

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0558	Issue Date:	CBL: 398 A034001
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Location of Construction: 696 Allen Ave	Owner Name: Paul Vose Inc &	Owner Address: Po Box 7543 Portland, Me 04112	Phone: 207-799-5495
Business Name: n/a	Contractor Name: L.E. Lydon Jr. Construction	Contractor Address: 3 Shaw Farm road Cape Elizabeth	Phone: 2077995495
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Lot	Proposed Use: Amend permit # 01-0330. New Single Family Home, 1446 SqFt. Call Larry Lydon at 799-5495 when ready.	Permit Fee:	Cost of Work: \$87,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>09-3</i> Type: <i>54</i>	

Proposed Project Description: Amendment to Permit # 01-0330	Signature: <i>[Signature]</i>	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: cjh	Date Applied For: 05/18/2001	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/24/01</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	<i>see original approval sheet</i>		

PERMIT ISSUED WITH REQUIREMENTS

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 _____

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

All Purpose 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: 696 Allen Ave

Total Square Footage of Proposed Structure 1446 sq ft Square Footage of Lot 10,446 sq ft

Tax Assessor's Chart, Block & Lot Number
Chart# 398 Block# A Lot# 34

Owner: L.E. LYDAN JR CONST. INC
Paul Vase Inc

Telephone#: 799-5495

Lessee/Buyer's Name (If Applicable) N/A

Owner's/Purchaser/Lessee Address: 3 Shaw Farm Rd. C.E. Me.

Cost Of Work: \$ 87,000.00 Fee: \$ ~~500.00~~

Current use: Vacant

If the location is currently vacant, what was prior use: lawn

Approximately how long has it been vacant:

Proposed use: Single Family residence

Project description: 2 story wood frame colonial one car garage

Amendments
01-0330

Contractor's Name, Address & Telephone:
L.E. LYDAN JR CONST INC 799-5495
3 Shaw Farm Rd
Cape Elizabeth, Me 04107

Applicants Name, Address & Telephone:
same

Who should we contact when the permit is ready: Larry Lydan

Telephone: 799-5495

If you would like the permit mailed, what mailing address should we use:
3 Shaw Farm Rd
Cape Elizabeth, Me 04107

5/18

Rec'd By:

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PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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/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 of applicant:

Jarome E. Yoder Jr

Date:

5/18/01

BUILDING PERMIT REPORT

DATE: 19 MAY 2001 ADDRESS: 696 Allen Ave. CBL: 398-A-034
REASON FOR PERMIT: To Construct a Single Family dwelling/private garage
BUILDING OWNER: L.E. Lydon Jr. Const. Inc.
PERMIT APPLICANT: CONTRACTOR SAO
USE GROUP: R-3 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: \$87,000.00 PERMIT FEES: \$36.60

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

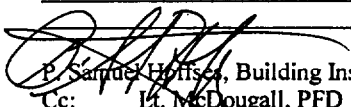
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1 *38 # 32

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

5/18

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *All original requirements and conditions still are in effect.*
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- * 38. *All requirements of the original permit shall be adhered to*


 P. Samuel Hoffner, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

Applicant: Paul Vose

Date: 5/24/01

Address: 696 Allen Ave

C-B-L: 398-A-3A

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior of corner lot -

Proposed Use/Work - New Single Family

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' - 25.7' shown

Rear Yard - 25' * 25.3' shown

Side Yard - 14' req - 16' * 17' shown
2 story

Projections - 10 x 14 rear Deck - front bay window

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

See original
check sheet

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

Amend permit #01-0330

2001-0055

Application I. D. Number

4/5/01

Application Date

Allen Ave Lot #1

Project Name/Description

L.E. Lydon Jr. Construction

Applicant

3 Shaw Farm Road, Cape Elizabeth, ME 04107

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 799-5459

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

682 - 692 Allen Ave, Portland, Maine

Address of Proposed Site

398 A034001

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 Other (specify) 26 x 30 single family home

1,446 sf

10,446 sf

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 4/5/01

DRC Approval Status:

Jay Reynolds

Reviewer Jay Reynolds

- Approved Approved w/Conditions
See Attached Denied

Approval Date 5/10/01 Approval Expiration 5/10/02 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 5/10/01
signature date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | _____ |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

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

2001-0055

Application I. D. Number

4/5/01

Application Date

Allen Ave Lot #1

Project Name/Description

L.E. Lydon Jr. Construction

Applicant

3 Shaw Farm Road, Cape Elizabeth, ME 04107

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Consultant/Agent

Applicant Ph: (207) 799-5459 Agent Fax:

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682 - 692 Allen Ave, Portland, Maine

Address of Proposed Site

398 A034001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pool, and/or garage.

Approval Conditions of DRC

- 1 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.
- 2 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.
- 3 Your new street address is now 686 Allen Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

*Amendment to
Permit # 01-0330*

2001-0055
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 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 26 x 30 single family home

1,446 sf 10,446 sf
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
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Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 4/5/01

Insp Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions
See Attached Denied

Approval Date 5/10/01 Approval Expiration 5/10/02 Extension to _____ Additional Sheets
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Condition Compliance Marge Schmuckal 5/10/01
signature date

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
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	date	amount	
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	date		
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	date	signature	
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	date		
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	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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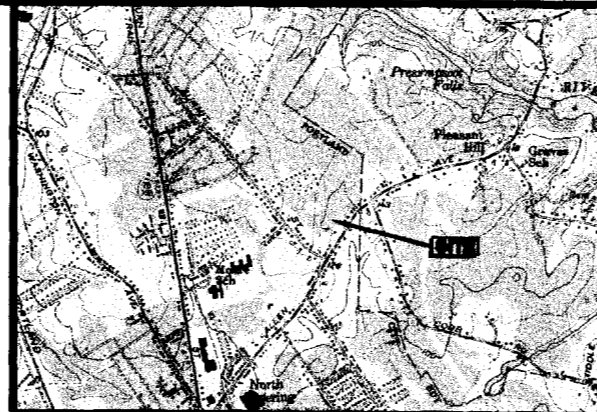
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- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



LOCATION MAP

N.T.S.

