

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMITPlease Read
Application And
Notes, If Any,
Attached

Permit Number: 081439ED

DEC 4 2008

This is to certify that FOWLER-GREAVES STEVE & JEN & FOWLER JANE
 has permission to Construction of a LEED Certified single family w/ 2 garage Bedrooms
 AT 405 ALLEN AVE City of Portland 401 A0150A1

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 lath or other used-in. 2 HOUSING 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

Thomas H. Mahaly 12/1/08
 Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

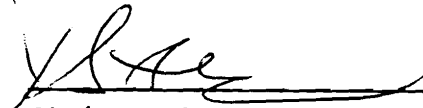
 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

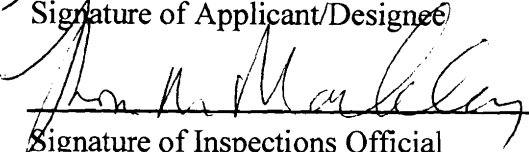
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



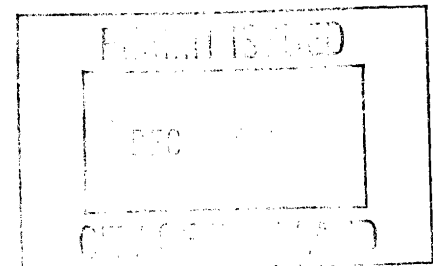
Signature of Applicant/Designee

Date



Signature of Inspections Official

12/01/08
Date



CBL: 401 A015001

Building Permit #: 08-1439

City of Portland, Maine - Building or Use Permit Application

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

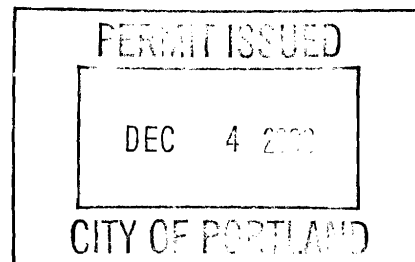
Permit No: 08-1439	Issue Date:	CBL: 401 A015001
-----------------------	-------------	---------------------

Location of Construction: 405 ALLEN AVE	Owner Name: FOWLER-GREAVES STEVEN L	Owner Address: 405 ALLEN AVE	Phone:
Business Name:	Contractor Name: Fowler & Greaves Construction	Contractor Address: P.O Box 47 Unity	Phone 2073146469
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family Home - Construction of a LEED Certified single family w/ 2 car garage & 3 Bedrooms	Permit Fee: \$1,295.00	Cost of Work: \$120,000.00	CEO District: 4
Proposed Project Description: Construction of a LEED Certified single family w/ 2 car garage & 3 Bedrooms		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: <i>[Signature]</i> 12/4/08	
		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: Idobson	Date Applied For: 11/10/2008	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

- 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 <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 2-Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2008-0164</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Ok w/cond. hair</i> Date: <i>11/17/08</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 checked="" 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 <i>ABN</i> 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



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>405 ALLEN AVE</u>		
Total Square Footage of Proposed Structure/Area <u>1400 sq. ft.</u>	Square Footage of Lot	Number of Stories <u>ONE</u>
Tax Assessor's Chart, Block & Lot Chart# <u>401</u> Block# <u>A</u> Lot# <u>015</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>STEVE FOWLER-GREAVES</u> Address <u>661 ALLEN AVE</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone: <u>314-6469</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip	Cost Of Work: \$ <u>120,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>dem permit 401A 011</u> <u>FORMER VACANT HOUSE</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>SINGLE FAMILY DWELLING</u> Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>CONSTRUCTION OF A LEED CERTIFIED SINGLE FAMILY DWELLING. 2 CAR GARAGE & 3 BEDROOMS</u>		
Contractor's name: <u>FOWLER GREAVES CONSTRUCTION</u> Address: <u>P.O. BOX 47</u> City, State & Zip <u>UNITY, ME</u> Telephone: <u>314-6469</u> Who should we contact when the permit is ready: <u>BOB GREENLAW</u> Telephone: <u>749-9471</u> Mailing address: <u>P.O. BOX 7265 OCEAN PARK, ME 04063</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, 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: 11/7/2008

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1439	Date Applied For: 11/10/2008	CBL: 401 A015001
------------------------------	--	----------------------------

Location of Construction: 405 ALLEN AVE	Owner Name: FOWLER-GREAVES STEVEN L	Owner Address: 405 ALLEN AVE	Phone:
Business Name:	Contractor Name: Fowler & Greaves Construction	Contractor Address: P.O Box 47 Unity	Phone (207) 314-6469
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - Construction of a LEED Certified single family w/ 2 car garage & 3 Bedrooms	Proposed Project Description: Construction of a LEED Certified single family w/ 2 car garage & 3 Bedrooms
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/17/2008

Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 12/01/2008

Note: **Ok to Issue:**

- 1) The attic scuttle opening must be 22" x 30".
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Comments:

11/10/2008-ldobson: No stamped site plan. Bob Greenlaw will bring it in.

