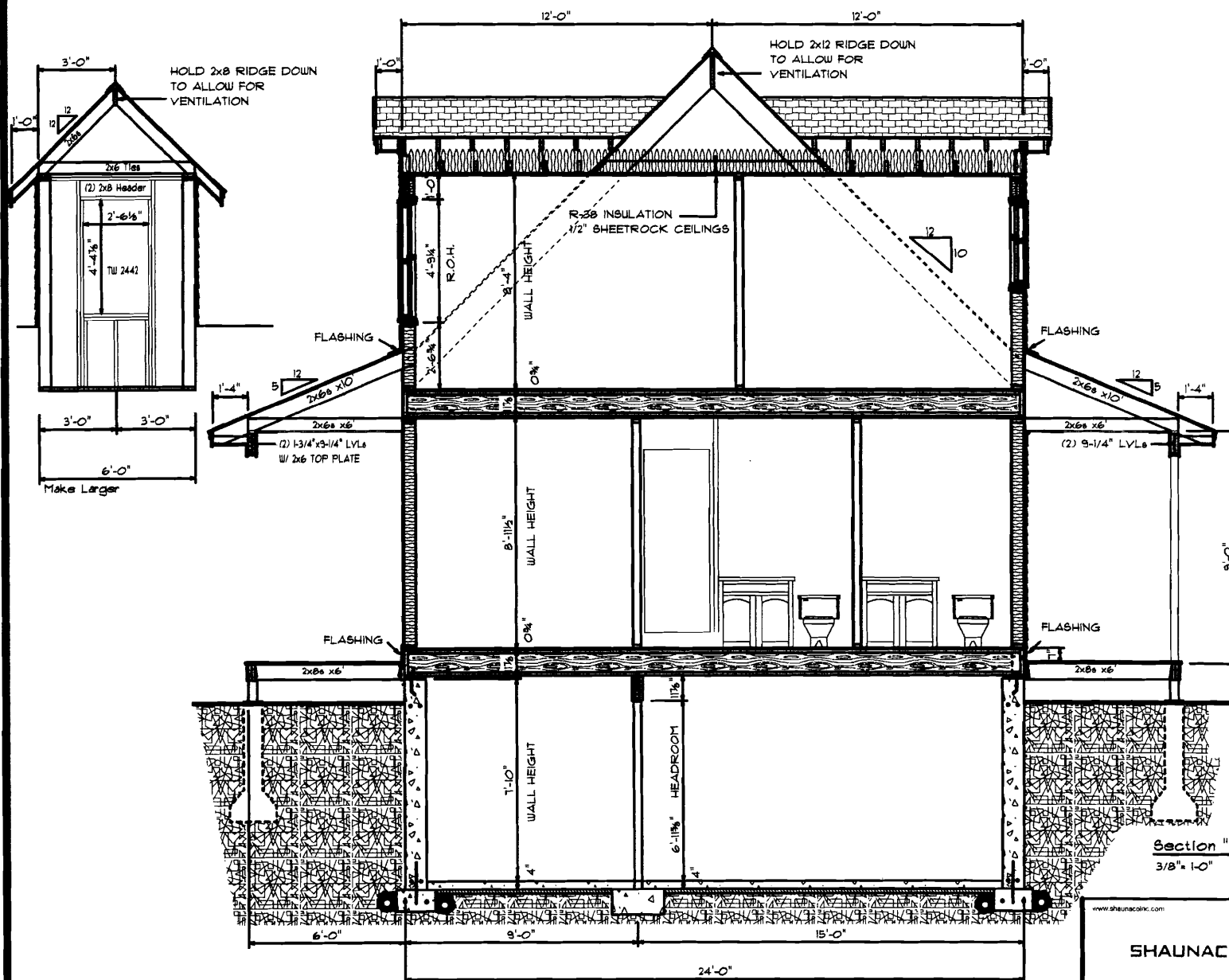
Cedar clapboards siding @ 4" exposure  
White cedar shingles @ 6" exposure  
Tyvek house wrap or equivalent  
7/16" OSB Sheathing  
2x6 Studs @ 16"oc.  
6" (R-19) Insulation  
1/2" Sheetrock walls & ceiling

