

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

BUILDING INSPECTION

PERMIT

Permit Number: 100780 - 1 2010
001

Read
tion And
If Any,
ched

certify that Thomas & Anne O'Reilly/Town and Country Construction

City of Portland

Issued to Build new 564 sq. ft. addition,

Woods Path Rd Cliff Island CBL 109B-E038001

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

to Public Works for street line
ade if nature of work requires
information.

Notification of inspection must be
given and written permission procured
before this building or part thereof is
platted or otherwise used-in. 24
HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Signature line
Title line
Department Name line

Department Name

[Signature]
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: 10-1080	Issue Date:	CBL: 109B E038001
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Location of Construction: 43 Woods Path Rd, <i>C.I. off Island</i>	Owner Name: Thomas & Anne O'Reilly	Owner Address: 43 Woods Path	Phone:
Business Name:	Contractor Name: Town and Country Construction	Contractor Address: 17 Lincoln Street Biddeford	Phone: 2072834768
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <i>IR-1</i>

Past Use: Single Family	Proposed Use: Single Family / Build new 564 sq. ft. addition, (<i>12' x 13' 4" on left side</i>)	Permit Fee: \$720.00	Cost of Work: \$70,000.00	CEO District: 1
		FIRE DEPT: <i>N/A</i> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC, 2003</i>	

Proposed Project Description: Build new 564 sq. ft. addition,	Signature:	Signature: <i>[Signature]</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: <i>gg</i>	Date Applied For: 08/31/2010	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input checked="" type="checkbox"/> Shoreland <i>Edge of Property 20' setback</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Zone C - parcel 10</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/8/10</i> <i>[Signature]</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <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>[Signature]</i>
	<p>PERMIT ISSUED</p> <p>OCT - 1 2010</p> <p>City of Portland</p>		

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection 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 with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1080	Date Applied For: 08/31/2010	CBL: 109B E038001
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Location of Construction: 43 Woods Path Rd, Cliff Island	Owner Name: Thomas & Anne O'Reilly	Owner Address: 43 Woods Path	Phone:
Business Name:	Contractor Name: Town and Country Construction	Contractor Address: 17 Lincoln Street Biddeford	Phone: (207) 283-4768
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family / Build new addition on rear -12' x 46' & 12' x 13'4" on left side	Proposed Project Description: Build new addition on rear -12' x 46' & 12' x 13'4" on left side
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 09/08/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) 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. 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: Jonathan Rioux	Approval Date: 10/01/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) The structural ridge must be supported by a wall or column of adequate design and dimensions to distribute the load safely (Specs required). 2) Energy Efficiency (NI101.2.1) "R-Factors" of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in or backfill. 3) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere; 36" guards required on porches, balconies or raised floor surfaced located more than 30- inches above the floor or grade. 4) Fastener schedule per the IRC 2003 5) The existing deck/ ramp shall be inspected for adequate fasteners and bearing for spans, and modifications may be required 6) The design load spec sheets for any engineered beam(s). 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 8) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 			

Comments: 9/27/2010-jrioux: Need existing roof replacement framing detail. 10/1/2010-jrioux: Met with Contractor; reviewed plan specs. There is no addition of a bedroom and the existing roof framing is to remain.



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>43 Woods Path</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>10,000</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>109B-E-38</u>	Applicant * must be owner, Lessee or Buyer* Name <u>THOMAS & ANNE O'REILLY</u> Address <u>CHURCH Rd REAR 170</u> City, State & Zip <u>CLIFF ISLAND, MAINE</u>	Telephone: <u>766-2998</u>
Lessee/DBA (If Applicable) <u>N.A.</u>	Owner (if different from Applicant) Name <u>N.A.</u> Address City, State & Zip	Cost Of Work: \$ <u>70,000-</u> C of O Fee: \$ Total Fee: \$ <u>720.00</u>
Current legal use (or single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>N.A.</u> Proposed Specific use: Is property part of a subdivision? <u>N.A.</u> If yes, please name Project description: <u>S/F with 564 sq ft addition</u>		
Contractor's name: <u>Michael Ferrer</u> Address: <u>78 Guinea Rd</u> City, State & Zip: <u>BIND. ME - 04005</u> Telephone: <u>207 283-4768</u> Who should we contact when the permit is ready: <u>Mike Ferrer</u> Telephone: <u>602-8664</u> Mailing address:		