DESIGN BY:	ME
DRAWN BY:	JRS
CHECKED BY:	JRS
DATE:	3/28/01
SCALE:	1"=20'
FIELD BK:	
PROJ. NO.:	01115
DRAWING:	0115LT
SHEET 1 OF 1	

GENERAL NOTES:

1. APPLICANT: PAUL VOSE, INC. & L.E. LYDON J. CONSTRUCTION, INC. P.O. BOX 7843 PORTLAND, MAINE 04112
2. THE LOT SHOWN HEREON IS PART OF THE CITY OF PORTLAND'S RESIDENCE 3 (R-3) ZONE.

SPACE & BULK REQUIREMENTS
 MIN. LOT SIZE 6,500 SQ. FT.
 MIN. STREET FRONTAGE 30 FEET
 MIN. FRONT YARD 25 FEET
 MIN. SIDE YARD 14 FEET
 MIN. REAR YARD 25 FEET
 MIN. LOT WIDTH 30 FEET
 MAX. BUILDING HEIGHT 35 FEET

3. PLAN REFERENCES:

1. McMULLIN SUBDIVISION # SITE PLAN AS PREPARED FOR SCOTT McMULLIN BY PINGHAM & GREER CONSULTING ENGINEERS, INC. LAST REVISED ON NOVEMBER 8, 1998.

2. EXISTING TOPOGRAPHY INFORMATION IS SOLELY BASED UPON "CONCEPTUAL LOT GRADING" PLAN AS PART OF THE SUBDIVISION PLAN SET AS REFERENCED IN 3A. CONTRACTOR SHALL UTILIZE MAIN CHANNEL INVERT OF THE MANHOLES FOR A TEMPORARY BENCH MARK.

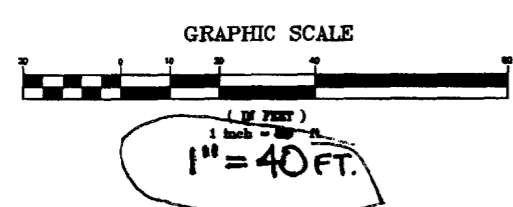
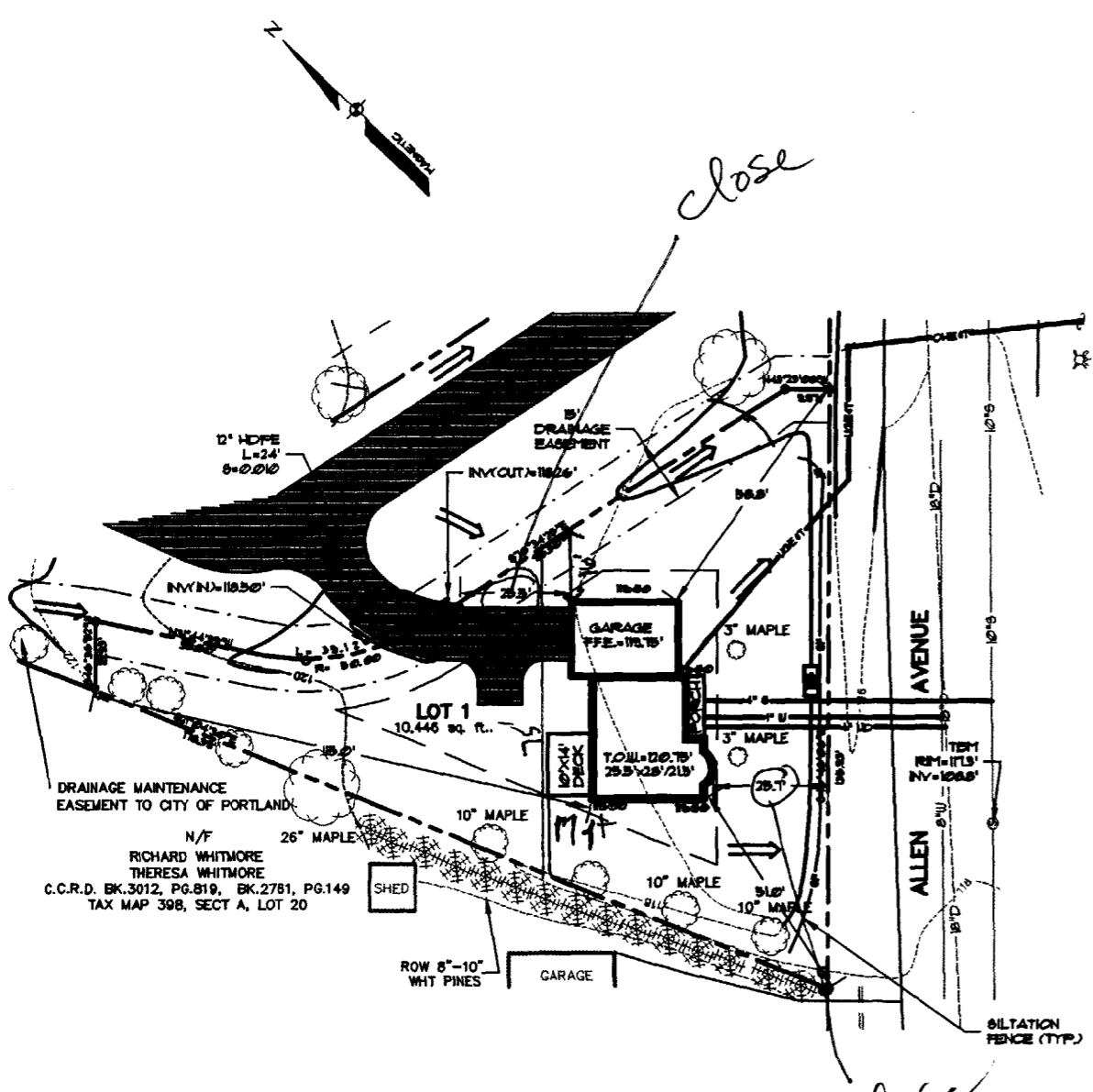
3. PROPOSED UTILITY LOCATIONS AND ELEVATIONS ARE BASED UPON THE LOT GRADING AND PLAN # PROFILE PLANS SUBMITTED WITH THE PLAN REFERENCED IN NOTE 3A. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF UTILITY STUBS PRIOR TO CONSTRUCTION.

4. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE THE D.E.P. "BEST MANAGEMENT PRACTICES (BMPs)" FOR EROSION CONTROL & SEDIMENTATION CONTROL.

5. IF TWO TREES EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK, THEY MAY BE SUBSTITUTED FOR THE PROPOSED STREET TREES AS LONG AS THE SPECIES IS ON THE CITY'S APPROVED LIST.

SINGLE FAMILY RESIDENCE PLOT PLAN
LOT 1 - McMULLIN SUBDIVISION
 850 ALLEN AVENUE
 PORTLAND, MAINE 04103
 FOR: PAUL VOSE, INC. & L.E. LYDON J. CONSTRUCTION, INC.
 P.O. BOX 7843
 PORTLAND, MAINE 04112

Sebago Technics
 Registered & Planning for the Future
 One Church Street
 Portland, Maine 04103
 Tel: (207) 858-0277



N/F
 RICHARD WHITMORE
 THERESA WHITMORE
 C.C.R.D. BK.3012, PG.819, BK.2781, PG.149
 TAX MAP 398, SECT A, LOT 20



FRONT ELEVATION

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PETER PALANZA AND LYDON CONST. ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE, AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSION AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

L. E. LYDON JR. CONSTRUCTION INC.
PAUL VOSE INC.

SCALE 1/4" = 1'	PLAN #	DRAWN BY
DATE		REVISED
