

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-1835-SF	Date Applied: 8/1/2011	CBL: 402 - - D - 003 - 001 - - - - -	
Location of Construction: 58 GERTRUDE AVE	Owner Name: Diversified Properties	Owner Address: PO BOX 10127 PORTLAND, ME - MAINE 04104	Phone: 207-773-4988
Business Name:	Contractor Name: Custom Built Homes, LLC	Contractor Address: 123 Christopher Rd., BNorth Yarmouth, ME 04021	Phone: (207) 650-69898
Lessee/Buyer's Name:	Phone:	Permit Type: Building - New Single Family	Zone: R-3
Past Use: Vacant land	Proposed Use: New Single family - renew permit #10-0901 - build a cape with full dormer - 32' x 24'	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group R-3 Type: SB IRC-2009
Proposed Project Description: New Single family home - renew permit #100901 UI		Signature: <i>Capt. Malone 9/22/11</i> Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 7 - over</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2010-0019</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input checked="" type="checkbox"/> MM Date: <i>ok w/ conditions 9/15/11 ABU</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 Dist 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>ABU</i>
	CERTIFICATION		

WITHDRAW

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 appication 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

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	$5 \frac{12}{12}$ Trusses @ 24" O.C.	3 Need Specs
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Floor: 3/4 Wall: 7/16 Roof: 5/8	Okay
Fastener Schedule (Table R602.3(1) & (2))	Wrong Table	7
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	Okay
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	Okay
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Chapter 9)	Asphalt	Okay
Safety Glazing (Section R308)	Bathroom	
Attic Access (Section R807)	Not Shown 22x30"	22x30" Shown Okay
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	1st Floor Not Shown	5
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration		6

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	20x10' / 8" Thick Wall 4 1/2" Rebar	/
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" DIA w/ 8" Thick Wall Damp proofing	/
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	/
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2 Bolts 12" corners every 6'-0" - 4'-0" (Notes)	/
Lally Column Type (Section R407)	(3) 2x12's w/ 3 1/2" bolts 5'-8" Max	/
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type		=> ① Permit br-up
Sill/Band Joist Type & Dimensions	2x6" P.T.	/
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" @ 16" O.C. 12 Spans	/
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	?	②
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses	③ Need Specs

Applicant: Diversified Properties, Inc - Jim Wolf

Date: 7/25/11

Address: 58? Getwade Ave. (Parcel A, Lot 1)

C-B-L: 402-D-003

permit # 10-0901 expired

CHECK-LIST AGAINST ZONING ORDINANCE

new permit 201-08-1135

Date - new

* amendment 12/2011 change cpe to colonial

Zone Location - R3

Interior or corner lot -

* 2 story colonial

Proposed Use/Work - build new single family home - ~~2 stories colonial~~ - 24'x32'

~~change to 1 1/2 stories~~

Savage Disposal - city

Lot Street Frontage - 55' min - 68' given ✓

Front Yard - 25' min - ^{32' to} 25' to steps scaled, ^{36'} 32' to house scaled (OK)

Rear Yard - 25' min - 34' to bulkhead scaled, ^{40'} 40' to house scaled (OK)

Side Yard - 2 stories - 14' min - 8' on left scaled - * can reduce to 8' need to hd of 28' (321) (OK)
- 24' on ~~right~~ right to steps

Projections -

Width of Lot - 65' min - 68' scaled

Height - 35' max - ~~24' scaled~~ (OK) - * 24' scaled scaled @ lowest scale (OK)

Lot Area - 6500 sq ft min - 6765 sq ft given (OK)

Lot Coverage Impervious Surface - 35%

house 24' x 32' =

Area per Family - 6500 sq ft - ~~0.15~~

bulkhead 5' x 6' =

Off-street Parking - 2 spaces required - 2 shown 15' x 11' (OK)

front entry 4 x 6 =

Loading Bays - N/A

side entry 4 x 6 =

Site Plan - 2010-0014 (minor/major)

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel 7 - zone X

Jonathan Rioux - RE: 58 Gertrude Ave.

From: Jonathan Rioux
To: Jim Wolf
Date: 12/27/2011 10:45 AM
Subject: RE: 58 Gertrude Ave.

Jim,

I'm filing in for Jeannie on this Amendment:

The item(s) listed below need to be indicated on your Building Permit Application prior to Issuance.

- A Cross Section of the Second Floor Framing/ Girder(s) in Compliance with (Table R502.5(1))
- Building Envelope Energy requirements must comply with MUBEC
- The Fastener Schedule shall be MUBEC (IRC, 2009)
- Ventilation of this space is required per ASRAE 62.2 , 2007 edition

Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Habitable Attics: A finished or unfinished area, not considered a story, complying with all of the following requirements:

- 1. The occupiable floor area is at least 70 square feet, in accordance with Section R304,*
- 2. The occupiable floor area has a ceiling height in accordance with Section R305, and*
- 3. The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.*

Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.

A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

Ann Machado - Gertrude Street

From: "Lynda Porter" <lyndap@maine.rr.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: 9/13/2011 2:49 PM
Subject: Gertrude Street

Hi Ann

Sorry it took so long to get back to you, Jim has decided to go with the Cape for Gertrude and not the Colonial. If you need anything let me know.

Thanks

Lynda Porter
Diversified Properties
207-773-4988

Jeanie Bourke - Fwd: RE: Gertrude Avenue

From: Ann Machado
To: Jeanie Bourke
Date: 12/9/2011 3:43 PM
Subject: Fwd: RE: Gertrude Avenue

>>> Chris Pirone 12/6/2011 3:54 PM >>>
Jim,

I will try and look into it again when time permits but as I recall my direction was not to require a sprinkler system based on the plans submitted because they were submitted before 9/16/10 and if plans changed then I would need to review based on current ordinances and this would require a sprinkler system.

