

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 071424

This is to certify that ANDREW STEPHEN R & MARY E LITS/Rocksmith, Inc

has permission to 100' long x 10' high Sea-wall placement

AT 31 LENNOX ST

430 A00800

PERMIT ISSUED
NOV 29 2007
CITY OF PORTLAND

provided that the person or persons who apply for and accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is provided. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jaime Bouke 11/27/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1424	Issue Date:	CBL: <i>29</i> 430 A008001
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Location of Construction: 31 LENNOX ST	Owner Name: ANDREW STEPHEN R & HILAR	Owner Address: 25 MIDDLE ST	Phone:
Business Name:	Contractor Name: Rocksmith, Inc.	Contractor Address: 9 Cobbs Bridge Road New Gloucester	Phone: 2079393093
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <i>R-3</i>

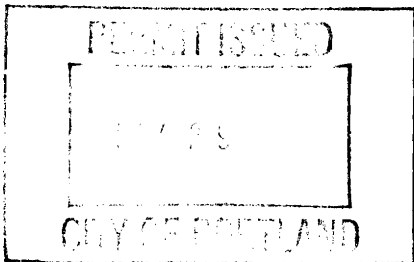
Past Use: Single Family Home	Proposed Use: Single Family Home - 100' long x 10' high Sea-wall replacement	Permit Fee: \$550.00	Cost of Work: \$52,400.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>N/A</i>	

Proposed Project Description: 100' long x 10' high Sea-wall replacement	Signature:	Signature: <i>AMB 11/27/07</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 11/26/2007	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>with in DEP approvals attached</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>exemption granted</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>11/26/07</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>S</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application


If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>31 LENNOX ST PORTLAND ME.</u>		
Total Square Footage of Proposed Structure/Area <u>500 SF APPROX (FOOT PRINT OF WALL)</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>430</u> Block# <u>A</u> Lot# <u>8</u>	Applicant * must be owner, Lessee or Buyer * Name <u>STEPHAN R. ANDREW</u> Address <u>31 LENNOX ST</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207-233-0404</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>52,400</u> C of O Fee: \$ _____ Total Fee: \$ <u>530</u> ⁰⁰ ₀₀ <u>100</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY UNIT</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>100 FT LONG X 10 FT TALL SEA-WALL TO REPLACE WALL THAT HAS FALLEN OVER. CONSTRUCTION WILL BE ALONG SHORE-LINE.</u>		
Contractor's name: <u>JORDAN A SMITH (ROCKSMITH, INC)</u> Address: <u>9 COBBS BRIDGE RD</u> City, State & Zip <u>NEW BRUNSWICK ME 04260</u> Telephone: <u>207-939-3093</u> Who should we contact when the permit is ready: <u>JORDAN A SMITH</u> Telephone: <u>SAME</u> <u>STEVEN ANDREW</u> <u>233-0404</u> Mailing address: <u>SAME as above</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:  Date: 11/19/07

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



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

CBL-430-A-008

received 9/17/2007

- showed at dw. rev

9/19/2007

Ln 9/22/2007

9-5-07

Stephen R. ANDREW

Applicant

25 Middle St. PORTLAND ME.

Application Date

31 Lennox St SEAWALL

Applicant's Mailing Address

207-233-0404

Project Name/Description

31 Lennox St. PORTLAND

Consultant/Agent/Phone Number

Rocksmith 939-3093
(Jordan Smith)

Address of Proposed Site

CBL: _____

Description of Proposed Development:

150 ft / 8 ft. high wall needs to be replaced after 4-17-07 SORM on the front of my property 31 Lennox St and replaced of dirt / loam.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

please see new sea wall proposal

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)
yes
yes
yes
yes
N/A yes
yes
yes
yes
N/A

Planning Office Use Only
A seawall is proposed no
✓
✓
✓
✓
✓
A DEP permit for the wall is on file at Planning office

Planning Division Use Only

Exemption Granted

Partial Exemption

Exemption Denied

Planner's Signature

Barbara Barby

Date

10/18/07

July 24, 2007
~~August 10, 2005~~

Steven Andrew
25 Middle Street
Portland, ME 04101

RE: 31 Lennox Street, Portland, ME 04103

Subject: Trip Report from NRCS Engineer

Dear Steven,

I am sending the trip report that our engineer sent on your property at Lennox Street. We had printer problems and wasn't able to get a print for a few days here – I apologize for the timing, but a copy with the color pictures of what we saw, with some that you had sent will make for a more complete record on our end.