RECEIVED

AUG 31 2010

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

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

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

Signature: [Signature] Date: 8/21/10

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

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

Location of Construction: 109 E 3rd Island Ave - Cliff Island		Owner: Thomas J. O'Reilly	Phone: 766-2990	Permit No: 940705
Owner Address: Island Ave - Cliff Island, ME	Lease/Buyer's Name:	Business Name:	Permit Issued:	
Contractor Name: 04019	Address:	Phone:	PERMIT ISSUED	
Past Use: 1-fan dwlg	Proposed Use: 1-fan w shed	COST OF WORK: \$ 1200	PERMIT FEE: \$ 25	JUL 14 1994
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <input checked="" type="checkbox"/> Type 5B	Zone: GB1
Proposed Project Description: construct storage shed - 12' x 15'		Signature:	Signature:	City of Portland
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:
		Action: Approved <input type="checkbox"/>	Approved with Conditions <input type="checkbox"/>	Denied <input type="checkbox"/>
		Signature:	Date:	Special Zone or Reviews:

1. This permit application doesn't 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.

PERMIT ISSUED WITH REQUIREMENTS
L. Chase
7/13/94

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm

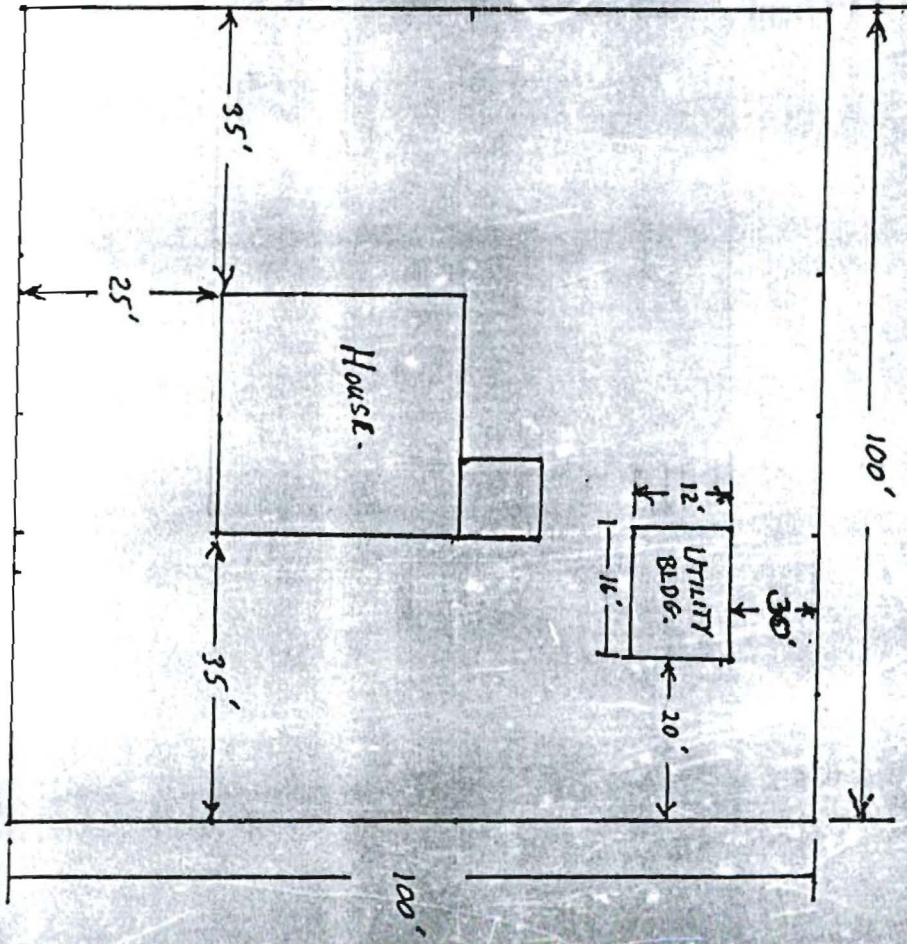
Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