Lot 1 ALLEN AVE		
		DRAWING NUMBER

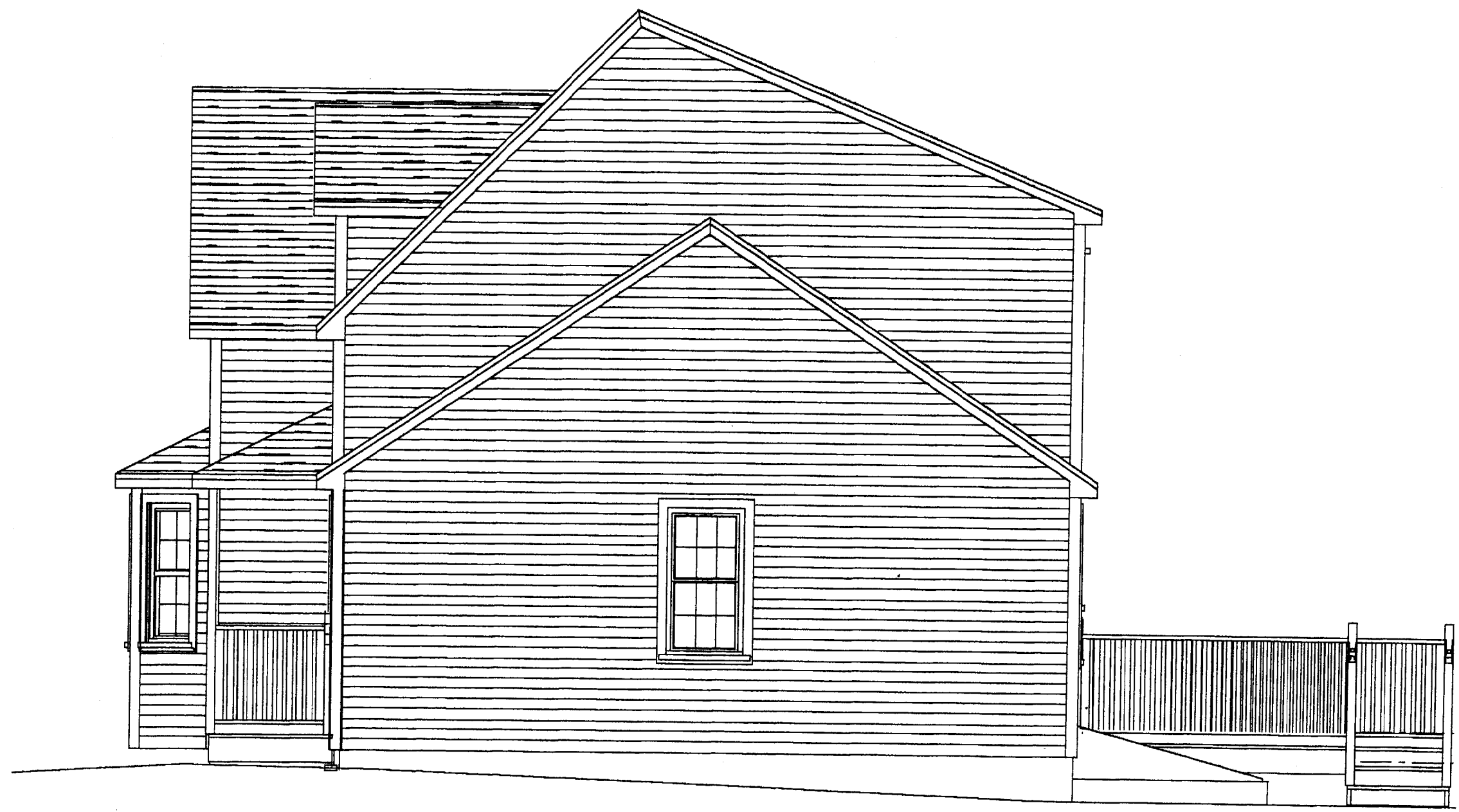


REAR ELEVATION

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PETER PALANZA AND LYDON CONST. ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE, AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSION AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

L. E. LYDON JR. CONSTRUCTION INC.
PAUL VOSE INC.

SCALE 1/4" = 1'	PLAN #	DRAWN BY
DATE		REVISED
Lot 4 ALLEN AVE		
		DRAWING NUMBER



RIGHT ELEVATION

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PETER PALANZA AND LYDON CONST. ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSION AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

L. E. LYDON JR. CONSTRUCTION INC. PAUL VOSE INC.		
SCALE 1/4" = 1'	PLAN #	DRAWN BY
DATE		REVISED
Lot 4 ALLEN AVE		
		DRAWING NUMBER



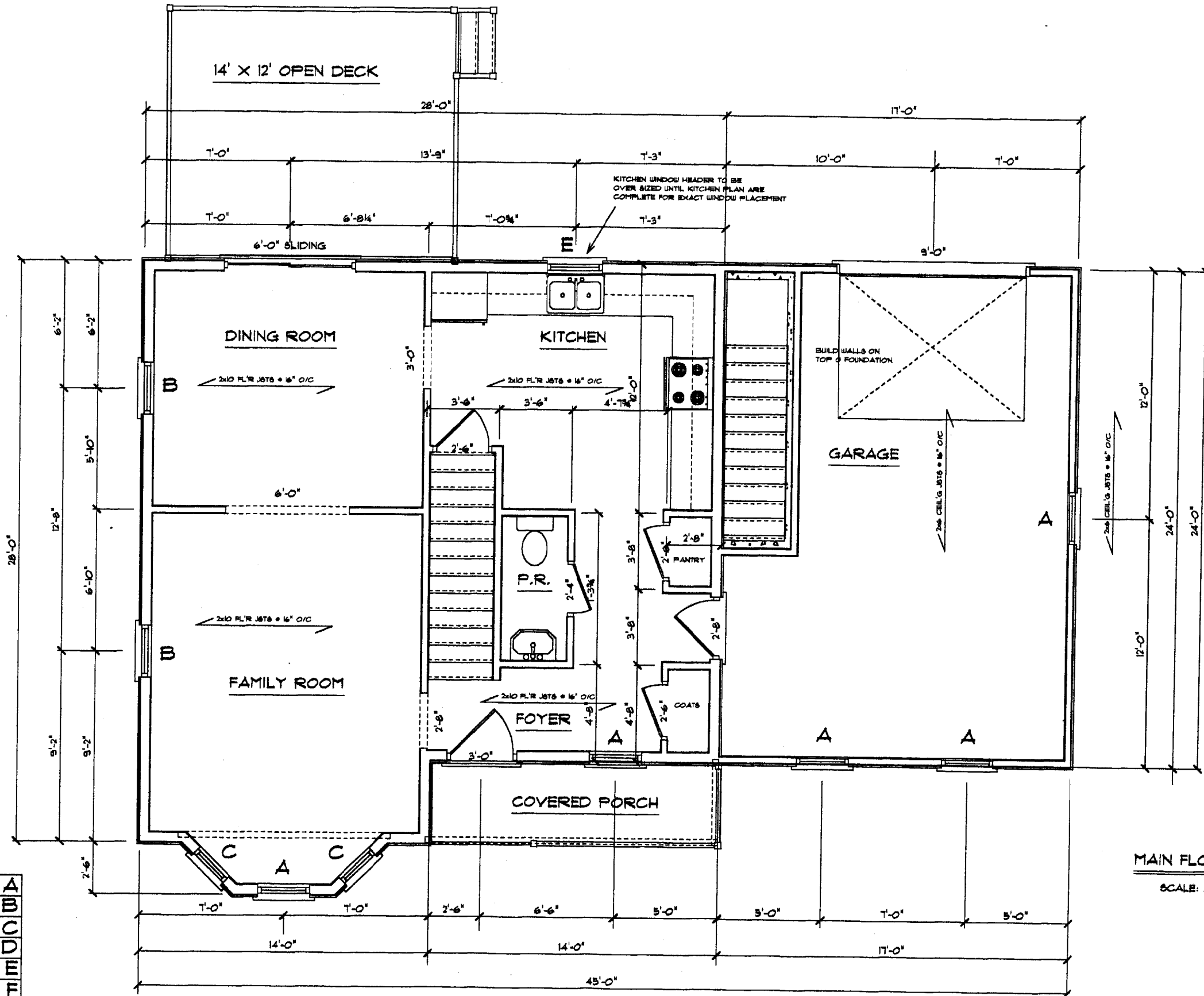
LEFT ELEVATION

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PETER PALANZA AND LYDON CONST. ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE, AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSION AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

