

# PERMIT ISSUED

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

Permit No: 03-1059	Issue Date: <b>SEP 02 2003</b>	CBL: 084 V008001
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Location of Construction: 4 Torrington Ave	Owner Name: Kennedy Harris W &	Owner Address: 4 Torrington Av <b>CITY OF PORTLAND</b>	Phone: 766-0966
Business Name:	Contractor Name: Rick Caron	Contractor Address: PO Box 101 Peaks Island	Phone: 2077665084
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <b>IR-2</b>

Past Use: Single Family	Proposed Use: Single Family w/addition/expansion	Permit Fee: <b>\$561.00</b>	Cost of Work: <b>\$60,000.00</b>	CEO District: 3	<i>Shoreland</i>
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Proposed Project Description: Build 614 SF of addition and deck & expand 32% of existing house 2 stories	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: <i>R3 BOCA 1999 SB</i> Signature: <i>JMB 9/2/03</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: jmb	Date Applied For: 09/02/2003	<b>Zoning Approval</b>
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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 information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>JMB 9/2/03</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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>JMB</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

9/11/03 See Stamped 11x17 submittals JB

1/30/03 measured irregular setbacks w contractor  
& checked some tubes OK to pour  
u

9/30/05 - checked ~~pt~~ electrical & framing for  
new addition - no issues seen - OK to close-in  
walls, Jim R

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

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

Permit No: 03-1059	Date Applied For: 09/02/2003	CBL: 084 V008001
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Location of Construction: 4 Torrington Ave	Owner Name: Kennedy Harris W &	Owner Address: 4 Torrington Ave	Phone: ( ) 766-0966
Business Name:	Contractor Name: Rick Caron	Contractor Address: PO Box 101 Peaks Island	Phone: (207) 766-5084
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family w/addition/expansion	Proposed Project Description: Build 614 SF of addition and deck & expand 32% of existing house 2 stories
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 09/02/2003

Note: Ok to Issue:

- 1) This permit is approved using Sec. 14-436(a) allowing a 50% expansion of the 1st floor footprint into the 2nd floor.
- 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.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 09/02/2003

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.
- 2) A set of 11x17 plans must be submitted for archiving. The plans must be stamped or all engineered products must have design load specs submitted.
- 3) Separate permits are required for any electrical or plumbing work.



# Residential 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>84-V-8-9 (4 Toorington Ave Peaks IS)</u>		
Total Square Footage of Proposed Structure <u>614 sqft</u>	Square Footage of Lot <u>7,840</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>84</u> Block# <u>V</u> Lot# <u>8-9</u>	Owner: <u>Harris Kennedy</u>	Telephone: <u>766-0966</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Rick Caron (Builder)</u> <u>PO Box 101</u> <u>Peaks IS ME 04108</u> <u>766-5084</u>	Cost Of Work: \$ <u>60 K</u> Fee: \$ <u>561,00</u>
Current Specific use: <u>Residential (Single family)</u>	Proposed Specific use: <u>Addition to Single family Residence</u>	
Project description: <u>2 Story Addition to existing structure</u>		
Contractor's name, address & telephone: <u>R.P. Caron PO Box 101 Peaks IS ME</u> <u>04108</u>		
Who should we contact when the permit is ready: <u>R.P. Caron</u> <u>766-5084</u>		
Mailing address: <u>PO Box 101 Peaks IS ME 04108</u>		
Phone: <u>766-5084</u>		

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant: <u>R.P. Caron</u>	Date: <u>09-02-03</u>
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**Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number 1 of 1  
 Parcel ID 084 V008001  
 Location 4 TORRINGTON AVE  
 Land Use SINGLE FAMILY  
 Owner Address KENNEDY HARRIS W & ALICE G JTS  
 4 TORRINGTON AVE  
 PEAKS ISLAND ME 04108  
 Book/Page 13881/56  
 Legal 84-V-8-9  
 OAK AVE  
 TORRINGTON AVE  
 PEAKS ISLAND 9678 SF

*Rick 2PM*  
*IR-2*  
*Shoreland*

**Valuation Information**

Land	Building	Total
\$80,060	\$44,310	\$124,370

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1948	Ranch	1	1022	0.222	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1		4	None	Crawl

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
06/01/1998	LAND + BLDING		13881-054
06/01/1998	LAND + BLDING		13881-055

**Picture and Sketch**

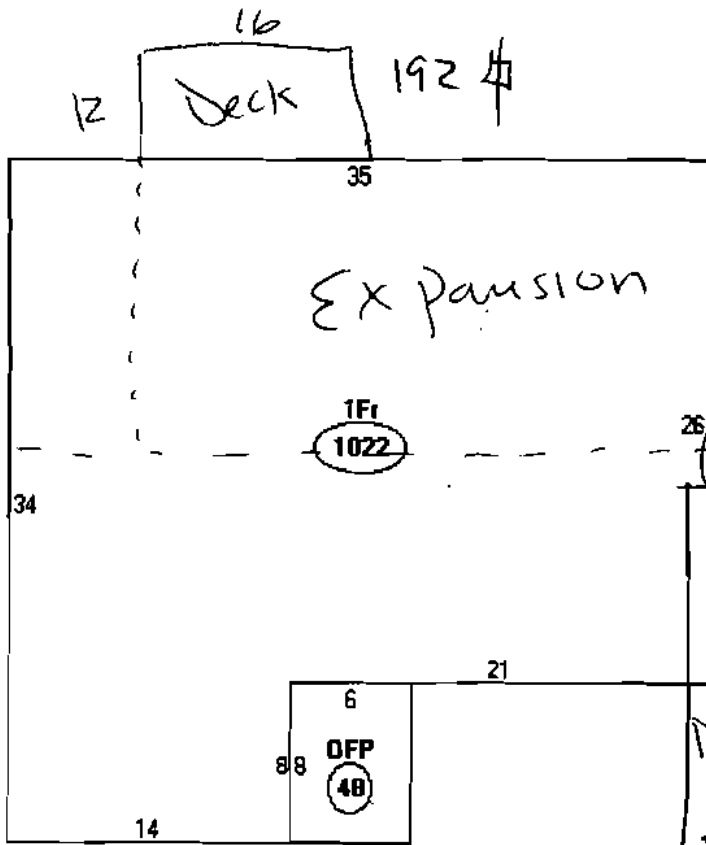
[Picture](#)

[Sketch](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.





Descriptor/Area

A: 1Fr  
1022 sqft

B: DFP  
48 sqft

1,070 \$  
 304 addition  
 310 Deck

192

1,262

50%

= 631 \$

Expansion  
 in 2nd Floor  
 403 \$

32%

Lot = per survey

9,840 \$

x .20%

1,968 \$

OK

Sec. 14.436  
 allows 50%  
 Expansion





# CITY OF PORTLAND, MAINE

Department of Building Inspections

Sept 2 2003

Received from Richard Caron

Location of Work 4 Tuxington

Cost of Construction \$ 60,000.

Permit Fee \$ 561.00

Building (IL)  Plumbing (IS)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 84-V-8

Check #: 1133

Total Collected \$ 561.00

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8699~~ to schedule your inspections as agreed upon

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

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

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

JB Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There ~~is a \$75.00~~ fee per inspection at this point.

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

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

NA CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

R.P. Cam  
Signature of applicant/designee

09-02-03  
Date

Scamie Bonte  
Signature of Inspections Official

9/2/03  
Date

CBL: 84-V-8

Building Permit #:

03-1059

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 031059  
SEP 02 2003

PERMIT

This is to certify that Kennedy Harris W &/Rick O  
has permission to Build 614 SF of addition and deck & extend 32% existing base 2 stories  
AT 4 Torrington Ave 084 V008001

CITY OF PORTLAND

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

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

Notification of inspection must given and when permission procured before this building or part thereof lashed or closed-in.  
HEAR NOTICE IS REQUIRED.