11/14/2008-amachado: Lannie received stamped siteplan. Moved permit to zoning.

11/17/2008-amachado: Spoke to Steve Fowler-Greaves. The elevation plans are a mirror image of the floor plans and the site plan. He said that they would bring in revised elevation plans.

11/18/2008-amachado: Received revised elevation plans.

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 12/3/2008 4:32:38 PM
Subject: 405 Allen Ave, Single Family Site Plan Review

Hi all, this site plan meets the minimum requirements for the issuance of a building permit. Please see UI for sign off with conditions. Thanks.

Phil

Applicant: Steve Fowler - Greaves

Date: 11/17/08

Address: 405 Allen Ave

C-B-L: 401-A.015
perm. # 08-1439

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new/existing house was demolished permit # 08-0714

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build one story single family home.

Sevage Disposal - city

Lot Street Frontage - 50' min - 84.45 given

Front Yard - 25' min. - 35' ~~max~~ scaled

Rear Yard - 25' min. - 37' scaled

Side Yard - 1 1/2 story 8' 14' scaled on left.
2 story 14' 16' scaled on right.

Projections -

Width of Lot - 65' min. - 84' scaled

Height - 35' max - 20' scaled

Lot Area - 6,500 sq ft - 12,750 - assessors

Lot Coverage Impervious Surface - 35% = 4462.5 sq ft

Area per Family - 6,500 sq ft OK.

Off-street Parking - 2 spaces required OK. garage is 21' x 20'

Loading Bays - N/A

Site Plan - 2008 - 0164 (minor/minor)

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - zone X

OK. $415 \times 40 = 1660$

$205 \times 18 = 369$

$6 \times 85 = 51$

$17 \times 6 = 102$

2182 sq ft

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

Zoning Copy

Marge Schmuckal

2008-0164

Application I. D. Number

11/7/2008

Application Date

Single Family Home w/ 2 car garage

Project Name/Description

Fowler-greaves Steven L &

Applicant

405 Allen Ave , Portland , ME 04103

Applicant's Mailing Address

Bob Greenlaw

Consultant/Agent

Agent Ph: (207)749-9471

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

405 - 405 Allen Ave, Portland, Maine

Address of Proposed Site

401 A015001

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 Other
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision Engineer Review \$250.00 Date 11/10/2008

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

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1) _____				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	12x24 footing 4" slab Solid 24" pad for lally's	OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	membrane 4" pipe - covered stone	OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA			
Anchor Bolts/Straps, spacing (Section R403.1.6)	& ICF Blocks per instructions			
Lally Column Type (Section R407)	6 lally's - 6" S	OK		
Girder & Header Spans (Table R 502.5(2))	6" S			
Built-Up Wood Center Girder Dimension/Type	3(2x12) + bvl's			
Sill/Band Joist Type & Dimensions	2x8 sill 2x8 gangle			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12 16" OC			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12 16" OC			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	NA			

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	12/8 pre engineered trusses	OK
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	5/8 Roof Sheathing	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 plywood -	OK
Fastener Schedule (Table R602.3(1) & (2))	per IRC 2003	OK
Private Garage (Section R309) Living Space ? (Above or beside)		
Fire separation (Section R309.2)	1 MS	OK
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	Egress OK 3046	OK
Roof Covering (Chapter 9)	Shingles #15 Felt	OK
Safety Glazing (Section R308)	NA	
Attic Access (Section R807)	NA	
Chimney Clearances/Fire Blocking (Chap. 10)	NA	
Header Schedule (Section 502.5(1) & (2))	Lintels for JCF Walls	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	ICF Amerc walls -	OK

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement		
Number of Stairways	2	
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	10" net tread - 75/8	OK
Width (Section R311.5.1)	max rise	
Headroom (Section R311.5.2)	6' 8" min	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Handrails 34-38 Guards 36	
Smoke Detectors (Section R313) Location and type/Interconnected	Each Bedroom/Comm areas	OK
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)	OK	OK
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	NA	
Deck Construction (Section R502.2.1)	NA	OK