L. E. LYDON JR. CONSTRUCTION INC.
PAUL VOSE INC.

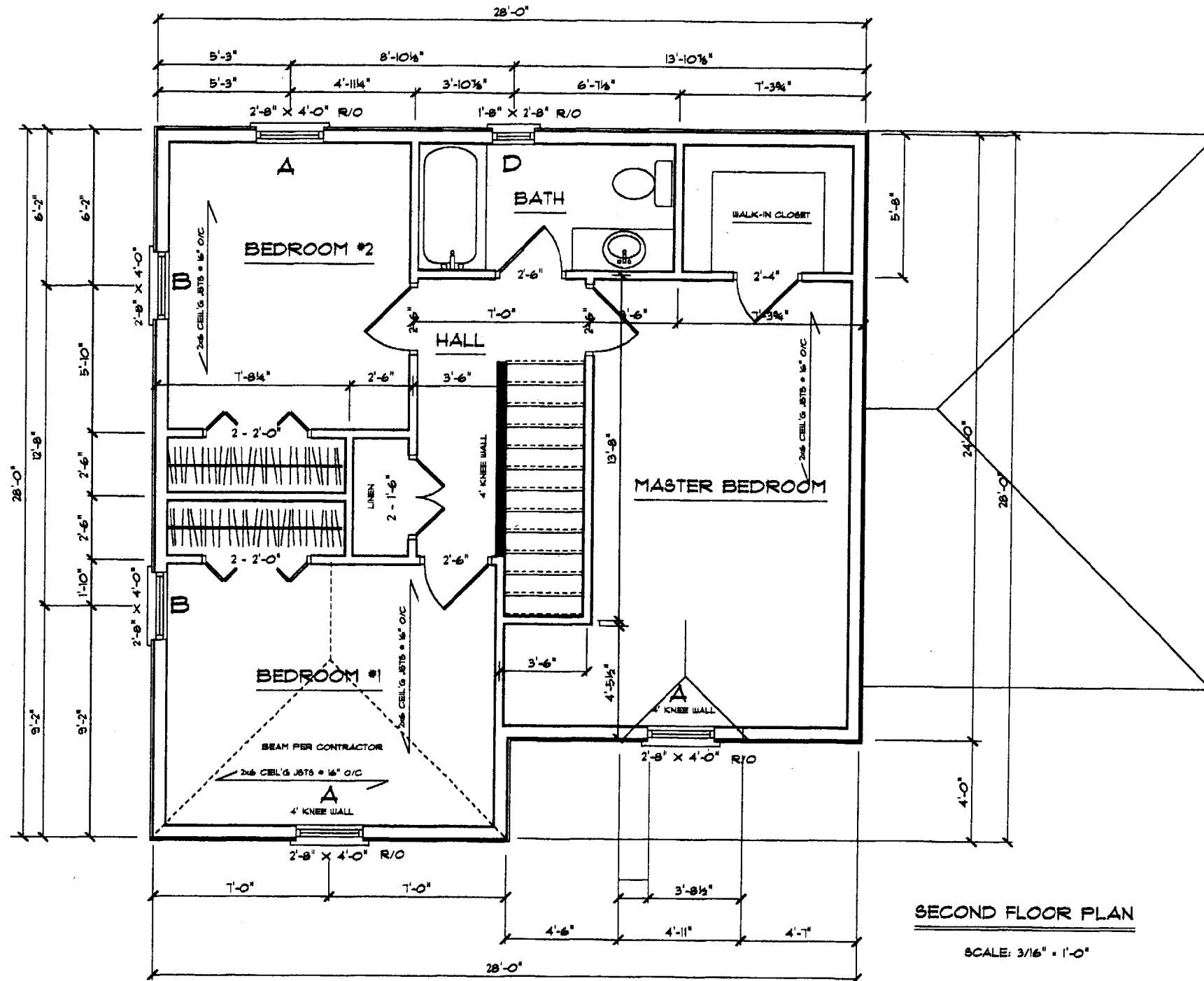
SCALE 1/4" = 1'	PLAN #	DRAWN BY
DATE		REVISED
Lot 4 ALLEN AVE		
		DRAWING NUMBER