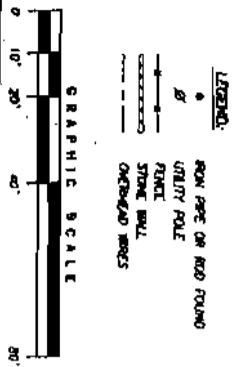
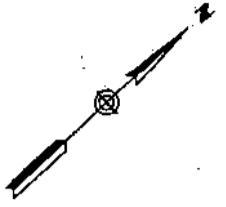
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

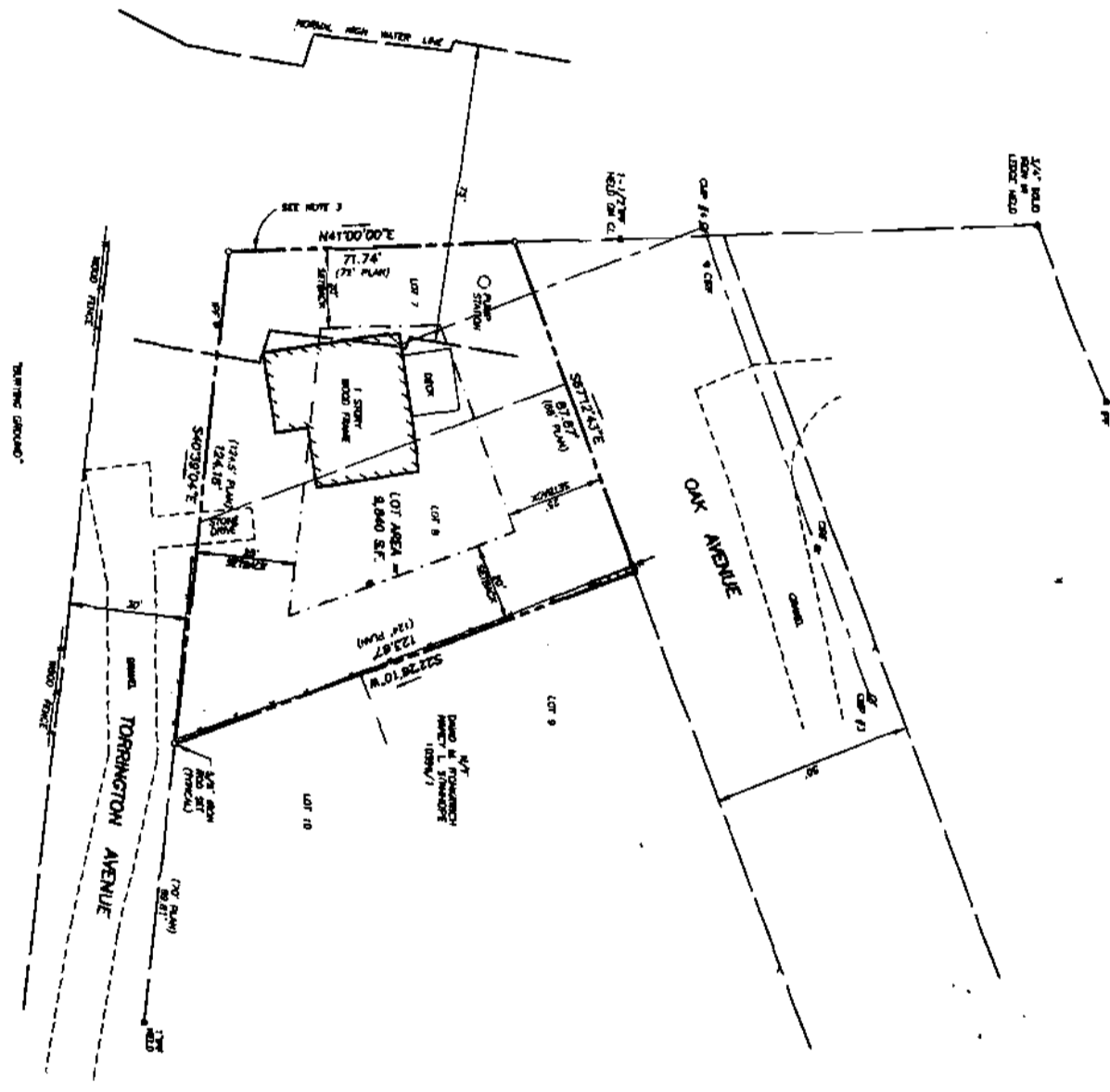
*Jeanie Bonke* 9/2/03  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



- NOTES**
- OWNER OF RECORD, HARRIS K. KENNEDY, ALICE G. KENNEDY, 4 TORRINGTON AVENUE, PEARS ISLAND, PORTLAND, MAINE C.D.O. BOOK 13061 PAGE 56.
  - PARCEL IS SHOWN AS LOTS 8 AND 9 BLOCK V ON THE CITY OF PORTLAND ASSESSORS MAP 54.
  - REMAINING ARE PER PLAN A.C.D.O. LINE OF WORKERS AS SHOWN.
  - REFERENCE IS MADE TO FIELD NOTES IN E.C. JORDAN FIELD BOOKS 107, 135 AND 150.
  - THE PARCEL IS WITHIN THE #1 (ISLAND RESIDENTIAL - 2 ZONE) AREA 20 DDD S.T. WITH THE FOLLOWING CURRENT DIMENSIONAL REQUIREMENTS: SETBACKS: FRONT 25 FT., SIDE 20 FT., REAR 20 FT.

**CASCO BAY**



**PLAN REFERENCE**

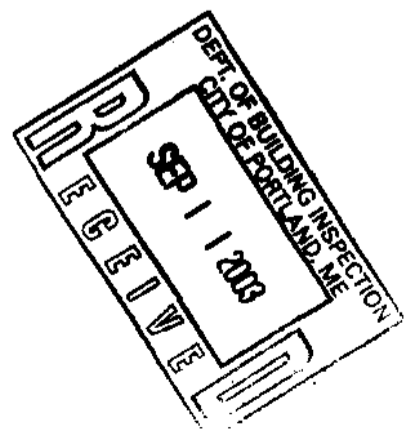
TOWN OF THE VILLAGES OF PORTLAND ESTABLISH COMPASS THE ENTIRE CORNER, END OF PEARS ISLAND, MAINE, RECORDED IN PLAN BOOK 9 PAGE 51.

**CERTIFICATION**

ONEY HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LEASING AND CONVEYANCE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE: 4-17-03

Surveyor: Oney C. Haskell, P.E. 118

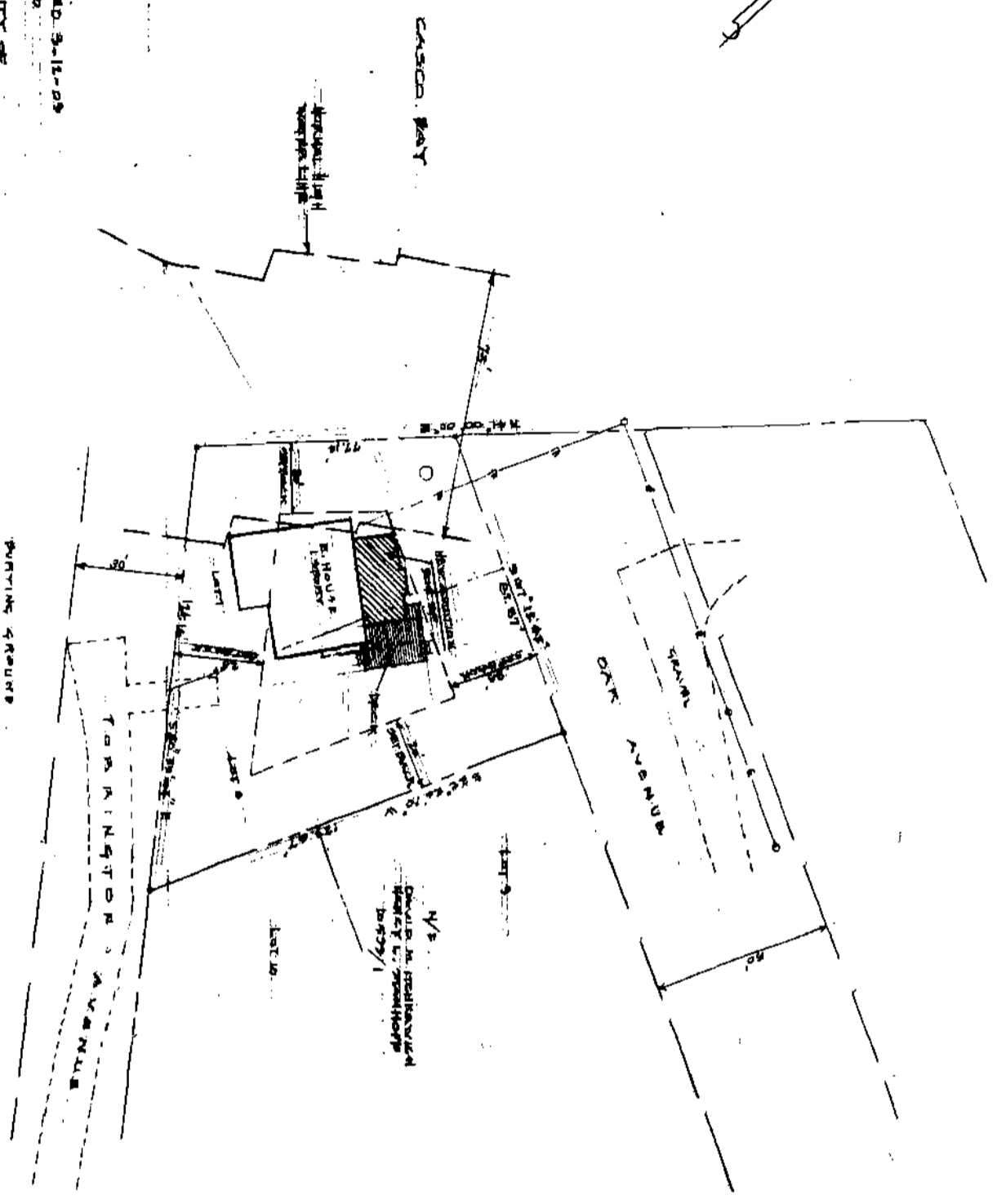
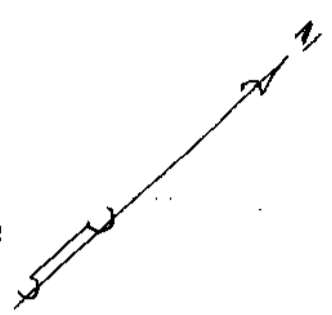