Captain Chris Pirone
Portland Fire Department
Fire Prevention Bureau
380 Congress Street
Portland, ME 04101
(t) 207.874.8405
(f) 207.874.8410

>>> "Jim Wolf" 12/06/11 1:46 PM >>>
Chris

Is there any discussion on this topic?

As stated earlier, the foundation and site plan will not change from the cape to colonial. The only change is to the roof line and one second floor wall. We ask for this change as we have a buyer who desires a colonial versus a cape and cannot afford any extra costs.

(f) 207.874.8410

>>> "Jim Wolf" 12/2/2011 11:52 AM >>>

Hi Chris

Hope all is well.

Ann at building inspection referred my real estate broker to you. Prior to the sprinkler rule going into effect we applied for a single family permit on Gertrude Street. We made application for a cape, however, the broker has an interested party in a colonial. The foundation would be identical to the cape.

Being that the house footprint will be identical are we still exempt from installing sprinklers if we change to the colonial?

Thank you.

Jim

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

Zoning Copy

Marge Schmuckal

2010-0019

Application I. D. Number

7/27/2010

Application Date

Single Family Home

Project Name/Description

Diversified Properties

Applicant

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

James Wolf

Consultant/Agent

Applicant Ph: (207) 773-4988 Applicant Fax: (207) 773-6875

Applicant or Agent Daytime Telephone, Fax

58 - 58 Gertrude Ave, Portland, Maine

Address of Proposed Site

402 D003001

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 **7/27/2010**

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 _____

CONTRACT FOR THE SALE OF COMMERCIAL REAL ESTATE

RECEIVED from MADD, LLC or its assigns/nominees, with a mailing address of 110 Dan Anderson 94
ME _____ ("Purchaser"), this 11 day of March, 2010 the sum of _____ is earnest money deposit
REAL ESTATE Portland
toward the purchase of real estate owned by L. L. Bean, Inc. ("Seller") and located on Gertrude Avenue,
in the City of Portland, County of Cumberland, State of Maine, described as follows: A .341 ± acre
parcel of vacant land being a portion of the property more fully described at said County's Registry of
Deeds in Book 23553, Page 60, shown as Parcel 5 on a plan entitled "Final Subdivision Plan Amendment
4 Standard Boundary Survey on Washington Avenue & Allen Avenue, Portland, Maine, Made for Owner
of Record: Northport Realty Trust" by Owen Haskell, Inc., dated December 12, 2005, recorded in the
Cumberland County Registry of Deeds at Volume 205, Page 801 ("Property"), and further described on
the City of Portland Tax Maps as Map 402, Block D, Lots 3,4 & 5, and upon the terms and conditions
indicated below.

1. **PERSONAL PROPERTY:** The following items of personal property are included in this sale (if applicable) NONE.

2. **PURCHASE PRICE:** The total Purchase Price is \$_____ with payment to be made as follows:

Earnest money deposit received on this date:

Balance due at closing, in cash or certified funds:

3. **EARNEST MONEY/ACCEPTANCE:** NAI The Dunham Group ("Escrow Agent") shall hold the earnest money in a non-interest bearing account and act as escrow agent until closing; this offer shall be valid until Monday, March 22, 2010, at 5:00 p.m. In the event of Seller's non-acceptance of this offer, the earnest money shall be returned promptly to Purchaser.

4. **TITLE:** That a deed, conveying the Property in fee simple with good and marketable title in accordance with Standards of Title adopted by the Maine State Bar Association shall be delivered to Purchaser and this transaction shall be closed and Purchaser shall pay the Purchase Price as provided herein and execute all necessary papers for the completion of the purchase within 120 days from the effective date of this contract. If Seller is unable to convey title to the Property in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days from the time Seller receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is marketable title, Purchaser may within 10 days thereafter, at Purchaser's option, withdraw said earnest money and neither party shall have any further obligation hereunder. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

5. **DEED:** That the Property shall be conveyed by a Quit Claim Deed w/ Covenant, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record and usual public utilities servicing the Property and shall be subject to applicable land use and building laws and regulations.

6. **POSSESSION/OCCUPANCY:** Possession/occupancy of the Property shall be given to Purchaser immediately at closing unless otherwise agreed by both parties in writing.

7. **RISK OF LOSS:** Until transfer of title, the risk of loss or damage to the Property by fire or otherwise is assumed by Seller unless otherwise agreed in writing. The Property shall at closing be in substantially the same condition as at present, excepting reasonable use and wear.

8. **PRORATIONS:** The following items shall be prorated as of the date of closing:

- a. Real Estate Taxes based on the municipality's current tax year. Seller is responsible for any unpaid taxes for prior years.

Purchaser and Seller shall each pay one-half of the transfer tax as required by the laws of the State of Maine.

9. **CITY APPROVALS:** This contract is contingent upon Purchaser obtaining approvals from the City of Portland for two buildable residential lots.

10. **FINANCING:** NONE

11. **AGENCY DISCLOSURE:** Purchaser and Seller acknowledge that Thomas W. Moulton of NAI The Dunham Group, CCIM, SIOR ("Listing Agent") is acting as agent in this transaction and is representing Seller.

12. **DEFAULT:** In the Purchaser fails to perform any of the terms of this Contract, Seller shall have the option of either retaining the earnest money as full and complete liquidated damages or employing all available legal and equitable remedies. Should Seller elect to retain the earnest money, this Contract shall terminate and neither party shall be under any further obligation hereunder. In the event of default by either party, the Escrow Agent shall not return the earnest money to Purchaser or Seller without written releases from both parties. Purchaser and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by Escrow Agent in connection with any dispute.