## Lower Floor:

3/4" T&G Advantech sub-floor  
TJI floor joist @ 16"oc.  
(3) 1-3/4"x11-7/8" LVL Girders  
3-1/2" Steel Lally Col.  
2x6 Pressure treated sills

## Exterior Deck :

5/4" Cedar decking ( spaced)  
2x8 Pressure Treated Joist @ 16"oc  
2x8 Pressure Treated Box sill  
1x8 cedar to cover end joist  
6x6 Pressure treated support post



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

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

www.shaunaco.com  
Shaunaco Inc.  
3 Jays Run  
Farmington, Maine 04841  
craig@shaunaco.com  
455-6663

|                   |               |                |
|-------------------|---------------|----------------|
| Section " C & F " |               | 4,002 Total SF |
| Plan For:         |               | 9              |
| Procida Residence |               | 12             |
| Drawn by:         | Wayne Paradis | Dec. 08, 2008  |

|                                                                                                                                                                       |                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>www.shaunacoinc.com</p> <p>Craig Pfeiffer<br/>Owner</p> <p><b>SHAUNACO INC.</b></p> <p>11000 Highway 101<br/>Cincinnati, Ohio 45244<br/>Cincinnati, Ohio 45244</p> | <p><b>Note: Owner to check plans for compliance with all applicable codes.</b></p> <p>Section " D "</p> <p>4,002 Total SF</p> <p>Plan For:</p> <p><b>Procida Residence</b></p> <p>10 / 12</p> |
| <p>Drawn by:</p> <p>Wayne Paradis</p>                                                                                                                                 | <p>Dec. 08, 2008</p>                                                                                                                                                                          |

# Roof System:

Asphalt shingles (Architectural)  
Dripedges @ eaves & rake  
Ice & water save protection @ eaves  
36" strip of eave protection in valley  
5/8" T&G Advantech roof sheathing  
Trusses @24"oc.

HOLD 2x8 RIDGE DOWN  
TO ALLOW FOR  
VENTILATION

R-38 INSULATION  
1/2" SHEETROCK CEILINGS

## Upper Floor :

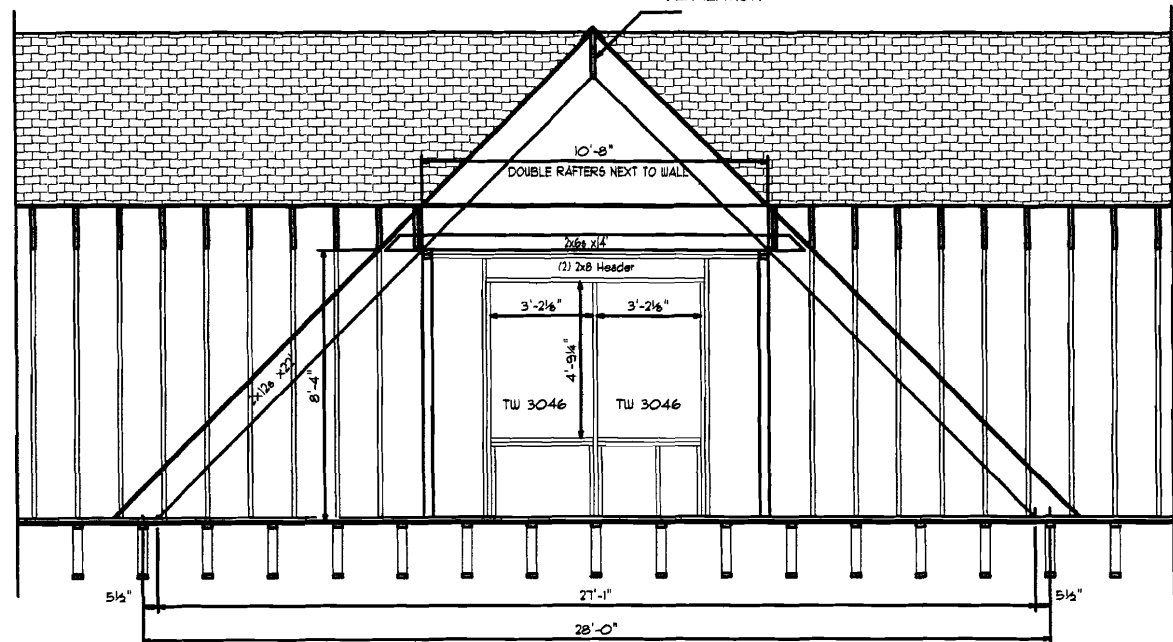
3/4" T&G Advantech sub-floor  
TJI 230 Floor Joist @ 16"oc.