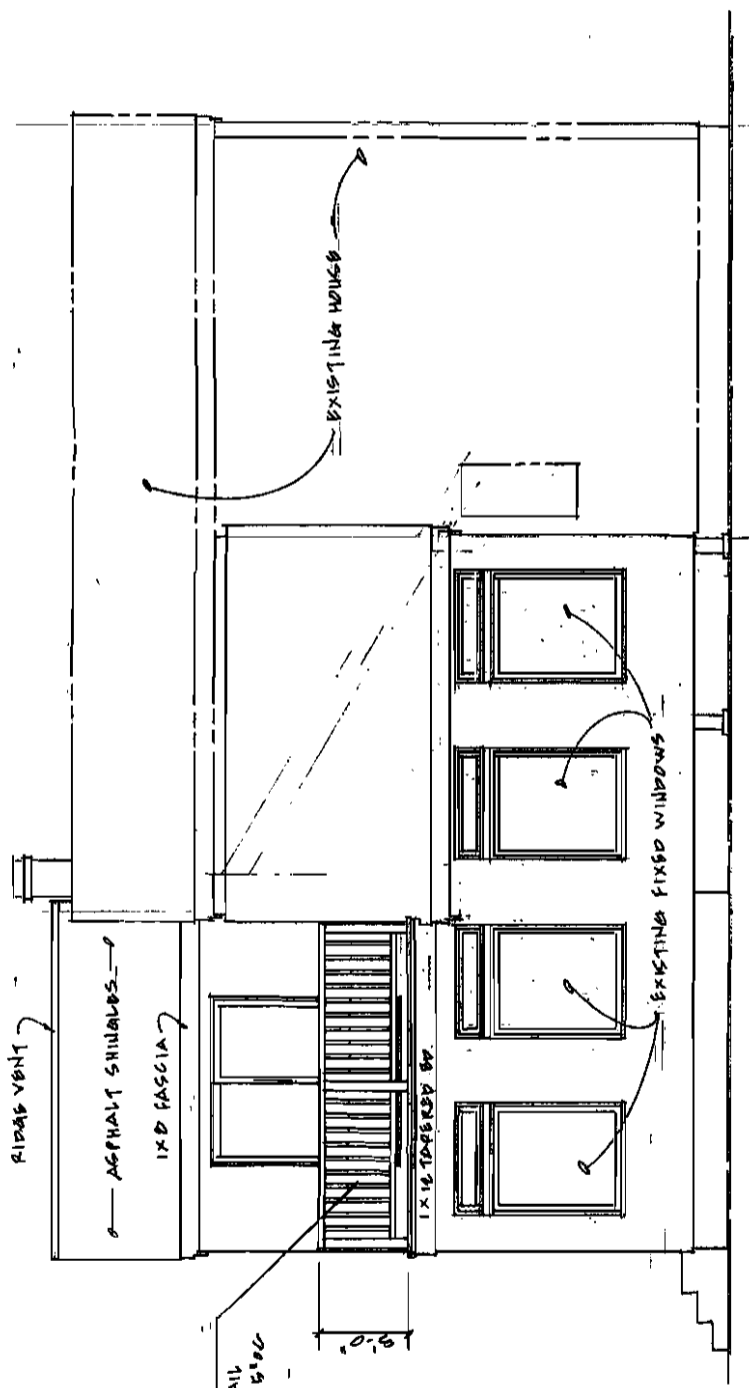
Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