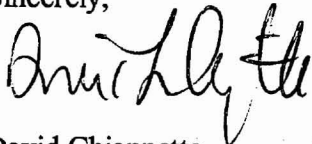
Candi Benwitz, our engineer, has described an idea/option for stabilizing the site.

She did mention to me that a rough guess on stabilizing the site was around \$20,000, but she emphasized that this is an “estimate” and her report is not a specific design with specific costs.

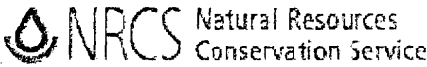
The important points of her alternative to stabilizing the site are 1. armoring the base of the 1.5 to 1 slope with D50 18 inch stone (fifty percent of the stone is larger than 18 inches in diameter) up to a height equal or slightly higher than the vertical wall that had been there, and 2. fill in face of slope with gravel - As she mentions don't cut any more back into the slope which might undermine the dwelling foundation. She included a couple of typical cross sections.

Please call with questions.

Sincerely,



David Chiappetta
Soil Conservationist



ENGINEERING ASSISTANCE REPORT

Provided by Candace Benwitz, PE
for the
Cumberland/York Co. Office
Scarborough, Maine Phone 883-0159

TYPE OF CONTACT: field visit **DATE:** 6/14/07

AGENCY PERSONNEL INVOLVED: David Chiappetta and Crystal

LANDOWNER(S): Steven Andrews

ADDRESS: 31 Lennox, Portland **COUNTY:** Cumberland

PROJECT / PROBLEM BEING INVESTIGATED: eroded bank along the coast caused by Patriot's Day storm (4/16/07)

DATA INFLUENCING DESIGN: Bank is ~15 feet high. At low tide the shoreline is all bedrock. A stacked rock wall used to line the base of the slope. The wall was ~7 feet tall and the bottom half was mortared together. The wall was approximately 100 feet long. Currently only a 17 foot section is still intact. Above the wall the earth was sloped back and planted with shrubbery. The slope was 1.5:1 to 2:1. The bank has eroded back to near vertical in two places. The house is 12 feet away at the closest eroded vertical section.

The erosion is also heading for the end of Lennox Road though not as threatening.

IDEAS AND OPTIONS:

The Patriot's Day storm was not a normal event. The neighbor claims this wall has been there for several decades and has survived other large storm events. The direction this storm hit from was not typical and caused a larger wave surge than normal. The house tenant stated that she saw waves as high as the lawn level (15 feet above high tide).

The most cost effective option would be to remove the rest of the remaining wall and shape the entire slope to a 1.5:1 slope. Bring in a gravel material to fill slope out as needed. Do not cut back any closer to the house. Cover the bottom 7 to 8 feet of the bank with rock riprap. Use an 18 inch D50 stone and place in a 3 foot thick blanket. Shape the upper part of the slope and replant with shrubby vegetation. I don't feel the rock needs to be any higher than the pre-existing wall because 1) the wall held for many years 2) the sloped face will handle wave run-up better and remove more energy than a vertical wall.

24"

Access to the site is the hardest part. It would be the best if the city would allow access from the end of road. Gravel material would still be needed to shape in a road to access the toe of slope.

PLEASE NOTE - PERMITS FROM THE CITY AND US ARMY CORPS OF ENGINEERS MAY BE REQUIRED!!

See new sea wall proposal by Jordan Smith!