## Exterior Walls:

Cedar clapboards siding @ 4" exposure  
White cedar shingles @ 6" exposure  
Tyvek house wrap or equivalent  
1/16" OSB Sheathing  
2x6 Studs @ 16"oc.  
6" (R-19) Insulation  
1/2" Sheetrock walls & ceiling

## Lower Floor:

3/4" T&G Advantech sub-floor  
TJI Floor Joist @ 16"oc.  
2x6 Pressure treated sills



Section "G" "  
3/8" x 1'-0"

NOTE: DOORS & WINDOWS MARKED ON FLOOR PLAN

| PLAN REF. | QTY | ROUGH OPENING          | U-FACTOR |
|-----------|-----|------------------------|----------|
| TW-3046   | 27  | 3'-2-1/8" x 4'-9"      | 0.34     |
| TW-2432   | 6   | 2'-6-1/8" x 3'-4-7/8"  | 0.34     |
| TW-1846   | 2   | 1'-10-1/8" x 4'-8-7/8" | 0.34     |
| TW-2442   | 2   | 2'-6-1/8" x 4'-4-7/8"  | 0.34     |
| TW-2846   | 2   | 2'-10-1/8" x 4'-9"     | 0.34     |
| TW-2046   | 2   | 2'-2-1/8" x 4'-9"      | 0.34     |
| CN-235    | 2   | 3'-5-1/4" x 3'-5-3/8"  | 0.31     |
| AN-21     | 2   | 2'-2-1/8" x 3'-0-7/8"  | 0.31     |

Note Owner to check plans for  
compliance with all applicable codes

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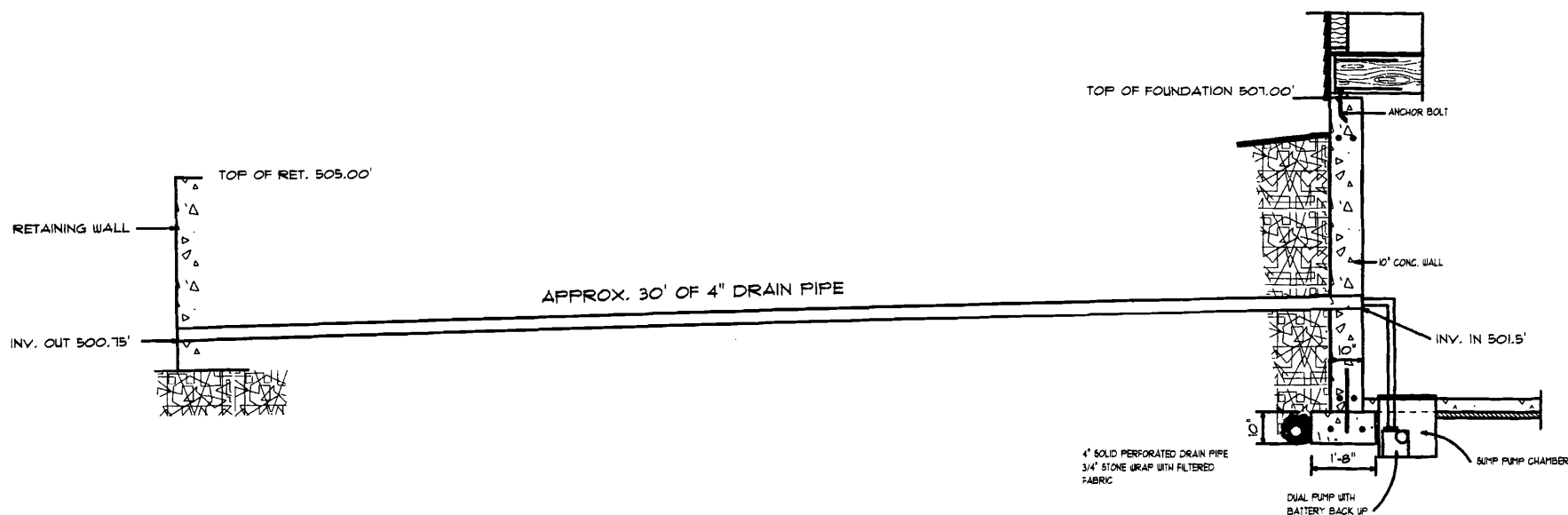
SHAUNACO INC.