REV 1 3-17-03 NORMAL HIGH WATER AND ROW BOOK SET

**BOUNDARY SURVEY**  
AT  
4 TORRINGTON AVENUE  
PEARS ISLAND, PORTLAND, MAINE  
MADE FOR  
HARRIS KENNEDY

**ONEY HASKELL, INC.**  
Professional Land Surveyors  
18 CARR ST., PORTLAND, ME 04101 (807)774-6444

Drawn By: WCS	Date: MARCH 12, 2003	Job No.: 2002-312P
Checked By: WCS	Scale: 1" = 20'	Sheet No.: 1
Field No.: 952		



**SURVEY DATA**  
 SURVEY MADE BY THE SURVEYOR DATED 9-15-03  
 OWNER: DR. ROBERT W. HENNINGSON, JR. AND  
 ALICE G. KENNEDY  
 PARCELS: LOT 2, LOT 3, QUANTITY CORNER OF  
 PORTLAND AND MAP 64  
 ZONING: I.R.-2  
 PARTIAL TO HENNINGSON DEDICATED  
 ADJUTANT GENERAL INFORMATION

**SITE PLAN**  
 1"=20'

TOTAL LOT AREA = 9840 SF

PARKING AREA

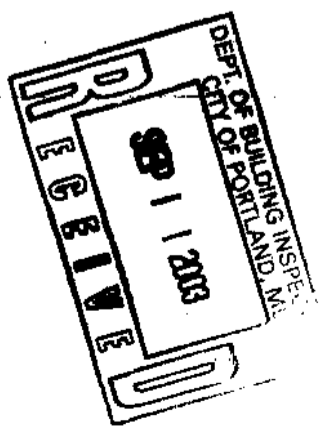
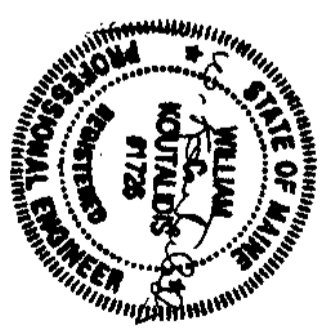
TOMKINGTON AVENUE

OAK AVENUE

CASCO BAY

R. HOUSE  
LABORATORY

N/S  
 CONVEY TO THE PORTLAND  
 DEPT. OF BUILDING INSPECTION

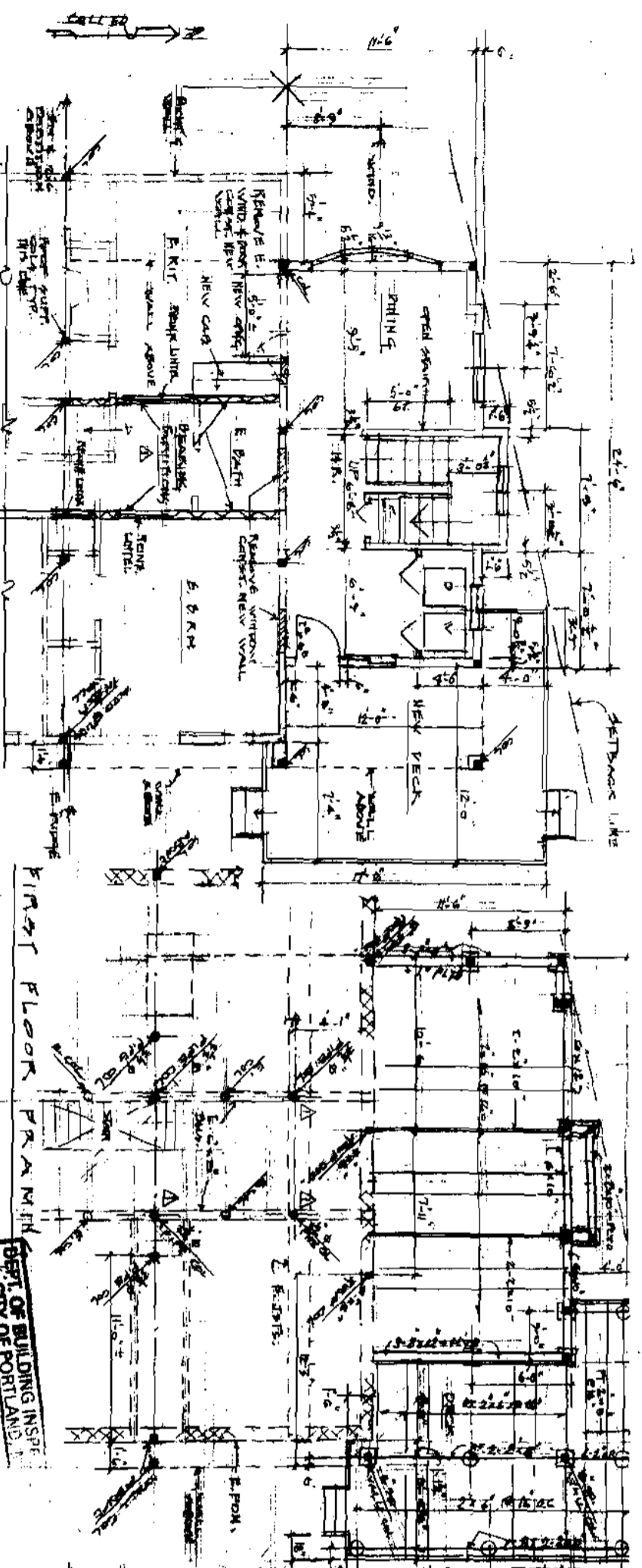


**SITE DATA**  
 TOTAL LOT AREA = 9840 SF  
 BUILDING LOT COVERED AREA =  
 A. HOUSE 1000 SF  
 LABORATORY 1000 SF  
 TOTAL 2000 SF (20%)  
 B. HOUSE 1000 SF  
 LABORATORY 1000 SF  
 TOTAL 2000 SF (20%)

RETHROW HOUSE  
 FROM SCHOOL SITE

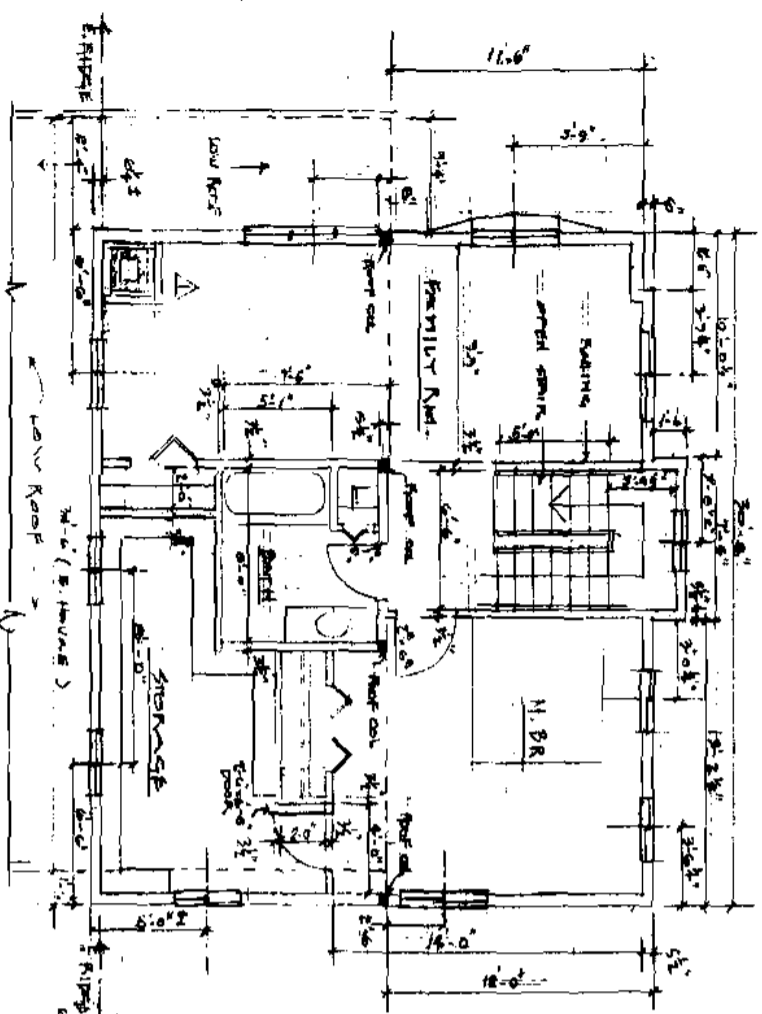


SITE PLAN  
 1"=20'