Eroded bank with remaining section of wall showing. Note ledge base.



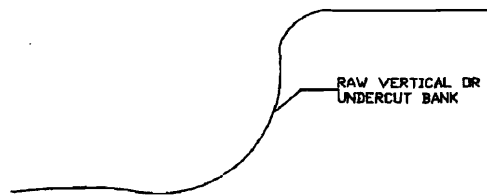
Eroded bank North of wall section. Top of eroded bank is ~12 feet from house.



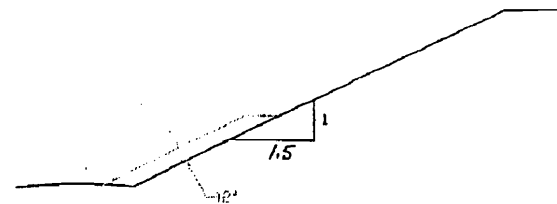
Remaining section of wall showing original slope



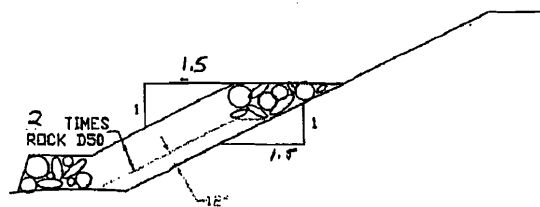
Looking South at surrounding shoreline.