11/10/08

Copyright © 2008

|                   |                |
|-------------------|----------------|
| Section "E & G"   | 4,002 Total SF |
| Plan For:         | 11             |
| Procida Residence | 12             |
| Drawn by:         | Wayne Paradis  |
| Dec. 08, 2008     |                |

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



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

|                                            |                                    |                          |                |
|--------------------------------------------|------------------------------------|--------------------------|----------------|
| www.shaunacoinc.com                        | Craig Puffer<br>Owner              | Drain Detail             | 4,002 Total SF |
| SHAUNACO INC.                              |                                    | Plan For:                | 12             |
|                                            |                                    | Procida Residence        | 12             |
| 10 Littleton Road<br>Branford, Maine 04004 | craig@shaunaco.com<br>207.465.4873 | Drawn by: Wayne Paradies | Dec. 08, 2008  |

# NOTES

## 1. BEARINGS

a. HORIZONTAL - BASED ON TRUE NORTH AS SHOWN ON PLAN REFERENCED IN NOTE #9a.

b. VERTICAL - ASSUMED

2. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN A DEED FROM ROBERT L. ADAM AND LLOYD B. WOLF TO MELISSA A. PROCIDA DATED SEPTEMBER 2, 2008 AND RECORDED IN DEED BOOK 28310, PAGE 288 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).

3. PLAN REFERENCE:  
a. PLAN ENTITLED PRESUMPSHOT RIVER PLACE PHASE III - SUBDIVISION PLAN PORTLAND, MAINE FOR ROBERT ADAM AND BURT WOLF DATED DECEMBER 4, 2001 AS RECORDED IN PLAN BOOK 202, PAGE 659 CCRD.

4. THE PROPERTY SHOWN IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 302 BLOCK A LOT 20.

5. SETBACKS ARE AS FOLLOWS:

|                            |             |
|----------------------------|-------------|
| MINIMUM LOT SIZE           | 10,000 S.F. |
| MINIMUM FRONTAGE           | 50 FT.      |
| MINIMUM SETBACKS:          |             |
| FRONT YARD                 | 25 FT.      |
| BACK YARD                  | 25 FT.      |
| SIDE YARD*                 |             |
| 1 STORY                    | 12 FT.      |
| 1 1/2 STORY                | 12 FT.      |
| 2 STORIES                  | 14 FT.      |
| 2 1/2 STORIES              | 16 FT.      |
| SIDE YARD* ON SIDE STREETS | 20 FT.      |
| MINIMUM LOT WIDTH          | 80 FT.      |

\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

6. WETLANDS WITHIN THE BUILDING ENVELOPE AS SHOWN WERE DELINEATED BY ALBERT FRICK ASSOCIATES ON OCTOBER 20, 2008 AND LOCATED BY THIS OFFICE.