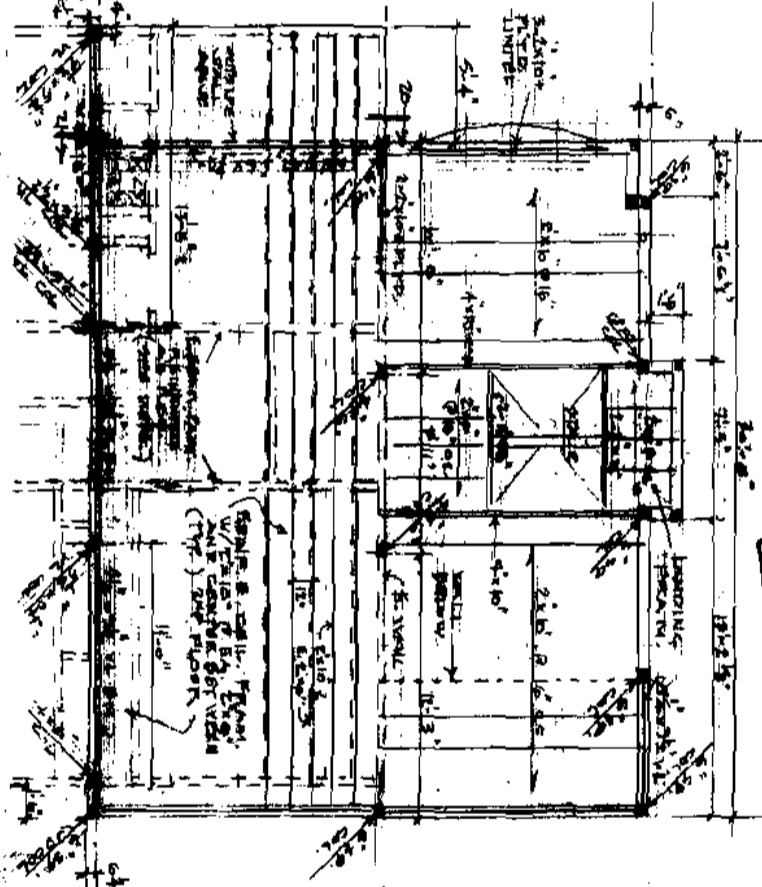


NOTE:  
 1. ALL FLOOR REMODELS, PARTIAL & FULL, SHALL BE KEPT AS PER VERIFIED DOCUMENTS ON THIS BASIS FOLLOW

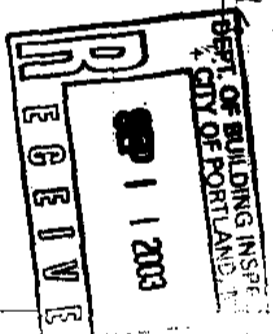
FIRST FLOOR FRAMING



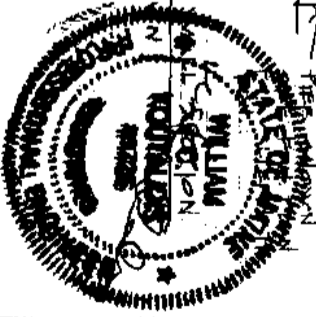
SECOND FLOOR - NEW ADDITION



SECOND FLOOR FRAMING



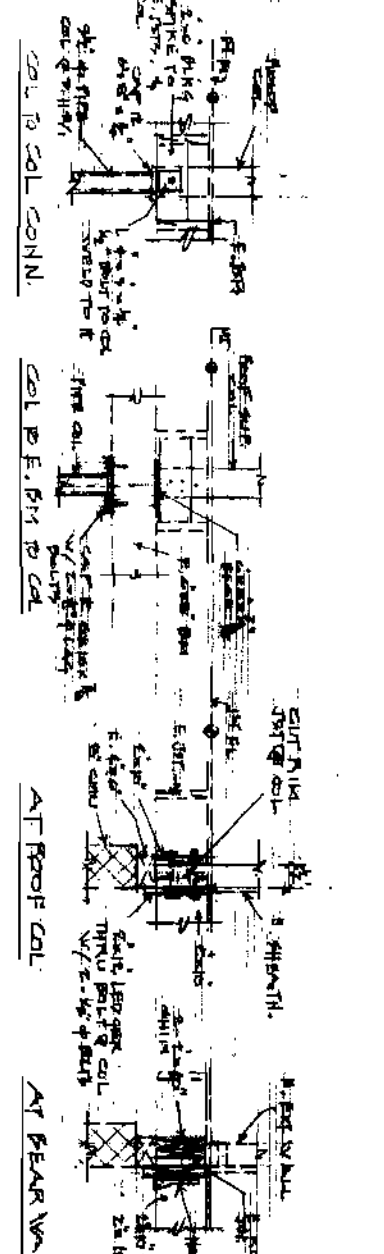
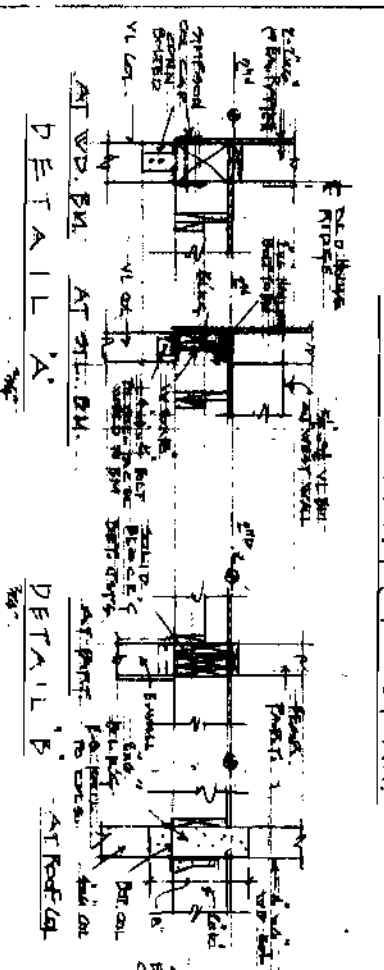
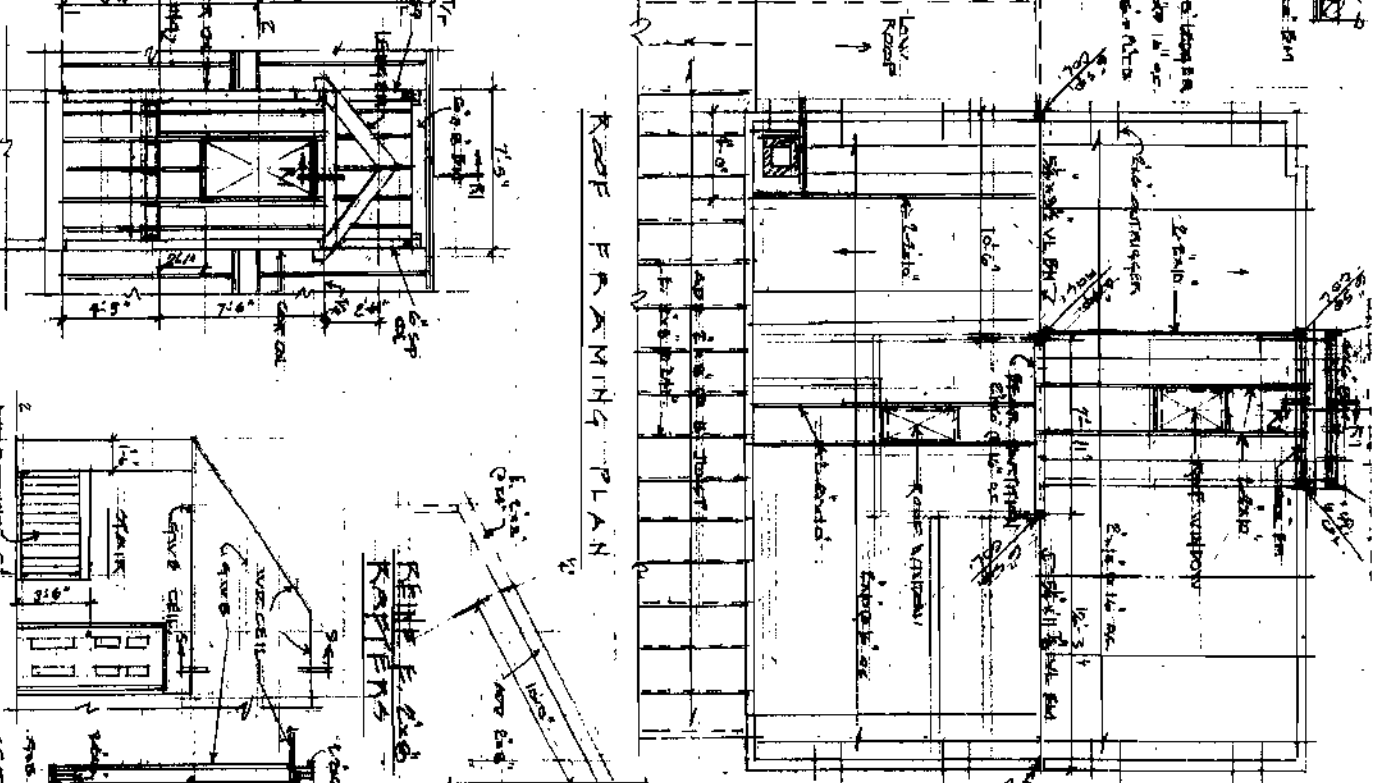
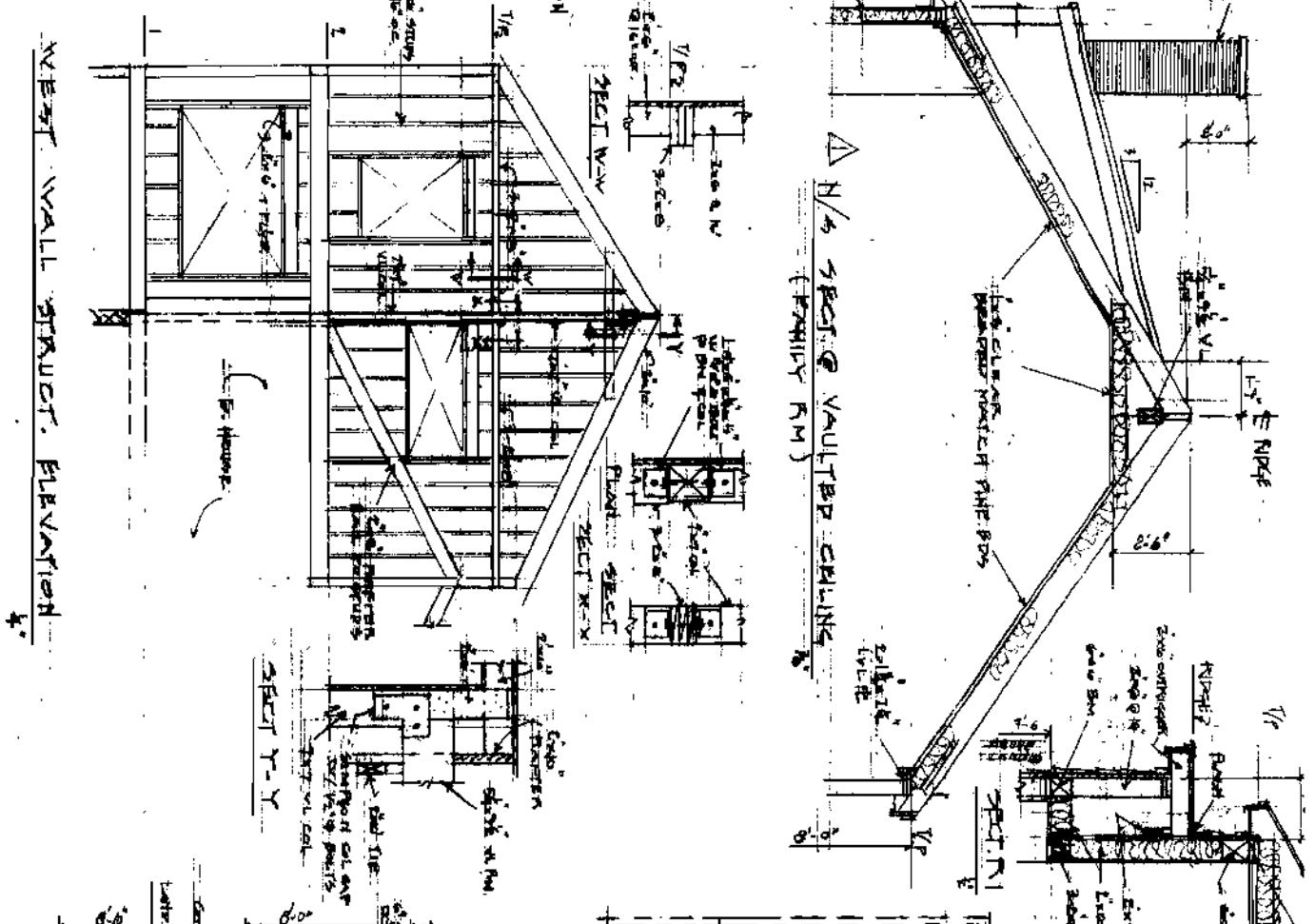
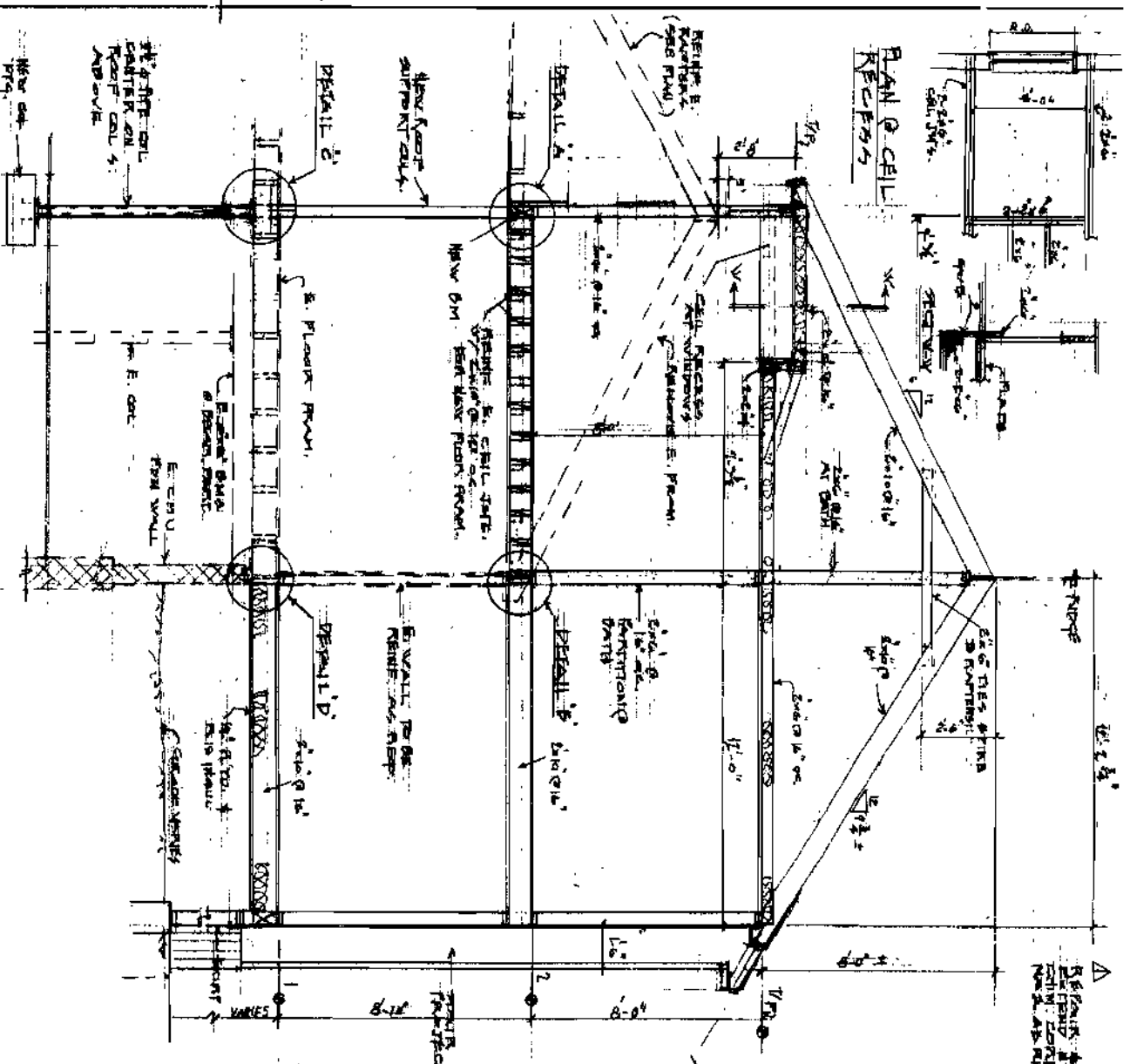
TYPE EXTERIOR (NO WALL OPEN)



KENNEDY HOUSE  
 HODDY DESIGN

NO.	DATE	REVISIONS
1	7-1-03	SCOTT HARRIS

FLOOR PLAN & SECTION  
 FRAMING PLANS  
 DATE 7-1-03  
 SCOTT HARRIS  
 DWG NO. 10000

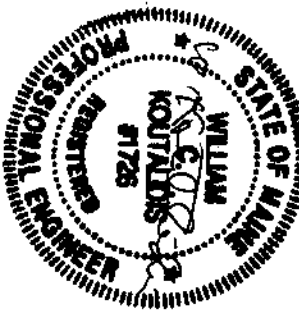


TYPICAL STRUCT. SECTION (N/S)  
 NOTE: VAULTED CEILING @ FAMILY RM.

WEST WALL STRUCT. ELEVATION

EXT. WALL FRAM. AT STAIR

NOTE: REPAIR EXTERIOR BRICK WALL DAMAGE TO EXTERIOR WALL REPAIR WITH NEW BRICK. ALSO REPAIR ROOF GUTTERS AND REPAIR TO MATCH WALL.