R/O		
38 X 57	A	
32 X 48	B	
30 X 57	C	
26 X 41	D	
32 X 36	E	
36 X 60	F	



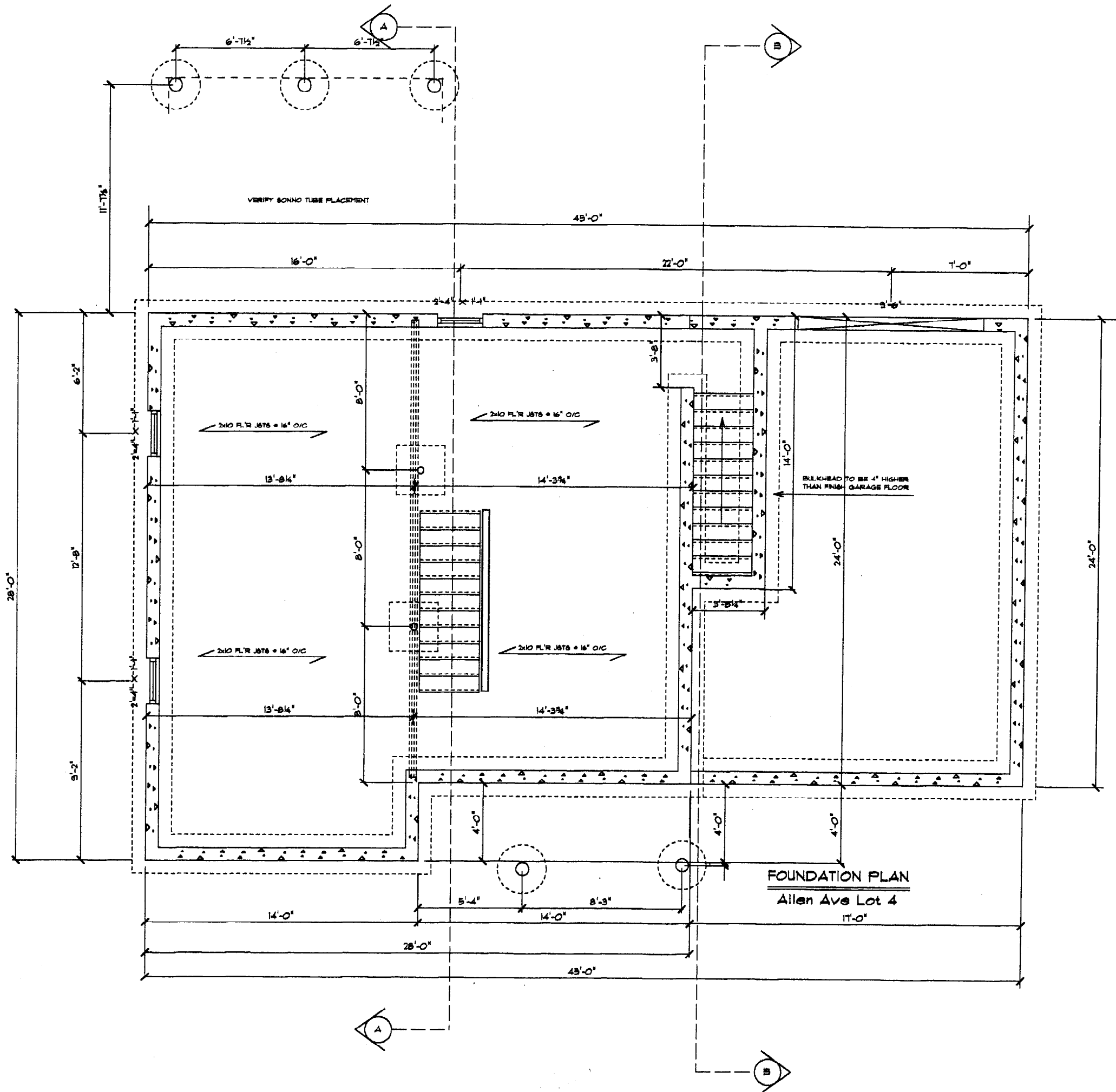
MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