7. NO WETLAND ALTERATIONS ARE ALLOWED FOR HOME CONSTRUCTION.

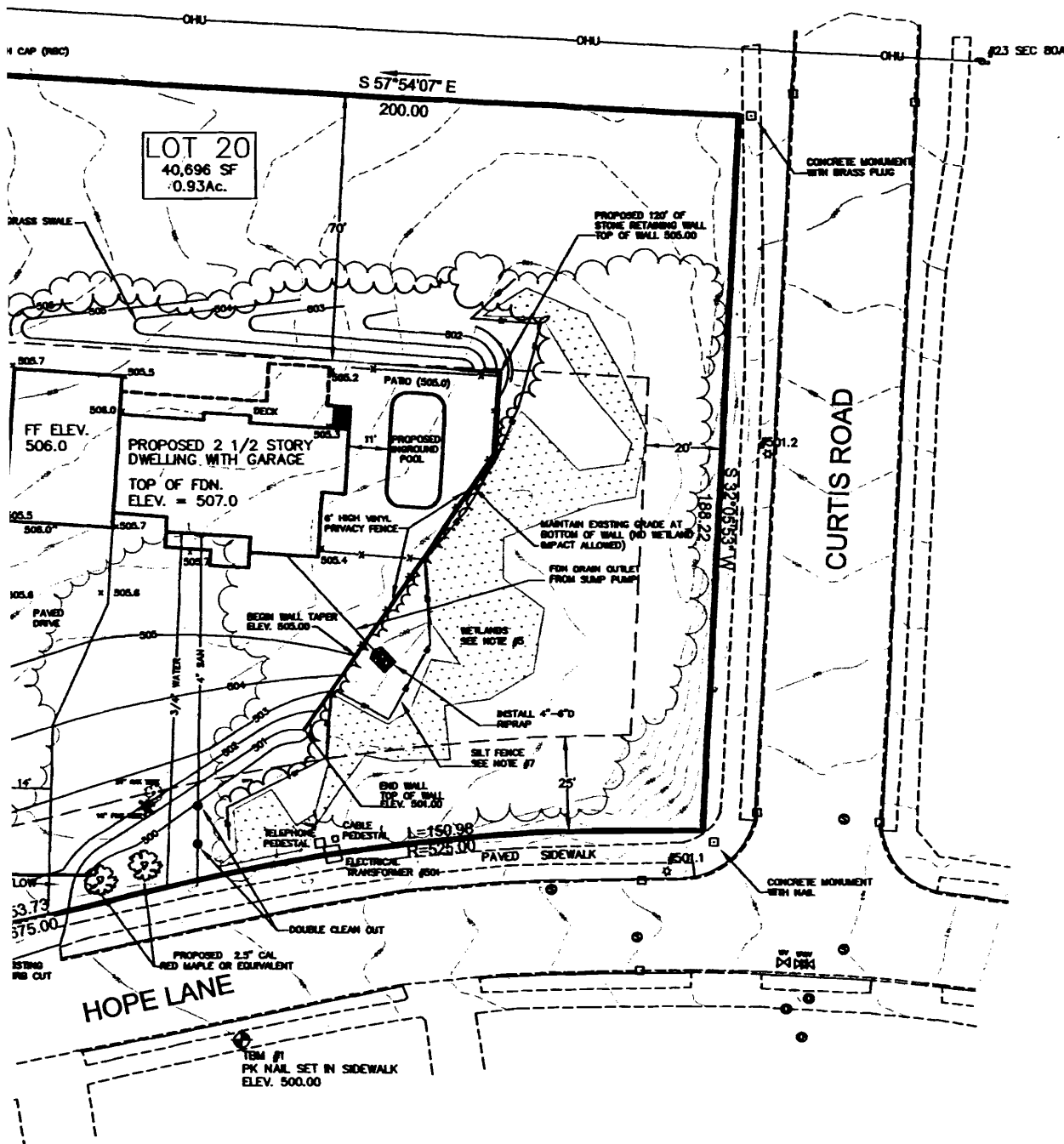
8. INSTALLATION AND MAINTENANCE OF EROSION CONTROL MATERIAL SHALL BE IN ACCORDANCE WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION BEST MANAGEMENT PRACTICE HANDBOOK.

9. ALL WATER UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO THE PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO THE AWWA STANDARDS C881, LATEST VERSION.

10. ALL SEWER MATERIALS SHALL CONFORM TO THE CITY OF PORTLAND'S TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

11. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE CITY OF PORTLAND'S TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY AND STATE PERMITS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.



PREPARED NOVEMBER 11, 2008 - PREPARED BUILDING PERMIT AND NOTE #11

SITE PLAN  
ON  
HOPE AVENUE  
IN  
PORTLAND  
CUMBERLAND COUNTY  
MAINE

SCALE: 1"=20'

OCTOBER 24, 2008  
REVISED NOVEMBER 11, 2008

OWNER:  
MELISSA A. PROCIDA  
58 WENDY WAY  
PORTLAND, MAINE 04103

PREPARED FOR:  
SHAUNACO CONSTRUCTION  
30 LUCKYS RUN  
STANDISH, ME 04093

BOUNDARY ENGINEERING SURVEY TECHNOLOGY

25 TURBID LANE  
BUXTON, MAINE 04093  
TELEPHONE 929-8827  
FAX 929-2379

JOB NUMBER: 008-012

DRAWING FILE: SITEPLANREV5



*Richard E. Hamilton*  
11/11/08