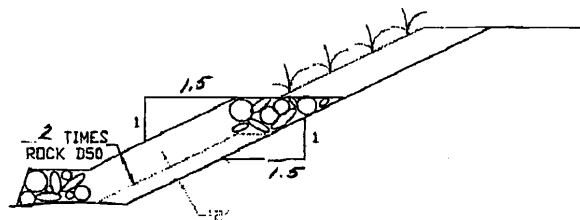
RAW BANK IN NEED OF STABILIZATION



SHAPE BANK TO 1.5/1 SLOPE
TOP SHAPED BANK WITH 12" OF GRAVEL



PLACE ROCK RIPRAP TO HEIGHT OF HIGH WATER
CREATE A SHELF AT TOE TO STABILIZE

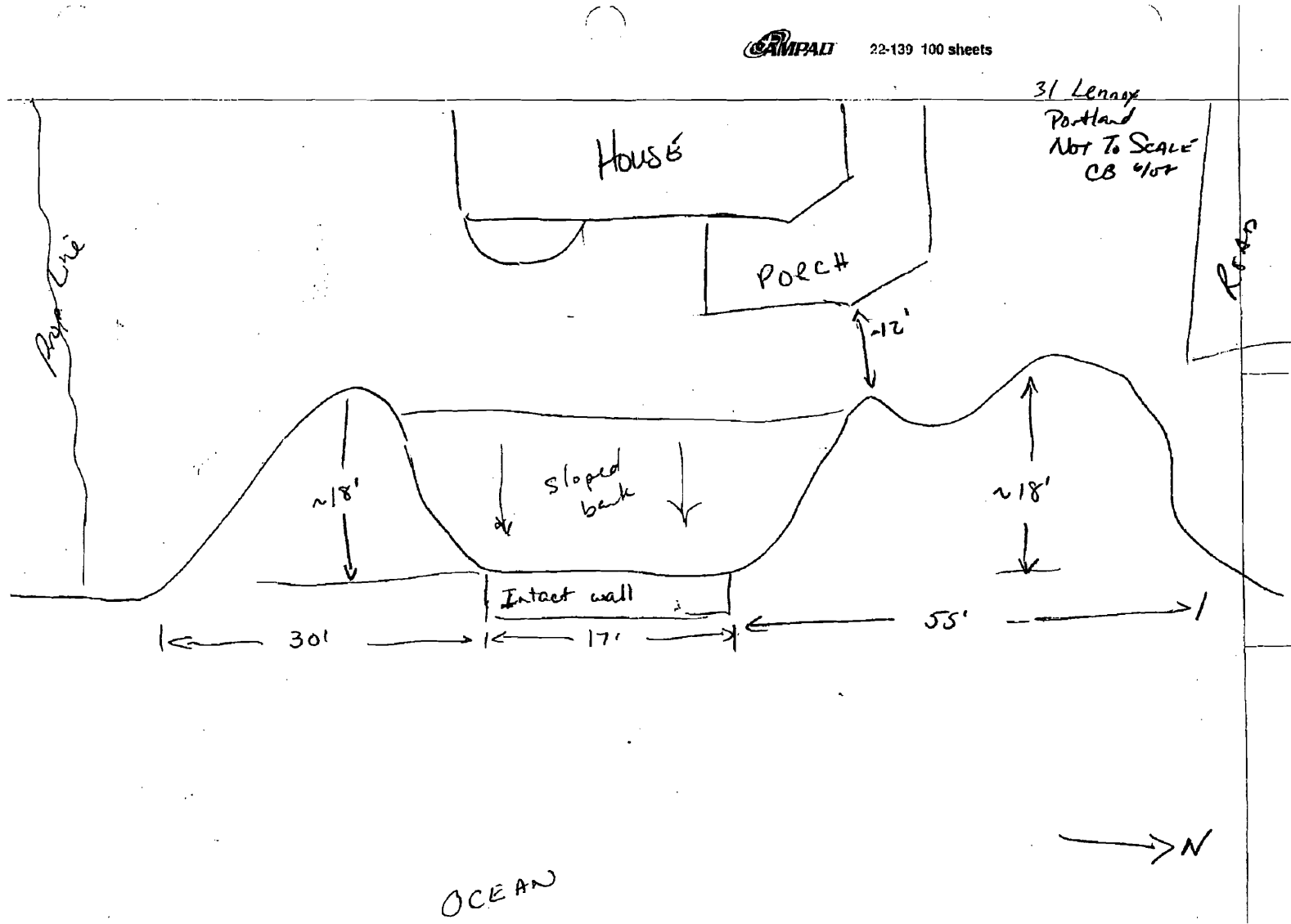


COVER ROCK TOP SHELF WITH EROSION CONTROL MIX
SEED OR PLANT VEGETATION

NRCS

DRAFTED BY C. BENWITZ 5/98

TYPICAL STREAMBANK REPAIR WITH ROCK RIPRAP AND VEGETATION



31 Lennox
Portland
NOT TO SCALE
CB 4/07

OCEAN

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM
(For use with DEP Regulation, Chapter 305)

COPY

PLEASE TYPE OR PRINT IN BLACK INK ONLY *To: Barbara Barhuet From: DEP*

OWNER	STEPHEN ANDREW	ADDRESS	25 Middle St.
	PORTLAND		MAINE
PHONE	64101	FAX	207-233-0404
	Cumberland		Ocean
NAME OF PROJECT	STEPHEN ANDREW	PHONE	233-0404
DESCRIPTION OF PROJECT	Rt. 295 Washington St Ext. to right on Washington St. Veranda St. right on Kingsford St to right on Lennox St. (31 Lennox St) as part of the storm of on April 17th & lost my Stone wall on the Ocean Front, plan to rebuild (see enclosed)		
		IS THIS PROJECT	Y

(CHECK ONE) This project: does does not involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

- | | | |
|--|---|---|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input checked="" type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities In/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities in existing dev. areas located In/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

I have attached the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach a check for \$55 made payable to: "Treasurer, State of Maine".
- Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach all other required submissions as outlined in the PBR Sections checked above.