R/O	
38 X 51	A
32 X 48	B
30 X 51	C
26 X 41	D
32 X 36	E
36 X 60	F

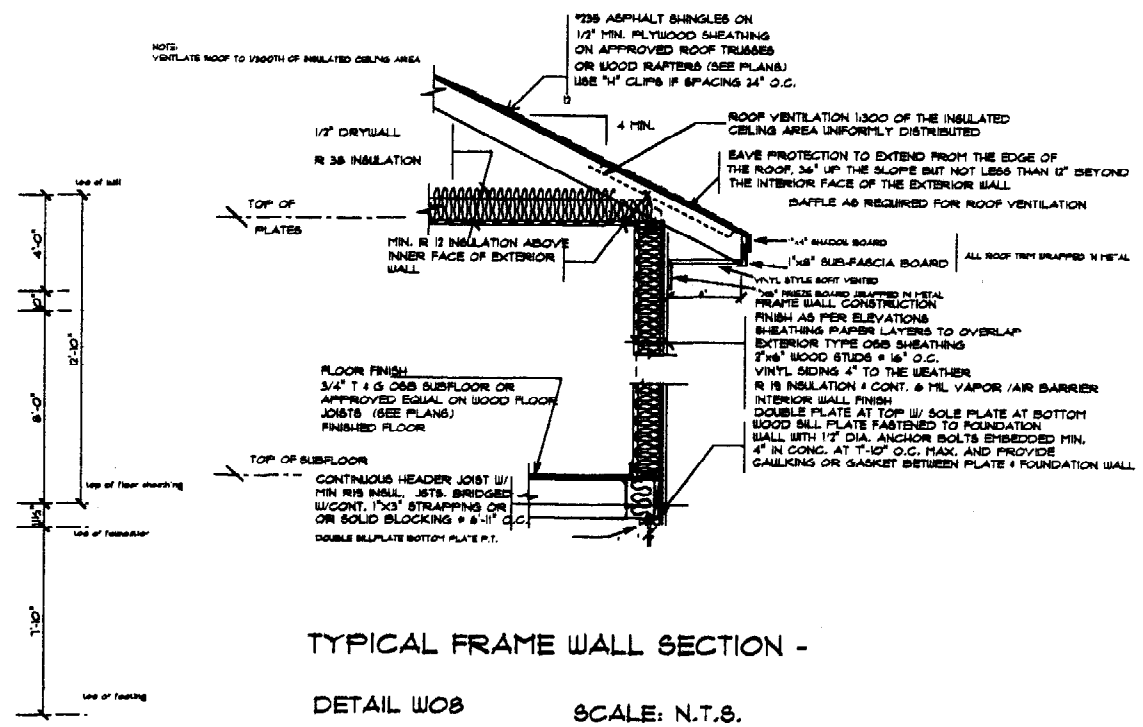
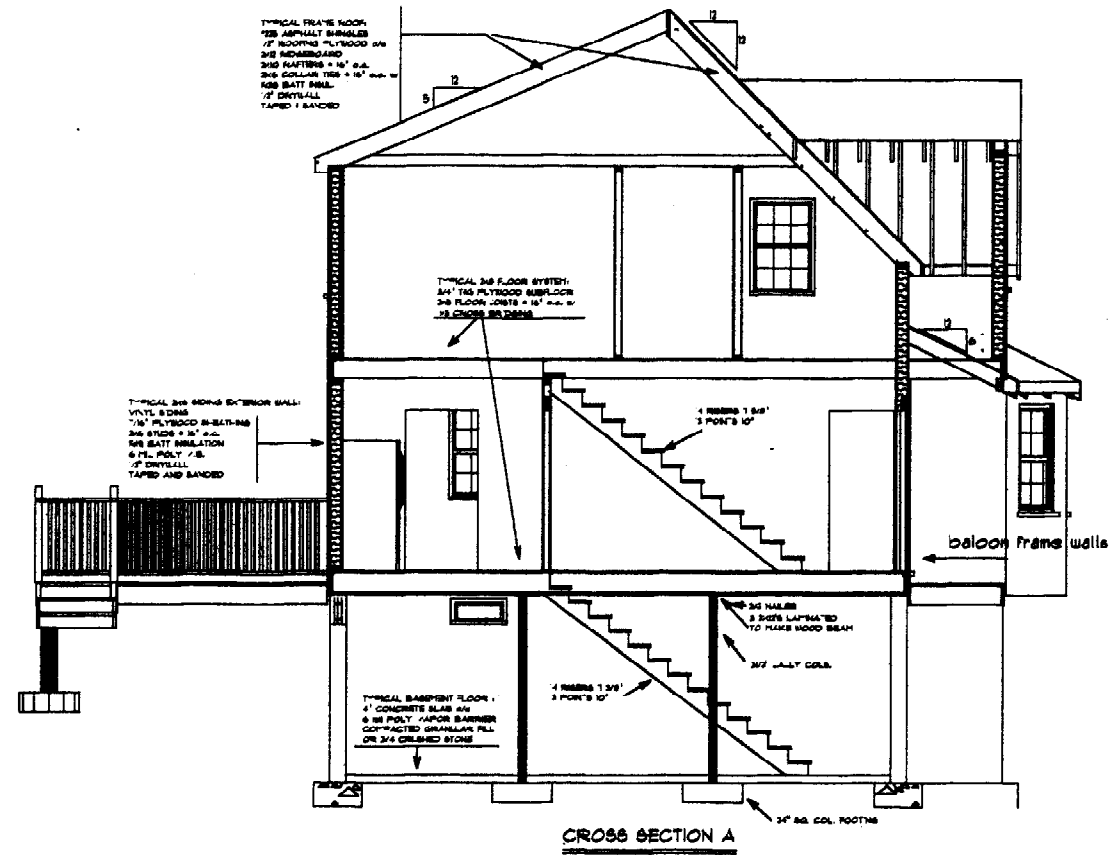


SECOND FLOOR PLAN

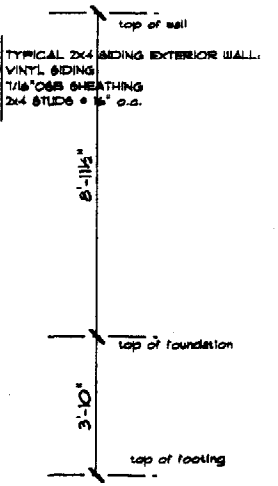
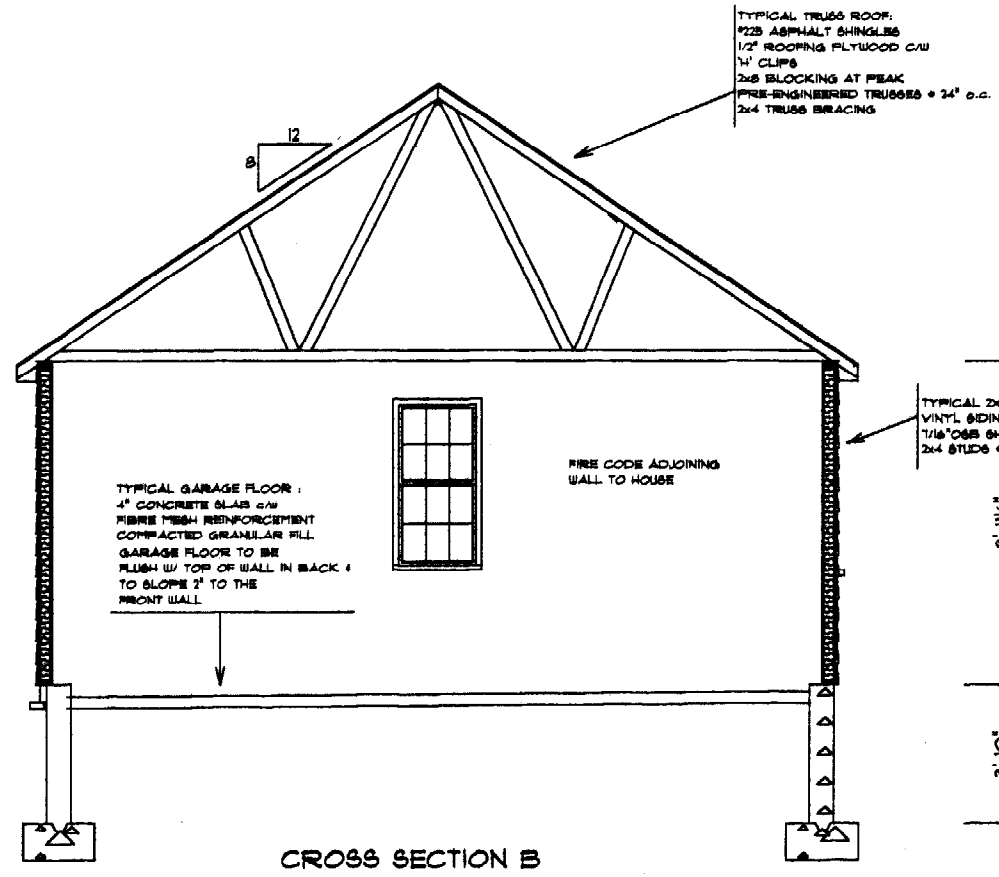
SCALE: 3/16" = 1'-0"