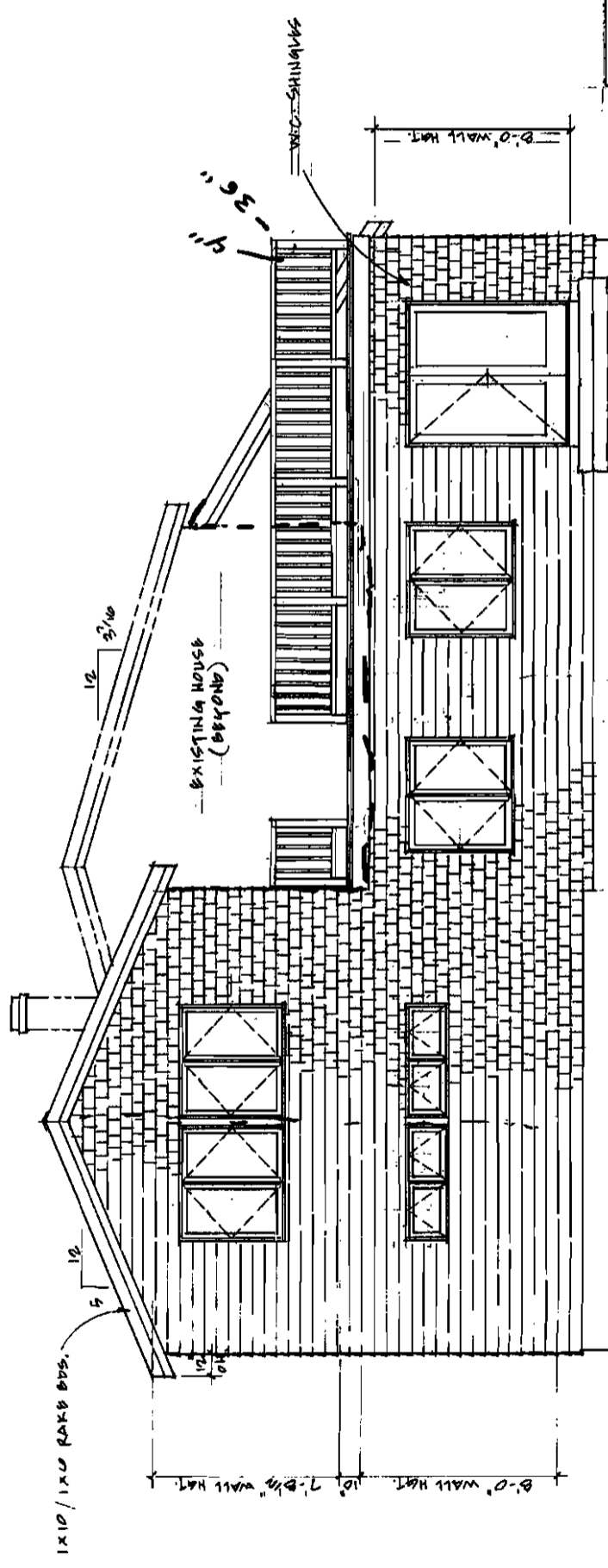
Date: 7/14/94

CEO DISTRICT **6**





LEFT SIDE ELEVATION



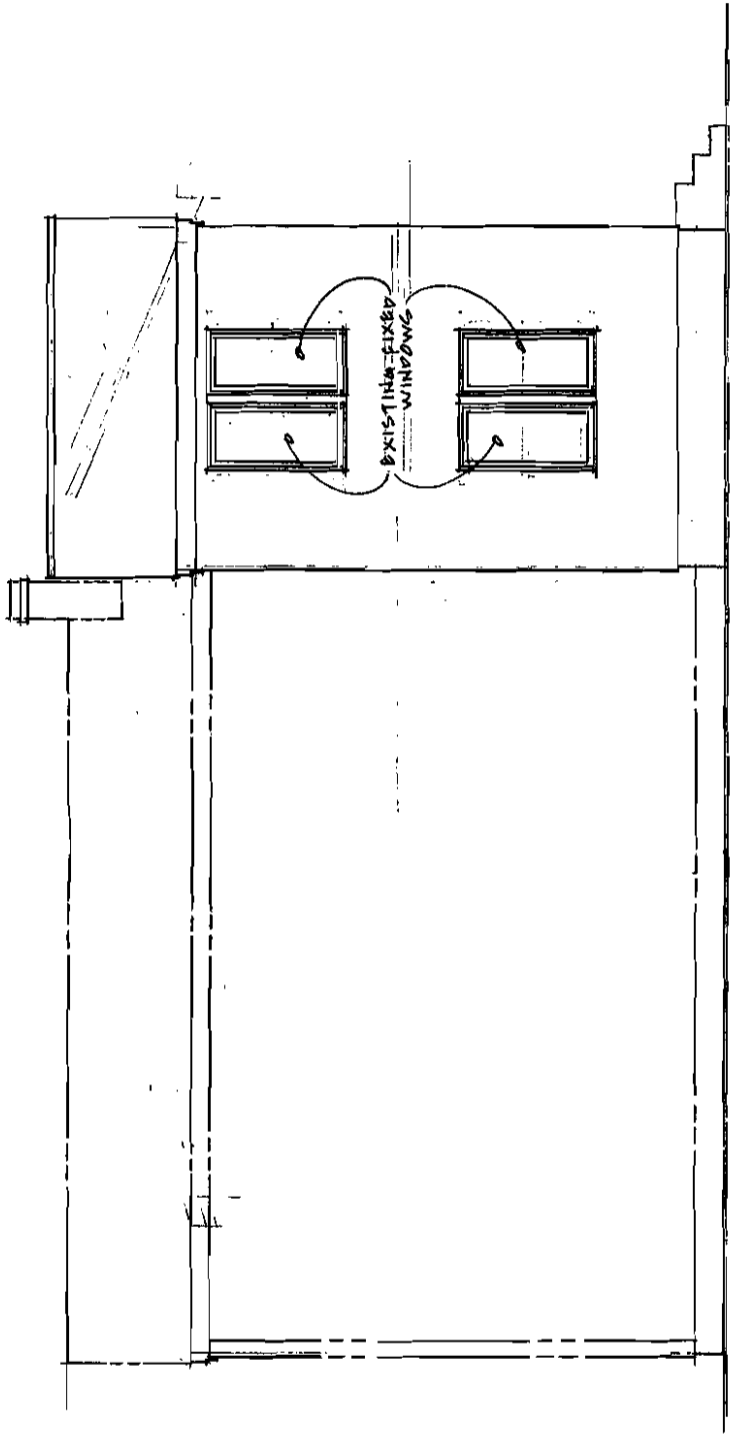
REAR ELEVATION

TOWN & COUNTRY CONST.