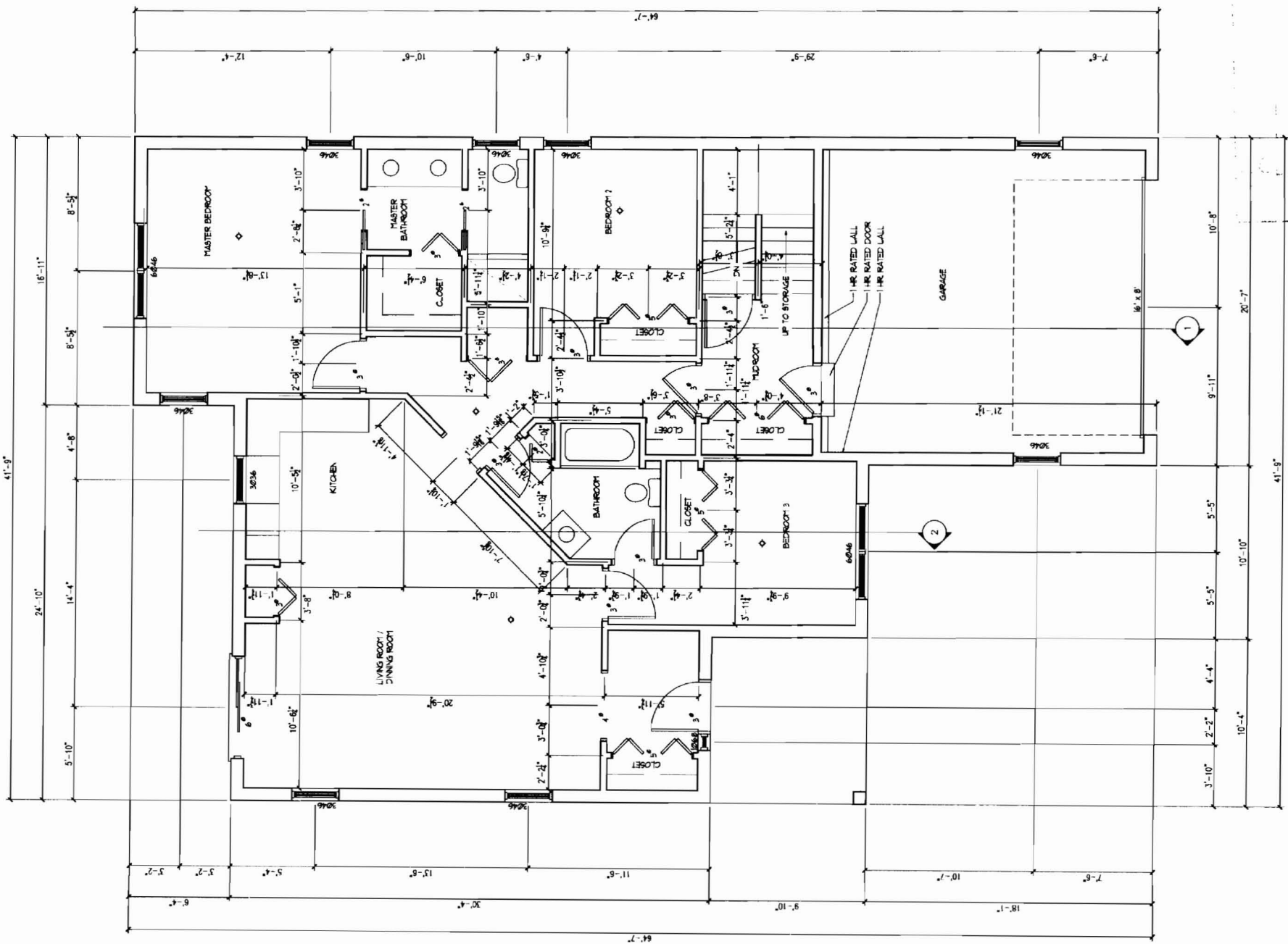
PROPERTY OF



235 Riverside Industrial Parkway
Portland, ME 04102

PARCEL 7 ALLEN AVENUE, PORTLAND

NO	REMARKS
A	ISSUE FOR PERMITTING
DATE	11-06-08
CODE	IRC 2006
TOWN	PORTLAND
DATE	10-30-08
SCALE	AS NOTED
DRAWN	JJO/MIL
TITLE	FLOOR PLAN
FILE	015-082-08
SHEET	A1