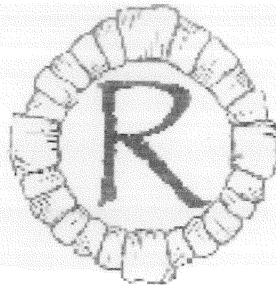
By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Applicant	<i>Stephen R. Andrew</i>	Date	9-18-07
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Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP 17 STATE HOUSE STATION AUGUSTA, ME 04333-0017 (207)287-3901	PORTLAND DEP 312 CANCO ROAD PORTLAND, ME 04103 (207)822-6300	BANGOR DEP 106 HOGAN ROAD BANGOR, ME 04401 (207)941-4570	PRESQUE ISLE DEP 1235 CENTRAL DRIVE PRESQUE ISLE, ME 04769 (207)764-0477
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OFFICE USE ONLY	CK.# 4276	Date 9-20-07	Staff <i>[Signature]</i>	Staff	After Photos
PBR # 44406	FP 55.00		Acc. Date 9/25/07	Def. Date	

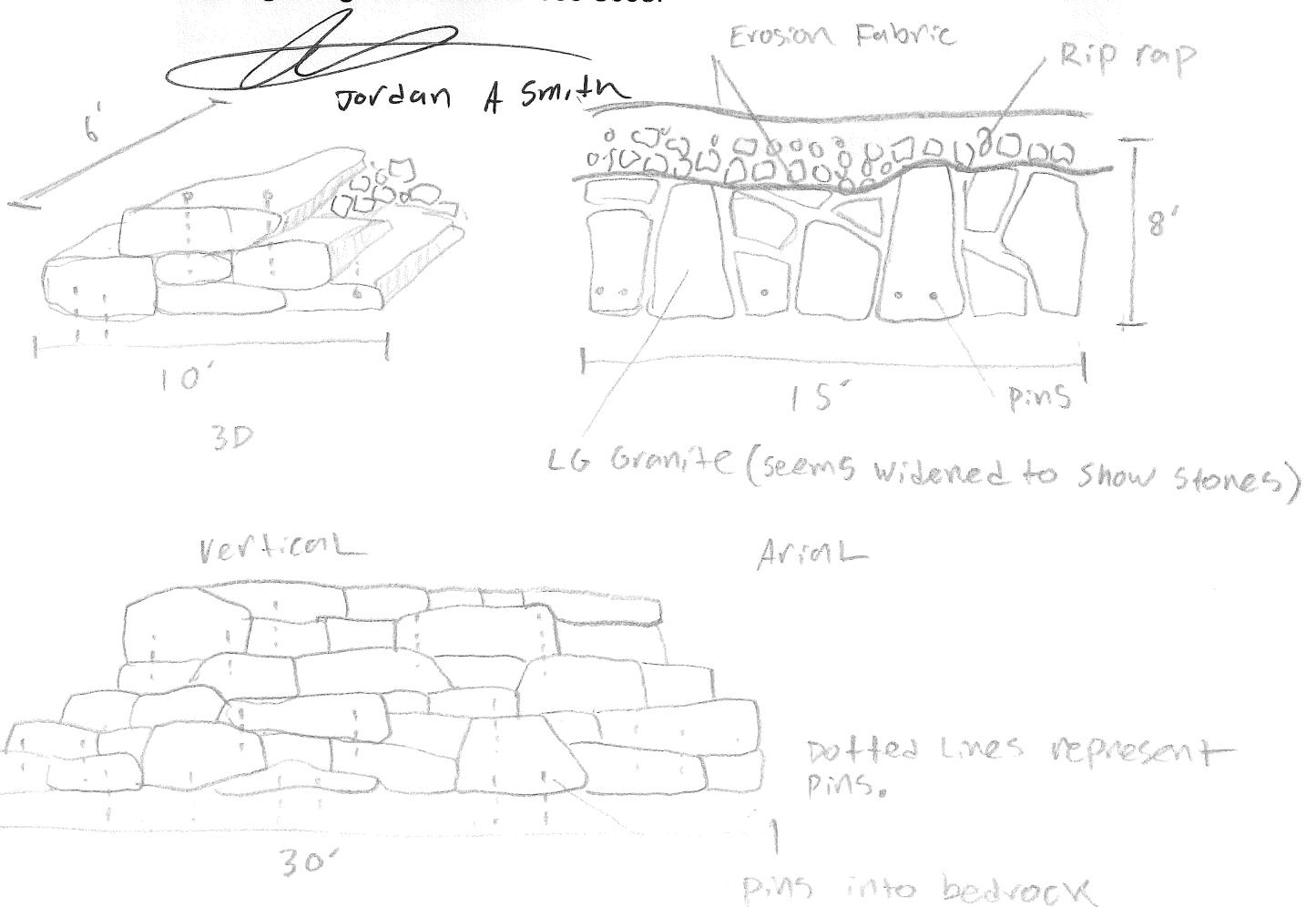


rocksmith, inc.

Building material and construction description.
For city of Portland planning department.

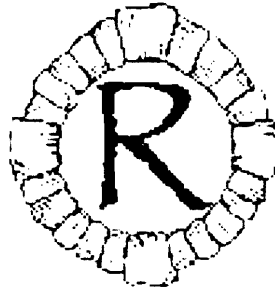
The stone that will be used for this project will be blasted and split granite. the majority of the stone will be 24" largest dimension or larger. stones will be as large as 8' Id. In the construction the longest dimensions of each stone will be laid back into the wall for strength. As an added support we will be drilling through one every few stones to anchor it to the ones below using lengths of rebar. The construction will be back filled with rip rap(6"-12") stone and erosion control fabric against the slope behind wall.

below examples of stone dimensions and layout are illustrated. Please call me with any questions regarding this matter @ 939-3093.



not exactly to scale

10/07/07



rocksmith,inc.

Proposal

This proposal is for the construction of a sea wall to replace the one that has been washed out.