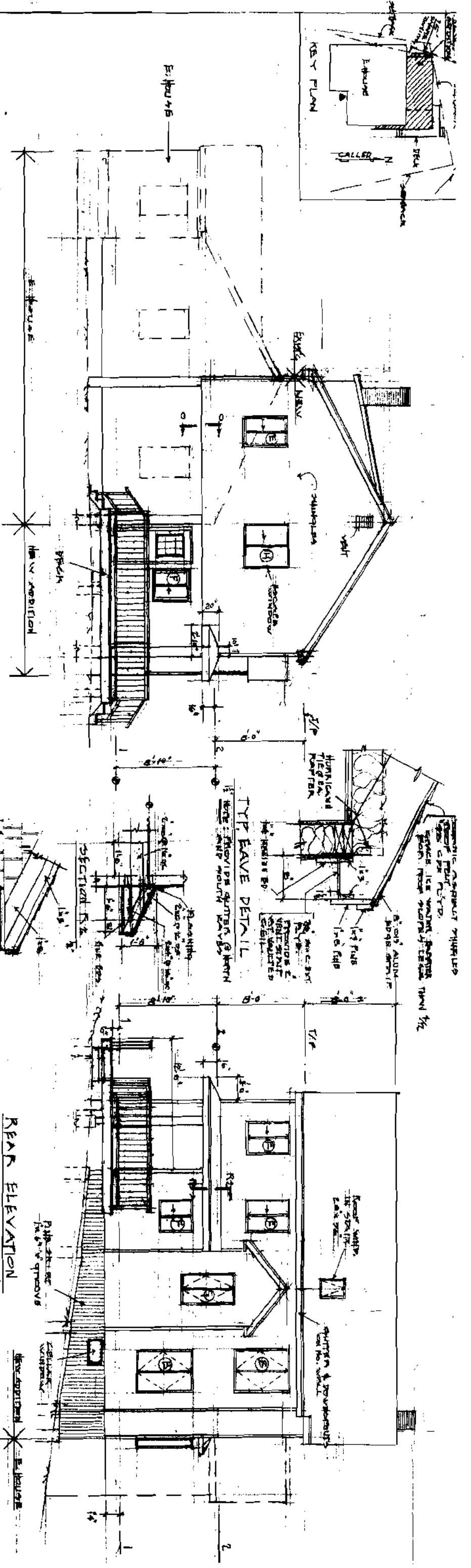
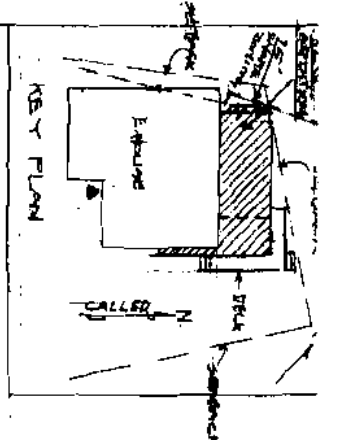
REPAIRS TO ISLAND, ME.

REVISIONS

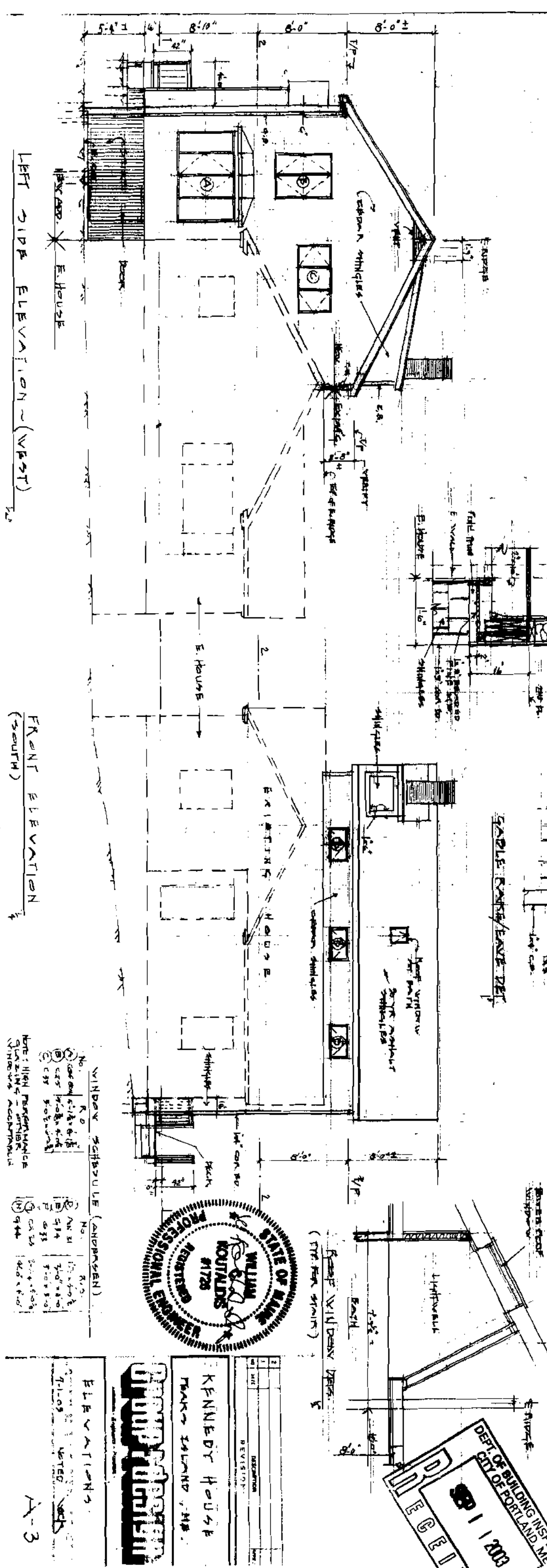
DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME.

REINFORCED CONCRETE  
 STEEL BEAMS  
 WOOD JOISTS  
 WOOD RAFTERS  
 WOOD TRUSSES  
 WOOD SHEATHING  
 WOOD SIDING  
 WOOD SHINGLES

Roof Framing Plan  
 Sections & Details  
 7-1-03 NOTED VGR



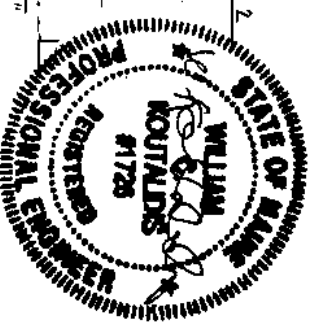
RIGHT SIDE ELEVATION (EAST)



LEFT SIDE ELEVATION (WEST)

FRONT ELEVATION (SOUTH)

REAR ELEVATION (NORTH)

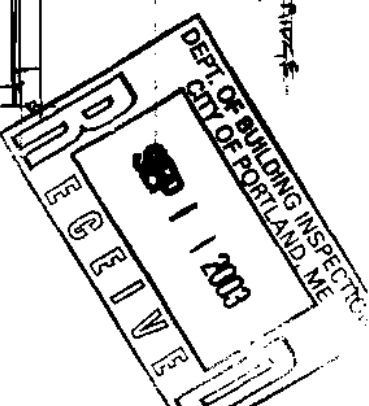


WINDOW SCHEDULE (ANDERSEN)

No.	R.O.	Notes	Size	Color
1	1/2	casement window	36" x 48"	white
2	1/2	casement window	36" x 48"	white
3	1/2	casement window	36" x 48"	white
4	1/2	casement window	36" x 48"	white
5	1/2	casement window	36" x 48"	white
6	1/2	casement window	36" x 48"	white
7	1/2	casement window	36" x 48"	white
8	1/2	casement window	36" x 48"	white
9	1/2	casement window	36" x 48"	white
10	1/2	casement window	36" x 48"	white
11	1/2	casement window	36" x 48"	white
12	1/2	casement window	36" x 48"	white
13	1/2	casement window	36" x 48"	white
14	1/2	casement window	36" x 48"	white
15	1/2	casement window	36" x 48"	white
16	1/2	casement window	36" x 48"	white
17	1/2	casement window	36" x 48"	white
18	1/2	casement window	36" x 48"	white
19	1/2	casement window	36" x 48"	white
20	1/2	casement window	36" x 48"	white