NOV 18 2008

◆ SMOKE DETECTOR

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



PARCEL 7

ALLEN AVENUE, PORTLAND

STEVE FOWLER

BY JJO

NO

REMARKS

DATE

11-06-08

CODE: IRC 2006

TOWN: PORTLAND

DATE: 10-30-08

SCALE: AS NOTED

DRAWN: JJO/CML

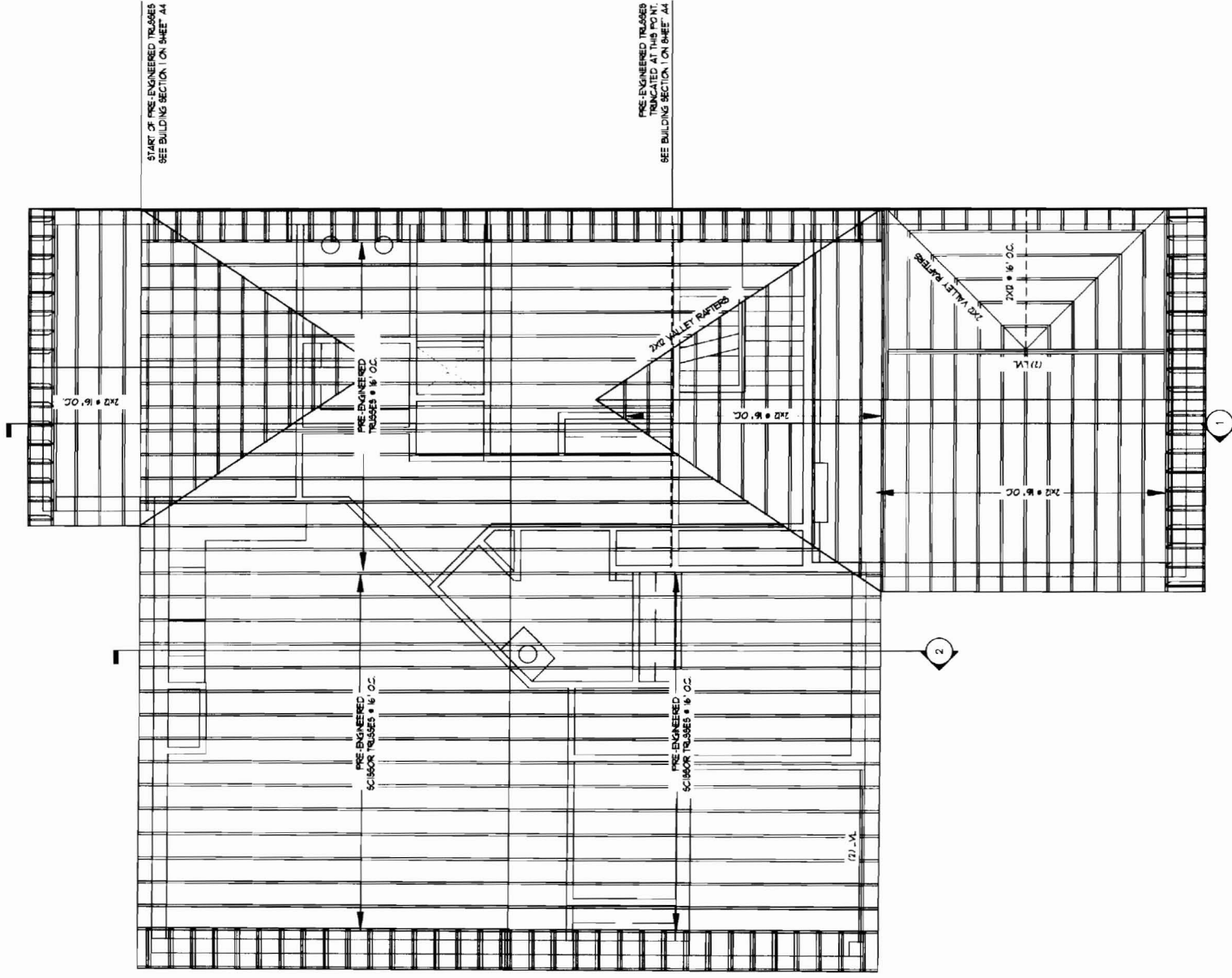
TITLE:

FRAMING

FILE: 015-082-08

SHEET: A3

1/2"