The new wall will be approx.. 100 ft in length and 10' tall. It will be built approx.. 4 ft closer to the water as the old wall to allow for proper slope towards the land(old wall was vertical construction. The wall will be primarily built with excavators with grapples and will be constructed of large pieces of granite (18" dia. plus). Every few stones one will be anchored to the one below by drilling through both stones and inserting a length of rebar. The construction will be back filled with smaller stone(12"minus rip rap) and erosion control fabric. the wall will be constructed at a slope of approx.. 4-6" per foot of rise towards the land. above the wall the slope will be graded to meet existing grade on the property.(please see drawings)

materials: approx.. 125 cu yards large split and or blasted granite @ \$150 per yd: \$17,500. 175 cu yards rip-rap @ \$20: \$3,500. 2400 sf erosion control fabric @ \$.15 psf: \$360. gravel, fill etc. for finish grade \$2,640.

materials total.....\$24,000

labor: 328 man hrs. @ \$50 per hr.

labor total.....\$16,400

equipment rental and deliveries total.....\$12,000

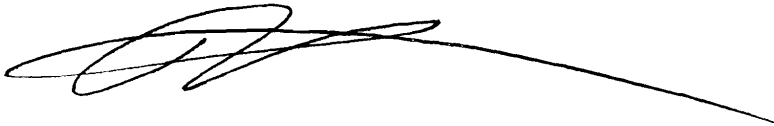
project total:.....\$52,400

Thank you. Please contact me @ 207-939-3093 with any questions.

best regards,

Jordan A Smith

President, rocksmith,inc.

A handwritten signature in black ink, appearing to be 'J.A. Smith', with a long horizontal flourish extending to the right.

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1424	Date Applied For: 11/26/2007	CBL: 430 A008001
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Location of Construction: 31 LENNOX ST	Owner Name: ANDREW STEPHEN R & HILAR	Owner Address: 25 MIDDLE ST	Phone:
Business Name:	Contractor Name: Rocksmith, Inc.	Contractor Address: 9 Cobbs Bridge Road New Gloucester	Phone (207) 939-3093
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - 100' long x 10' high Sea-wall replacement	Proposed Project Description: 100' long x 10' high Sea-wall replacement
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/26/2007**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 11/27/2007**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.