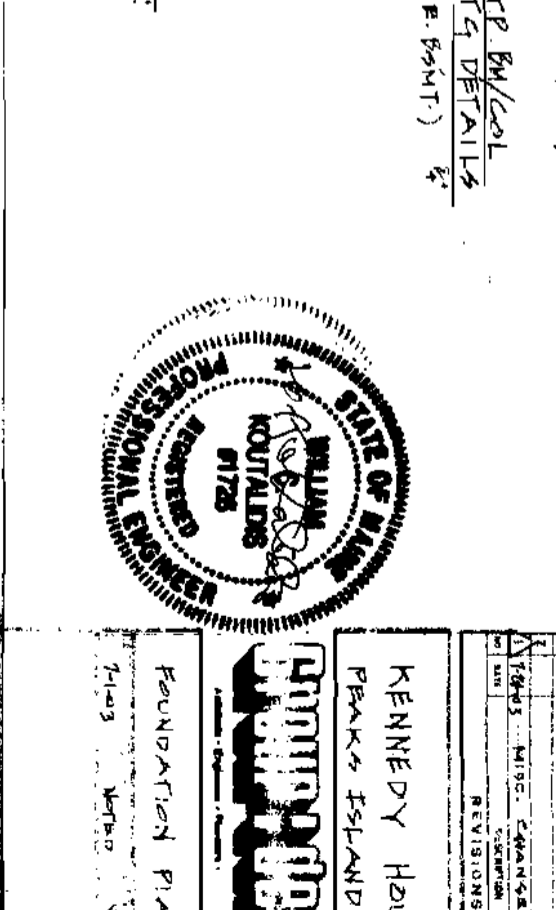
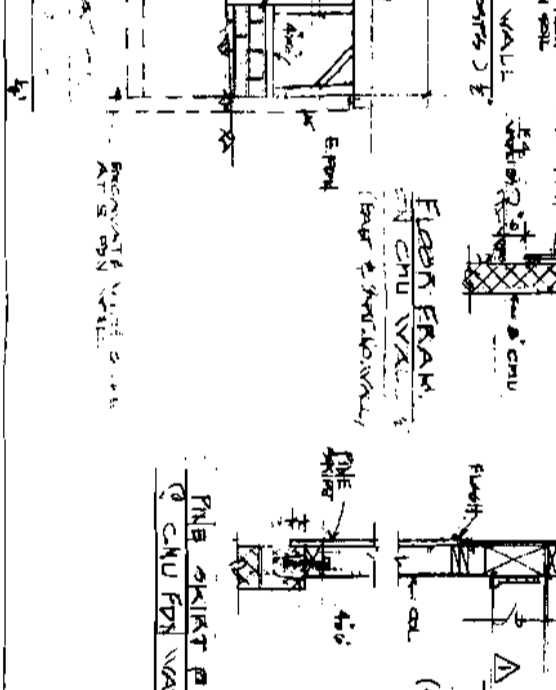
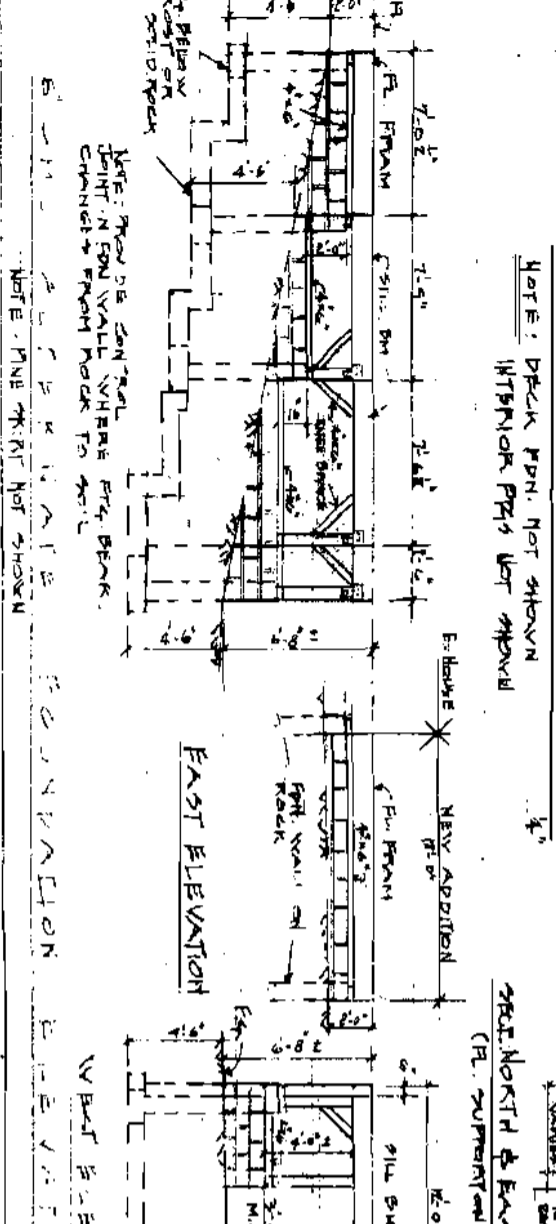
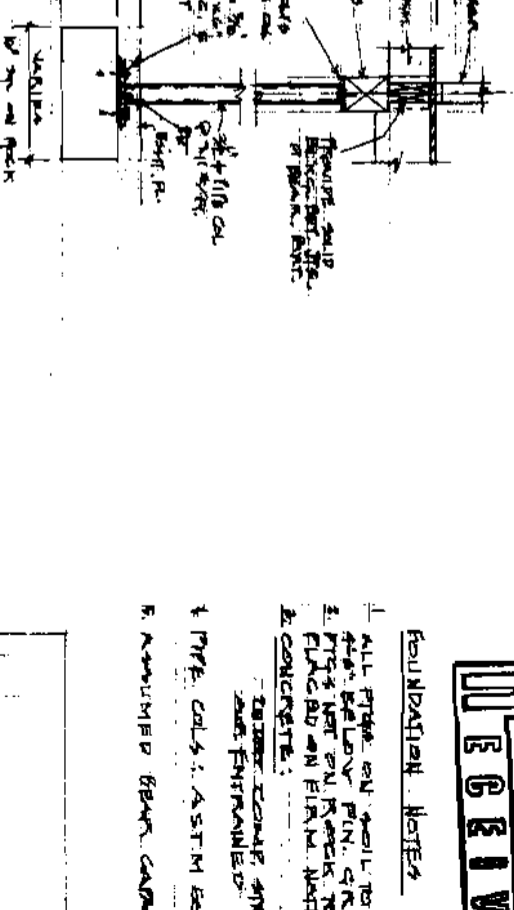
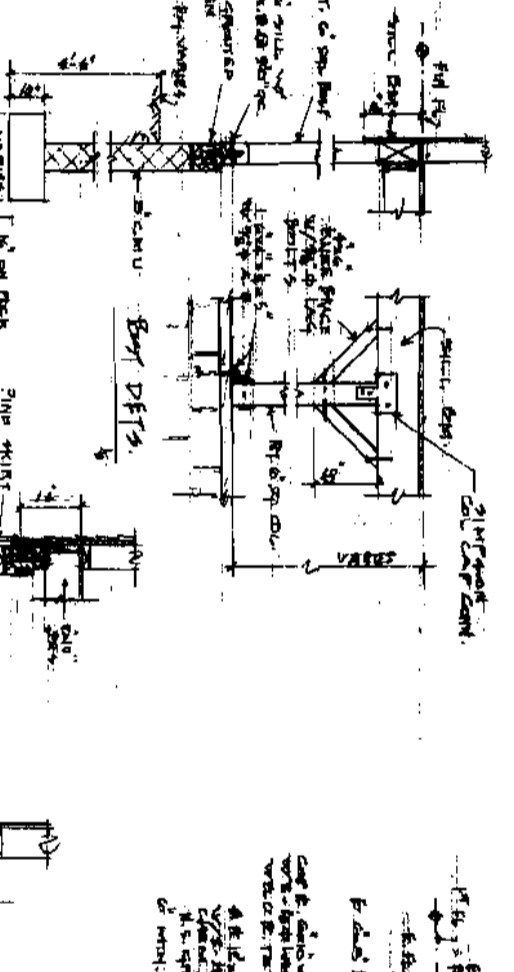
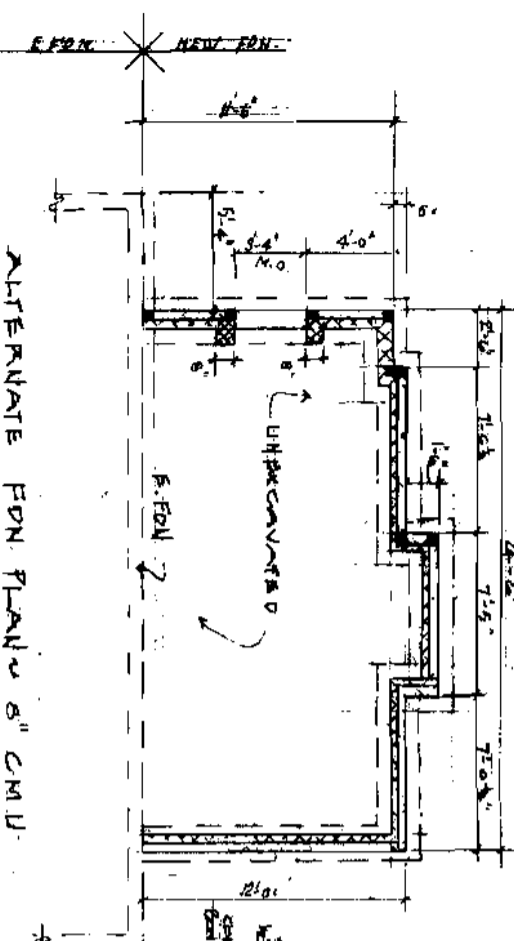
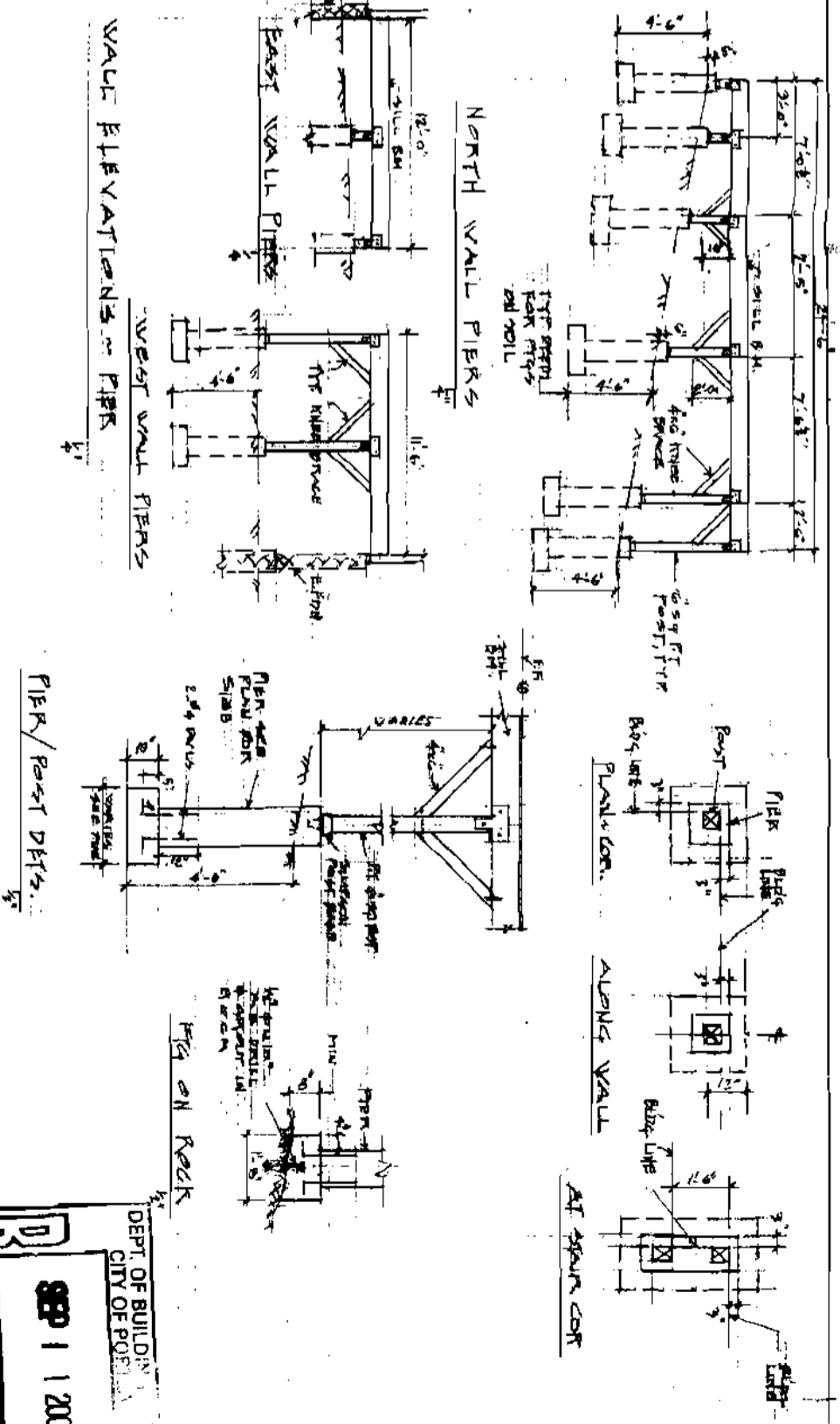
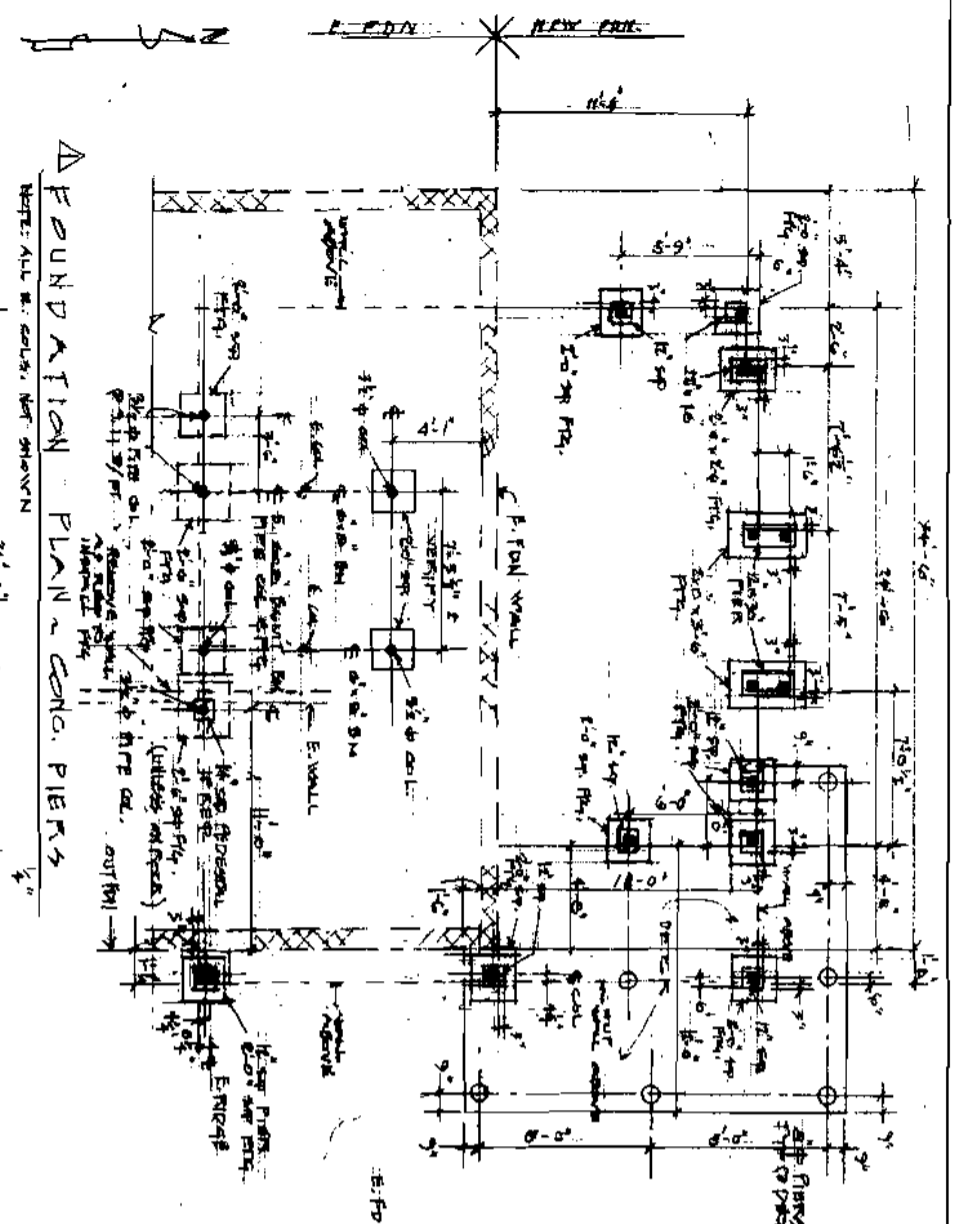
Notes: 1) High performance glazing system - see spec. 2) Windows - Andersen