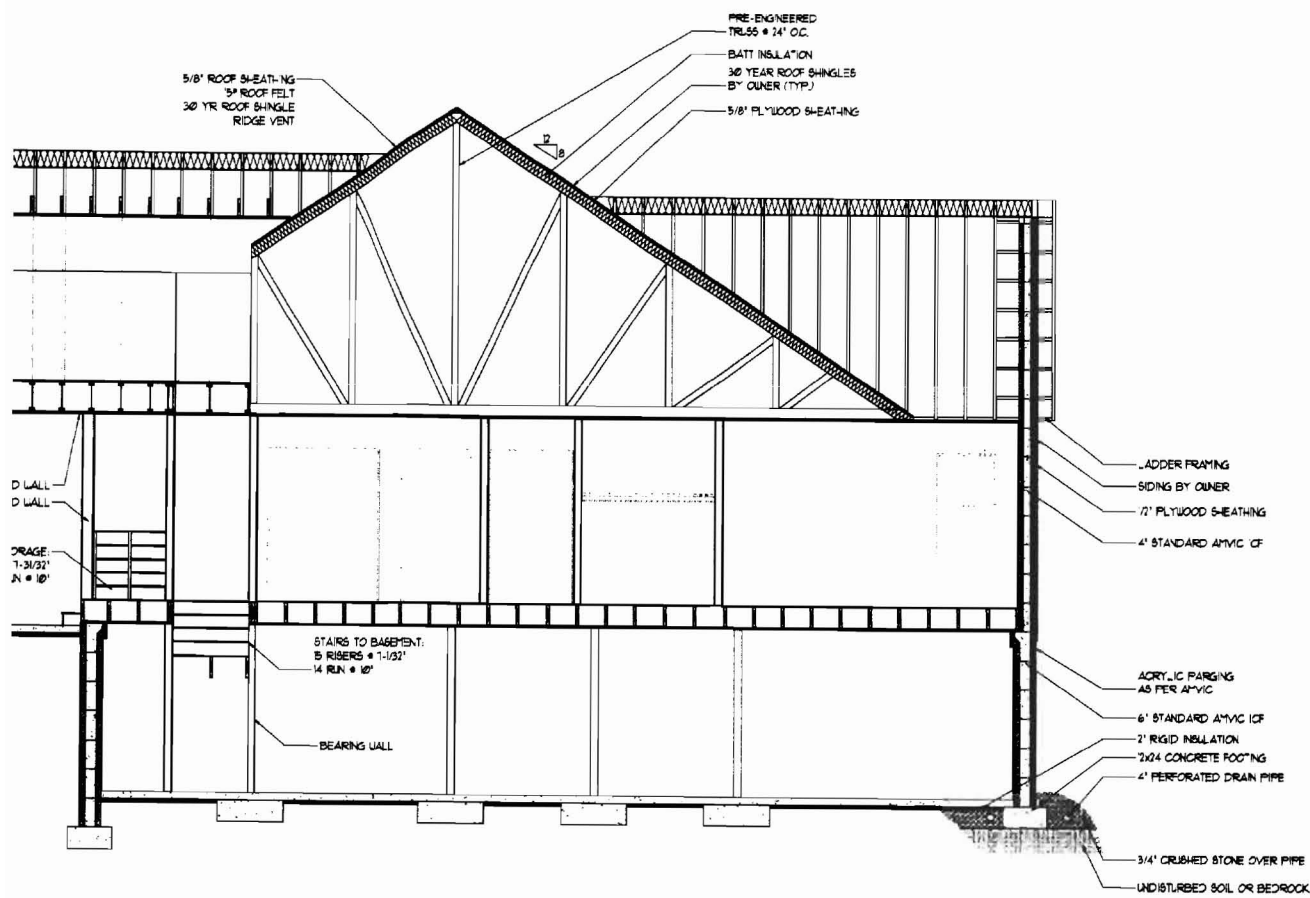


ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

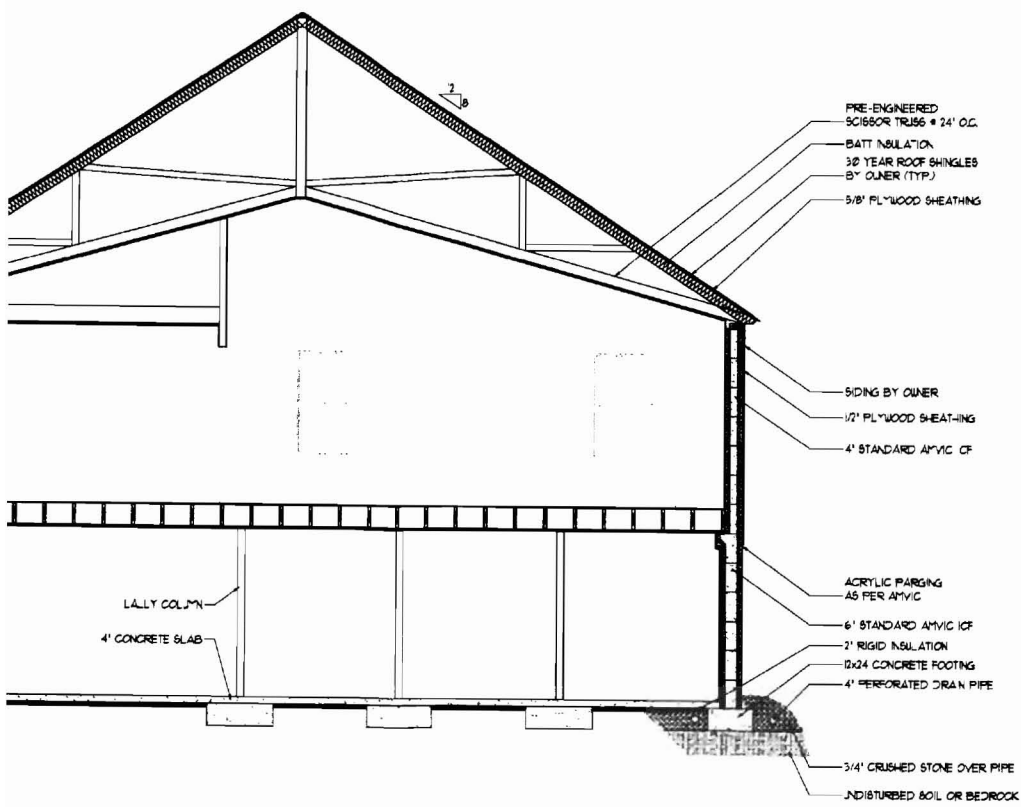


238 Riverside Industrial Parkway
Portland, ME 04102

PARCEL 7
ALLEN AVENUE, PORTLAND
STEVE FOWLER



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

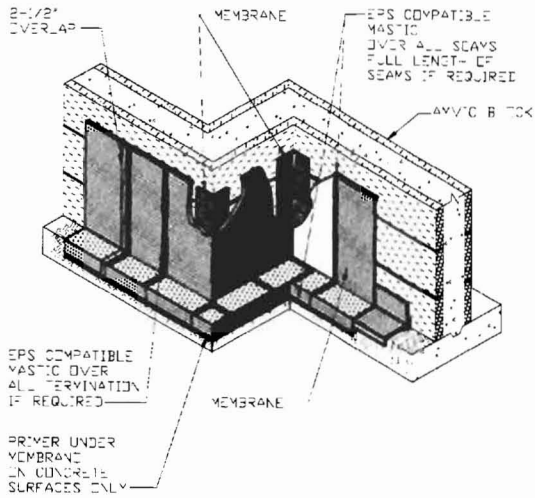


2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

NO	REMARKS	DATE	BY
A	ISSUE FOR PERMITTING	11-08-08	JJO

CODE: IRC 2006
TOWN: PORTLAND
DATE: 10-30-08
SCALE: AS NOTED
DRAWN: JJO/QML
TITLE:
SECTIONS
FILE: 015-062-08
SHEET: **A4**

NOTE: BAR PLACEMENT
CANADA REFER TO CCBC # 1940-8
U.S. REFER TO ICC-905-1.2P
OR LOCAL BUILDING CODE
OR PROFESSIONAL ENGINEER
REQUIREMENTS



FOR APPLICATION, REFER TO
MANUFACTURER'S SPECIFICATIONS

amvic
building system

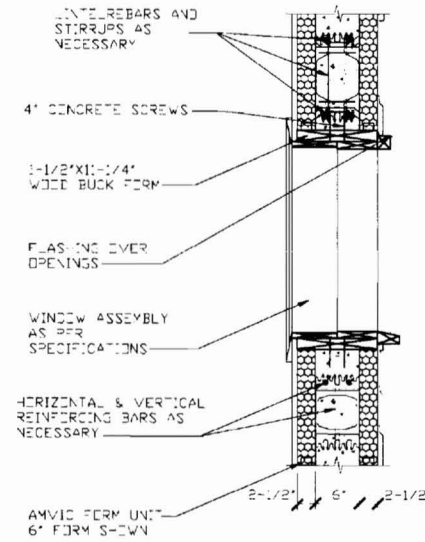
AMVIC INC.
50 McNeil Avenue
Toronto, ON M2H 2E2
Canada
Tel: Free 877-470-8999
Fax: 416-759-7402

BASEMENT WALL
WATER PROOFING
Drawing Scale: 1/4"
Creation Date: JULY, 2004

Revision: -
Drawing ID Number: AMV-NS-002