FOUNDATION PLAN
 Allen Ave Lot 4
 11'-0"

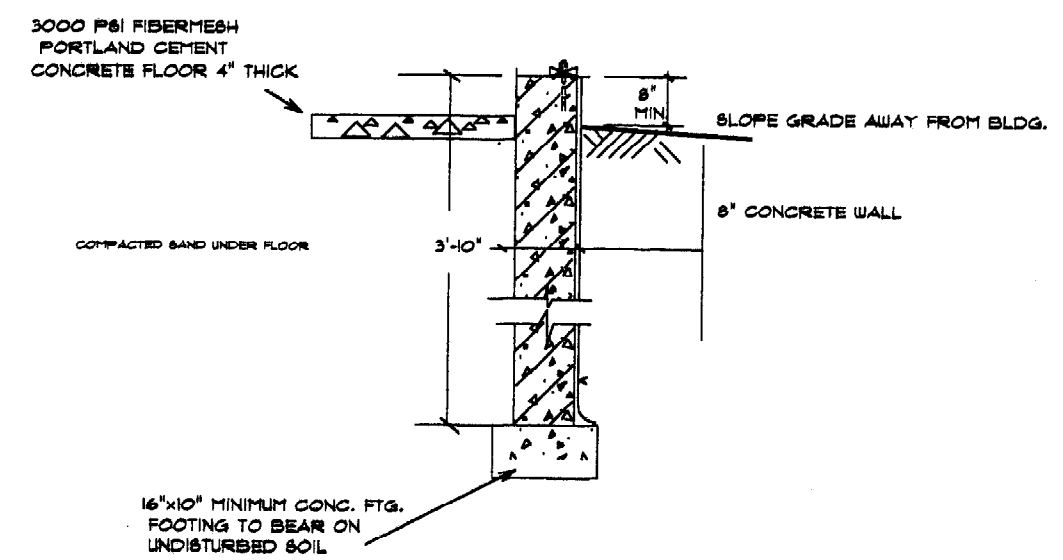
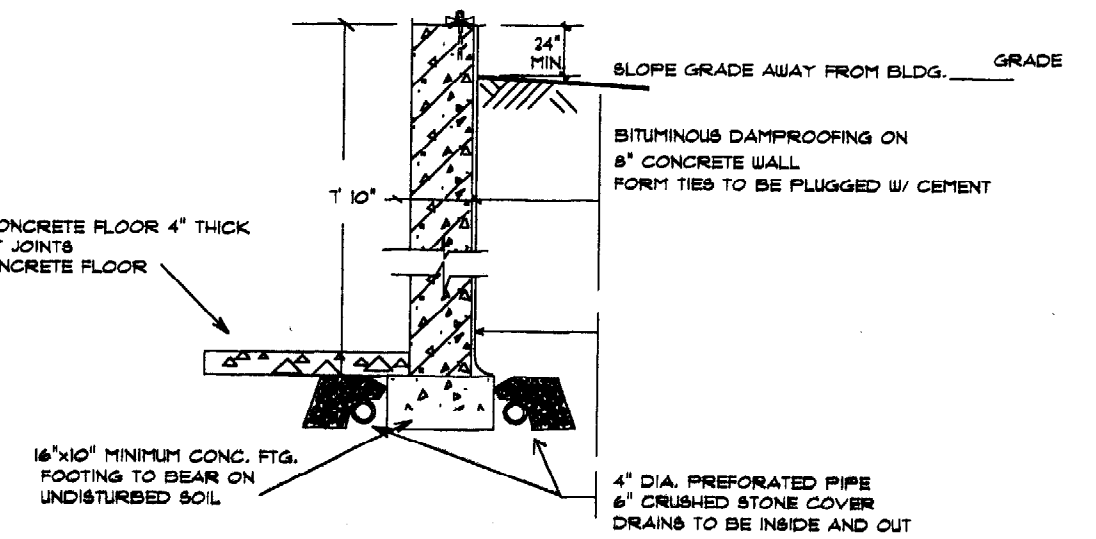


TYPICAL FRAME WALL SECTION -
 DETAIL W03 SCALE: N.T.S.



2500 PSI PORTLAND CEMENT CONCRETE FLOOR 4" THICK
 4 MIL POLY MIN 4" OVERLAP AT JOINTS
 3/4" CRUSHED ROCK UNDER CONCRETE FLOOR

TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE



TYPICAL FROSTWALL SECTION - GARAGE