**WILLIAM KOUZALS**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 8178  
STATE OF MAINE



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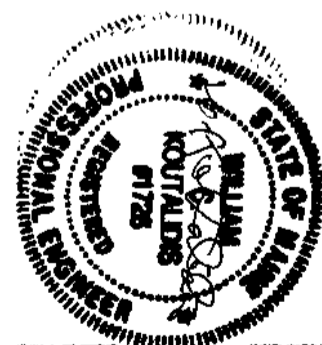




**FOUNDATION NOTES**

- 1. ALL PIER, ON ROCK TO EXCEED 4" MIN. FOR CON. (MINI)
- 2. REINFORCEMENT SHALL BE AS SHOWN
- 3. ALL REINFORCEMENT SHALL BE PLACED ON FIRM MORTAR BEDS.
- 4. CONCRETE: 3000 PSI
- 5. REINFORCEMENT: #4
- 6. TIE RODS: ASTM A615 F 360
- 7. ASSUMED GRAV. CAPACITIES PER

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NO.	DATE	REVISIONS
1		ISSUE FOR PERMITS
2		REVISIONS

**KENNEDY HOUSE**  
PEAKS ISLAND, ME.  
**WILLIAM R. GIDDENS**  
REGISTERED PROFESSIONAL ENGINEER

FOUNDATION PLAN - PIER,  
7-1-03, W. EAST ELEVATION  
27-1