ALL DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING
CODES AND PRACTICES. AMVIC INC. RESERVES THE RIGHT TO CHANGE
INFORMATION WITHOUT NOTICE.

NOTE: BAR PLACEMENT
CANADA REFER TO CCBC # 1940-8
U.S. REFER TO ICC-905-1.2P
OR LOCAL BUILDING CODE
OR PROFESSIONAL ENGINEER
REQUIREMENTS



amvic
building system

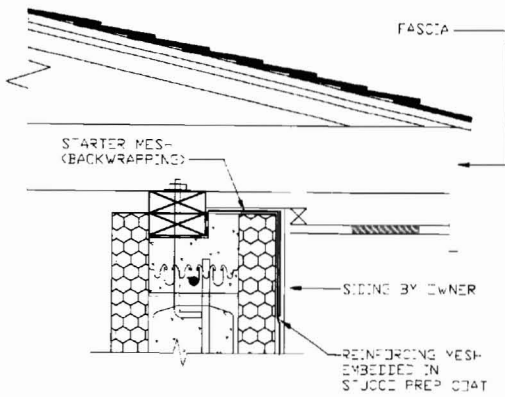
AMVIC INC.
50 McNeil Avenue
Toronto, ON M2H 2E2
Canada
Tel: Free 877-470-8999
Fax: 416-759-7402

WINDOW OR DOOR
HEADER DETAIL
Drawing Scale: 1" = 1'-0"

Creation Date: JULY, 2004
Revision: -
Drawing ID Number: AMV-OP-001

ALL DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING
CODES AND PRACTICES. AMVIC INC. RESERVES THE RIGHT TO CHANGE
INFORMATION WITHOUT NOTICE.

NOTE: BAR PLACEMENT
CANADA REFER TO CCBC # 1940-8
U.S. REFER TO ICC-905-1.2P
OR LOCAL BUILDING CODE
OR PROFESSIONAL ENGINEER
REQUIREMENTS



amvic
building system

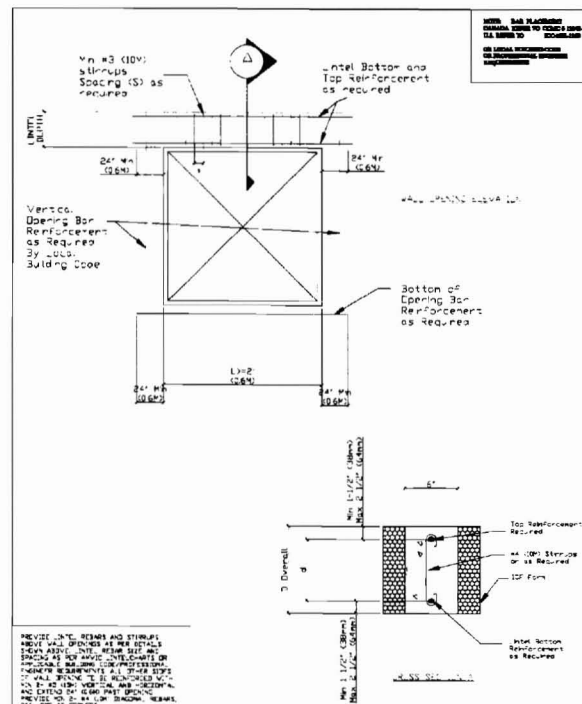
AMVIC INC.
50 McNeil Avenue
Toronto, ON M2H 2E2
Canada
Tel: Free 877-470-8999
Fax: 416-759-7402

