

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that TODD R SNIPER

Located At TRUE ST

Job ID: 2011-11-2757-SF

CBL: 424-A-007-001

has permission to Build new 26' x 36' 2 1/2 story duplex

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

Footings/Setbacks prior to pouring concrete

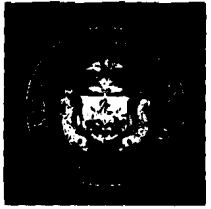
Backfill inspection – prior to backfilling

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-11-2757-SF

Located At: TRUE ST

CBL: 424- A-007-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted including the revised site plans received 12/13/11 and 1/10/12. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
3. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This permit is being issued to build the foundations of the garages only. A separate permit must be applied for to build the garages.
5. The certificate of occupancy cannot be issued until our office receives a copy of the recorded deed.
6. The two bulkheads are being approved under section 14-425. They may not exceed 24" in height, extend more than six feet from the building and be more than 50 square feet.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. 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.
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.
4. Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
5. This permit does not Note: See attached documentation from RDI® & Sebago Technics®.
6. This permit does not approve any construction of the attached garage except the frost wall. Separate permits are required.

Fire

All construction shall comply with City Code Chapter 10.

A sprinkler system shall be installed.

A separate no fee One- or Two-family Fire Sprinkler Permit is required.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

Sprinkler requirements

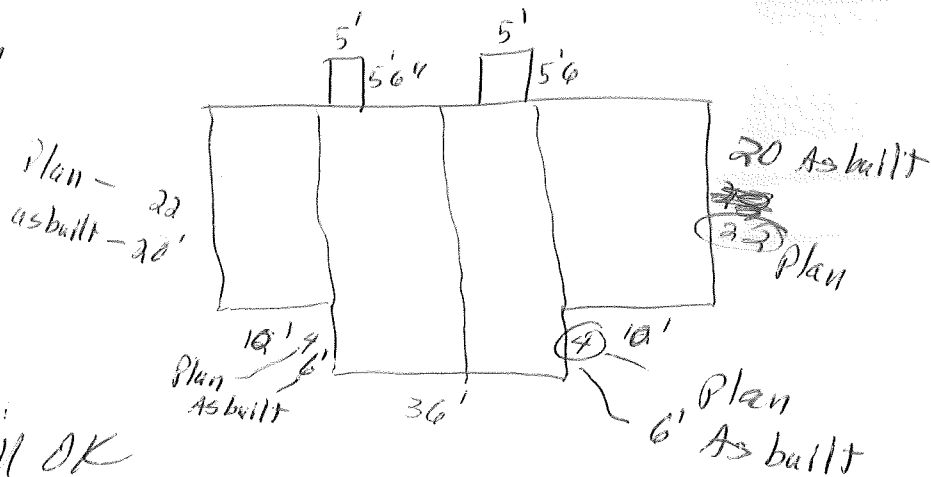
The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.

All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.

install an NFPA 13D automatic sprinkler system.

2-2-12 Footing DWM

Not per plan
Not per survey
Staked by surveyor



2-10-12 DWM Backfill OK

4-2-12 DWM/BKL Close-in Provide: nailings at 1st floor

Floor joists, Support at stair landings, Revised floor plan

6-20-12 DWM/John Martell Amy, Greg 653-6333 Final Provide Bath units
sprinkler let of cert., Graspable handrail at rear steps, 24" clearance at
toilet, Basement insulation, Nailings at 1st floor floor joists, Continuous + returned
handrails at all interior stairs, Tempered glass at bottom of stairs to 3rd floor,
consistent tread at top of 3rd floor stair, 31 True only provide consistent
treads at exterior rear stair. DRC approval

8-27-12 DWM/BKL/John Martell Todd 838-8656
Basement
#29 Handrail to stairs not continuous, #31 Laundry stand pipe 30" max
#31 Secure gas to dryer, #29 #31 3rd floor stair tread inconsistent.

Bath fan to be RFI, Laundry pump specs, 1 hr seal at waste

31 Rear stair NTC

7-12-13 DWM/BKL/GEF Bldg OK Elec (Fail)

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: June 21, 2012

RE: C. of O. for # 29-31 True Street,
Sniper Duplex
(Id#2011-11-2757- SF) (CBL 424 A 007001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1 Solution

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	$1 \frac{12}{12}$ 2x10" @ 16" O.C. 2x6" collar ties	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof: 1/2" / Wall: 7/16" / Floor: 3/4"	
Fastener Schedule (Table R602.3(1) & (2))	"Wrong Table"	(5)
Private Garage (Section R309) Living Space? (Above or beside) Fire separation (Section R309.2)	N/A "Future"	"Not included on this permit"
Opening Protection (Section R309.1)	"1 hr Door shown"	okay
Emergency Escape and Rescue Openings (Section R310)	Basement & Attic Required	(6) See Attachment okay
Roof Covering (Chapter 9)	Asphalt	okay
Safety Glazing (Section R308)		
Attic Access (Section R807)	"Habitable Space"	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	"Not shown"	(7) Need Specs

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)	20" x 10" w/ 8" Thick Wall 7'-10" 16" x 10" - Garage	Okay
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Damp proofing / 4" DIA Pipe	Okay
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" @ 12" For Corners 6" @ 0" Spaced	Okay
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	(3) 2x12" 3 1/2" lally 4' 9" Max Span	
Built-Up Wood Center Girder Dimension/Type		
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	①
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" @ 16" O.C.	①
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x10" @ 16" O.C.	①

<p>Type of Heating System</p>		
<p>Means of Egress (Sec R311 & R312) Basement Number of Stairways Interior Exterior Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)</p>	<p>"Bulkhead" 7 3/4" x 10" 38" wide 6-8" riser 36 - 38"</p>	<p>(2) See Attachment (okay) okay</p>
<p>Smoke Detectors (Section R313) Location and type/Interconnected</p>	<p>Smoke & CO Alarms shown</p>	<p>okay</p>
<p>Dwelling Unit Separation (Section R317) and IBC – 2009 (Section 1207)</p>	<p>Need Cross Section</p>	<p>(3) See Attachment</p>
<p>Deck Construction (Section R502.2.1)</p>		<p>(4)</p>

Jonathan Rioux - True St.

From: Jonathan Rioux
To: Greg@mainehomes.net
Date: 12/21/2011 1:56 PM
Subject: True St.
CC: Munson, Tammy
Attachments: 20111221134253811.pdf

Greg,

The item(s) listed below need to be indicated on your Building Permit Application prior to Issuance. If you still have concerns about our Plan Review Program you can Contact Tammy Munson, Division Director @ 207.874.8703.

- A Cross Section of the Two Family Dwelling Unit Separation (Section R302.3)
- A Cross Section of the Second Floor Framing/ Girder(s) in Compliance with (Table R502.5(1))
- Basement/ Attic Emergency Escape (Section R310); Indicate change(s) in footprint on revised Plot Plan if a Bulkhead is utilized.
- Basement Stairwell Landing (Winder) in compliance with (Section R311.7.5)
- Building Envelope Energy requirements must comply with MUBEC

*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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

11.15. 20 11

Received from Telmonte Building

Location of Work Tree St

Cost of Construction \$ 100 Building Fee: 1100

Permit Fee \$ _____ Site Fee: 400

Certificate of Occupancy Fee: 15

Total: 12095

Building (U) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 424-L-16

Check #: 2014

Total Collected \$ 12095

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

Taken by: [Signature]

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

Effective August 18, 2010



Level I – Minor Residential Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level I: Minor Residential site plan and building permit.

Level I: Minor Residential development includes:

- Development of a single-family or a two-family building, excluding building additions, decks, or accessory structures, such development shall be deemed minor residential development for purposes of this article regardless of its size.
- The addition of any additional dwelling unit to a building initially reviewed as a two-family dwelling or multifamily structure, if the additional dwelling unit does not require subdivision review under Maine State Statutes and Portland's Subdivision Ordinance.

As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000 in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, or contact the Inspections Office to have one mailed to you.

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp> or copies may be purchased at the Planning Division Office.

Inspection Division
Room 315, City Hall
389 Congress Street
(207) 874-8703

Office Hours
Monday, Tuesday, Wednesday and Friday
8:00 a.m. – 4:00 p.m.
Thursday
8:00 a.m. – 1:00 p.m.

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8721

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

RECEIVED

NOV 15 2011

2011 11 27 57

Location/Address of Site: <i>Lot 7 True St. Subdivision; 29-31 True St.</i>		
Total Square Footage of Proposed Structure/Area: <i>+ 1332</i> <i>1296 sq' 1st Floor second + third.</i>	Area of lot (total square feet): <i>11,814</i>	Number of Stories: <i>2 1/2</i>
Tax Assessor's Chart, Block & Lot(s) Chart# <i>424</i> Block # <i>A</i> Lot# <i>007</i> <i>M424 L A 6</i>	Fees Paid: (for Office Use Only) Site Plan _____ Building Permit _____ Inspection _____	Cost of Work: Work: \$ <i>160,000</i> C of O Fee \$ _____
Current Legal Use: Number of residential Units <i>2</i>	If vacant, previous use? <i>vacant lot.</i>	Is property part of a subdivision? If yes, please name: <i>True St. Subdivision</i>
Proposed Use and Project Description: <i>Construction of Duplex with foundation for future garage. 1.5 Bath 2 bedrooms no garage</i>		
Applicant - must be owner, Lessee or Buyer Name: <i>Todd Sniper</i> Business Name, if applicable: Address: <i>41 True St.</i> City/State: <i>Portland</i> Zip Code: <i>04103</i>		Applicant Contact Information Work # <i>894-4204</i> Home# Cell # e-mail: <i>TSNIPE@maine.rr.com</i>
Owner - (if different from Applicant) <i>N/A</i> Name: Address: City/State: Zip Code:		Owner Contact Information Work # Home# Cell # e-mail:
Agent/ Contractor Name: <i>Amy Mulkerin / GREG MCCORMACK</i> Address: <i>DBA Falmouth Foreside, LLC, 97A Exchange St. Suite 304</i> City/State: <i>Portland</i> Zip Code: <i>04101</i>		Agent/Contractor Contact Information Work # <i>7722127</i> Home# Cell # <i>653-6333; 671-2631</i> e-mail: <i>mulkerin@mulkerinrealestate.com</i>
Billing Information Name: <i>same as above</i> Address: City/State Zip Code: Phone Number:		Contact when Building Permit is Ready: Name: <i>same as above</i> Address: <i>Amy Mulkerin / Greg McCormack</i> City/State Zip Code: Phone Number:

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

Level I Minor Residential Site Plan ___ Application Fee (\$300.00 flat fee) The City invoices separately for the following: <ul style="list-style-type: none">• Notices (\$.75 each)	Fees Paid (office use) ___
Inspection Fee: Inspection fee due after approval (for site plan inspection by the Planning Division)	\$100 (flat fee)
Performance Guarantee	Exempt except for those projects that complete construction in the winter and the site work is incomplete.
Building Permit Fee	\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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: 	Date: 11/2/11
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This is not a permit; you may not commence any work until the permit is issued.

General Submittal Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (Internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 2 (1 paper copy as of Dec. 1)	Completed application form and check list.
<input type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 1 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	1 1 (1 paper copy as of Dec. 1)	Copies of required state and/or federal permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 1 (1 paper copy as of Dec. 1)	Written Description of existing and proposed easements or other burdens.
<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	1 1 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	3 3 (1 paper copy as of Dec. 1)	Evidence of financial and technical capacity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 1 (1 paper copy as of Dec. 1)	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

Site Plans and Boundary Survey Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (Internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 3 (1 paper copy as of Dec. 1)	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed ground floor area of building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Finish floor elevation (FEE) or sill elevation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Exterior building elevations (show all 4 sides).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (or septic system, where applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Total area and limits of proposed land disturbance.

Surveyor

<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Proposed protections to or alterations of watercourses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Proposed wetland protections or impacts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed curb and sidewalk, except for a single family home.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed easements or public or private rights of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Show foundation/perimeter drain and outlet.
<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	▪ Additional requirements may apply for lots on unimproved streets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)
		Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Cross section with framing details
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Floor plans and elevations to scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Window and door schedules
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Foundation plans w/required drainage and damp proofing , if applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Detail egress requirements and fire separation, if applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>		▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

Reminder: Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) Transportation Standards: 2.a.(i) and (ii);
2.c (if the site plan is a two-family or multi-family building);
4.a.(i) and (iv)
- 14-526 (b) Environmental Quality Standards: 1
2.a.
2.b.(iii)
3.a., c. and d. and e.
- 14-526 (c) Public Infrastructure and Community Safety Standards: 1. and 3.a through e.
- 14-526 (d) Site Design Standards: 5. and 9.

**Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

- 1 Name, address, telephone number of applicant.
- 2 Name address, telephone number of architect
- 3 Proposed uses of any structures [NFPA and IBC classification]
- 4 Square footage of all structures [total and per story]
- 5 Elevation of all structures
- 6 Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
- 7 Hydrant locations

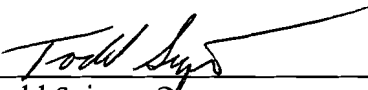
Letter of Authorization

September 27, 2011

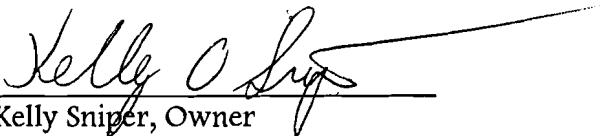
RE: Construction of Duplex on Lot 7 True Street Subdivision

To Whom it May Concern,

Please be advised that Amy K. Mulkerin and Greg T. McCormack, DBA Pines of Portland, Inc., hereby have our permission to represent us in the permitting and construction of a duplex on Lot 7, True Street Subdivision.



Todd Sniper, Owner



Kelly Sniper, Owner

WARRANTY DEED
Maine Statutory Short Form
JOINT TENANCY
KNOW ALL MEN BY THESE PRESENTS

MAINE REAL ESTATE TAX PAID

THAT, WE, CLIFFORD A. CARD, of Sudbury, Massachusetts, and ANDREW T. CARD, of Billerica, Massachusetts,

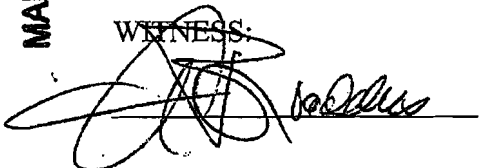
for consideration paid, grant to TODD R. SNIPER and KELLY O. SNIPER, as joint tenants and not as tenants in common, and whose mailing address is: 41 True Street, Portland, Maine 04103

with warranty covenants, certain real estate situated in the City of Portland, County of Cumberland, State of Maine, described as follows:

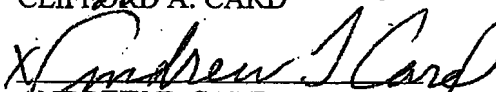
Reference to Exhibit A attached hereto.

IN WITNESS WHEREOF, WE, CLIFFORD A. CARD and ANDREW T. CARD, hereby set our hands and seals this 16th day of June, 2004.

WITNESS:



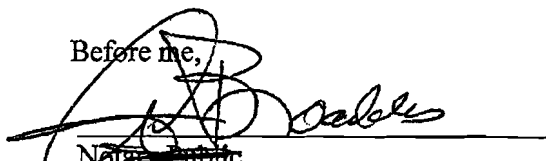

CLIFFORD A. CARD

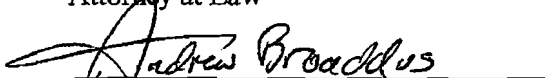
X 
ANDREW T. CARD

State of Maine
Cumberland, ss.

Personally appeared the above-named CLIFFORD A. CARD and acknowledged the foregoing instrument to be his free act and deed.

Date: June 16, 2004

Before me,

Notary Public
Attorney at Law


Printed Name

Commonwealth of Massachusetts
Middlesex, ss.

Personally appeared the above-named ANDREW T. CARD and acknowledged the foregoing instrument to be his free act and deed.

Date: June 17, 2004

Before me,

Barbara M. Newman
Notary Public
~~Attorney at Law~~

Barbara M. Newman
Printed Name

My commission expires: 10/15/04

SEAL

EXHIBIT A

A certain lot or parcel of land being situated on the easterly side of Ocean Avenue, in Portland, County of Cumberland, State of Maine, and being depicted as "Lot 1, Land To Be Reserved By Card, 1.27 Acres" on plan entitled "Townhomes at Ocean East, Ocean Avenue & Presumpscot Street, Portland, Cumberland County, Maine", dated July 17, 2002 and prepared by Coffin Engineering & Surveying, LLC., and recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 48.

Being a portion of the same premises conveyed to the Grantors herein, Clifford A. Card and Andrew T. Card by deed recorded in the Cumberland County Registry of Deeds in Book 6739, Page 136.

Received
Recorded Register of Deeds
Jul 08 2004 11:45:35A
Cumberland County
John B O'Brien

November 9, 2011

Written Description of existing/proposal Easements:

Lot 7 of True Street Subdivision contains two easements:

#1 Turn-around access easement as shown on plan.

#2 Shared access and utility easement also shown on plan.

FIRE DEPARTMENT REVIEW

November 9, 2011

Applicant: Todd Sniper
41 True Street
Portland, ME 04103
207-894-4204

Draftsman: Peter Palanza
South Portland, ME
207-329-4176

Proposed Use: Occupancy shall be for residential dwelling units.

Square footage:

Basement	936 SF
1 st Floor	936 SF
2 nd Floor	936 SF
3 rd Floor	<u>396 SF</u>
TOTAL	3204 SF

Elevations: See Attached.

Proposed Fire Protection: Each unit shall be constructed and sprinkled in compliance of NFPA 13D requirements and any state or local codes applicable. Party wall to be constructed per applicable fire codes for this type of construction.

Hydrant location: There exists a fire hydrant 160' North from the intersection of True Street and Washington Ave.

RECEIVED

WARRANTY DEED

DEC 13 2011

KNOW ALL PERSONS BY THESE PRESENTS, that we Todd R. and Kelly O. Sniper of Portland, County of Cumberland and State of Maine, for consideration paid, grant to Foreside, LLC with its principal place of business located in Portland, County of Cumberland, State of Maine, with WARRANTY COVENANTS, the land thereon in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land located on the southerly side line of True Street in the City of Portland, County of Cumberland and State of Maine; said parcel being more particularly described as follows:

Lot 7 as shown on the Subdivision Plat of True Street Subdivision as recorded in the public records of Cumberland County, Maine in Plan Book 208; Page 461, subject to and together with any easements shown thereon or of public record.

Also being conveyed is a shared access and utility easement for the benefit of Lots 5 & 7 as shown on the Subdivision Plat of True Street Subdivision as recorded in Cumberland County Registry of Deeds, Plan Book 208; Page 461. Said easements encumbering Lot 6 True Street Subdivision is for the purpose of providing vehicular and pedestrian access as well as permitting owners of Lot 7 access and use of any utilities installed in the easement area as shown.

Meaning and intending to convey a portion of the premise described in a deed from Clifford A. Card and Andrew T. Card recorded in Cumberland County Registry of Deeds, Book 21518; Page 160.

Witness of the hands and seals this 10th day of December, 2011.

Witness

Witness

State of Maine
Cumberland County, S.S.

December 10, 2011

The personally appeared before me the above named Todd R. and Kelly O. Sniper and acknowledged the foregoing instrument to be their free act and deed.

RECEIVED

Before me

Notary Public/Attorney at Law

DEC 13 2011

Dept. of Building Inspections
City of Portland Maine

Applicant: Todd Sniper.

Date: 11/22/11

Address: Lot 7 - ~~Prosted~~ Tru Street Subdivision

C-B-L: 424-A-007

permit # 2011-11-2757

CHECK-LIST AGAINST ZONING ORDINANCE

Date - R-5.

Revised plan 12/13/11
* * * revised plan 11/10/12 - added two bulkheads.

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - build 2 1/2 story duplex 36x26

Savage Disposal - public.

Lot Street Frontage - 50' - 57' ^{51'} OK

* Front Yard - 20' or average - front left corner setback 20' OK

Rear Yard - 20' min - 20' setback exactly - rear entry porch - 4x4.5 OK using section 14-425

Side Yard - 2 1/2 stories - 14' - ^{33'} ~~29'~~ from front left corner - left side OK * * * two bulkheads each 28.4' - net extends approx 4" - OK section 14-425.
- ~~29'~~ ^{33'} from on right side OK

Projections -

Width of Lot - 60' min - 155' setback OK

Height - 35' max - setback 25.5' OK

Lot Area - 6,000 sq ft min. - 11,814 sq ft OK

Lot Coverage Impervious Surface - 40% = 4,725.6 sq ft

Area per Family - 3,000 sq ft for duplex OK

26x36 = 936 sq ft
(2) 10x14 = 360
(1) 4x4.5 = 22
1368 sq ft OK

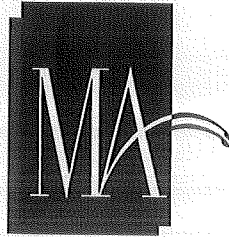
* Off-street Parking - 2 spaces per unit. - 2 spaces per unit on right

Loading Bays - N/A. - only 1 space on left beyond front yard setback.

Site Plan - Level III Site Plan - Plat Amendment 2011-382; Level I Minor Residential,

Shoreland Zoning/Stream Protection - N/A.

Flood Plains - Parcel 7 - Zone X



MULKERIN ASSOCIATES
REAL ESTATE

February 6, 2012

To: Ann Machado


From: Greg McCormack

Re: Duplex Lot 7 - True Street

Ann;

The site inspector requested that we submit revised plans for the garage foundations for your files. Enclosed are foundation plan and site plan revisions.

Thank you,


Greg McCormack

RECEIVED

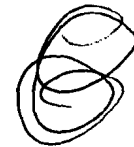
FEB 06 2012

Dept. of Building Inspections
City of Portland Maine

1/4/12 gave to
SAL

Mulkerin Associates Real Estate

From: Jonathan Rioux [JRIOUX@portlandmaine.gov]
Sent: Wednesday, December 21, 2011 1:57 PM
To: Greg@mainehomes.net
Cc: Tammy Munson
Subject: True St.
Attachments: 20111221134253811.pdf



Greg,

The item(s) listed below need to be indicated on your Building Permit Application prior to Issuance. If you still have concerns about our Plan Review Program you can Contact Tammy Munson, Division Director @ 207.874.8703.

- ✓ A Cross Section of the Two Family Dwelling Unit Separation (Section R302.3)
- ✓ A Cross Section of the Second Floor Framing/ Girder(s) in Compliance with (Table R502.5(1))
- ✓ Basement/ Attic Emergency Escape (Section R310); Indicate change(s) in footprint on revised Plot Plan if a Bulkhead is utilized.
- ✓ Basement Stairwell Landing (Winder) in compliance with (Section R311.7.5)
- ✓ Building Envelope Energy requirements must comply with MUBEC

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:

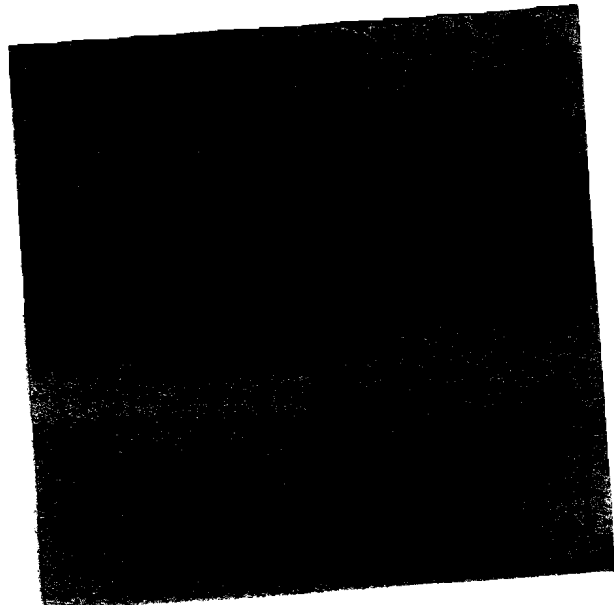
1. *The occupiable floor area is at least 70 square feet, in accordance with Section R304,*
2. *The occupiable floor area has a ceiling height in accordance with Section R305, and*
3. *The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling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





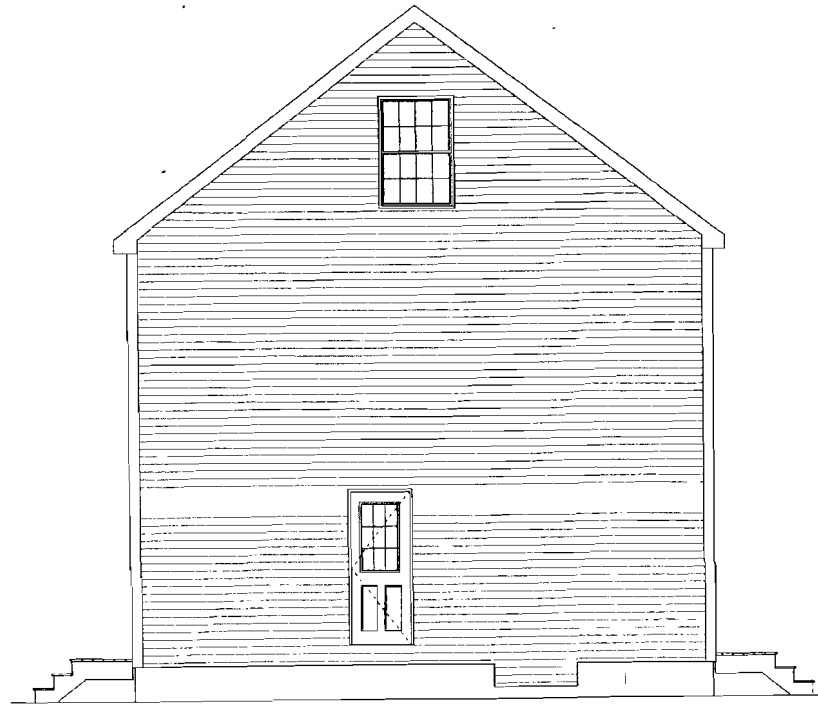
FRONT ELEVATION

↑ PRECAST
STEPS, TYPICAL

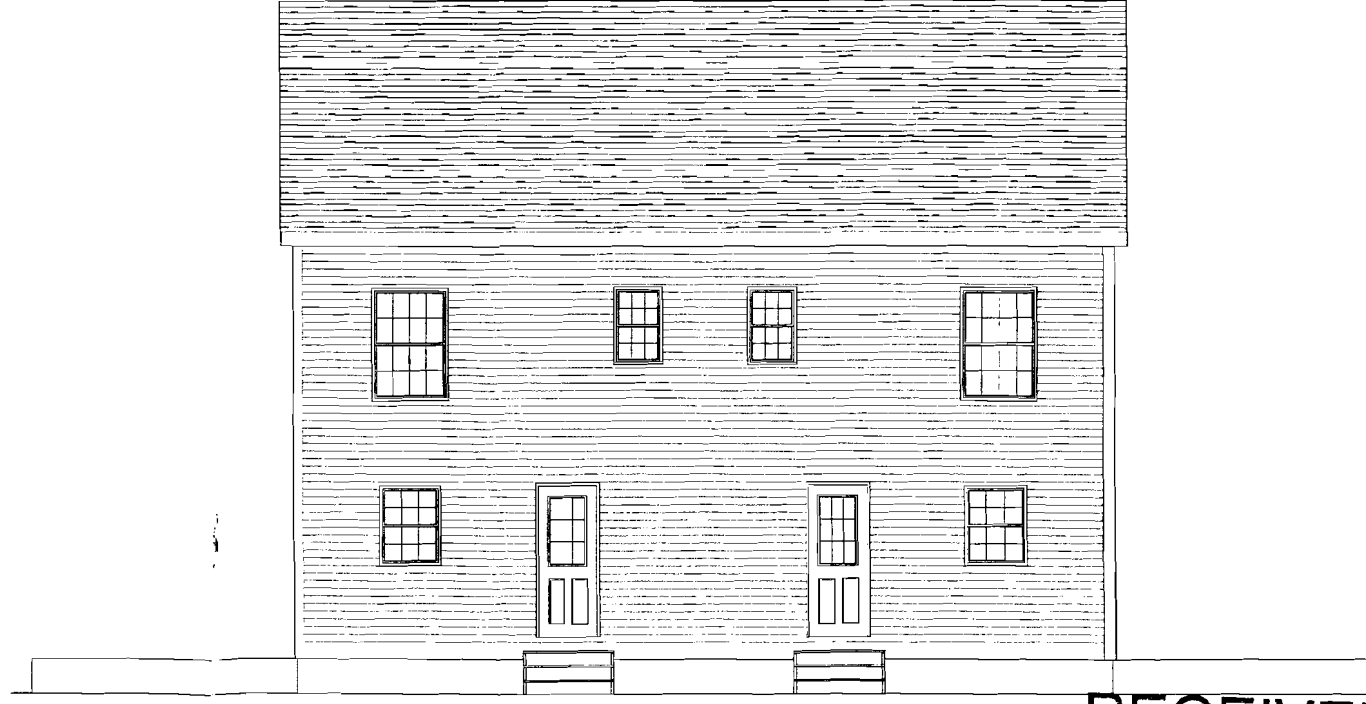


RIGHT ELEVATION

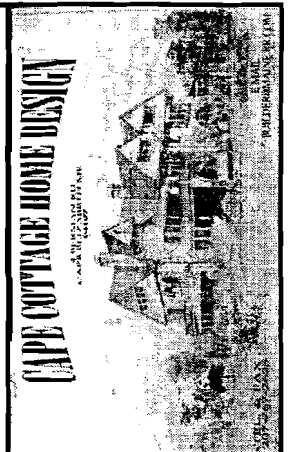
STEPS
TO
GRADE, TYPICAL



LEFT ELEVATION



REAR ELEVATION



THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL APPLICABLE CODES AND REGULATIONS ARE COMPLETELY CONSISTENT, ACCURATE OR IN COMPLIANCE WITH THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL APPLICABLE CODES AND REGULATIONS ARE COMPLETELY CONSISTENT, ACCURATE OR IN COMPLIANCE WITH THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL APPLICABLE CODES AND REGULATIONS ARE COMPLETELY CONSISTENT, ACCURATE OR IN COMPLIANCE WITH THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL APPLICABLE CODES AND REGULATIONS ARE COMPLETELY CONSISTENT, ACCURATE OR IN COMPLIANCE WITH THE PROJECT.

CONTRACTOR:
**PINES OF
PORTLAND LLC.**

PROJECT NAME
**TODD AND KELLY
SNIPER
TRUE STREET
PORTLAND ME,**

RECEIVED

NOV 15 2011

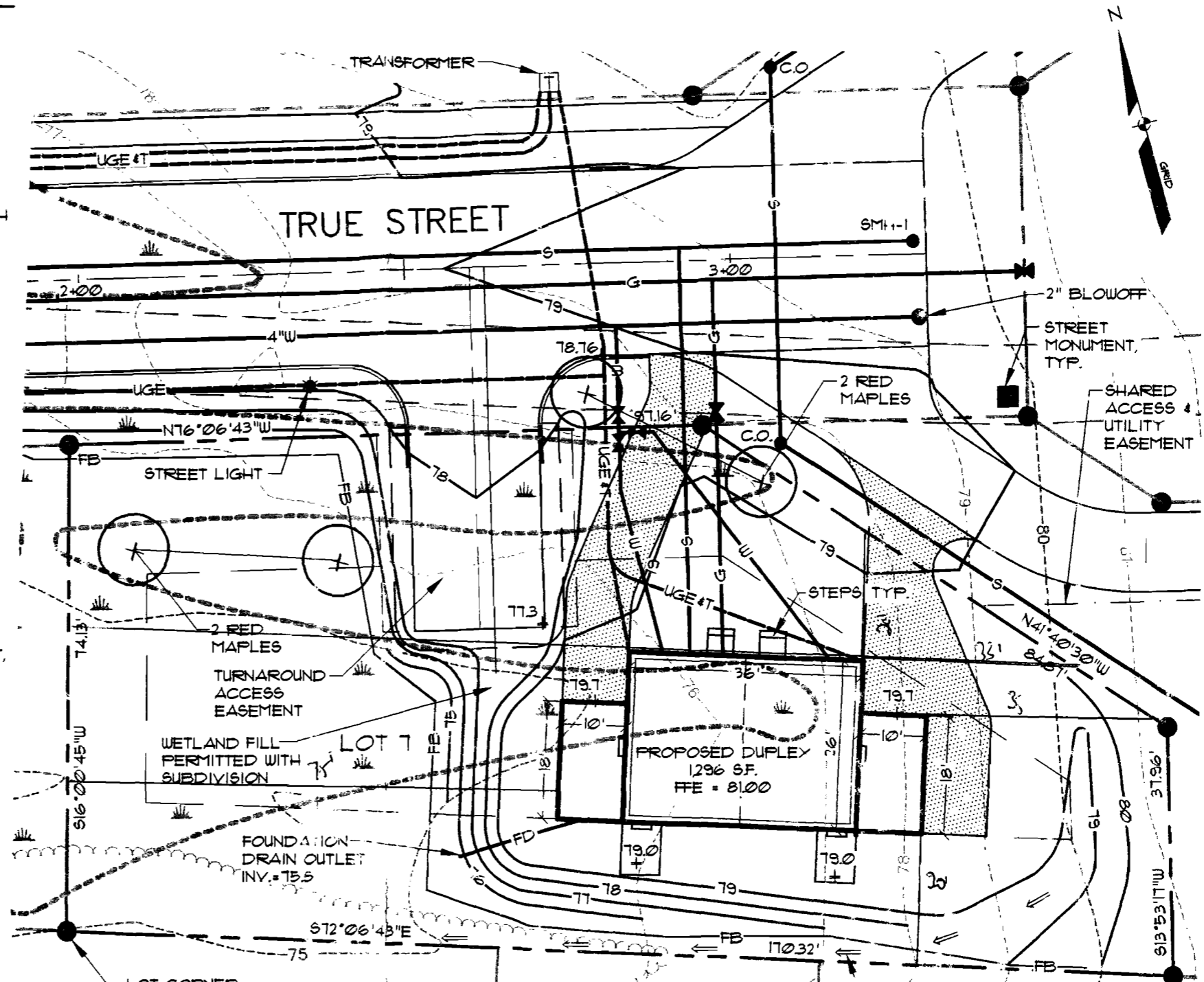
Dept. of Building Inspections
City of Portland Maine

REVISIONS	
DATE	02 APR 18 2011
SCALE	AS NOTED
DRAWN	
FILE	

GENERAL NOTES:

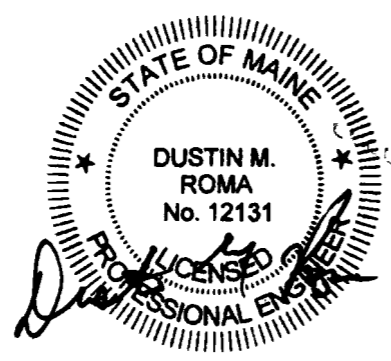
1. ZONING DISTRICT: R-5 RESIDENTIAL ZONE
2. SPACE AND BULK CRITERIA (FOR RESIDENTIAL, NON-FRUD):
 - MIN. LOT SIZE: 6,000 SF.
 - MIN. LOT AREA PER DU: 3,000 SF
 - MIN. STREET FRONTAGE: 50 FT.
 - MIN. FRONT YARD:
 - 1. PRINCIPAL OR ACCESSORY: 30 FT.
 - 2. NO GREATER THAN AVG. DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT.
 - 3. FOR LOTS OF RECORD AS OF 6/3/51 THAT ARE LESS THAN 100 FEET DEEP: 20% OF DEPTH
 - MIN. REAR YARD:
 - 1. PRINCIPAL OR ATTACHED ACCESSORY WITH GROUND COVERAGE (G.C.) GREATER THAN 100 SF.: 20 FT.
 - 2. ACCESSORY DETACHED, G.C. LESS OR = 100 SF.: 5 FT
 - MIN. SIDE YARD:
 - 1. PRINCIPAL OR ACCESSORY WITH G.C. GREATER THAN 100 SF.:

HEIGHT OF STRUCTURE	SETBACK
A. 1 STORY	8 FT.
B. 1-1/2 STORY	8 FT.
C. 2 STORY	12 FT.
D. 2-1/2 STORY	14 FT.
 - 2. ACCESSORY DETACHED, G.C. LESS OR = 100 SF.: 5 FT.
3. TOTAL LOT AREA: 11,814 SF.
4. TOTAL DEVELOPED AREA: 7,710 SF.
5. PLAN REFERENCES
 - A. THIS PLAN SHOWS LOT 7 OF "TRUE STREET SUBDIVISION" TRUE STREET, PORTLAND, MAINE FOR TRUE STREET NEIGHBORHOOD, 41 TRUE STREET, PORTLAND, MAINE BY SEBAGO TECHNICS INC. DATED 9/18/08.
6. SEE SUBDIVISION PLAN (PLAN REFERENCE 5A) FOR WETLAND IMPACTS.
7. THE TOTAL PROPOSED PAVED AREA ON LOT 7 IS 975 SF.±
8. A WAIVER WAS GRANTED TO ALLOW TWO DRIVEWAYS FOR LOT 7.
9. SOILS ON THE PROPERTY ARE GENERALLY HOLLIS SERIES FINE SANDY LOAM AS CLASSIFIED BY THE USDA/NRCS MEDIUM INTENSITY SOIL SURVEY OF CUMBERLAND COUNTY.



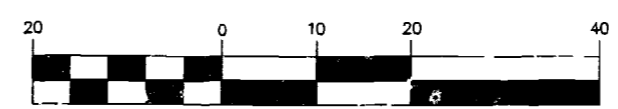
LEGEND

DESCRIPTION	PROPOSED
PROPERTY LINE	---
BUILDING	▬▬▬
WATER SERVICE	—W—
GAS SERVICE	—G—
SEWER SERVICE	—S—
UNDERGROUND ELEC. & TELEPHONE	—UGE 4T—
CLEAN OUT	● C.O.
GATE VALVE	⋈
DRIVE WAY	▨▨▨▨



12.9.11

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

RECEIVED

DEC 13 2011

Dept. of Building Inspections
City of Portland Maine

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, ME 04096-1336
Tel (207) 856-0277
WWW.SEBAGO-TECHNICS.COM

RECEIVED

DEC 13 2011

City of Portland
Planning Division

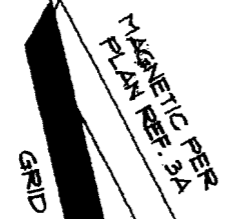
SITE PLAN
OF:
LOT 7 TRUE STREET
TRUE STREET
PORTLAND, MAINE

FOR:
GREGORY MCCORMACK
24 STRAWBERRY LANE
GORHAM, MAINE 04038

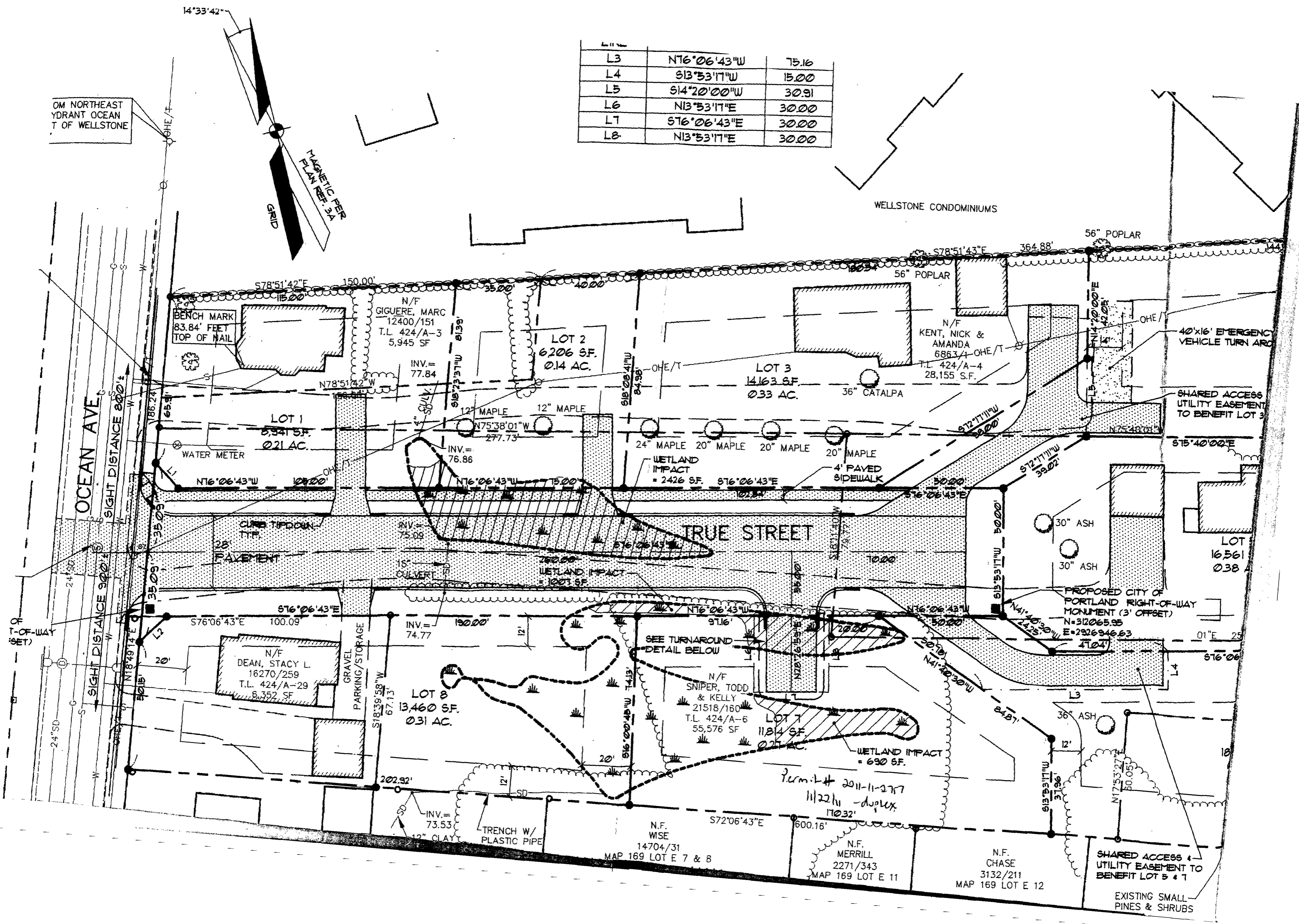
DESIGN BY:	JMR
DRAWN BY:	DMR
CHECKED BY:	DMR
DATE:	12/8/11
SCALE:	1" = 20'
FIELD BK:	
PROJ. NO:	05207
DWG:	05207S-LOT 7
SHEET 1 OF 1	

LINE	BEARING	LENGTH
L3	N76°06'43"W	75.16
L4	S13°53'17"W	15.00
L5	S14°20'00"W	30.91
L6	N13°53'17"E	30.00
L7	S76°06'43"E	30.00
L8	N13°53'17"E	30.00

OM NORTHEAST
YDRANT OCEAN
T OF WELLSTONE



WELLSTONE CONDOMINIUMS



SHARED ACCESS &
UTILITY EASEMENT TO
BENEFIT LOT 5 & 7

EXISTING SMALL
PINES & SHRUBS

Permit # 2011-11-277
11/22/11 - duplex
17032'

N.F. WISE
14704/31
MAP 169 LOT E 7 & 8

N.F. MERRILL
2271/343
MAP 169 LOT E 11

N.F. CHASE
3132/211
MAP 169 LOT E 12

PROPOSED CITY OF
PORTLAND RIGHT-OF-WAY
MONUMENT (3' OFFSET)
N=312065.95
E=2926946.63

WETLAND IMPACT
= 1023 SF.

WETLAND IMPACT
= 690 SF.

SEE TURNAROUND
DETAIL BELOW

BENCH MARK
83.84' FEET
TOP OF NAIL

N/F
GIGUERE, MARC
12400/151
T.L. 424/A-3
5,945 SF

N/F
KENT, NICK &
AMANDA
6863/4 OHE/T
T.L. 424/A-4
28,155 S.F.

N/F
DEAN, STACY L.
16270/259
T.L. 424/A-29
8,352 SF

N/F
SNIPER, TODD
& KELLY
21518/180
T.L. 424/A-6
55,576 SF

LOT
16561
0.38 AC



RESIDENTIAL DESIGN INC

DESIGNERS
CONSULTANTS
CONSTRUCTION DRAWINGS

P.O. BOX 67
CONWAY, NH 03818
978-928-5581
RESIDENTIALDESIGNINC.COM



AMERICAN INSTITUTE OF BUILDING DESIGN NORTHEAST

PROJECT

FINES OF PORTLAND LLC
THE SNIPER RESIDENCE
TRUE STREET
PORTLAND, ME

SHEET TITLE

PLAN AMENDMENTS

DATE
1-5-2012

REVISIONS

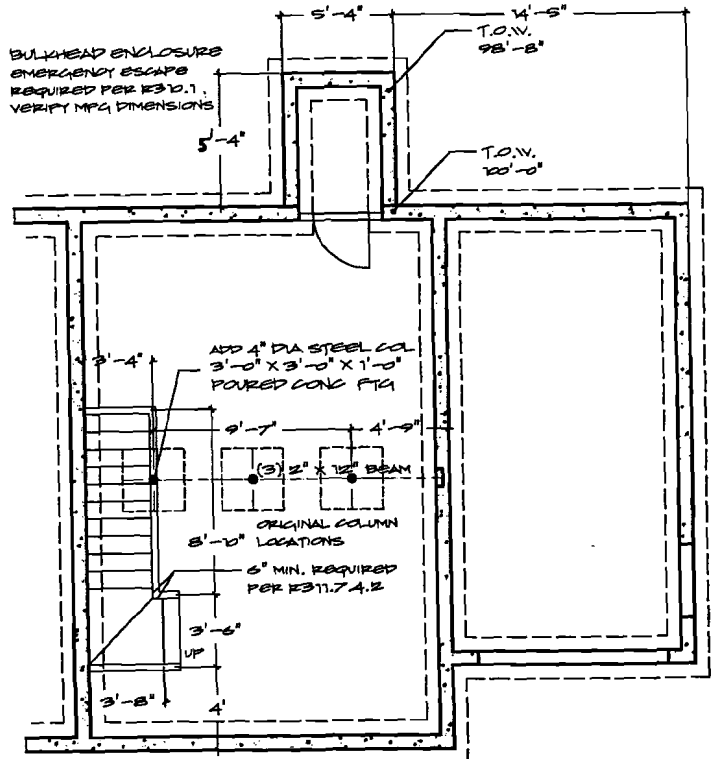
SHEET NUMBER

ADD-1

DESIGN CRITERIA

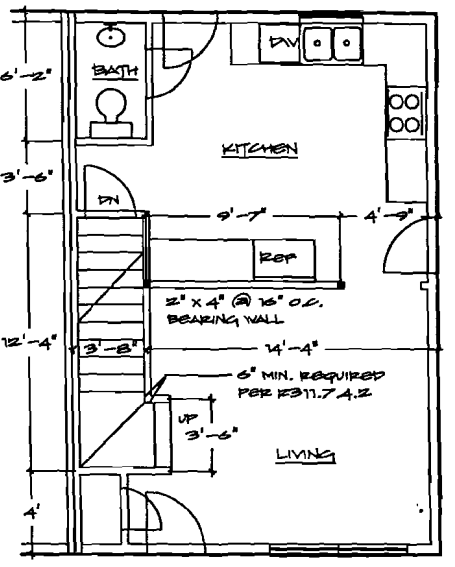
AS SPECIFIED PER INTERNATIONAL RESIDENTIAL CODE FOR 1 AND 2 FAMILY DWELLINGS

LIVING AREAS (EXCEPT SLEEPING AREAS)	40 PSF LIVE LOAD	10 PSF DEAD LOAD
SLEEPING AREAS	30 PSF LIVE LOAD	10 PSF DEAD LOAD
ATTICS (LIMITED STORAGE)	30 PSF LIVE LOAD	10 PSF DEAD LOAD
ATTICS (WITHOUT STORAGE)	10 PSF LIVE LOAD	10 PSF DEAD LOAD
DECKS	40 PSF LIVE LOAD	10 PSF DEAD LOAD
BASIC AROUND SNOW LOAD PORTLAND, ME	50 PSF PER IRC	
MUBEC 2009 IECC ENERGY CODE	CLIMATE ZONE 6	

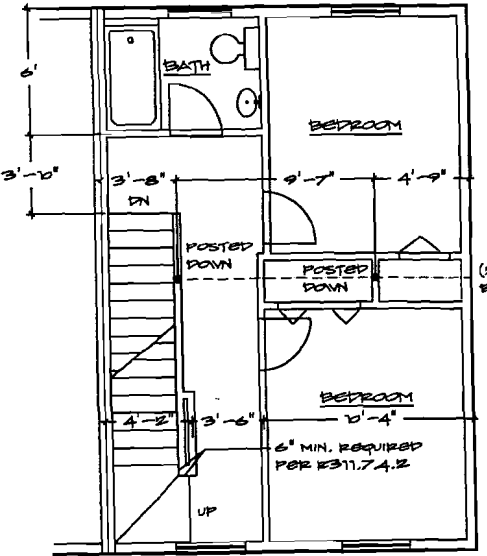


FOUNDATION PLAN
1/4"=1'-0"

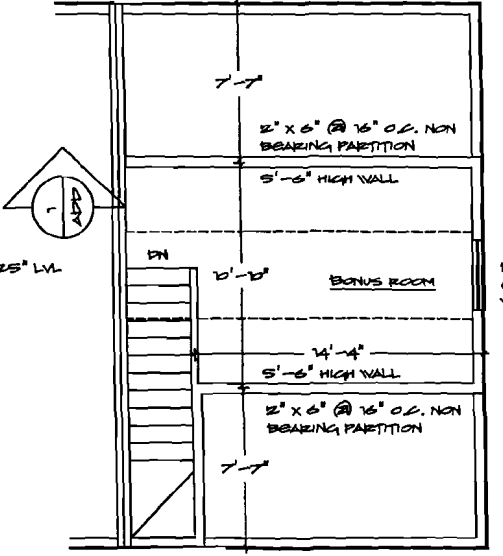
PLANS ARE TYPICAL
EACH SIDE OF TWO
UNIT DESIGN



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

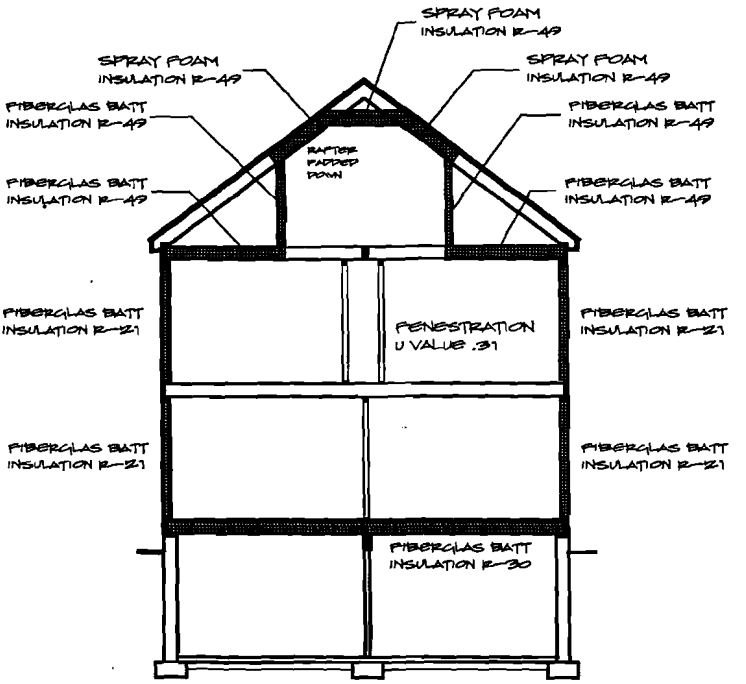


SECOND FLOOR PLAN
1/4"=1'-0"



THIRD FLOOR PLAN
1/4"=1'-0"

ENERGY CODE COMPLIANCE FOR DWELLING UNIT
MUBEC / 2009 IECC WITH AMENDMENTS
BUILDING DESIGN BY PRESCRIPTIVE PACKAGE

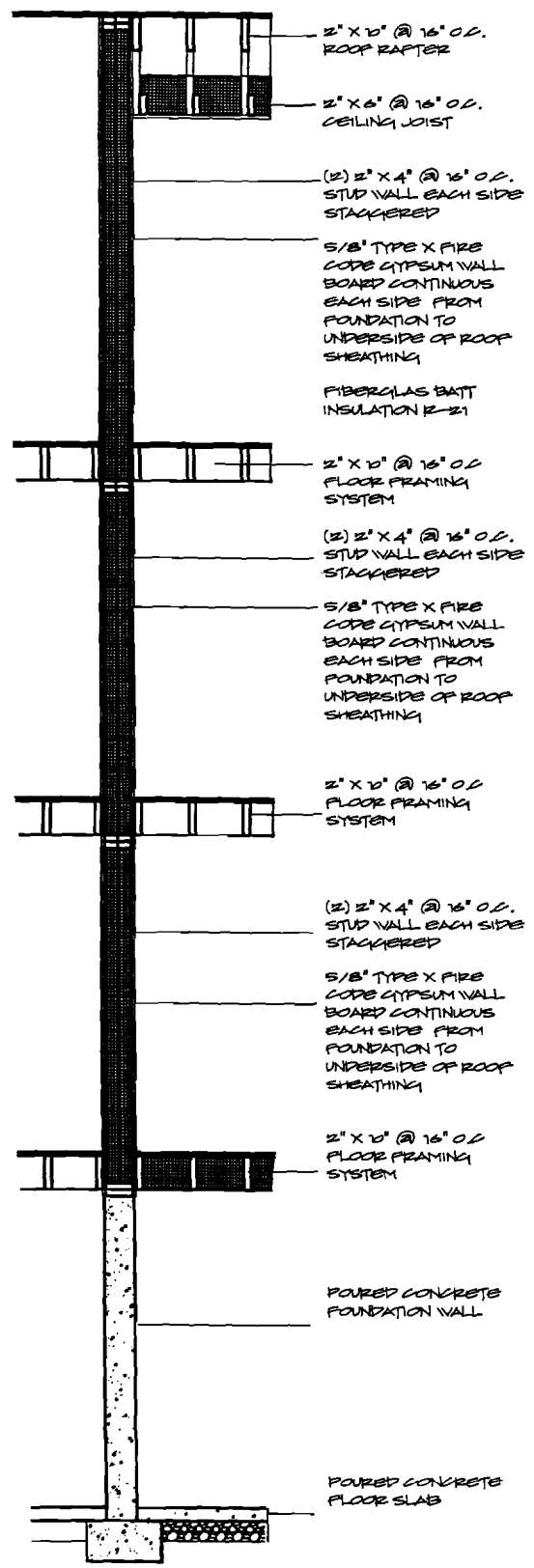


BUILDING ENVELOPE
ENERGY CODE COMPLIANCE
NOT TO SCALE

RECEIVED

JAN -10 2012

Dept. of Building Inspections
City of Portland Maine

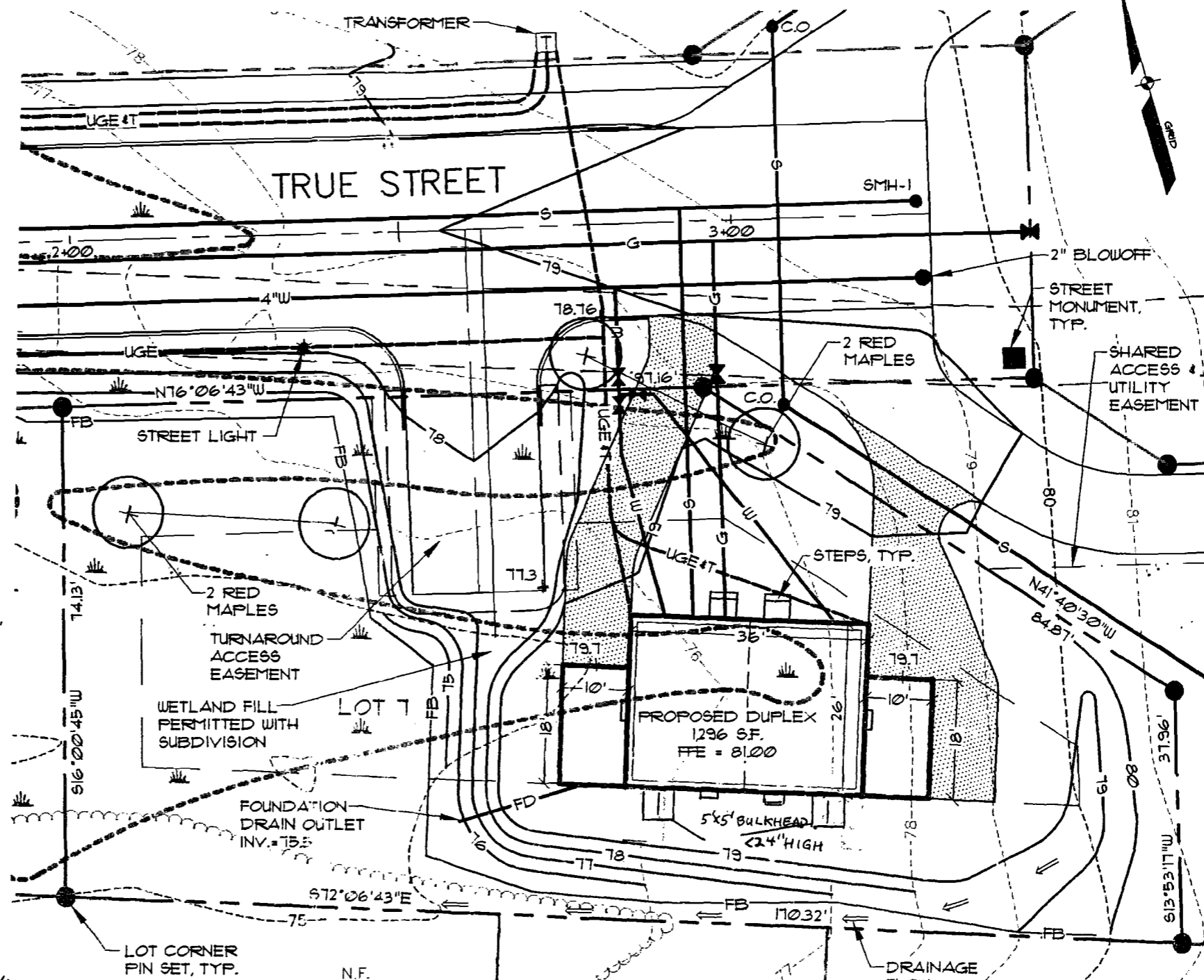


DWELLING UNIT SEPERATION
WALL CROSS SECTION
1/2"=1'-0"

GENERAL NOTES:

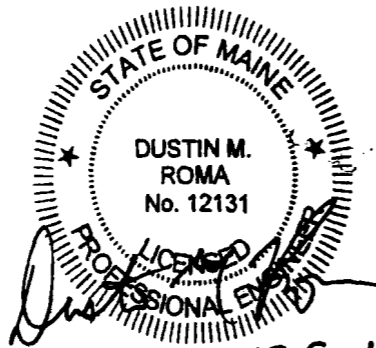
1. ZONING DISTRICT: R-5 RESIDENTIAL ZONE
2. SPACE AND BULK CRITERIA (FOR RESIDENTIAL, NON-FRUD):
 - MIN. LOT SIZE: 6,000 SF.
 - MIN. LOT AREA PER DU: 3,000 SF.
 - MIN. STREET FRONTAGE: 50 FT.
 - MIN. FRONT YARD:
 1. PRINCIPAL OR ACCESSORY: 20 FT.
 2. NO GREATER THAN AVG. DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT.
 3. FOR LOTS OF RECORD AS OF 6/5/51 THAT ARE LESS THAN 100 FEET DEEP: 20% OF DEPTH
 - MIN. REAR YARD:
 1. PRINCIPAL OR ATTACHED ACCESSORY WITH GROUND COVERAGE (G.C.) GREATER THAN 100 SF.: 20 FT.
 2. ACCESSORY DETACHED, G.C. LESS OR = 100 SF.: 5 FT.
 - MIN. SIDE YARD:
 1. PRINCIPAL OR ACCESSORY WITH G.C. GREATER THAN 100 SF.:

HEIGHT OF STRUCTURE	SETBACK
A. 1 STORY	8 FT.
B. 1-1/2 STORY	8 FT.
C. 2 STORY	12 FT.
D. 2-1/2 STORY	14 FT.
 2. ACCESSORY DETACHED, G.C. LESS OR = 100 SF.: 5 FT.
 - MIN. SIDE YARD ON SIDE STREET (PRINCIPAL OR ACCESSORY): 15 FT.
 - MAX. LOT COVERAGE: 40%
 - MAX. STRUCTURE HEIGHT:
 1. PRINCIPAL OR ATTACHED ACCESSORY: 35 FT.
 2. ACCESSORY DETACHED: 18 FT.
3. TOTAL LOT AREA: 11,84 SF.
4. TOTAL DEVELOPED AREA: 7,110 SF.
5. PLAN REFERENCES
 - A. THIS PLAN SHOWS LOT 7 OF "TRUE STREET SUBDIVISION" TRUE STREET, PORTLAND, MAINE FOR TRUE STREET NEIGHBORHOOD, 41 TRUE STREET, PORTLAND, MAINE BY SEBAGO TECHNICS INC. DATED 9/18/08.
6. SEE SUBDIVISION PLAN (PLAN REFERENCE 5A) FOR WETLAND IMPACTS.
7. THE TOTAL PROPOSED PAVED AREA ON LOT 7 IS 975 SF±.
8. A WAIVER WAS GRANTED TO ALLOW TWO DRIVEWAYS FOR LOT 7.
9. SOILS ON THE PROPERTY ARE GENERALLY HOLLIS SERIES FINE SANDY LOAM AS CLASSIFIED BY THE USDA/NRCS MEDIUM INTENSITY SOIL SURVEY OF CUMBERLAND COUNTY.



LEGEND

DESCRIPTION	PROPOSED
PROPERTY LINE	---
BUILDING	▬▬▬
WATER SERVICE	—W—
GAS SERVICE	—G—
SEWER SERVICE	—S—
UNDERGROUND ELEC. & TELEPHONE	—UGET—
CLEAN OUT	● C.O.
GATE VALVE	⊕
DRIVE WAY	▨▨▨▨



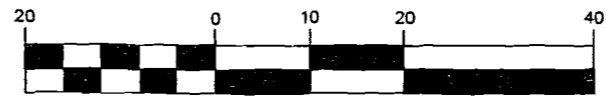
12-9-11

RECEIVED

JAN 10 2012

Dept. of Building Inspections
City of Portland Maine

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Revised 1/9/12 Add Bulkheads



Sebago Technics
Engineering Expertise You Can Build On.
One Chabot Street
Westbrook, ME 04098-1339
Tel (207) 856-0277
250 Goddard Road - Suite B
Lewiston, ME 04240
Tel (207) 783-5656
WWW.SEBAGOTECHNICS.COM

SITE PLAN
OF:
LOT 7 TRUE STREET
TRUE STREET
PORTLAND, MAINE

FOR:
GREGORY MCCORMACK
24 STRAWBERRY LANE
GORHAM, MAINE 04038

DESIGN BY:	DMR
DRAWN BY:	DMR
CHECKED BY:	DMR
DATE:	12/8/11
SCALE:	1" = 20'
FIELD BK:	-
PROJ. NO:	05207
DWG:	05207S-LOT 7
SHEET 1 OF 1	



RESIDENTIAL DESIGN INC

DESIGNERS
CONSULTANTS
CONSTRUCTION DRAWINGS

P.O. BOX 67
CONWAY, NH 03318
978-928-5581
RESIDENTIALDESIGNINC.COM

ALL BID AMERICAN INSTITUTE OF BUILDING DESIGN NORTHEAST

PROJECT

PINES OF PORTLAND LLC
THE SNIPER RESIDENCE
TRUE STREET
PORTLAND, ME

SHEET TITLE

PLAN AMENDMENTS

DATE
1-5-2012

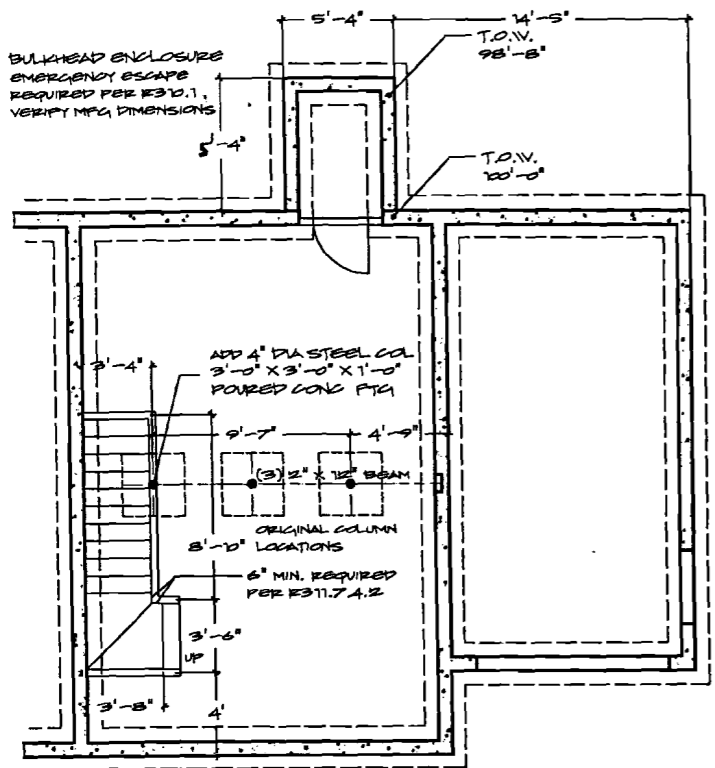
REVISIONS

SHEET NUMBER

ADD-1

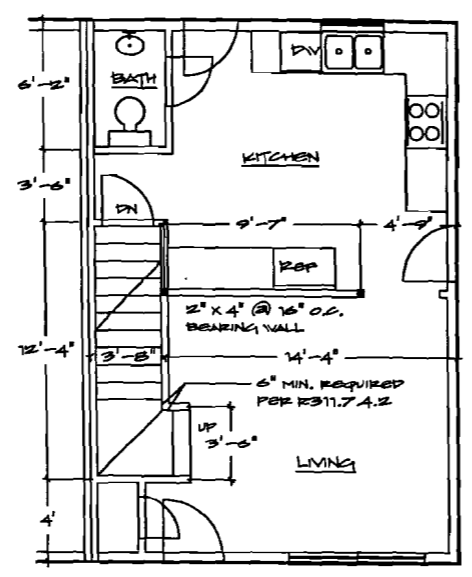
DESIGN CRITERIA
AS SPECIFIED PER INTERNATIONAL RESIDENTIAL CODE FOR 1 AND 2 FAMILY DWELLINGS

LIVING AREAS (EXCEPT SLEEPING AREAS)	40 PSF LIVE LOAD	10 PSF DEAD LOAD
SLEEPING AREAS	30 PSF LIVE LOAD	10 PSF DEAD LOAD
ATTICS (LIMITED STORAGE)	30 PSF LIVE LOAD	10 PSF DEAD LOAD
ATTICS (WITHOUT STORAGE)	10 PSF LIVE LOAD	10 PSF DEAD LOAD
DECKS	40 PSF LIVE LOAD	10 PSF DEAD LOAD
BASIC GROUND SNOW LOAD	PORTLAND, ME MUBEC 2009 IECC ENERGY CODE CLIMATE ZONE 6	



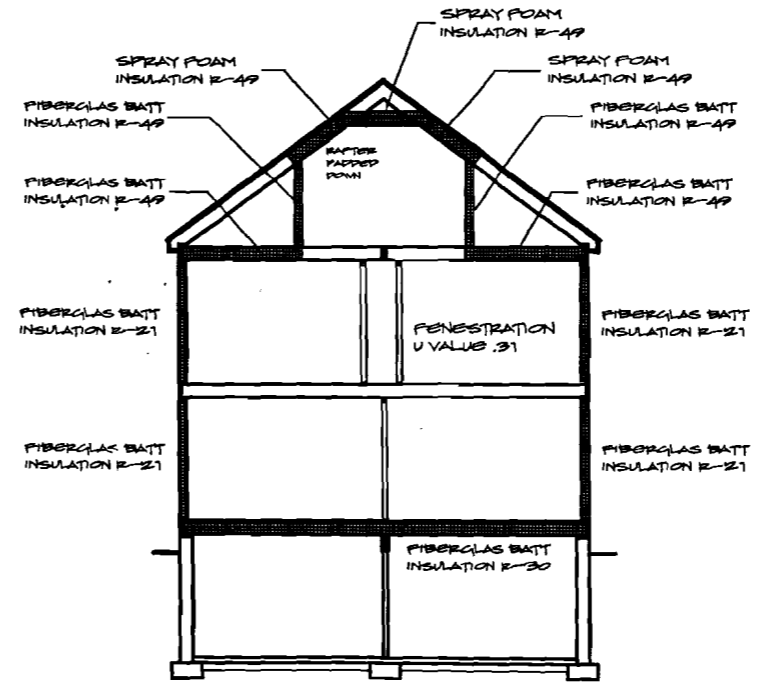
FOUNDATION PLAN
1/4"=1'-0"

PLANS ARE TYPICAL
EACH SIDE OF TWO
UNIT DESIGN

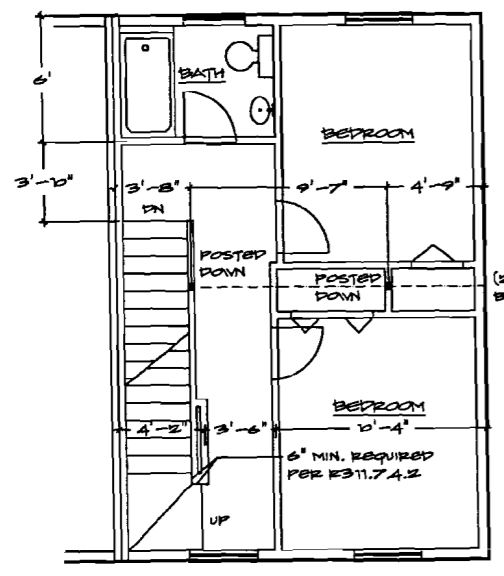


FIRST FLOOR PLAN
1/4"=1'-0"

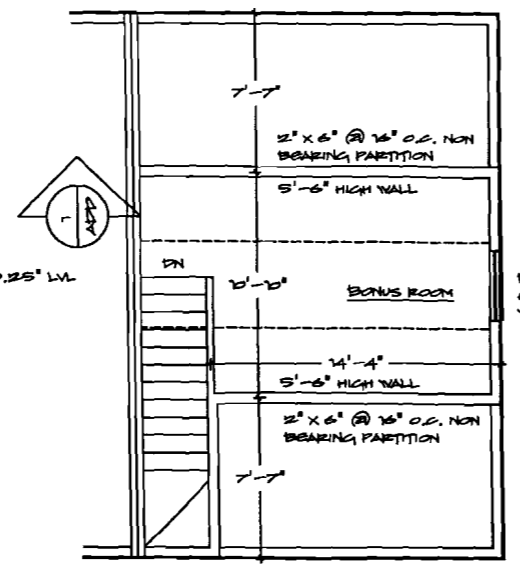
ENERGY CODE COMPLIANCE FOR DWELLING UNIT
MUBEC / 2009 IECC WITH AMENDMENTS
BUILDING DESIGN BY PRESCRIPTIVE PACKAGE



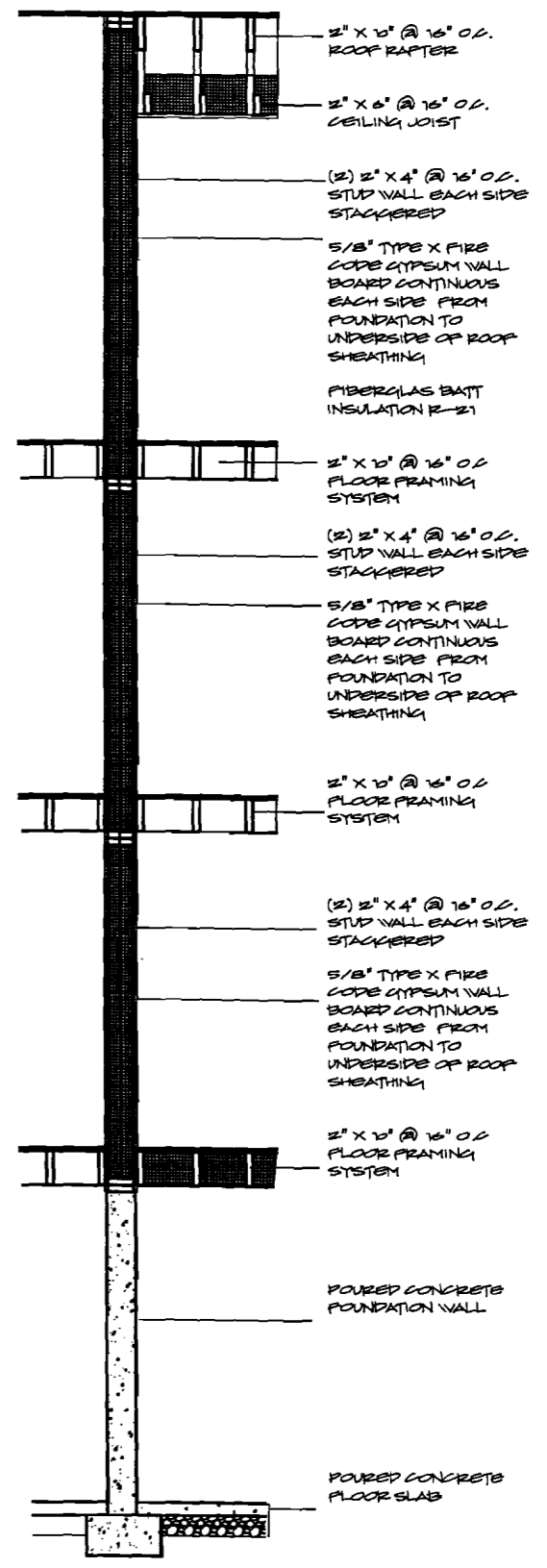
BUILDING ENVELOPE
ENERGY CODE COMPLIANCE
NOT TO SCALE



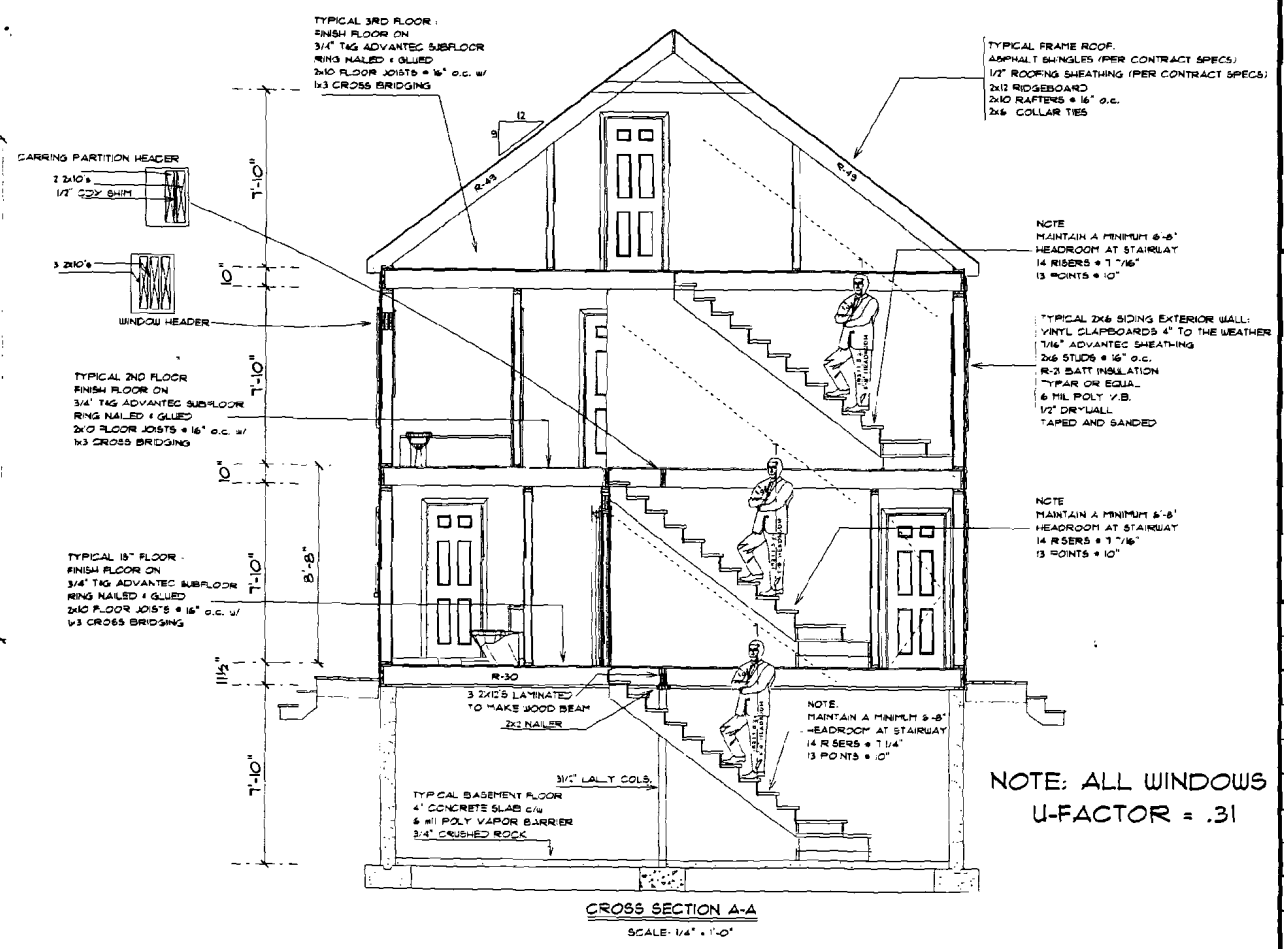
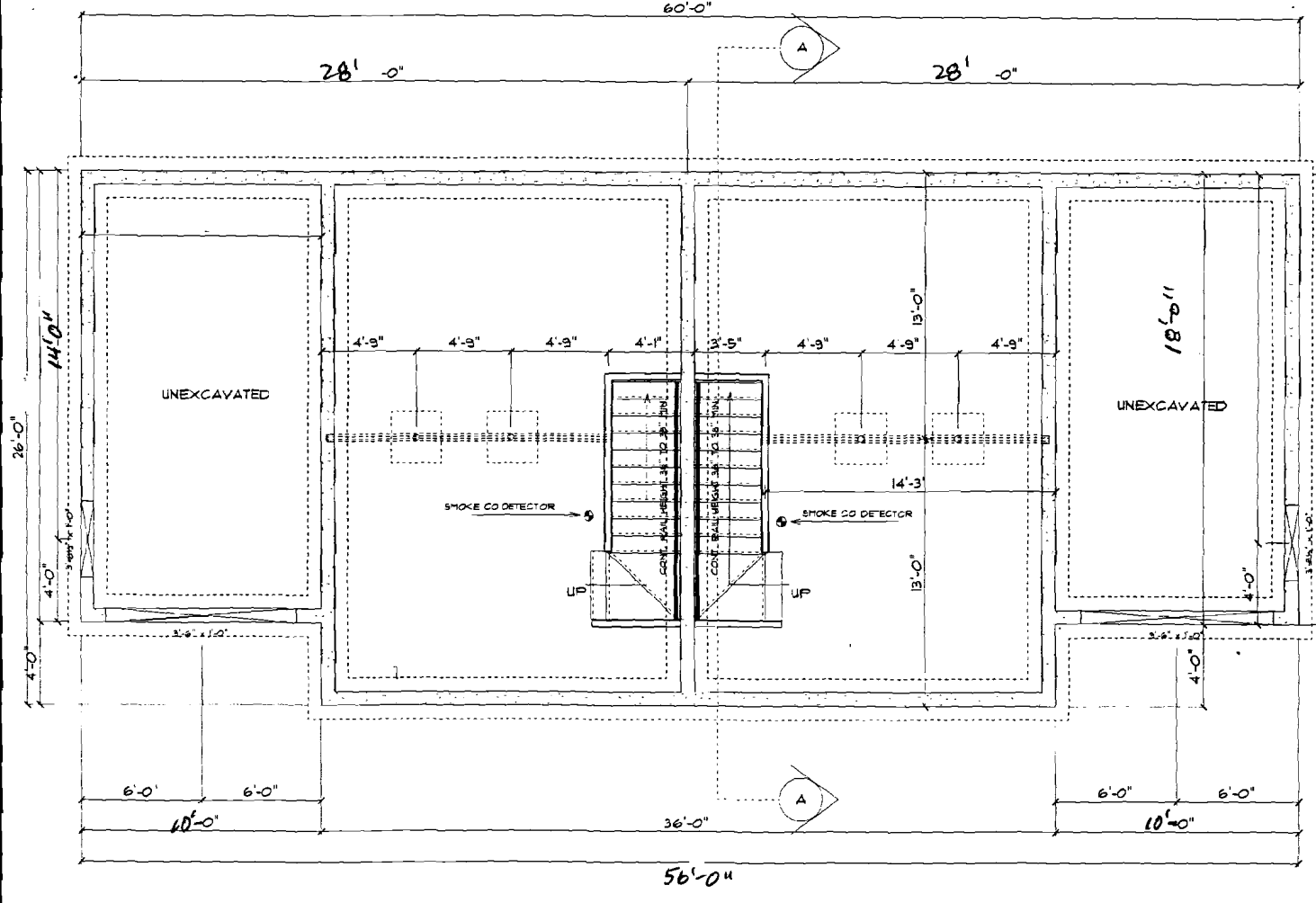
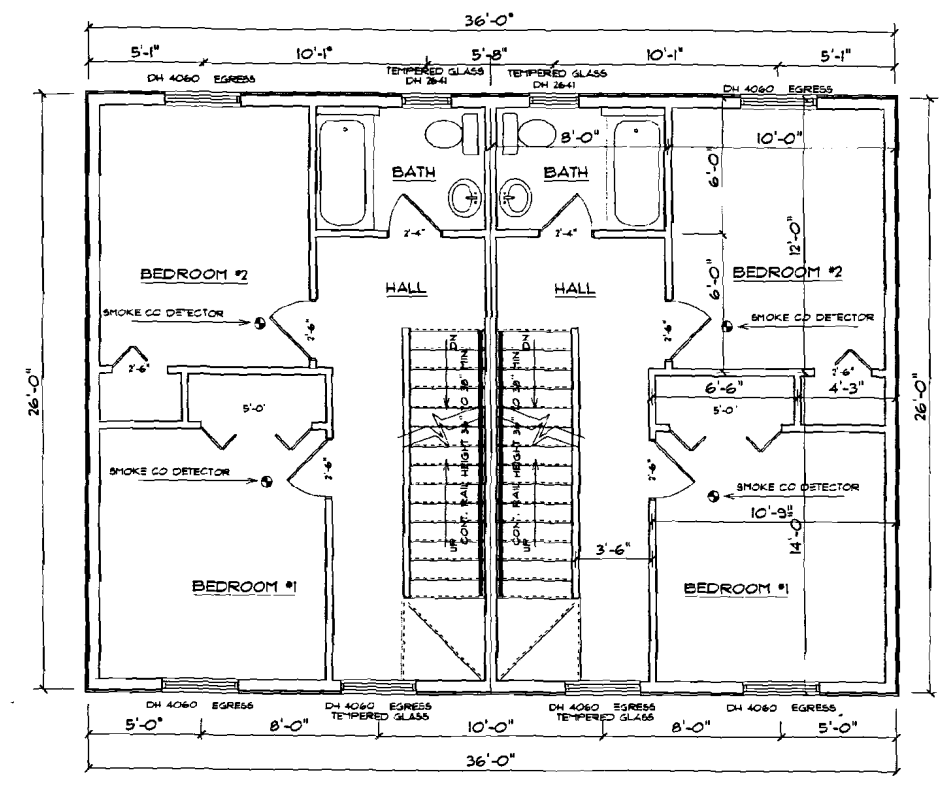
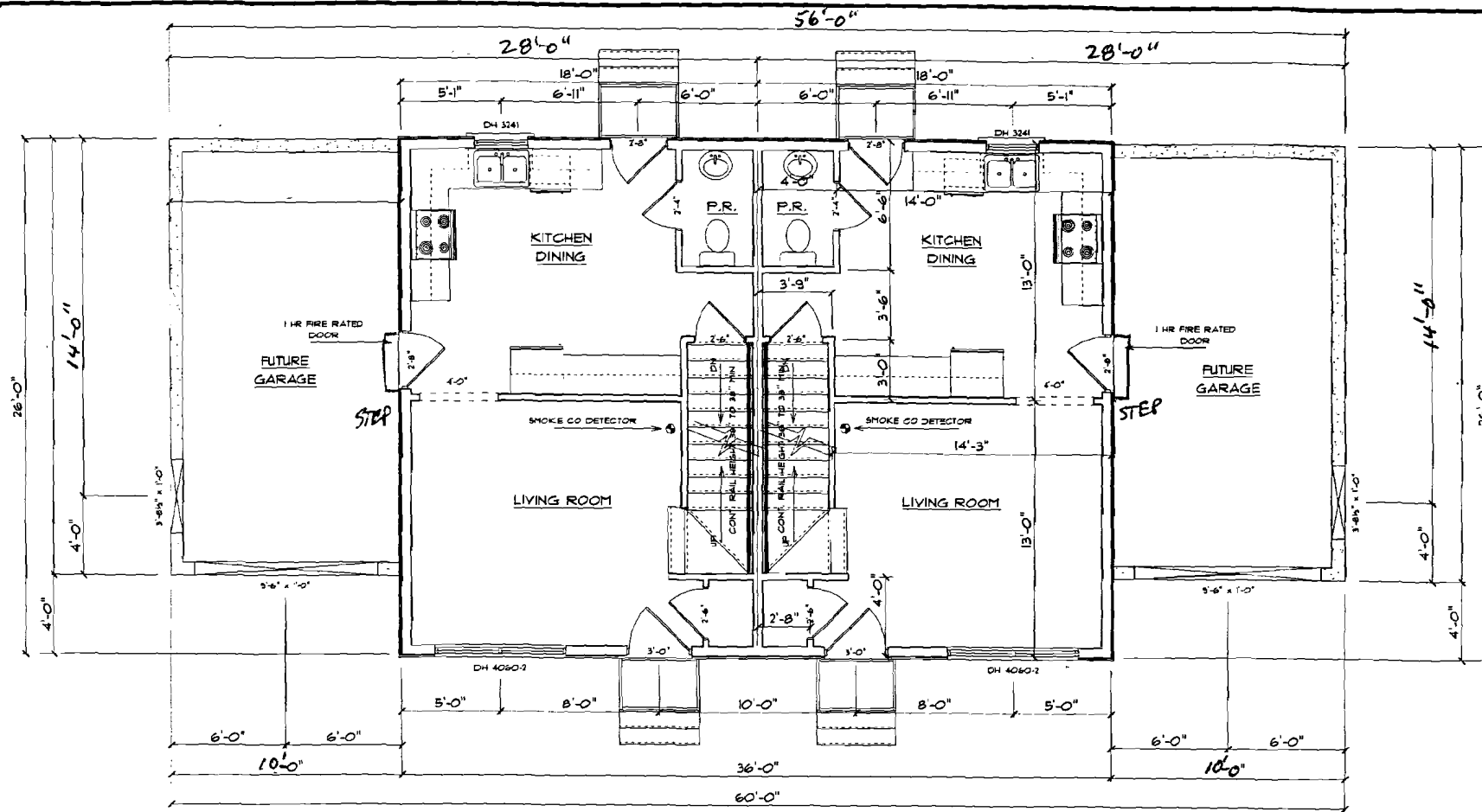
SECOND FLOOR PLAN
1/4"=1'-0"



THIRD FLOOR PLAN
1/4"=1'-0"



DWELLING UNIT SEPERATION
WALL CROSS SECTION
1/2"=1'-0"



CAPE COTTAGE HOME DESIGN

CONTRACTOR:
TODD AND KELLY SNIPER
TRUE STREET
PORTLAND ME,

PROJECT NAME:

DATE: 02/28/2014

SCALE: AS NOTED

SHEET ...

CONTRACTOR: PINES OF PORTLAND LLC.

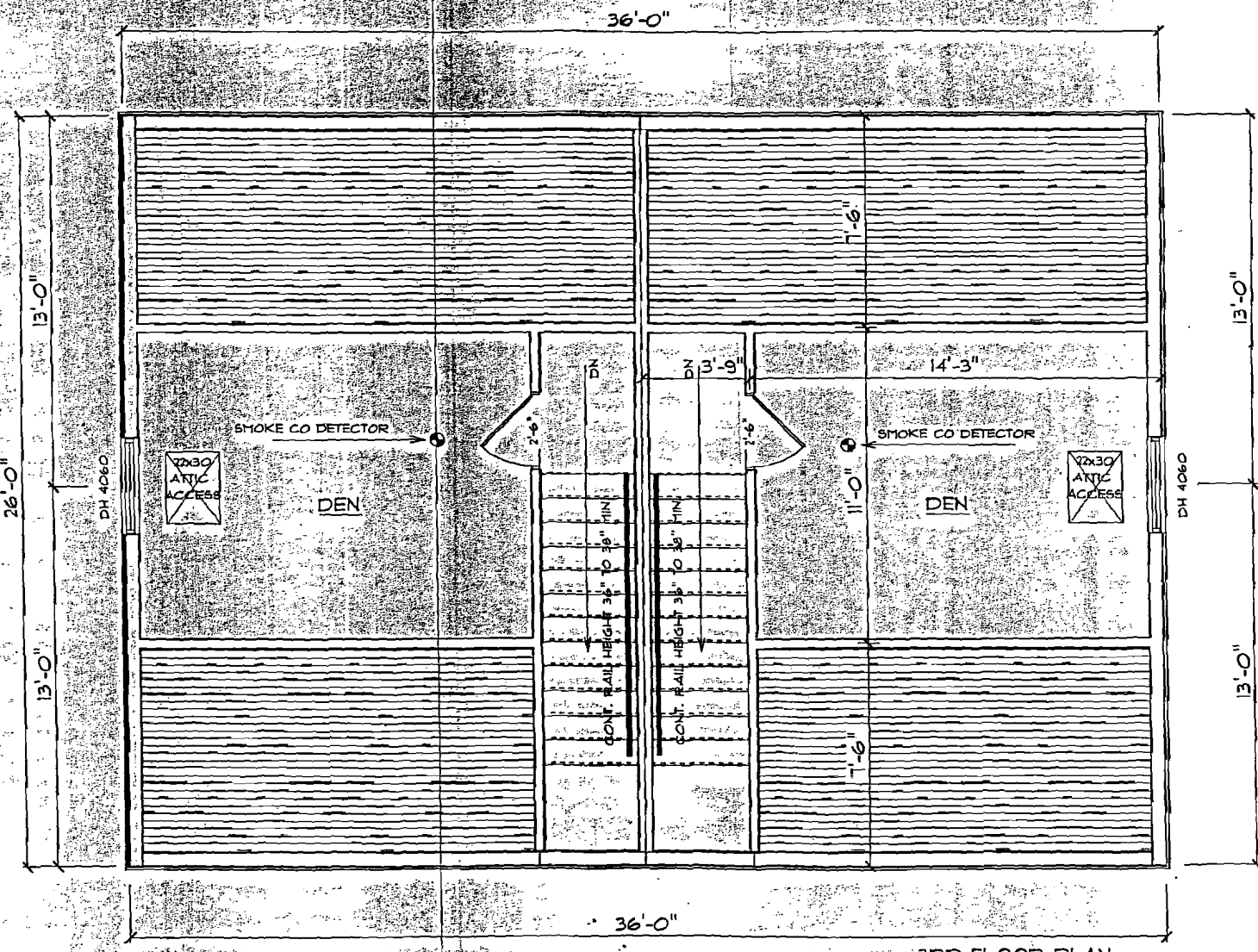
PROJECT NAME: TODD AND KELLY SNIPER TRUE STREET PORTLAND ME,

DATE: 02/28/2014

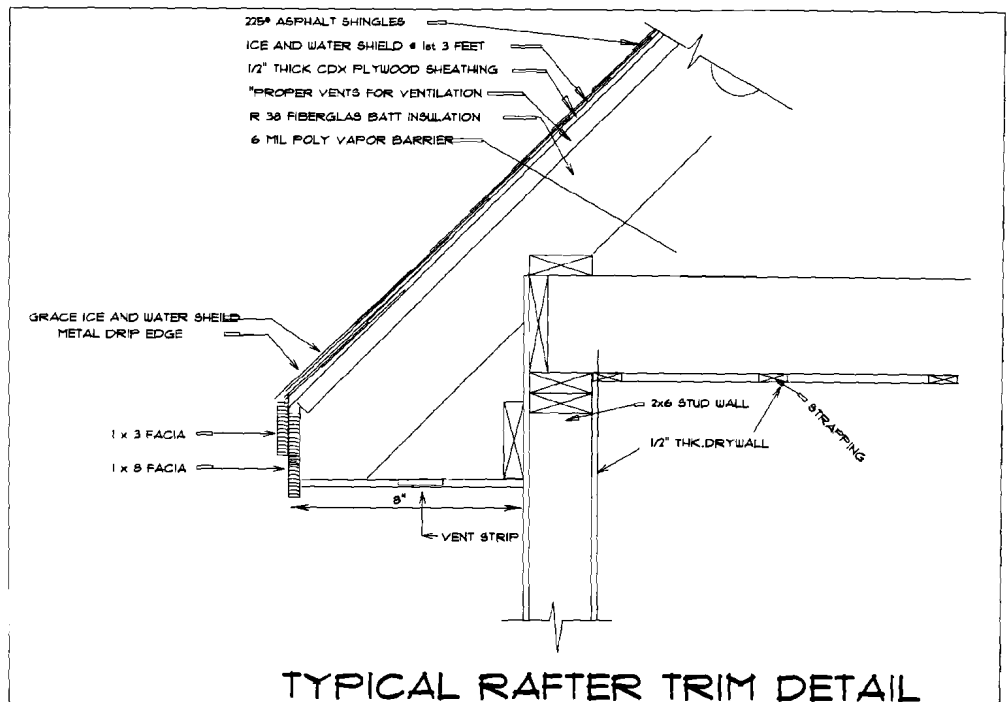
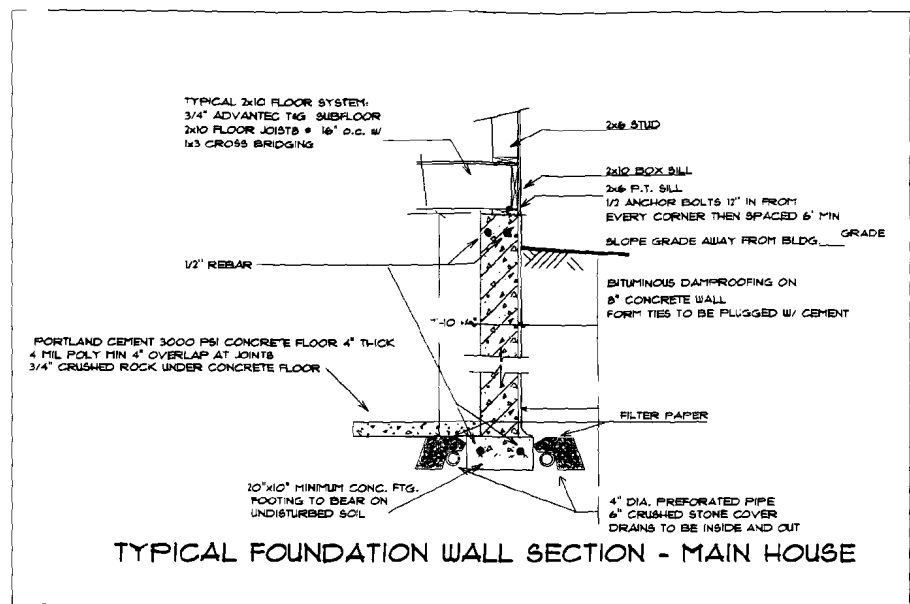
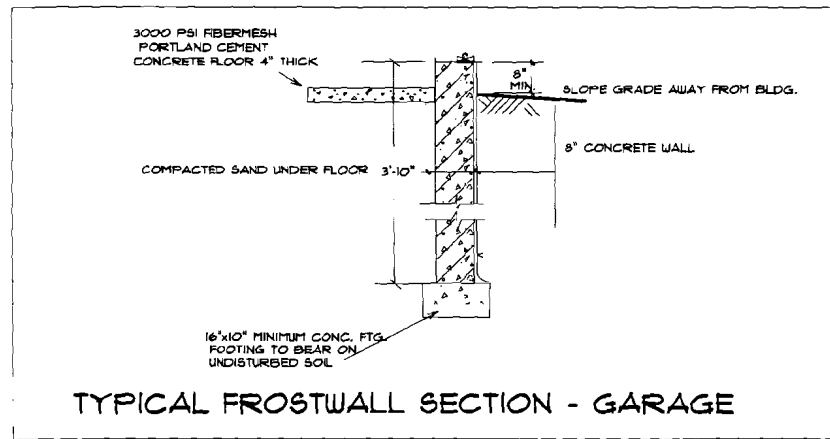
SCALE: AS NOTED

SHEET ...

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PINES OF PORTLAND LLC, OR PETER PALAZZA DO NOT GUARANTEE THAT THESE PLANS CONFORM TO ALL APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDERS RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED. ALL STRUCTURAL NOTATIONS ARE SUBJECT TO ANY AND ALL STRUCTURAL NOTATIONS AND TO TAKE APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES. USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND PINES OF PORTLAND LLC SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS, SPECIFICATIONS TO OVERSEE NOTES AND DETAILS ON THE PLANS.



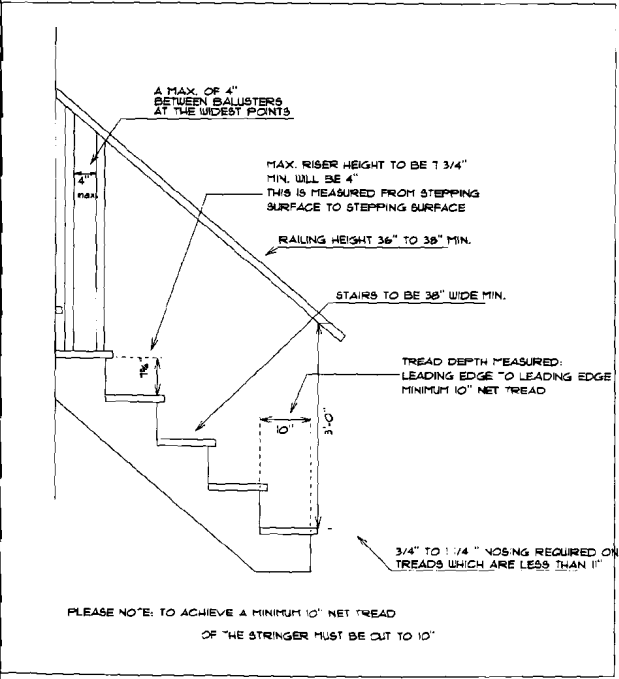
3RD FLOOR PLAN



- FOUNDATION NOTES**
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
 2. BASEMENT WINDOW LOCATIONS & AND ROUGH OPENINGS SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR, OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
 3. ALL ANCHOR BOLTS SHALL BE 1/2"x10" HOOKED OR EQUIVALENT, 4'-0" MAX. OC, 1'-0" MIN. FROM ALL CORNERS.
 4. ALL LALLY COLUMNS, FOOTINGS, WALLS & BEAMS SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
 5. ALL DAY-LIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR & APPLICABLE.
 6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. (IE. BULKHEAD ETC.) OR PRODUCT DIMENSIONS OR SPECS. ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
 8. CONTRACTOR SHALL ADJUST WALL AND FOOTING SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
 9. DO NOT BACKFILL MORE THAN 3'-0" BEFORE 1ST FLR. FRAMING-JOIST & SUBFLOOR IS COMPLETE.
 10. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPE SHALL BE WRAPPED IN FILTER FABRIC.
 11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.

**HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR**

NOTE LETTER	LOCATION	FASTENING	CONNECTION	NOTE LETTER	LOCATION	FASTENING	CONNECTION
SEE NOTE: F		6d	PANEL SIDING (TO FRAMING) 5/8"	COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	4-3" 14 GAGE STAPLE 4-3"x0 131" NAIL	SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1 CEILING JOISTS TO PARALLEL RAFTERS
SEE NOTE: F		6d	PANEL SIDING (TO FRAMING) 1/2" OR LESS	COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	4-3" 14 GAGE STAPLE 4-3"x0 131" NAIL	SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1 CEILING JOISTS, LAPS OVER PARTITIONS
SEE NOTE: C		6d	TO FRAMING		TOENAIL	4-3" 14 GAGE STAPLE 3-15d COMMON MIN.	CONTINUOUS HEADER TO STUD
SEE NOTE: P		2-18 GAGE	5 PARTICLE BOARD		TOE NAIL	5-3" 14 GAGE STAPLE 5-3"x0 131" NAIL	CEILING JOISTS TO PLATE
SEE NOTE: M		2-3"x0 131" NAIL	WOOD STRUCTURAL PANELS		COMMON	2-15d COMMON	COMMON DEFORMED SHANK
SEE NOTE: D, G, SEE NOTE C		8d OR 6d	WOOD STRUCTURAL PANELS 1/2" OR LESS		15" OC ALONG EDGE	15d COMMON	COMMON OR DEFORMED SHANK
SEE NOTE: O		1-3/4" 18 GAGE	4 PARTICLE BOARD		FACE NAIL	3-3" 14 GAGE STAPLE 3-3"x0 131" NAIL	OR INTERSECTIONS TOP PLATES, LAPS
SEE NOTE: N		2-3"x0 131" NAIL	WOOD STRUCTURAL PANELS 1/2" OR LESS		TOE NAIL	3-3" 14 GAGE STAPLE 3-3"x0 131" NAIL	OR RAFTERS TO TOP PLATE BLOCKING BETWEEN JOISTS
SEE NOTE: C, J	FACE NAIL	4-3" 14 GAGE STAPLE 4-3"x0 131" NAIL	LEDDER STRIP		LAP SPICE	12-3" 14 GAGE STAPLE TYP. FACE NAIL 12-3"x0 131" NAIL	DOUBLE TOP PLATES
	FACE NAIL	5-3" 14 GAGE STAPLE 5-3"x0 131" NAIL	JOIST TO BAND JOIST		TYPICAL FACE NAIL	3" 14 GAGE STAPLE @ 12" OC 3"x0 131" NAIL @ 12" OC	DOUBLE TOP PLATES
	FACE NAIL	3-3" 14 GAGE STAPLE 3-3"x0 131" NAIL	2BY RIDGE BEAM ROOF RAFTER TO		FACE NAIL	3" 14 GAGE STAPLE @ 12" OC 3"x0 131" NAIL @ 12" OC	DOUBLE STUDS
	TOENAIL	3-3" 14 GAGE STAPLE 3-3"x0 131" NAIL	2BY RIDGE BEAM ROOF RAFTER TO		TOE NAIL	3-3" 14 GAGE STAPLE 3-3"x0 131" NAIL	STUD TO SOLE PLATE
	FACE NAIL	3-3" 14 GAGE STAPLE 3-3"x0 131" NAIL	JACK RAFTERS TO HIP		END NAIL	3-3" 14 GAGE STAPLE 3-3"x0 131" NAIL	TOP PLATE TO STUD
	TOE NAIL	3-3" 14 GAGE STAPLE 3-3"x0 131" NAIL	JACK RAFTERS TO HIP		BRACED WALL PANEL	3" 14 GAGE STAPLE @ 12" OC 3"x0 131" NAIL @ 12" OC	AT BRACED WALL PANEL SOLE PLATE TO JOIST OR BLOCKING
	FACE NAIL	4-3" 14 GAGE STAPLE 4-3"x0 131" NAIL	COLLAR TIE TO RAFTER		TYPICAL FACE NAIL	3" 14 GAGE STAPLE @ 12" OC 3"x0 131" NAIL @ 12" OC	OR BLOCKING SOLE PLATE TO JOIST
	AT EACH SPLICE FACE NAIL AT ENDS	3-3" 14 GAGE STAPLE 3-3"x0 131" NAIL	BUILT-UP GIRDER BEAMS		TOENAIL EACH END	3-3" 14 GAGE STAPLE 3-3"x0 131" NAIL	BRIDGING TO JOIST
	STAGGERED ON OPPOSITE SIDES FACE NAIL AT TOP & BOTTOM	3" 14 GAGE STAPLE @ 24" OC 3"x0 131" NAIL @ 24" OC	BUILT-UP GIRDER BEAMS		TOENAIL	3-3" 14 GAGE STAPLE 3-3"x0 131" NAIL	JOIST TO SILL OR GIRDER
	16" OC	3" 14 GAGE STAPLE 3"x0 131" NAIL	BUILT-UP CORNER STUDS				
	18" OC	2-3" 14 GAGE STAPLE 2-3"x0 131" NAIL	EACH STUD & PLATE 1" DIAGONAL BRACE TO RAFTER TO PLATE				
	24" OC	2-3" 14 GAGE STAPLE 2-3"x0 131" NAIL	EACH STUD & PLATE 1" DIAGONAL BRACE TO RAFTER TO PLATE				
		3-3" 14 GAGE STAPLE 3-3"x0 131" NAIL	SEE SECT. 2308.10.1, TABLE 2308.10.1.1				



FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)