13. **ARBITRATION:** Any dispute or claim arising out of or relating to this Contract or the Property addressed in this Contract shall be submitted to binding arbitration in Portland, Maine in accordance with the Commercial Arbitration Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.

14. **PRIOR STATEMENTS:** This Contract sets forth the entire agreement between the parties, and there are no other representations, agreements or understandings with respect to the subject matter of this Contract. This Contract shall be construed according to the laws of the State of Maine.

15. **HEIRS/ASSIGNS:** This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

16. **EFFECTIVE DATE:** This Contract is a binding contract when signed by both Seller and Purchaser and when that fact has been communicated to all parties or to their agents. Time is of the essence of this Contract.

17. It is the intent of the parties that except as expressly set forth in this Contract, all covenants, representations, statements and obligations of both parties herein shall not survive closing.

TD

18. COUNTERPARTS: This agreement may be simultaneously executed in any number of counterparts, each of which when duly executed and delivered shall constitute but one and the same agreement.

19. NOTICES: Notices shall be effective upon receipt or refusal when given by personal delivery, certified mail, return receipt requested or delivery service providing proof of receipt. Seller's address for purposes of notice is Casco Street, Freeport, Maine 04033.

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.

Seller acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2-1/2% of the consideration unless Seller furnishes to Purchaser a certificate by the Seller stating, under penalty of perjury, that Seller is a resident of Maine or the transfer is otherwise exempt from withholding.

MADD, LLC
Legal Name of Purchaser

to be provided w/ money note
Social Security # or Tax I.D. #

[Signature]
Signature

Sole manager / OWNER
Name/Title, there unto duly authorized

Signed this _____ day of _____, 2010.

L. L. Bean, Inc.
Seller

Social Security # or Tax I.D. #

[Signature]
Signature

Name/Title, there unto duly authorized

NAI The Dunham Group
Escrow Agent

Thomas W. Moulton / Partner
Name/Title

[Signature]
Signature

EFFECTIVE DATE OF CONTRACT: March 22, 2010.

Addendum 1 to Agreement

Addendum to contract dated March 2, 2010

between LL Bean (hereinafter "Seller")

and MADD LLC (hereinafter "Buyer")

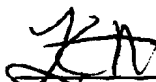
property Gertrude, Portland, ME 04103

ASSIGNMENT OF CONTRACT

The contract is hereby assigned as follows:

All rights and obligations to the purchaser of the contract noted above are transferred from the buyer named MADD LLC to MADD LLC and Diversified Properties per paragraph 15 of original contract between LL Bean with an effective date of March 22, 2010.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.



Buyer
MADD LLC

06/09/2010
Date

Seller
LL Bean

Date

Buyer

Date

Seller

Date

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level 1: Minor Residential Development application was submitted to the Portland Planning Division by Diversified Properties for a new single family home at 58 Gertrude Avenue.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Planning Division, 4th Floor, City Hall. If you have any questions or wish to submit comments, contact the Planning Division at 874-8719 or email jmy@portlandmaine.gov

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	1321 ASSOCIATES LLC	1976 WASHINGTON AVE PORTLAND , ME 04103	15 NORTHPORT DR UNIT 1	1
	865 SPRING STREET DEVELOPMENT LLC	256 READ ST PORTLAND, ME 04103	54 GERTRUDE AVE	1
	ANASTOS ELLEN B	459 ALLEN AVE # 25 PORTLAND, ME 04103	459 ALLEN AVE UNIT 25	1
	BARNETT AMY LOUISE	PO BOX 15134 PORTLAND , ME 04112	15 GERTRUDE AVE	1
	BRETON FREDRIC L JR & MELISSA E BOUCHARD JTS	53 GERTRUDE AVE PORTLAND, ME 04103	53 GERTRUDE AVE	1
	CAMPBELL BRUCE O & MARCELLA R CAMPBELL	7714 REMINGTON RD MONTGOMERY , OH 45242	459 ALLEN AVE UNIT 1	1
	CHEN CHUN-MING & SHU-YA TSENG JTS	17 SLOCUM DR FALMOUTH , ME 04105	459 ALLEN AVE UNIT 5	1
	CLARKE ELIZABETH C	459 ALLEN AVE # 21 PORTLAND , ME 04103	459 ALLEN AVE UNIT 21	1
	COLE ERIN E & JONATHAN L COLE JTS	32 GERTRUDE AVE PORTLAND , ME 04103	32 GERTRUDE AVE	1
	COOMBS PATRICIA L	459 ALLEN AVE APT 24 PORTLAND, ME 04103	459 ALLEN AVE UNIT 24	1
	CURTIS PHILIP	4 BEAVERS BROOK RD SCARBOROUGH , ME 04074	GERTRUDE AVE	0
	DASCH ASHLEY B	25 GERTRUDE AVE PORTLAND, ME 04103	25 GERTRUDE AVE	1
	DISCATIO LOUIS A	18 SMITH FARM LN PORTLAND, ME 04103	459 ALLEN AVE UNIT 9	1
	DOUGLAS EDWIN P & BERNICE W JTS	31 GERTRUDE AVE PORTLAND, ME 04103	31 GERTRUDE AVE	1
	DOUGLAS EDWIN P & BERNICE JTS	31 GERTRUDE AVE PORTLAND, ME 04103	35 GERTRUDE AVE	0
	DUNLAP KYAN J	459 ALLEN AVE # 14 PORTLAND , ME 04103	459 ALLEN AVE UNIT 14	1
	FURMAN ROSS Y JR	PO BOX 2 PORTLAND, ME 04112	24 LORING AVE	1
	FURMAN ROSWELL Y	PO BOX 2 PORTLAND , ME 04112	LYON AVE	0
	GAUDET MONIQUE R	59 GERTRUDE AVE PORTLAND, ME 04103	59 GERTRUDE AVE	1
	GIESECKE RAINER & NINA GIESECKE JTS	27 LORING AVE PORTLAND , ME 04103	LORING AVE	0
	GOLDTHWAITE MARGARET G	53 GERTRUDE AVE PORTLAND, ME 04103	LYON AVE	0
	GOODMAN SETH C	30 GERTRUDE AVE PORTLAND , ME 04103	30 GERTRUDE AVE	1
	HAKKILA PETER G & THERESA P HAKKILA JTS	36 LORING AVE PORTLAND , ME 04103	36 LORING AVE	1
	HARMON JAMES	PO BOX 10634 PORTLAND , ME 04102	LYON AVE	0
	HAYES DIANE M & RICHARD C JTS	21 MARTIN AVE SCARBOROUGH, ME 04074	LORING AVE	0
	HAYES DIANE M & RICHARD C JTS	21 MARTIN AVE SCARBOROUGH, ME 04074	LYON AVE	0

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	HAYES DIANE M & RICHARD C JTS	21 MARTIN AVE SCARBOROUGH, ME 04074	THURLOW ST	0
	HITZROT ANN H	459 ALLEN AVE # 13 PORTLAND, ME 04103	459 ALLEN AVE UNIT 13	1
	KROLL ERIN	459 ALLEN AVE # 19 PORTLAND, ME 04103	459 ALLEN AVE UNIT 19	1
	LEE THERESA	459 ALLEN AVE # 6 PORTLAND, ME 04103	459 ALLEN AVE UNIT 6	1
	LL BEAN INC	15 CASCO ST FREEPORT, ME 04033	43 NORTHPORT DR UNIT 3	1
	LL BEAN INC	15 CASCO ST FREEPORT, ME 04033	49 NORTHPORT DR UNIT 4	1
	LL BEAN INC	15 CASCO ST FREEPORT, ME 04033	75 NORTHPORT DR UNIT 6	1
	LL BEAN INC	15 CASCO ST FREEPORT, ME 04033	1361 WASHINGTON AVE	1
	LYNCH KELLY J	459 ALLEN AVE # 7 PORTLAND, ME 04103	459 ALLEN AVE UNIT 7	1
	MACKENZIE CAROL A & STEPHEN A JTS	74 GERTRUDE AVE PORTLAND, ME 04103	74 GERTRUDE AVE	1
	MACKENZIE STEPHEN A SR & CAROL J JTS	74 GERTRUDE AVE PORTLAND, ME 04103	GERTRUDE AVE	0
	MADD LLC & DIVERSIFIED PROPERTIES INC	1326 WASHINGTON AVE PORTLAND, ME 04103	58 GERTRUDE AVE	0
	MADD LLC & DIVERSIFIED PROPERTIES INC	1326 WASHINGTON AVE PORTLAND, ME 04103	64 GERTRUDE AVE	0
	MAGNUSON RUTH C & ROBERT ERIC MAGNUSON JTS	40 GERTRUDE AVE PORTLAND, ME 04103	40 GERTRUDE AVE	1
	MALLO CHARLES J & CAROLYN L ARCAND JTS	459 ALLEN AVE # 22 PORTLAND, ME 04103	459 ALLEN AVE UNIT 22	1
	MARTIN'S POINT HEALTH CARE INC	PO BOX 9746 PORTLAND, ME 04112	27 NORTHPORT DR UNIT 2	1
	MCCARTY CAROL L	32 LORING AVE PORTLAND, ME 04103	32 LORING AVE	1
	MINAT CORPORATION	190 RIVERSIDE ST # B4 PORTLAND, ME 04103	GERTRUDE AVE	0
	MINAT CORPORATION THE	190 RIVERSIDE ST # B4 PORTLAND, ME 04103	GERTRUDE AVE	0
	MINAT CORPORATION THE	190 RIVERSIDE ST # B4 PORTLAND, ME 04103	GERTRUDE AVE	0
	MINAT CORPORTION THE	190 RIVERSIDE ST # B4 PORTLAND, ME 04103	GERTRUDE AVE	0
	MOORADIAN ALICE Q	459 ALLEN AVE APT 8 PORTLAND, ME 04103	459 ALLEN AVE UNIT 8	1
	MOREAU CHERYL	459 ALLEN AVE # 10 PORTLAND, ME 04103	459 ALLEN AVE UNIT 10	1
	NEILAN DAVID M	459 ALLAN AVE # 18 PORTLAND, ME 04103	459 ALLEN AVE UNIT 18	1
	NORTH DEERING ALLIANCE	1301 WASHINGTON AVE PORTLAND, ME 04103	1307 WASHINGTON AVE	1
	NORTHPORT UPHAM LLC	PO BOX 4894 PORTLAND, ME 04112	56 NORTHPORT DR UNIT 5	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	PAOLINO JOSEPH JR	107 WHITES POINT RD STANDISH, ME 04084	LYON AVE	0
	PARKER'S REALTY LLC	1349 WASHINGTON AVE PORTLAND, ME 04103	1341 WASHINGTON AVE	1
	PORTLAND REGIONAL FEDERAL CREDIT UNION	1345 WASHINGTON AVE PORTLAND, ME 04103	1339 WASHINGTON AVE	1
	RICE JULIANNE L	459 ALLEN AVE # 17 PORTLAND, ME 04103	459 ALLEN AVE UNIT 17	1
	ROBINSON BEVERLY D	459 ALLEN AVE # 3 PORTLAND, ME 04103	459 ALLEN AVE UNIT 3	1
	ROBINSON SUSAN M	39 COLCHESTER DR SOUTH PORTLAND, ME 04106	THURLOW ST	0
	ROY KIMBERLY A	459 ALLEN AVE # 2 PORTLAND, ME 04103	459 ALLEN AVE UNIT 2	1
	SILVERNAIL DAVID L	459 ALLEN AVE APT 16 PORTLAND, ME 04103	459 ALLEN AVE UNIT 16	1
	SIMPSON MEMORIAL CHURCH	1301 WASHINGTON AVE PORTLAND, ME 04103	1301 WASHINGTON AVE	1
	SKOG DIANE E	459 ALLEN AVE # 4 PORTLAND, ME 04103	459 ALLEN AVE UNIT 4	1
	STEWART MARGARET M & KELLI S FOX JTS	38 FLORIDA AVE PORTLAND, ME 04103	38 FLORIDA AVE	1
	TAYLOR DAWN M	459 ALLEN AVE # 11 PORTLAND, ME 04103	459 ALLEN AVE UNIT 11	1
	UMBEL WILLIAM R	122 GERTRUDE AVE PORTLAND, ME 04103	122 GERTRUDE AVE	1
	WAGNER THERESA	459 ALLEN AVE # 15 PORTLAND, ME 04103	459 ALLEN AVE UNIT 15	1
	WESTBURG JAMES N & ELIZABETH A WESTBURG JTS	28 LORING AVE PORTLAND, ME 04103	28 LORING AVE	1
	WGME INC	10706 BEAVER DAM RD COCKEYSVILLE, MD 21030	81 NORTHPORT DR UNIT 7	1
	WHALEN MAUREEN	459 ALLEN AVE APT 23 PORTLAND, ME 04103	459 ALLEN AVE UNIT 23	1
	WHITE LAUREEN D	459 ALLEN AVE #26 PORTLAND, ME 04103	459 ALLEN AVE UNIT 26	1
	WILLIAMS GALEN TRUSTEE	7 OYSTER SHORES RD EAST HAMPTON, NY 11937	459 ALLEN AVE UNIT 20	1
	ZUB PATRICIA A	4 QUAKER LN PORTLAND, ME 04103	459 ALLEN AVE UNIT 12	1

08/17/2011

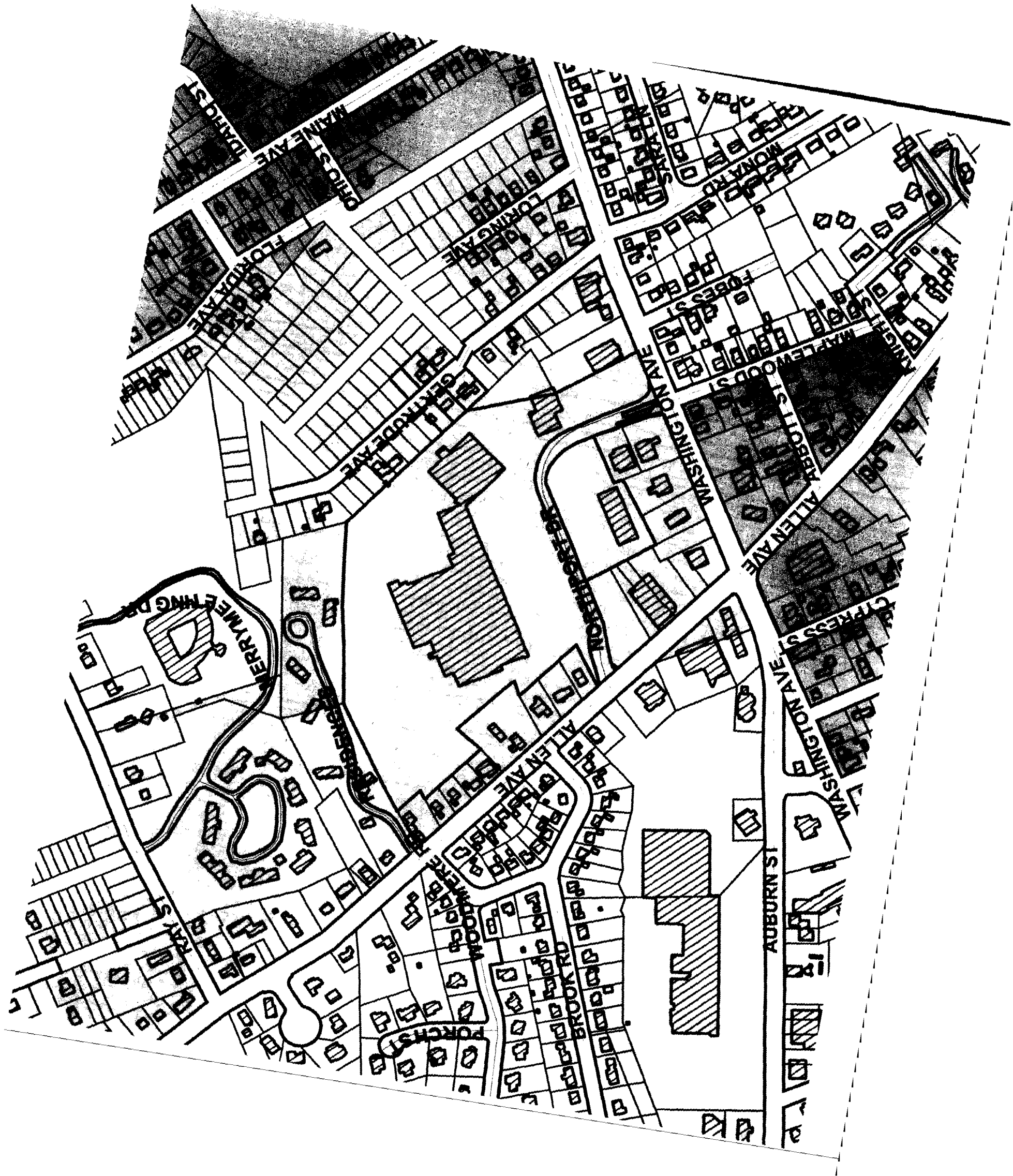
GERTRUDE ST 11

8:59 AM

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed: 72

54





Permit 10-0901 being renewed + style of house has changed.

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>158 Gertrude Ave. Port. ME</u>		
Total Square Footage of Proposed Structure/Area <u>1536</u>		Square Footage of Lot <u>6804.48</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>402 D 3-X</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Diversified Properties</u> Address <u>POB 10127</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>773-4988</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>90,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>90,000</u>
<p style="font-size: 2em; font-weight: bold; opacity: 0.5;">WITHDRAW</p>		
Current legal use (i.e. single family) <u>VACANT</u> If vacant, what was the previous use? <u>VACANT</u> Proposed Specific use: <u>TO build single family home - 24x32 ^{Cap w/ full dormer} 24x32</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>amended recording platt of Washington Ave + 11th Ave for Northport Realty / ^{Cap w/ full dormer - see email.} construct 24x32 entire single family home.</u>		
Contractor's name: <u>Custom Built Homes of Maine LLC</u> Address: <u>123 Christopher Rd</u> City, State & Zip: <u>N. Yarmouth, ME</u> Telephone: <u>207-650-6989</u> Who should we contact when the permit is ready: <u>Diversified - Lynda</u> Telephone: <u>773-4988</u> Mailing address: <u>POB 10127, Port. ME 04104</u> X 01		

Renew #10-0901 9/2/11

8/2/11

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: 7/27/11

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

RECEIVED

AUG 1 2011
Dept. of Building Inspections
City of Portland Maine

WITHDRAW

58 Gertrude 402-D-003
 BPT# 2011-08-1835

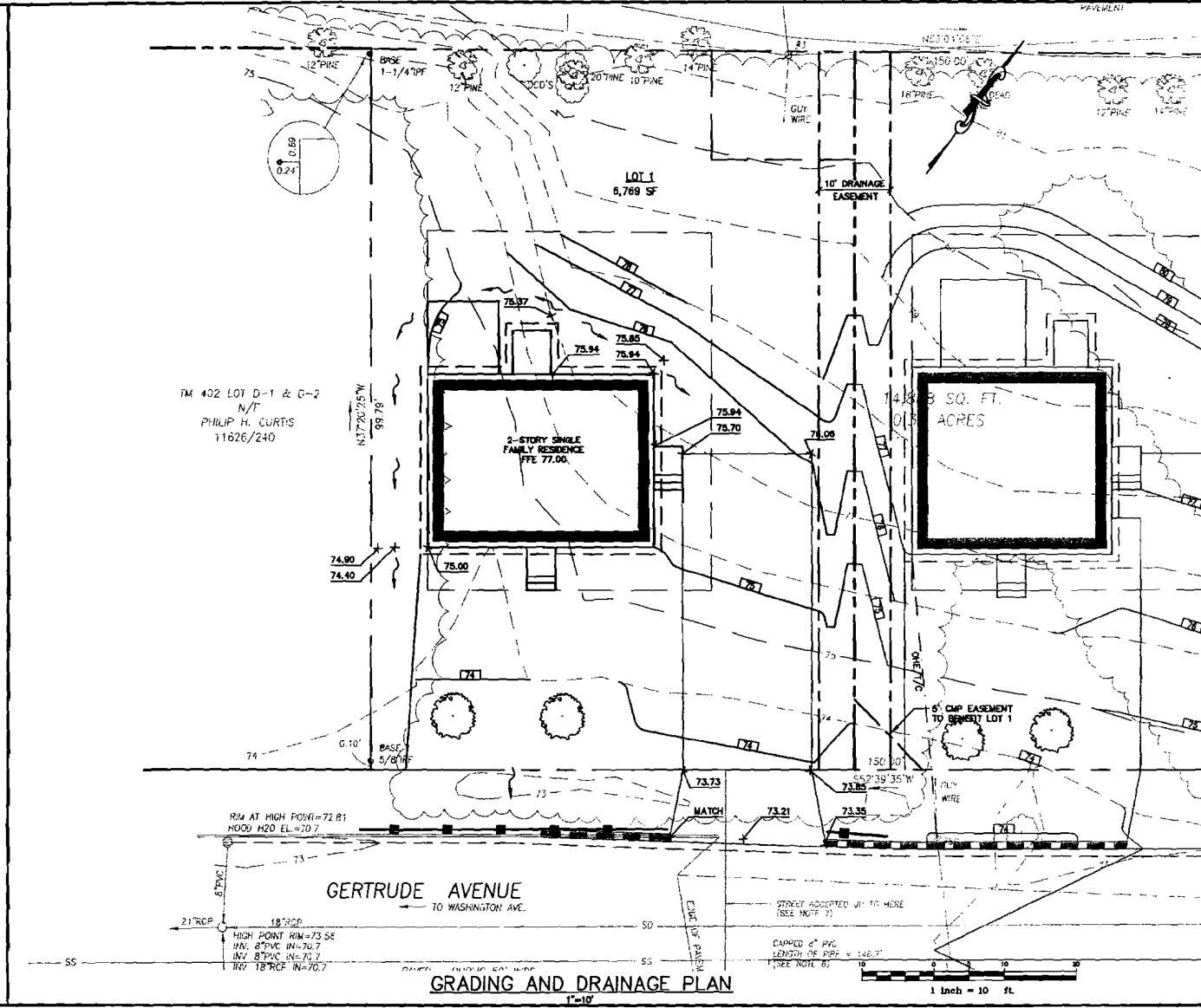
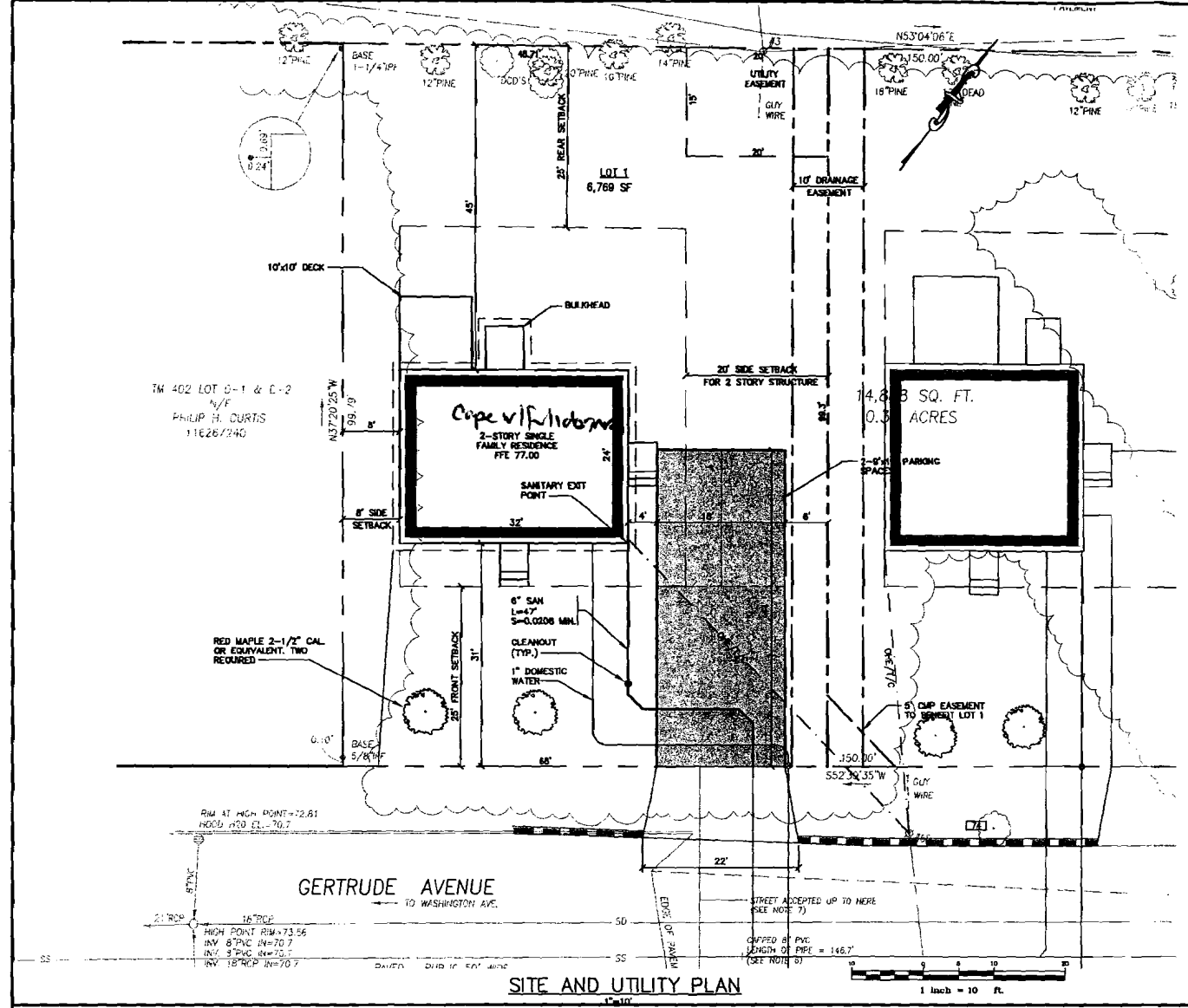
ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	114" x 10" Footing bottom 4' min 2' x 12" interior 4" slab	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Notes: Sealer/damp proof	? drain pipe, fabric (1)
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8" x 12" J hook 3' oc. corners	
Lally Column Type (Section R407)	3 1/2" steel w/ concrete	
Girder & Header Spans (Table R 502.5(2))	7'10" 1 FLOOR OF R BEARING →	7'5" max allowed (2)
Built-Up Wood Center Girder Dimension/Type	3-2x10	
Sill/Band Joist Type & Dimensions	2x10 / 2x6 PT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" O.C. Right side 2x10 12" O.C. left side	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" OC	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	ceiling ties	? No dimension given size (3)