STUCCO SOFFIT
TERMINATION DETAIL
Drawing Scale: 1" = 1'-0"

Creation Date: JULY, 2004
Revision: -
Drawing ID Number: AMV-RSF-005

ALL DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING
CODES AND PRACTICES. AMVIC INC. RESERVES THE RIGHT TO CHANGE
INFORMATION WITHOUT NOTICE.

NOTE: BAR PLACEMENT
CANADA REFER TO CCBC # 1940-8
U.S. REFER TO ICC-905-1.2P
OR LOCAL BUILDING CODE
OR PROFESSIONAL ENGINEER
REQUIREMENTS



amvic
building system

AMVIC INC.
50 McNeil Avenue
Toronto, ON M2H 2E2
Canada
Tel: Free 877-470-8999
Fax: 416-759-7402

WALL OPENINGS
Drawing Scale: 1/4"

Creation Date: JULY, 2004
Revision: -
Drawing ID Number: AMV-OP-002

ALL DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING
CODES AND PRACTICES. AMVIC INC. RESERVES THE RIGHT TO CHANGE
INFORMATION WITHOUT NOTICE.

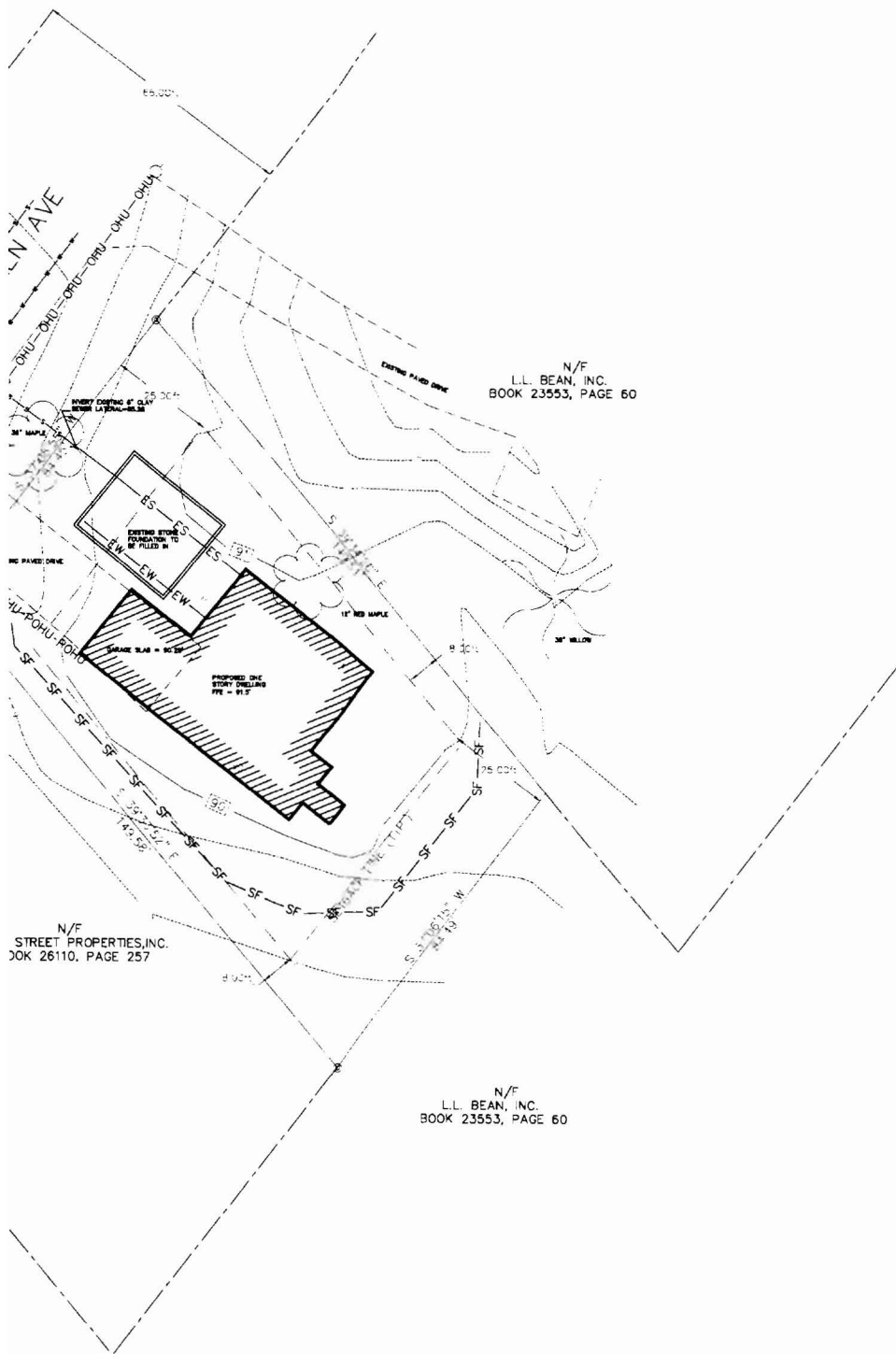
PROPERTY OF



235 Riverside Industrial Parkway
Portland, ME 04102

PARCEL 7
ALLEN AVENUE, PORTLAND
STEVE FOWLER

BY	JJO
NO REMARKS	
ISSUE FOR PERMITTING	
DATE	11-08-08
CODE:	IRC 2006
TOWN:	PORTLAND
DATE:	10-30-08
SCALE:	AS NOTED
DRAWN:	JJO/QML
TITLE:	DETAILS
FILE:	015-062-08
SHEET:	A5



GENERAL NOTES:

RECORD OWNERS OF PARCEL: JENNIFER W. FOWLER-GREAVES AND STEVEN L. FOWLER-GREAVES AS DESCRIBED IN A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 26264, PAGE 121.

BEARINGS BASED UPON THE MAINE STATE WEST ZONE 1802, NAD 83. ELEVATIONS BASED UPON N.V.G.D 1988 AS NOTED ON PLAN REFERENCE 1.

SUBJECT PARCEL SHOWN ON THE CITY OF PORTLAND TAX MAP 401 BLOCK A LOT 015

PLAN REFERENCE: BOUNDARY SURVEY OF PARCELS 7-9 405 ALLEN AVE. PORTLAND MAINE FOR AFFORDABLE PORTLAND HOMES 56 BROADWAY SOUTH PORTLAND, MAINE 04106 DATED JULY 9, 2008 AND PREPARED BY SEBAGO TECHNICS WESTBROOK MAINE.

THERE WHERE NO EASEMENTS OF RECORD AT THE TIME OF THIS SURVEY.

THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON THE INFORMATION SHOWN ON PLAN REFERENCED ABOVE.

TOPOGRAPHICAL INFORMATION GATHERED BY OCEAN PARK LAND SURVEYING LLC ON AUGUST 14, 2008.

ZONING:

ZONING: R-3 RESIDENTIAL
 MINIMUM LOT SIZE: 6,500 SQ FT
 MINIMUM AREA PER DWELLING UNIT: 6,500 SQ FT
 MINIMUM STREET FRONTAGE: 50 FT
 MINIMUM YARD DIMENSIONS:
 FRONT - 25 FT; REAR - 25 FT;
 SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 14 FT
 ON SIDE STREET: 20 FT
 MAXIMUM LOT COVERAGE: 35%
 MINIMUM LOT WIDTH: 65 FT
 MAXIMUM BUILDING HEIGHT: 35 FT

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 2C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 08, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

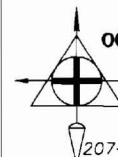
LEGEND:

CRF ⊕	Capped 5/8" Rebar Found	(50.00')	Distance from reference Plan or deed.	
IPF ⊙	Iron Pipe Found	N/F	Now Or Formerly	
SMH ⊕	Sewer Manhole	12345/99	Deed Book/Page of Local Registry	
⊕	Drain Manhole			
CB ⊕	Catch Basin			
—	Abutter Line		Edge of traveled way	
—	Property Line		Overhead Utility	
—	Street Line		⊙	Utility Pole
—	Setback Line		—SF—	Silt Fence
—	Contour Line		—ES—	Extended Sewer Lateral
—	Proposed Contour Line		—EW—	Extended Water Service
			—PO-U—	Proposed Overhead Utilities

SITE PLAN FOR A ONE STORY DWELLING AT 405 ALLEN AVE. PORTLAND, MAINE

FOR FOWLER GREAVES CONSTRUCTION

PREPARED BY:
OCEAN PARK LAND SURVEYING, LLC



P.O. BOX 7265
 OCEAN PARK, MAINE 04046
 207-749-9471 OCEANPARKLLC@GW.NET

DRAWN BY: RTG
 CHECKED BY: MMB
 SCALE: 1" = 20'
 DATE OF SURVEY: 08/14/2008
 JOB NUMBER: 2008028
 SHEET: 1 OF 1
 DRAWER: 2208 NO: 028

CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO NEW CORNERS WERE SET

ROBERT T. GREENLAW P.L.S., #2303

DATE: AUGUST 14, 2008

20' 40' 60'

GRAPHIC SCALE

BOOK: 25 PAGE:

