

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that PHYLLIS N LAWLESS

Located At 26 HAWTHORNE ST

Job ID: 2012-05-3895-SF

CBL: 427- D-011-001

has permission to build a 30 by 34 foot Two Family Residence.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of 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

07/02/2012

\_\_\_\_\_  
**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](mailto: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.**
1. Footings/Setbacks prior to pouring concrete
  2. Foundation wall prior to backfill
  3. Close In Elec/Plmb/Frame prior to insulate or gypsum
  4. Insulation prior to Close-In.
  5. Final Inspection/ Certificate of Occupancy

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](http://www.portlandmaine.gov)*

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-05-3895-SF

Located At: 26 HAWTHORNE ST

CBL: 427- D-011-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted including the revised site plan received 6-18-12. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
- 6. Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. 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.
9. Application requires State Fire Marshal approval.

### **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. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. 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.
4. A code compliant emergency escape shall be provided in each 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.

5. Prior to construction submit specifications for Engineered Trusses and Beams.
6. R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.
7. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
8. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
9. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
10. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
11. R407.3 Structural requirements. The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall not be less in nominal size than 4 inches by 4 inches. Steel columns shall not be less than 3-inch-diameter Schedule 40 pipe manufactured in accordance with ASTM A 53 Grade B or approved equivalent.
12. R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.
13. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
14. R502.3.3 Floor cantilevers. Floor cantilever spans shall not exceed the nominal depth of the wood floor joist. Floor cantilevers constructed in accordance with Table R502.3.3(1) shall be permitted when supporting a light-frame bearing wall and roof only.

**R302.3 Two family dwellings.** *Dwelling units* in two family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1 hour fire resistance rating when tested in accordance with ASTM E 119 or UL 283. Fire resistance-rated floor ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

**Exceptions:**

1. A fire resistance rating of  $\frac{1}{2}$  hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through *attic* spaces when the ceiling is protected by not less than  $\frac{1}{2}$ -inch (15.9 mm) Type X gypsum board and an *attic* draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the *dwellings*. The structural framing supporting the ceiling shall also be protected by not less than  $\frac{1}{2}$ -inch (12.7 mm) gypsum board or equivalent.

**R302.3.1 Supporting construction.** When floor assemblies are required to be fire resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

**R302.4 Dwelling unit rated penetrations.** Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section

## DRC

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
5. The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
6. Four (4) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
9. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

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

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

|   |   |  |  |
|---|---|--|--|
| Job No:<br>2012-05-3895-SF  | Date Applied:<br>5/1/2012                             | CBL:<br>427- D-011-001   |  |
| Location of Construction:<br>26 HAWTHORNE ST                                | Owner Name:<br>PHYLLIS N LAWLESS                      | Owner Address:<br>26 HAWTHORNE ST<br><br>PORTLAND, ME 04103  | Phone:   |
| Business Name:  | Contractor Name:<br>Brackett, Dwight                  | Contractor Address:<br>84 Country LN PORTLAND MAINE 04103  | Phone:<br><br>(207) 756-0687   |
| Lessee/Buyer's Name:<br>C.G.B. Properties – Dwight Brackett                 | Phone:<br>207-756-0687                                | Permit Type:<br>BLDG - Building  | Zone:<br><br>R-5   |
| Past Use:<br><br>Vacant land – old house demolished in 2010                 | Proposed Use:<br><br>New two story duplex – 30' x 34' | Cost of Work:<br>120000.00   | CEO District:  |
|   |   | Fire Dept:<br><br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><input type="checkbox"/> N/A<br><br>Signature: <i>Ceph L...</i> | Inspection:<br>Use Group: R3<br>Type: SB<br>IRS 2009<br>(MUBC)<br>Signature: <i>AR</i> |
| Proposed Project Description:<br>Duplex 1 bath 2 bedroom Per Unit no garage |   | Pedestrian Activities District (P.A.D.)  |  |
| Permit Taken By:  |   | <b>Zoning Approval</b>   |  |

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
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.

**Special Zone or Reviews**

☐ Shoreland  
☐ Wetlands  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan  
  
☐ Maj ☐ Min ☐ MM

Date: OK w/ condition  
6/18/12 *AR*

**Zoning Appeal**

☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

Date:

**Historic Preservation**

☒ Not in Dist or Landmark  
☐ Does not Require Review  
☐ Requires Review  
☐ Approved  
☐ Approved w/Conditions  
☐ Denied

Date: *AR*

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the 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

| ONE AND TWO FAMILY   | PLAN REVIEW  | CHECKLIST                            |
|--|--|--------------------------------------|
| Soil type/Presumptive Load Value (Table R401.4.1) _____  |  |                                      |
| Component  | Submitted Plan   | Findings/Revisions/Dates             |
| <b>STRUCTURAL</b><br>Footing Dimensions/Depth<br>(Table R403.1 & R403.1(1),<br>(Section R403.1 & R403.1.4.1) | 10 x 16" Footing<br>w/ 8" Thick Wall<br>"Radiant Heat" 2-#4 Bars | Okay                                 |
| Foundation Drainage, Fabric, Damp proofing<br>(Section R405 & R406)  |  | ⑦ Damp proofing - Fabric<br>- Drains |
| Ventilation/Access (Section R408.1 & R408.3)<br>Crawls Space ONLY  | N/A  | Okay                                 |
| Anchor Bolts/Straps, spacing (Section R403.1.6)  | 5/8" DIA x 12" 3'-0" @ Corners<br>2 #4 Bars                      | Okay w/in 1'-0" of<br>Corners        |
| Lally Column Type (Section R407)   | ?  | ① 3 1/2 DIA Steel                    |
| Girder & Header Spans (Table R 502.5(2))   | LVL's (3) 2x12" 5'-6 1/4" Max                                    |                                      |
| Built-Up Wood Center Girder<br>Dimension/Type  | 5 1/4" x 11 1/2" LVL's   | ② Specs needed                       |
| Sill/Band Joist Type & Dimensions  | 2x6" PT w/ A301  | Okay                                 |
| First Floor Joist Species<br>Dimensions and Spacing<br>(Table R502.3.1(1) & Table R502.3.1(2) )              | 2x12" @ 12" O.C.<br>Floor (entire) covered?                      | ⑥ 12" overhang                       |
| Second Floor Joist Species<br>Dimensions and Spacing (Table R502.3.1(1) &<br>Table R502.3.1(2) )             | 2x12" @ 12" O.C.<br>2nd Floor                                    |                                      |
| Attic or additional Floor Joist Species<br>Dimensions and Spacing (Table R802.4(1) and<br>R802.4(2))         | Tusses   | ② Specs needed                       |

|   |  |                                    |
|---|--|------------------------------------|
| Type of Heating System  |  |                                    |
| <b>Means of Egress</b> (Sec R311 & R312)<br>Basement<br><br>Number of Stairways<br><br>Interior<br><br>Exterior<br><br>Treads and Risers<br>(Section R311.5.3)<br><br>Width (Section R311.5.1)<br><br>Headroom (Section R311.5.2)<br><br>Guardrails and Handrails<br>(Section R312 & R311.5.6 – R311.5.6.3) | <p>Bulkhead x 2</p> <p>7 3/4 x 10" Basement? →</p> <p>3'-8 1/4"</p> <p>6'-10"</p> <p>34"</p> | <p>⑧ "No code"<br/>(IRC, 2009)</p> |
| Carbon Monoxide Alarms (R315)<br>Smoke Alarms (Section R313)<br>Location and Interconnected   | Smk. Shown / C.O. Req.   | ⑨ CO Req.                          |
| Dwelling Unit Separation (Section R302.3)   | See "A2" 2 hr. Rating  |                                    |
| Deck Construction (Section R502.2.1)  | (3) 2x8" P.T. 5'-10" Max<br>2x8" @ 16" O.C.  |                                    |



|  |                                       |  |
|--|---------------------------------------|--|
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))<br>Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)                          | Trusses 24" o.c.<br>7/12 E 4/12       | (2)  |
| Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))  | Floor: 3/4" / Wall: 1/2" / Roof: 5/8" | Okay   |
| Fastener Schedule (Table R602.3(1) & (2))  | "Boca"                                | (3) Advised Contractor of IRC, 2009 (revised) Requirements for code compliance |
| <b>Private Garage</b><br>(Section R309)<br>Living Space ?<br>(Above or beside)   | N/A                                   |  |
| Fire separation (Section R309.2)   | See "A2" 1 hr. Rating                 |  |
| Opening Protection (Section R309.1)  |                                       |  |
| Emergency Escape and Rescue Openings (Section R310)  | "36x24 Egress"                        |  |
| Roof Covering (Chapter 9)  | 25 Yr. Fiberglass                     |  |
| Safety Glazing (Section R308)  |                                       |  |
| Attic Access (Section R807)  | "Scuttle" shown                       | 22x30" Req. (4)  |
| Chimney Clearances/Fire Blocking (Chap. 10)  | N/A                                   | Okay   |
| Header Schedule (Section 502.5(1) & (2))   | See "A3"                              |  |
| Energy Efficiency IECC, 2009<br>R-Factors of Walls, Floors, Ceilings, Building Envelope,<br>U-Factor Fenestration<br>Ventilation of Space per ASRAE 62.2, 2007 |                                       | (5) Sub. insulate,   |

Applicant: CGB Properties LLC

Date: 5/10/12

Address: 26 Hawthorne St.

C-B-L: 42-B-10-11  
permit # 2012-05-3895

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new house - old house demolished 2010 - permit # 10-0786

revised site plan 6/14/12

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - build two story duplex - 30' x 34'

Sewage Disposal - City

Lot Street Frontage - 50' min - 89.91' 5 min. (D)

Front Yard - 20' min or average - average - 22 Hawthorne 21.6'

- steps side @ 19' (D) ✓ 1" 10-2' average =  $31.8 \div 2 = 15.9'$  (D)

Rear Yard - 20' min 32' setback bulkhead (D) 31' to rear steps (D) ✓

Side Yard - 2 spaces - 12' min - 35.75 on the right scaled (D) ✓  
- 24' scaled on left (D)

Projections - front porch 30' x 6', 2 bulkheads 5.33 x 6; front steps (2) 2 x 4, rear steps (2) 4 x 7

Width of Lot - 60' min - 89.75' scaled (D)

Height - 35' max - 24' scaled (D)

Lot Area - 6,000  $\Phi$  min - 8991  $\Phi$  given (D)

Lot Coverage Impervious Surface - 40% = 3596.4

Area per Family - 3,000  $\Phi$  for duplex (D)

Off-street Parking - 4 parking spaces - 38' x 12' both sides - beyond average setback (D)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

2 (4x7) 56  
2 (2x4) = 16  
34' x 30' = 1020  
30 x 6 = 180  
2 (5.33 x 6) = 63.96 (D)  
1336.56

|  |   |   |
|--|---|---|
| ADDRESS OF SITE: 26 Hawthorne St   |   |   |
| Total Square Footage of Proposed Structure/Area:<br>2040   | Area of lot (total sq. ft.):<br>Garage: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>Attached <input type="checkbox"/><br>Detached <input type="checkbox"/><br>Sq. Ft.: _____ | Number of Stories: 2<br>Number of Bathrooms: 2<br>Number of Bedrooms: 4   |
| Tax Assessor's Chart, Block & Lot(s)<br>Chart# 427 Block # D Lot # 10 & 11   |   |   |
| Current Legal Use:<br>Number of residential Units<br>2 UNITS   | If vacant, previous use?<br>VACANT<br>OLD HOUSE REMOVED   | Is property part of a subdivision? If yes, please<br>no   |
| Proposed Use and Project Description:<br>R<br>2 UNIT 2 STORY 2 BED ROOMS   |   |   |
| Applicant - must be owner, Lessee or Buyer<br>Name: C.G. B. PROPERTIES LLC<br>Business Name, if applicable:<br>Address: 84 COUNTRY LANE<br>City/State: PORTLAND ME Zip Code: 04103 |   | Applicant Contact Information<br>Work #<br>Home#<br>Cell # 756 0687<br>e-mail:  |
| Owner - (if different from Applicant)<br>Name: DONALD H LAELISS<br>Address:<br>City/State: Zip Code:   |   | Owner Contact Information<br>Work #<br>Home#<br>Cell #<br>e-mail:<br><br>RECEIVED<br>MAY 01 2012<br>Dept. of Building Inspections<br>City of Portland Maine |
| Agent/ Contractor<br>Name: DWIGHT BRACKETT<br>Address:<br>City/State: Zip Code:  |   | Agent/Contractor Contact Information<br>Work #<br>Home#<br>Cell # 756 0687<br>e-mail:   |
| Billing Information<br>Name:<br>Address:<br>City/State: Zip Code:<br>Phone Number:   |   | Contact when Building Permit is Ready:<br>Name:<br>Address:<br>City/State: Zip Code:<br>Phone Number:   |

**DEVELOPMENT REVIEW FEES:**

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

|  |                                    |
|--|------------------------------------|
| <b>Level I Minor Residential Site Plan</b>   | <b>Fees Paid:</b> <i>\$120,000</i> |
| 1. Application Fee - \$300.00  | \$ _____                           |
| 2. Inspection Fee - \$100.00<br>(for site plan inspection by the Planning Division)  | \$ _____                           |
| 3. Certificate of Occupancy Fee - \$75.00  | \$ _____                           |
| 4. Building Permit (Cost of Work)  | \$ _____                           |
| <b>Total Due:</b>  | \$ _____                           |
| Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.                                |                                    |
| Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete. |                                    |

**Application Check List:**

Three paper sets of the plans, written materials, completed application form and application fee must be submitted to the Inspections Division to start the review process. A check list of materials to submit is included on page 4 of the application.

**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](http://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.

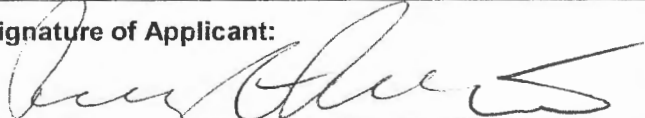
**Property Taxes:**

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.

|   |                            |
|---|----------------------------|
| <b>Signature of Applicant:</b><br> | <b>Date:</b> <i>5/1/12</i> |
|---|----------------------------|

**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   |
|---------------------|------------------------------|------------------|---|
| ✓                   |                              | 3                | Completed application form and check list.  |
|                     |                              | 1                | Application fees.   |
| ✓                   |                              | <del>3</del>     | Evidence of right, title and interest.  |
|                     |                              | 3                | Copies of required state and/or federal permits.  |
|                     |                              | 3                | Written Description of existing and proposed easements or other burdens.  |
|                     |                              | <del>3</del>     | Written requests for waivers from individual site plan and/or technical standards.  |
|                     |                              | <del>3</del>     | Evidence of financial and technical capacity.   |
|                     |                              | 3                | 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   |
|---------------------|------------------------------|------------------|---|
|                     |                              | 3                | 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.) |
| ✓                   |                              |                  | ▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.   |
| ✓                   |                              |                  | ▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).   |
| ✓                   |                              |                  | ▪ Location and dimension of existing and proposed paved areas.  |
| ✓                   |                              |                  | ▪ Proposed ground floor area of building.   |
| ✓                   |                              |                  | ▪ Finish floor elevation (FEE) or sill elevation.   |
| ✓                   |                              |                  | ▪ Exterior building elevations (show all 4 sides).  |
| ✓                   |                              |                  | ▪ Existing and proposed utilities (or septic system, where applicable)  |
| ✓                   |                              |                  | ▪ Existing and proposed grading and contours.   |
| ✓                   |                              |                  | ▪ Proposed stormwater management and erosion controls.  |
| ✓                   |                              |                  | ▪ Total area and limits of proposed land disturbance.   |
| ✓                   |                              |                  | ▪ Proposed protections to or alterations of watercourses.   |
| ✓                   |                              |                  | ▪ Proposed wetland protections or impacts.  |
| ✓                   |                              |                  | ▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).   |
| ✓                   |                              |                  | ▪ Existing and proposed curb and sidewalk, except for a single family home.   |
| ✓                   |                              |                  | ▪ Existing and proposed easements or public or private rights of way.   |
| ✓                   |                              |                  | ▪ Show foundation/perimeter drain and outlet.   |

|  |   |   |
|--|---|---|
|  |   | ▪ <i>Additional requirements may apply for lots on unimproved streets.</i>                                |
|  | 3 | <i>Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'</i> |

### Building Permit Submittal Requirements –Level I: Minor Residential Development

| Applicant Checklist | Planner Checklist (internal) | Number of Copies | Submittal Requirement   |
|---------------------|------------------------------|------------------|---|
|                     |                              | 1                | <b>One (1) complete set of construction drawings must include:</b>  |
|                     |                              |                  | ▪ <i>Cross section with framing details</i>   |
|                     |                              |                  | ▪ <i>Floor plans and elevations to scale</i>  |
|                     |                              |                  | ▪ <i>Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space</i>  |
|                     |                              |                  | ▪ <i>Window and door schedules</i>  |
|                     |                              |                  | ▪ <i>Foundation plans w/required drainage and damp proofing , if applicable</i>   |
|                     |                              |                  | ▪ <i>Detail egress requirements and fire separation, if applicable</i>  |
|                     |                              |                  | ▪ <i>Insulation R-factors of walls, ceilings &amp; floors &amp; U-factors of windows per the IEEC 2003</i>  |
|                     |                              |                  | ▪ <i>Deck construction including: pier layout, framing, fastenings, guards, stair dimensions</i>  |
|                     |                              |                  | ▪ <i>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.)</i> |
|                     |                              |                  | ▪ <i>Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"</i>   |

**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. Site Access and Circulation (i) and (ii);
  - 2.c. Sidewalks: *(if the site plan is a two-family or multi-family building only)*;
  - 4.a. Location and required number of vehicle parking spaces: (i) and (iv)
- 14-526 (b) **Environmental Quality Standards:**
  - 1. Preservation of significant natural features.
  - 2.a. Landscaping and landscape preservation
  - 2.b. Site Landscaping (iii)
  - 3.a., Water quality, stormwater management and erosion control: a., d., e., and f.
- 14-526 (c) **Public Infrastructure and Community Safety Standards:**
  - 1. Consistency with Master Plan
  - 2. Public Safety and fire prevention
  - 3. Availability and adequate capacity of public utilities; a., c., d., and e.
- 14-526 (d) **Site Design Standards:**
  - 5. Historic Resources
  - 9. Zoning related design standards

*\*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

# Agreement to Sell Real Estate

D.13  
M

\_\_\_\_\_ Donald H. Lawless and Phyllis N. Lawless (Philomena TRUSSO)  
of Portland, Maine as Seller,  
and CG B Properties, LLC (Dwight A. Brackett)  
of Portland, Maine as Buyer, hereby  
agree that the Seller shall sell and the Buyer shall buy the following described property UPON THE TERMS AND CONDITIONS  
HEREINAFTER SET FORTH, within this contract.

1. **LEGAL DESCRIPTION** of real estate located in Portland, Maine, Cumberland  
County, State of ME  
See attached Deed for specifics

2. **PURCHASE PRICE** Eighty-five Thousand dollars & cents  
Dollars (\$ 85,000.00 ).

Method of Payment:

- (a) Deposit to be held in trust by \_\_\_\_\_ \$ 500.00  
(b) Approximate principal balance of first mortgage to which conveyance shall be  
subject, if any. Mortgage holder: \_\_\_\_\_ \$ N/A  
Interest \_\_\_\_\_ % per annum.  
(c) Other: \_\_\_\_\_ \$ \_\_\_\_\_  
(d) Cash, certified or local cashier's check on closing and delivery of deed (or such  
greater or lesser amount as may be necessary to complete payment of purchase  
price after credits, adjustments and prorations). \$ 84,500.00

3. **PRORATIONS:** Taxes, insurance, interest, rents and other expenses and revenue of said property shall be prorated as of the  
date of closing.

4. **RESTRICTIONS, EASEMENTS, LIMITATIONS:** Buyer shall take title subject to: (a) Zoning, restrictions, prohibitions and  
requirements imposed by governmental authority, (b) Restrictions and matters appearing on the plat or common to the subdivi-  
sion, (c) Public utility easements of record, provided said easements are located on the side or rear lines of the property, (d)  
Taxes for year of closing, assumed mortgages, and purchase money mortgages, if any, (e) Other: \_\_\_\_\_

Seller warrants that there shall be no violations of building or zoning codes at the time of closing.

5. **DEFAULT BY BUYER:** If Buyer fails to perform any of the covenants of this contract, all money paid pursuant to this con-  
tract by Buyer as aforesaid shall be retained by or for the account of the Seller as consideration for the execution of this contract  
and as agreed liquidated damages and in full settlement of any claims for damages.

6. **DEFAULT BY SELLER:** If the Seller fails to perform any of the covenants of this contract, the aforesaid money paid by the  
Buyer, at the option of the Buyer, shall be returned to the Buyer on demand; or the Buyer shall have only the right of specific  
performance.

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MAY 01 2012  
Dept. of Building Inspections  
City of Portland Maine



7. **TERMITE INSPECTION:** At least 15 days before closing, Buyer, at Buyer's expense, shall have the right to obtain a written report from a licensed exterminator stating that there is no evidence of live termite or other wood-boring insect infestation on said property nor substantial damage from prior infestation on said property. If there is such evidence, Seller shall pay up to three (3%) percent of the purchase price for the treatment required to remedy such infestation, including repairing and replacing portions of said improvements which have been damaged; but if the costs for such treatment or repairs exceed three (3%) percent of the purchase price, Buyer may elect to pay such excess. If Buyer elects not to pay, Seller may pay the excess or cancel the contract.

8. **ROOF INSPECTION:** At least 15 days before closing, Buyer, at Buyer's expense, shall have the right to obtain a written report from a licensed roofer stating that the roof is in a watertight condition. In the event repairs are required either to correct leaks or to replace damage to fascia or soffit, Seller shall pay up to three (3%) percent of the purchase price for said repairs which shall be performed by a licensed roofing contractor; but if the costs for such repairs exceed three (3%) percent of the purchase price, Buyer may elect to pay such excess. If Buyer elects not to pay, Seller may pay the excess or cancel the contract.

9. **OTHER INSPECTIONS:** At least 15 days before closing, Buyer or his agent may inspect all appliances, air conditioning and heating systems, electrical systems, plumbing, machinery, sprinklers and pool system included in the sale. Seller shall pay for repairs necessary to place such items in working order at the time of closing. Within 48 hours before closing, Buyer shall be entitled, upon reasonable notice to Seller, to inspect the premises to determine that said items are in working order. All items of personal property included in the sale shall be transferred by Bill of Sale with warranty of title.

10. **LEASES:** Seller, not less than 15 days before closing, shall furnish to Buyer copies of all written leases and estoppel letters from each tenant specifying the nature and duration of the tenant's occupancy, rental rates and advanced rent and security deposits paid by tenant. If Seller is unable to obtain such letters from tenants, Seller shall furnish the same information to Buyer within said time period in the form of a seller's affidavit, and Buyer may contact tenants thereafter to confirm such information. At closing, Seller shall deliver and assign all original leases to Buyer.

11. **MECHANICS LIENS:** Seller shall furnish to Buyer an affidavit that there have been no improvements to the subject property for 90 days immediately preceding the date of closing, and no financing statements, claims of lien or potential lienors known to Seller. If the property has been improved within that time, Seller shall deliver releases or waivers of all mechanics liens as executed by general contractors, subcontractors, suppliers and materialmen, in addition to the seller's lien affidavit, setting forth the names of all general contractors, subcontractors, suppliers and materialmen and reciting that all bills for work to the subject property which could serve as basis for mechanics liens have been paid or will be paid at closing time.

12. **PLACE OF CLOSING:** Closing shall be held at the office of the Seller's attorney or as otherwise agreed upon.

13. **TIME IS OF THE ESSENCE:** Time is of the essence for this Agreement.

14. **DOCUMENTS FOR CLOSING:** Seller's attorney shall prepare deed, note, mortgage, Seller's affidavit, any corrective instruments required for perfecting the title, and closing statement and submit copies of same to Buyer's attorney along with a title commitment for an owners title policy and a current survey certified by a licensed surveyor dated no more than six months prior to closing, and copy of closing statement to the broker, at least two days prior to scheduled closing date.

15. **EXPENSES:** State documentary stamps required on the instrument of conveyance and the cost of recording any corrective instruments shall be paid by the Seller. Documentary stamps to be affixed to the note secured by the purchase money mortgage, intangible tax on the mortgage, and the cost of recording the deed and purchasing money mortgage shall be paid by the Buyer.

16. **INSURANCE:** If insurance is to be prorated, the Seller shall on or before the closing date, furnish to Buyer all insurance policies or copies thereof.

17. **RISK OF LOSS:** If the improvements are damaged by fire or casualty before delivery of the deed and can be restored to substantially the same condition as now within a period of 60 days thereafter, Seller shall so restore the improvements and the closing date and date of delivery of possession hereinbefore provided shall be extended accordingly. If Seller fails to do so, the Buyer shall have the option of (1) taking the property as is, together with insurance proceeds, if any, or (2) cancelling the contract, and all deposits shall be forthwith returned to the Buyer and all parties shall be released of any and all obligations and liability.

18. **MAINTENANCE:** Between the date of the contract and the date of closing, the property, including lawn, shrubbery and pool, if any, shall be maintained by the Seller in the condition as it existed as of the date of the contract, ordinary wear and tear excepted.

19. **CLOSING DATE:** This contract shall be closed and the deed and possession shall be delivered on or before the 10<sup>th</sup> day of MAY JUNE 10, 2012, unless extended by other provisions of this contract.

20. **TYPEWRITTEN OR HANDWRITTEN PROVISIONS:** Typewritten or handwritten provisions inserted in this form shall control all printed provisions in conflict therewith.

21. **OTHER AGREEMENTS:** No agreements or representations, unless incorporated in this contract, shall be binding upon any of the parties.

22. **RADON GAS:** As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in N/A. Additional information regarding radon and radon testing may be obtained from your county public health unit.

23. **LEAD PAINT:** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

24. **SPECIAL CLAUSES:** Buyer is working on Zoning requirements and property set back for construction of a two (2) unit building, including a new survey and applying for building permit - Estimated closing date is May 1, 2012 JUNE 10, 2012

COMMISSION TO BROKER: The Seller hereby recognizes No Broker as the Broker in this transaction, and agrees to pay as commission \_\_\_\_\_ % of the gross sales price, the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) or one-half of the deposit in case same is forfeited by the Buyer through failure to perform, as compensation for services rendered, provided same does not exceed the full amount of the commission.

WITNESSED BY:

Witness: \_\_\_\_\_ Date: \_\_\_\_\_

Witness: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: [Signature] Date: 1-2-12

Buyer: [Signature] Date: 2/28/12

Us her and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said

Donald H. Lawless and Phyllis N. Lawless,

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; except as aforesaid;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, we, the said Albert A. Call, and Alberta P. Hall, each being unmarried,

xxx

xxxx

xxxxxxxxxxxx

joining in this deed as Grantors, and

~~relinquishing and conveying with right of descent and inheritance~~

~~rights in the above described premises~~, have hereunto set our

hands and seal this TWENTY SEVENTH day of October

in the year of our Lord one thousand nine hundred and seventy-seven.

Signed, Sealed and Delivered

in presence of

*[Signature]*  
*[Signature]*

*Albert A. Call*  
*Alberta P. Hall*

State of Maine, Cumberland ss. October 27 19 77

Personally appeared the above named Albert A. Call

and acknowledged the foregoing instrument to be his free act and deed.

Before me



Notary Public.

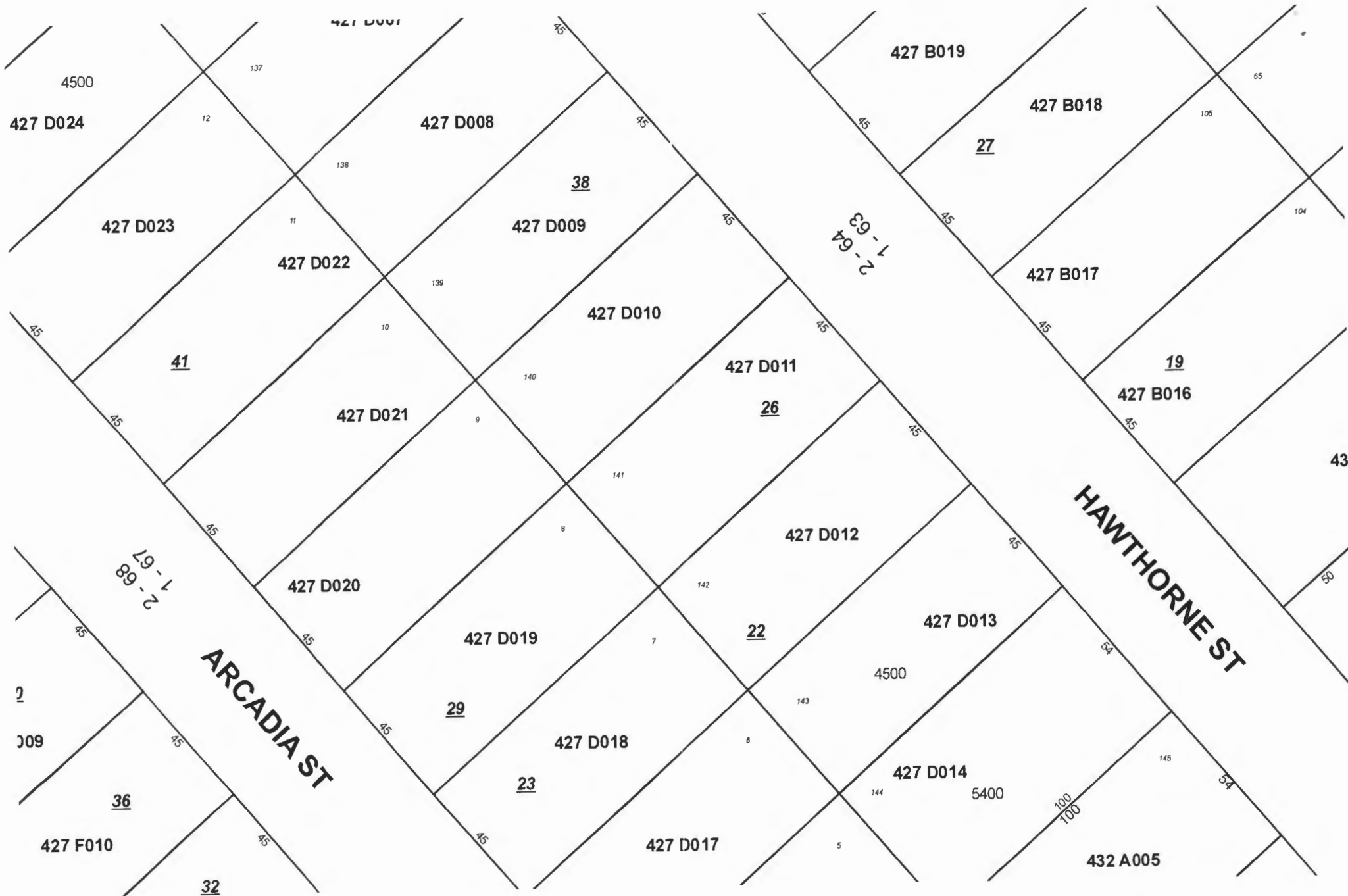
OCT 28 1977

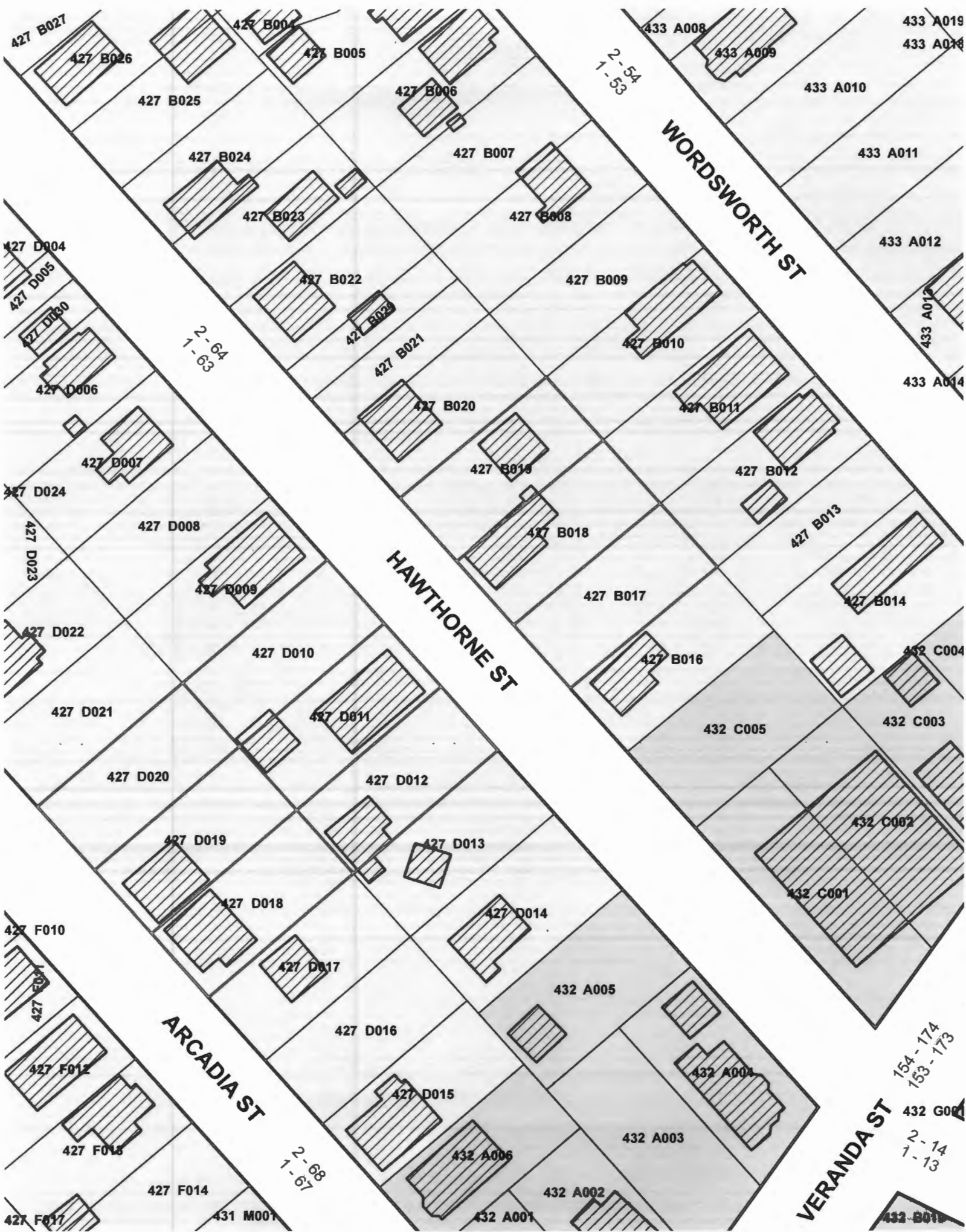
RECEIVED AT DEEDS, CUMBERLAND COUNTY, MAINE

Received at 10:39 AM, and recorded in

BOOK 4122 PAGE 227.

Register





427 B027 427 B026 427 B025 427 B024 427 B023 427 B022 427 B021 427 B020 427 B019 427 B018 427 B017 427 B016 427 B015 427 B014 427 B013 427 B012 427 B011 427 B010 427 B009 427 B008 427 B007 427 B006 427 B005 427 B004 427 B003 427 B002 427 B001 427 D004 427 D005 427 D006 427 D007 427 D008 427 D009 427 D010 427 D011 427 D012 427 D013 427 D014 427 D015 427 D016 427 D017 427 D018 427 D019 427 D020 427 D021 427 D022 427 D023 427 D024 427 F010 427 F011 427 F012 427 F013 427 F014 433 A008 433 A009 433 A010 433 A011 433 A012 433 A013 433 A014 432 C004 432 C003 432 C002 432 C001 432 A005 432 A004 432 A003 432 A002 432 A001 431 M001 2-54 1-53 2-64 1-63 2-68 1-67 154-174 153-173 2-14 1-13 432 G001 432 B019

### **IMPORTANT NOTICE FROM CITY OF PORTLAND**

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Phyllis N Lawless to build a new single family home at 26 hawthorne Street.

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 Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email [amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)

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## Gayle Guertin - 26 Hawthorne Street

---

**From:** Gayle Guertin  
**To:** Ann Machado  
**Date:** 6/21/2012 10:22 AM  
**Subject:** 26 Hawthorne Street  
**CC:** Gayle Guertin

---

Mailed out the abutters notices for the new single family @ 26 Hawthorne Street as of 6-21-2012.

Gayle

LAWLESS PHYLLIS N  
26 HAWTHORNE ST  
PORTLAND, ME 04103

LAWLESS PHYLLIS N  
26 HAWTHORNE ST  
PORTLAND, ME 04103

MURPHY SARAH C &  
JERIK A MURPHY JTS  
23 ARCADIA ST  
PORTLAND, ME 04103

NORTRIDGE LARRY W &  
MAUREEN A NORTRIDGE JTS  
19 HAWTHORNE ST  
PORTLAND, ME 04103

RAIA SABATO S  
101 DENNETT ST  
PORTLAND, ME 04102

SULLIVAN SUZANNE &  
SEAN COOPER  
27 HAWTHORNE ST  
PORTLAND, ME 04103

SULLIVAN SUZANNE &  
SEAN COOPER  
27 HAWTHORNE ST  
PORTLAND, ME 04103

THERIAULT DIANNE M &  
JOHNNY L THERIAULT JTS  
22 HAWTHORNE ST  
PORTLAND, ME 04103



**Labels Requested For CBL:**

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427 B017

427 B018

427 B019

427 D010

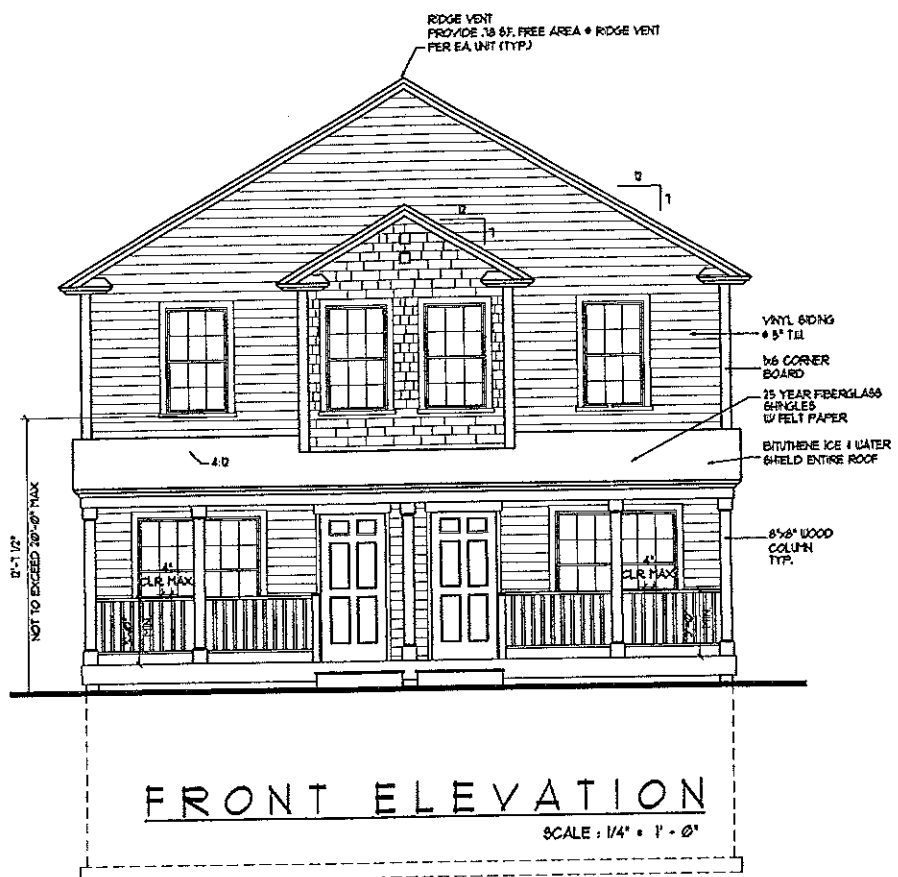
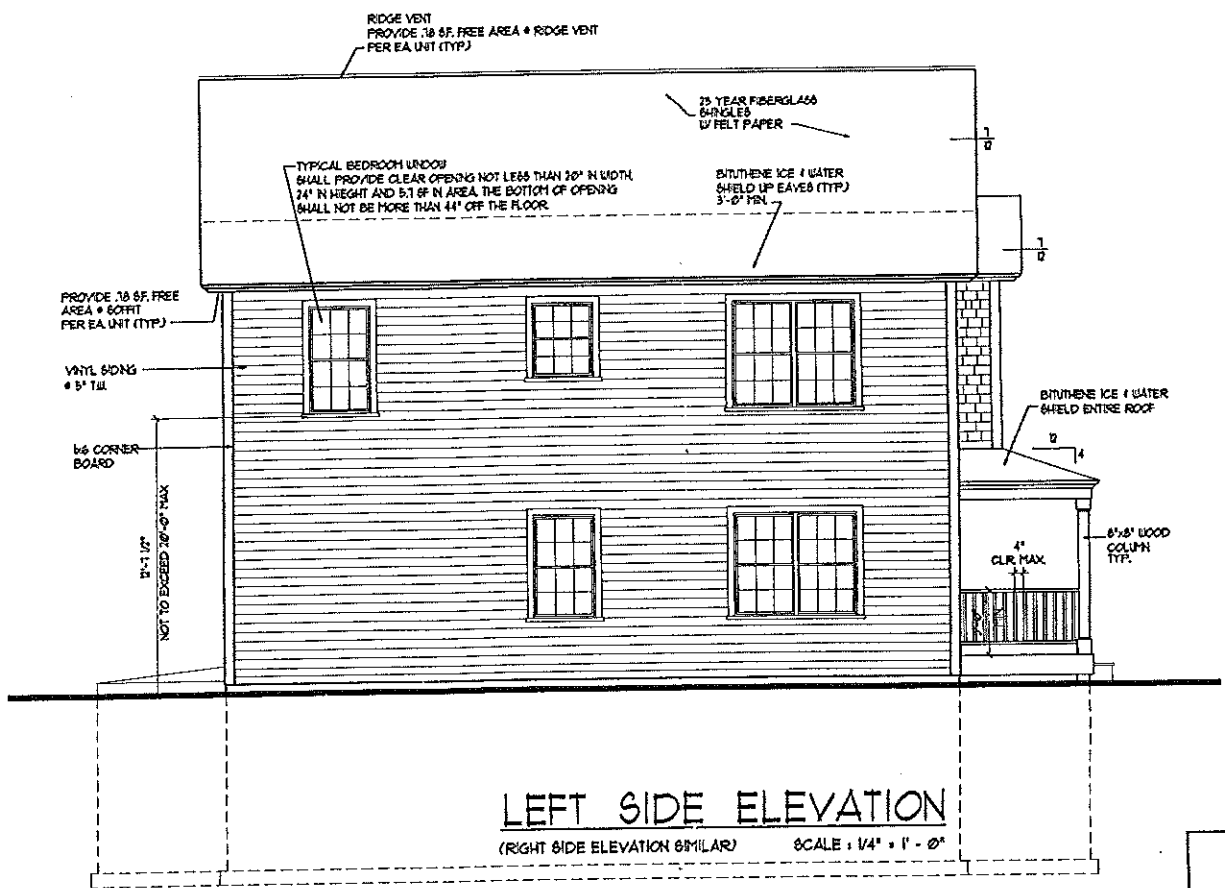
427 D011

427 D012

427 D017

427 D019

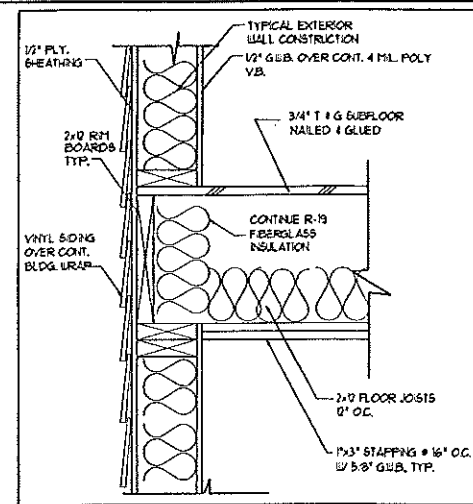
RIDGE VENT  
PRE-MANUFACTURED ROOF  
TRUSSES # 24" O.C.  
ROOF BUNDLES  
3/8" APA RATED SHEATHING W/  
BD NAILS, KING SLANK # 6" O.C.  
PANEL EDGES AND 6" O.C. INTERMEDIATE  
75 FELT PAPER  
1/2" ROLLS 36" WIDE WATERPROOF MEMBRANE  
# EAVES



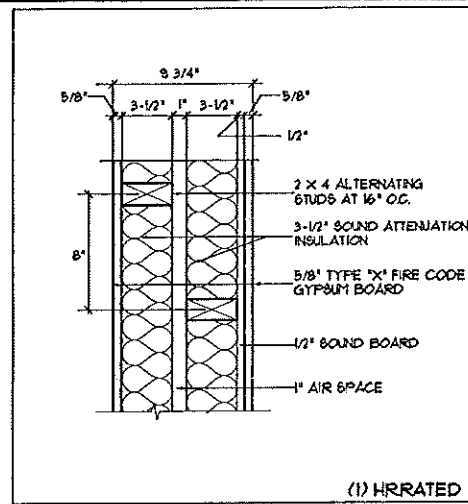
NOTE: PROVIDE JAMES BOTH ENDS AS FOLLOWS:  
2-6 JACK PLUS 2-6 KING UP TO 4'-6" ROUGH OPENING  
(7) 2-6 JACKS PLUS (7) 2-6 KINGS UP TO 7'-0" ROUGH OPENING

RECEIVED  
MAY 01 2012  
Dept. of Building Inspections  
City of Portland Maine

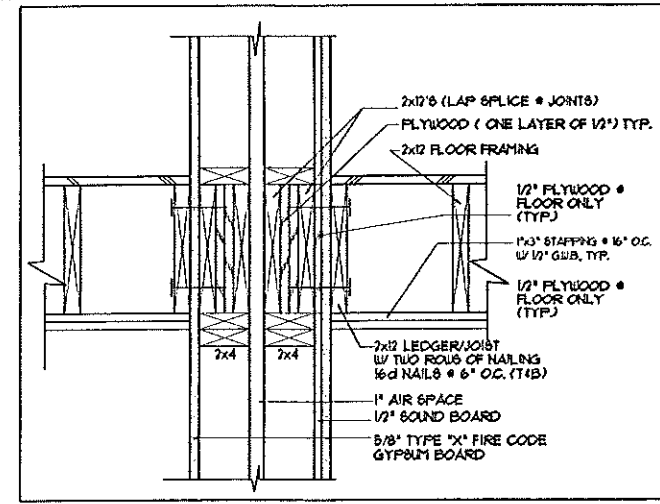
|  |  |   |  |
|--|--|---|--|
| <div style="text-align: center;"> <h1>A3</h1> </div> | <div style="text-align: center;"> <p>DATE</p> <p>07/31/03</p> </div> | <div style="text-align: center;"> <p>DRAWINGS THIS SHEET</p> <p>ELEVATIONS<br/>SECTION</p> </div> | <div style="text-align: center;"> <p>30 x 40 UNIT<br/>(FULL BASEMENT)</p> <p>SCHEME 'A'</p> </div> |
|  |  |   |  |



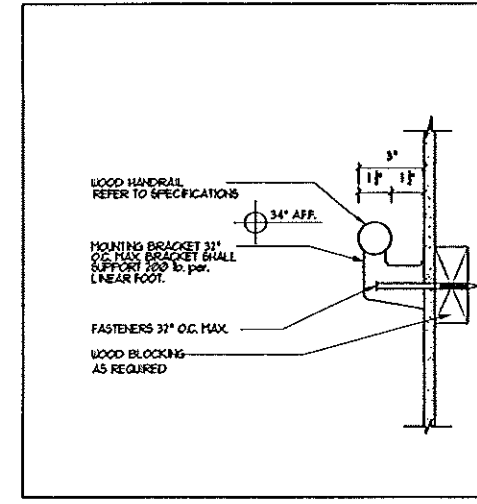
1 FLOOR FRAMING DETAIL 1 1/2" x 7'-0"



2 PARTY WALL DETAIL 1 1/2" x 7'-0"



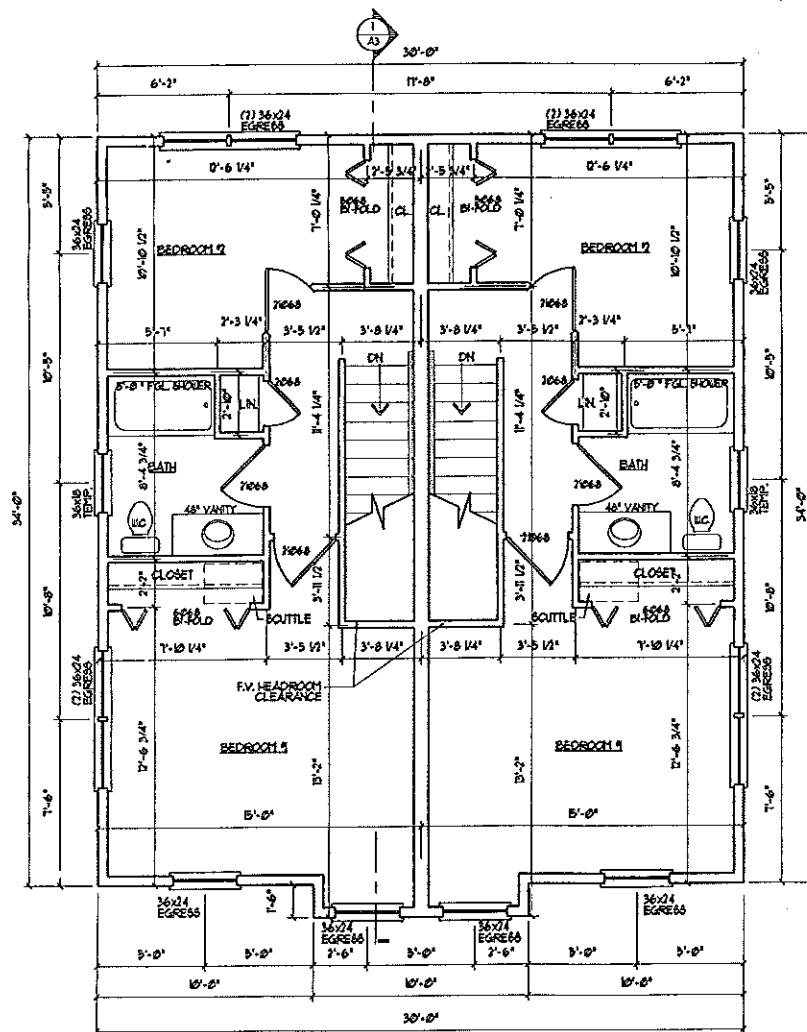
3 SECTION - PARTY WALL DETAIL 1 1/2" x 7'-0"



4 HANDRAIL DETAIL 1 1/2" x 7'-0"

### GENERAL NOTE FOR PARTY / SHEAR WALL:

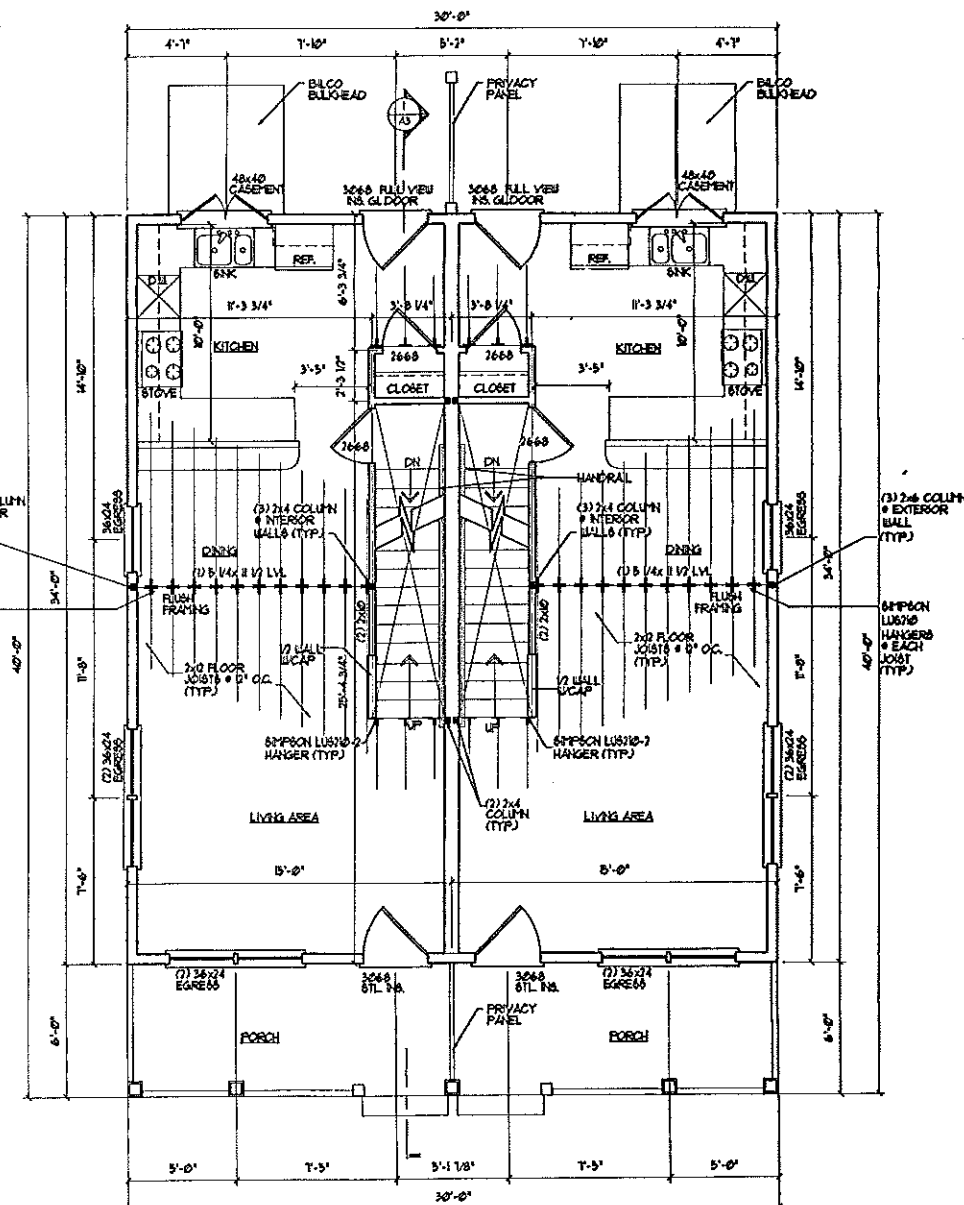
1. PROVIDE 2x4 BLOCKING @ ALL PANEL EDGES & INTERMEDIATE. PROVIDE SCREWS @ 6" O.C. @ PANEL EDGES & INTERMEDIATE.
2. RUN 2x4 WALL TO UNDERSIDE OF ROOF DECK (IN ATTIC SPACE) ALIGNED W/ ONE OF THE 2x4 WALLS IN THE PARTY WALL BELOW. PROVIDE (1) LAYER 1/2" APA RATED SHEATHING ONE SIDE ONLY. PROVIDE 2x4 BLOCKING @ ALL PANEL EDGES. PROVIDE 8d NAILS @ 6" O.C. @ PANEL EDGES & INTERMEDIATE.
3. OBTAIN WRITTEN APPROVAL FROM AUTHORITY HAVING JURISDICTION FOR FIRE WALL RATING SHOWN.



NOTE:  
BUILDING TO BE SPRINKLERED PER NFPA-13

## SECOND FLOOR PLAN

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



## FIRST FLOOR PLAN

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

30' x 40' UNIT  
(FULL BASEMENT)

SCHEME 'A'

DRAWINGS THIS SHEET

FLOORPLANS  
DETAILS

DATE  
01/21/03

A2

All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, UL, NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, state and federal requirements.

2. All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health act.

3. All required City and State permits must be obtained before any construction begins.

4. It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.

5. Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.

6. All fire ratings indicated shall be continuous to underside of fire rated ceiling or underside of roof deck. Seal all openings & mechanical penetrations with approved fire rating material.

1. Building shall be sprinklered in accordance with NFPA-13. Contractor shall submit plans for State Fire Marshal approval prior to construction in accordance to state law.

8. Building shall have approved smoke detectors in accordance with NFPA-101 Life Safety Code. Smoke detectors shall initiate alarm that is audible in the sleeping rooms of each unit.

9. Portable fire extinguishers shall be provided in all hazardous areas in accordance to NFPA-101. Local authority having jurisdiction needs to provide written requirements.

10. Balconies must maintain a 42" guardrail height and shall be kept free and clear of ice and snow at all times to ensure the second means of egress.

1. HVAC installation to be in accordance with ASHRAE, NFPA-90A, OR NFPA-90B and all federal, local and state codes. Ventilation or heat equipment shall be in accordance with NFPA-70, NFPA-72, NFPA-31, NFPA-54 and NFPA-70 as applicable.

1. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD WALLS  
• 2" OC. W/ 1/2" GIB. AND VAPOR BARRIER • INSIDE  
FACE OF WALL, 6" BATT INSULATION (R-19), AND 1/2"  
APA RATED SHEATHING • EXTERIOR FACE OF WALL.

2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" GIB. EACH SIDE

3. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.

4. THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

1. PROVIDE 6"LL SEALER ON TOP OF ALL FOUNDATION WALLS.
2. FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.

3. ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.

4. ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL

5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED WCCA TO 0.4% RETENTION PER ALFA.

6. ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BROOM FINISH.

1. SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE

8. SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.  
9. RADIANT HEAT IN SLAB.

10. FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE W/ FIBER MESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 5x5' SPACING (77355F).

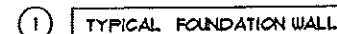
11. ALL CONCRETE SHALL BE 3000 PSI (FC) STRENGTH AT 28 DAYS.  
12. ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%.

13. ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.

**NOTE:**  
BUILDING TO BE SPRINKLERED PER NPA-3



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



SCALE: 1'-1'-2



SCALE: 1"=1'-0"



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

30 x 40 UNIT  
(FULL BASEMENT)

SCHEME 'A'

**DRAWINGS THIS SHEET**

FOUNDATION PLAN  
ROOF PLAN  
DETAILS

DA

2134

A

# GENERAL NOTES:

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY SURVEY, INC. IN MARCH 2012.

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 C651, 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 DIMENSION OR PROPORTION OF THE UNIT.

9. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.

10. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VIII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.

(11) SOILS TYPE: AREA OF DEVELOPMENT CONSISTS OF EMB- ELMWOOD FINE SANDY LOAM WITH 0-5% SLOPES.

(12) PROPOSED STRUCTURE WILL UTILIZE EXISTING SEWER AND WATER SERVICE CONNECTIONS.

(13) GRANITE CURBING AND ASPHALT SIDEWALK TO BE INSTALLED PER CITY OF PORTLAND TECHNICAL MANUAL.

## GRADING AND DRAINAGE NOTES:

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.

2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 703.18.

3. 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.

4. FOUNDATION DRAINS, EITHER GRAVITY DISCHARGE OR PUMP DISCHARGE, SHALL BE PIPED TO EXISTING STORMWATER STRUCTURE AS SHOWN.

5. PROJECT SITE IS TO BE FINISH GRADED TO DIRECT STORM SURFACE FLOW THAT WILL NOT BE NATURALLY ABSORBED TOWARD HAWTHORNE STREET AND BE COLLECTED BY THE EXISTING CATCH BASIN AS SHOWN.

## LANDSCAPING NOTES:

1. ALL AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED AND RESULT IN OPEN SPACE LAWN AREA.

PLANT KEY:

AMERICAN ARBORVITAE (THUJA OCCIDENTALIS): 5-6' HEIGHT  
NATURAL SCREENING FROM NEIGHBORING HOMES.

RHODODENDRON PM 2-2.5' SPR  
ACCENT BORDER OF BACK YARD LAWN AREA AND SCREENING.

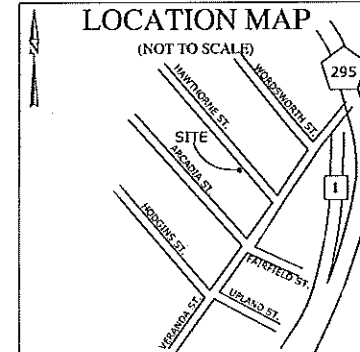
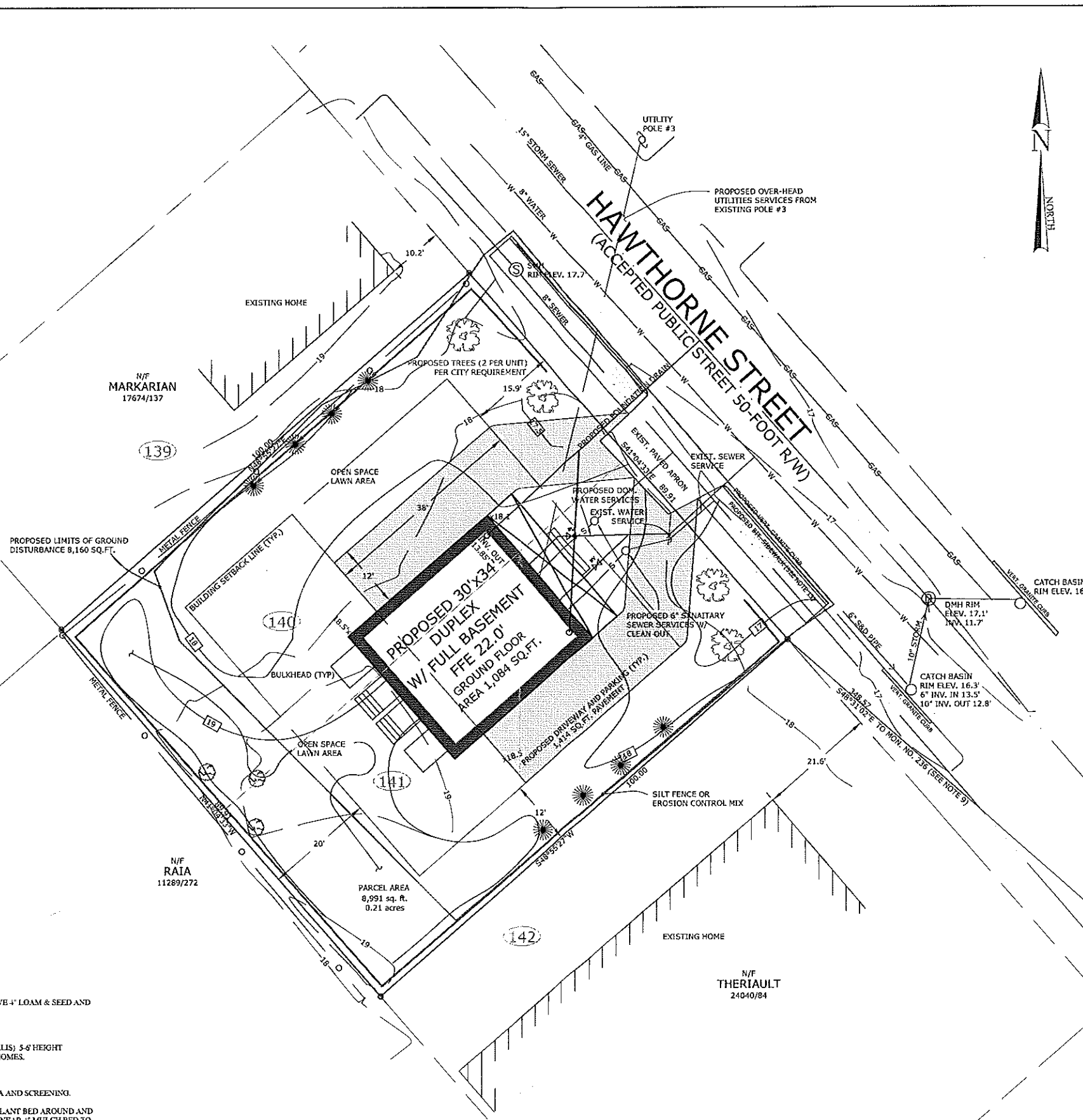
2. LANDSCAPE CONTRACTOR SHALL CONSTRUCT PLANT BED AROUND AND UNDER ALL SHRUB PLANTINGS. PROVIDE CURVILINEAR 4" MULCH BED TO OUTSIDE LIMITS OF BRANCHING.

## LEGEND:

- REBAR FOUND
- NO. 5 REBAR SET
- UTILITY POLE
- N.F. NOW OR FORMERLY
- 123/45 DEED BOOK/PAGE
- PROPOSED TREE
- EXISTING CONTOUR
- FINISH CONTOUR
- U.G.P. UNDER GROUND POWER
- PROPOSED SILT FENCE
- DRAINAGE FLOW DIRECTION
- E- PROPOSED ELECTRIC

141 LOT NO. PER PLAN REF. 7-A

GRAPHIC SCALE  
1"=10'



## SURVEY NOTES:

(1) DEED REFERENCES:  
DEED BOOK 412, PAGE 227 (DEED BOOK 2766, PAGE 339 PROBATE)  
CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD)

(2) TAX MAP REFERENCE:  
CITY OF PORTLAND TAX MAP 417, BLOCK D, LOTS 10 & 11

(3) ZONING DISTRICT: (R3)  
MINIMUM LOT SIZE: 3,000 S.F. PER DWELLING UNIT  
MINIMUM STREET FRONTAGE: 50 FT.  
MINIMUM BUILDING SETBACKS  
FRONT: NOT EXCEED THE AVERAGE DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT.  
REAR YARD: 20'  
SIDES:  
1 STORY: 5'  
1 1/2 STORIES: 8'  
2 STORIES: 12'  
2 1/2 STORIES: 14'

LOT SETBACKS DEPICT THE MAXIMUM BUILDING ENVELOPE, ASSUMING A 1-1/2 STORY BUILDING. FINAL SETBACK REQUIREMENTS WILL DEPEND ON FINAL BUILDING PERMIT SUBMITTAL BY LOT DEVELOPER.

(4) NORTH REFERENCE: MAINE STATE PLANE 1802 WEST ZONE

(5) VERTICAL DATUM: NGVD 1929

(6) BOUNDARIES HEREON REPRESENT A RETRACEMENT OF PLAN REF. 7-A.

(7) PLAN REFERENCES:  
(A) PLAN OF VERANDA PARK  
FORFESSENDEN PARK CO.  
DATED: APRIL 1903  
RECORDED: PLAN BOOK 10, PAGE 55 (CCRD)

(8) PARCEL IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, AS DEPICTED ON FIRM PANEL 23001 007 C.

(9) CITY OF PORTLAND MONUMENT NO. 236 LOCATED AT THE EASTERLY CORNER OF INTERSECTION OF VERANDA STREET AND FAYETTE STREET WAS USED AS DEPICTED ON CITY OF PORTLAND VERANDA STREET MONUMENT LAYOUT PLAN DATED JANUARY 1996, PLAN 941/5A CITY OF PORTLAND ENGINEERING DIVISION.

REVISIONS: (1) 04.30.12 ADDED TWO TREES PER UNIT, FOUNDATION DRAIN

(2) 06.12.12 ADDED ADDITIONAL INFORMATION AS OUTLINED IN PLANNING DEPARTMENT MEMO DATED MAY 31, 2012.

RECEIVED

JUN 18 2012

Dept. of Building Inspections  
City of Portland Maine

## SITE PLAN

26 HAWTHORNE STREET  
PORTLAND, ME

FOR: DWIGHT BRACKETT  
84 COUNTRY LANE  
PORTLAND, MAINE

PHYLLIS N. LAWLESS (DECEASED)  
26 HAWTHORNE ROAD  
PORTLAND, ME 04103  
(OWNER OF RECORD)

SURVEY BY: SURVEY, INC.

P.O. BOX 210  
WINDHAM, ME 04062

(207) 592-2556 (207) 592-2557 FAX  
INFO@SURVEYINCORPORATED.COM

PLAN BY: PB@SURVEY, INC. CHK. JTF

DATE: APRIL 3, 2012

JOB NO. 12\_011

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

JASON T. FARTHING P.L.S. 2390