WITHDRAW

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10 - 12'4" 2x12 ridge 2x8 - 12'12"	Note pre-man Truss remove if not using	④
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4" T&G, 1/2" ply. or 7/16 APA, 5/8 APA		
Fastener Schedule (Table R602.3(1) & (2))	As noted		
Private Garage (Section R309) Living Space? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1)	N/A		
Emergency Escape and Rescue Openings (Section R310)	36" x 24" Egress eaf/drm		
Roof Covering (Chapter 9)	25yr Fiberglass		
Safety Glazing (Section R308)	N/A		
Attic Access (Section R807)	N/A		
Chimney Clearances/Fire Blocking (Chap. 10)	Shows 2" clearance	disclosure condition	
Header Schedule (Section 502.5(1) & (2))	1st FL bearing wall & schedule 8' & 5' wall openings	8' 6 1/2" allowed ok	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration		Need Res check Certification or revision for IECC compliance	⑤

WITHDRAWN

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement	yes - bulkhead	
Number of Stairways	4	
Interior	2	
Exterior	2	R311.7.5 NOT showing landing & details (stairs) (6) Shows on site plan
Treads and Risers (Section R311.5.3)	Int. 7 3/4" R 10" T 7 9/16" "	
Width (Section R311.5.1)		
Headroom (Section R311.5.2)	6'8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	34" handrail	
Smoke Detectors (Section R313) Location and type/Interconnected	General notes for compliance	
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	10' x 10' 3-2x10 beams 4'7" 2x10 16' o.c.	Lateral Attachment Detail (7) Guard HT & opening dimension

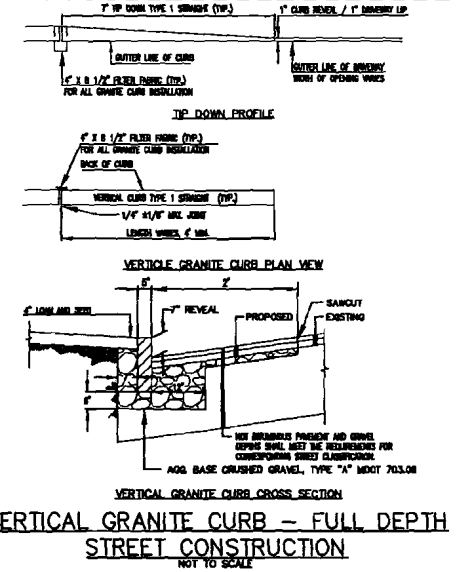


GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY OWEN HASZELL IN APRIL 2010.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C801, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE, COORDINATE WITH CMP.
8. THE LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY WIDEN THE NARROW OBSCURE OR PROPORTION OF THE UNIT.
9. SEWER AND WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER 5' INTO THE PROPERTY. CONNECTION TO THE HOUSE WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
10. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
11. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
12. ANY CURBING REMOVED WITHIN THE RIGHT-OF-WAY IS THE PROPERTY OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE PUBLIC WORKS FACILITY ON OUTER CONGRESS STREET.
13. ANY STAIRS SHALL NOT EXTEND MORE THAN 8" INTO A SETBACK NOR CONTAIN IN EXCESS OF 60 SF WITHIN SETBACK.

GRADING AND DRAINAGE NOTES:

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SIEVE.
 2. COMMON BORROW SHALL MEET MOOT SPECIFICATION 703.18.
 3. FOUNDATION DRAIN SHALL BE DIRECTED TO SUMP LOCATED WITHIN BUILDING.
 4. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS DEPICTED ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.
14. SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A, M.R.S.A., SECTION 14-401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OF PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY HOUSING, CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS".
15. DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH CHAPTER 14, LAND USE, OF THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 8, DATED JANUARY 1999 OR AS AMENDED FROM TIME TO TIME. EXCERPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.
- SPACE AND BULK REQUIREMENTS R-3 ZONE
- | | |
|-----------------------------|------------|
| MINIMUM LOT SIZE | 6,500 S.F. |
| MINIMUM FRONTAGE | 80 FT |
| FRONT YARD SETBACKS | |
| FRONT YARD | 28 FT |
| REAR YARD | 25 FT |
| SIDE YARD * | |
| 1 STORY | 8 FT |
| 1 1/2 STORIES | 8 FT |
| 2 STORIES | 14 FT |
| 2 1/2 STORIES | 18 FT |
| SIDE YARD * ON SIDE STREETS | 20 FT |
| MINIMUM LOT WIDTH | |
| MULTI-USE | N/A |
| OTHER USES | 65 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 EIGHT (8) FEET IN WIDTH. SAID REDUCTION DOES NOT REQUIRE AN AMENDED RECORDING PLAT.
16. EACH LOT SHALL REQUIRE THE SUBMISSION OF A SITE REVIEW PLAN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V OF CHAPTER 14 OF THE PORTLAND CITY CODE.
17. TREES SHOWN AND DESCRIBED ALONG NORTHERLY PROPERTY LINE ON THIS PLAN ARE NOT TO BE REMOVED WITHOUT PERMISSION OF THE CITY OF PORTLAND.



Rev.	Date	Revision

REVISION PER CITY COMMENTS	Date	By

Design: JWA Draft: DG Date: JUNE 2010
 Checked: AMP Scale: 1"=10' Job No.: 2421
 File Name: 2421-phase-101.dwg

This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCE). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCE.

GP Gorrill-Palmer Consulting Engineers, Inc.
 Engineering Excellence Since 1998

PO Box 1237 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04639 E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Site, Utility, Grading and Drainage Plans**

Project: **Lot 1 Gertrude Avenue**
 Portland, Maine

Client: **Diversified Properties**
 P.O. Box 10127, Portland, Maine 04104

Drawing No. **A**

U:\2421 - Portland - Gertrude Avenue Road Extension Design\2 - CAD\DWG\2421-phase-101.dwg 7/29/2010 3:30 PM