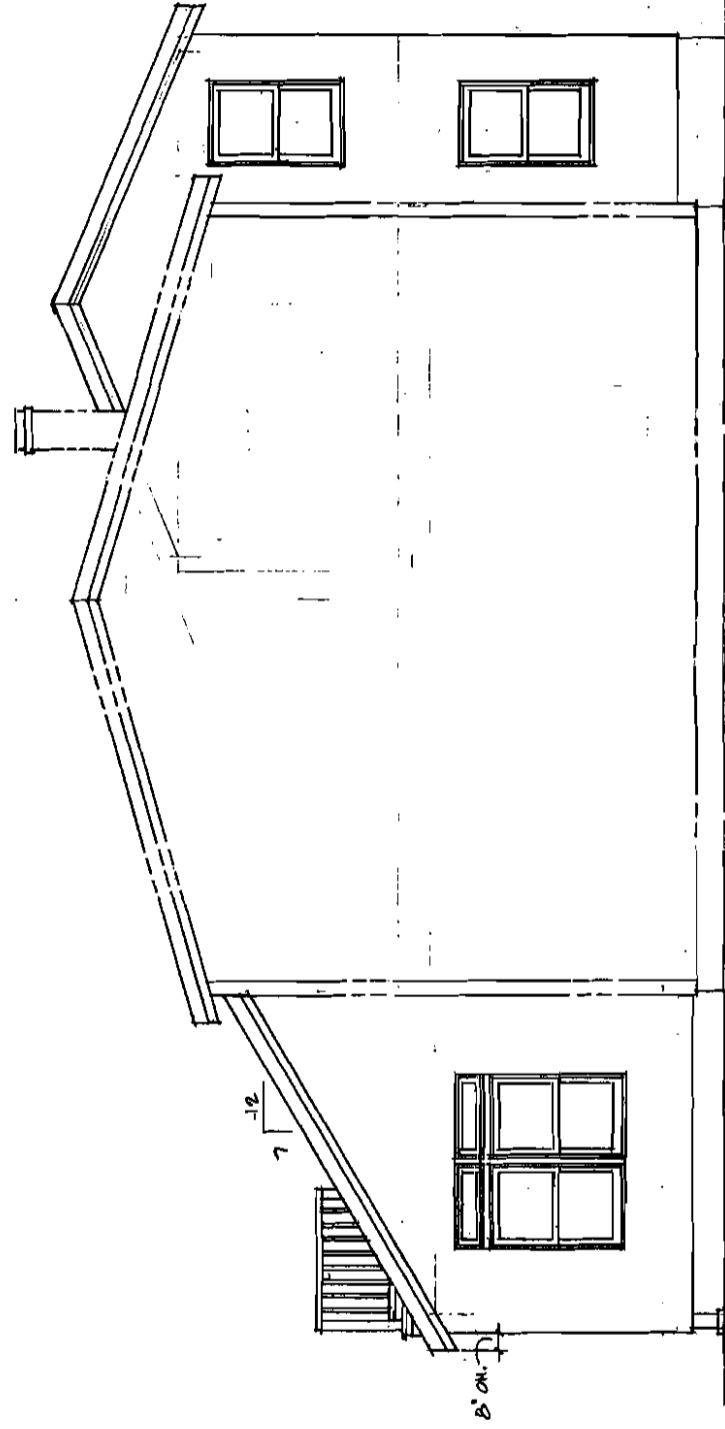
SCALE: 1/4" = 1'-0"
 DATE: 0-14-10
 APPROVED BY: [Signature]
 DRAWING NUMBER: 1018

0' REILLY RESIDENCE - ADDITION
 CLIFF ISLAND, ME.

ELEVATIONS



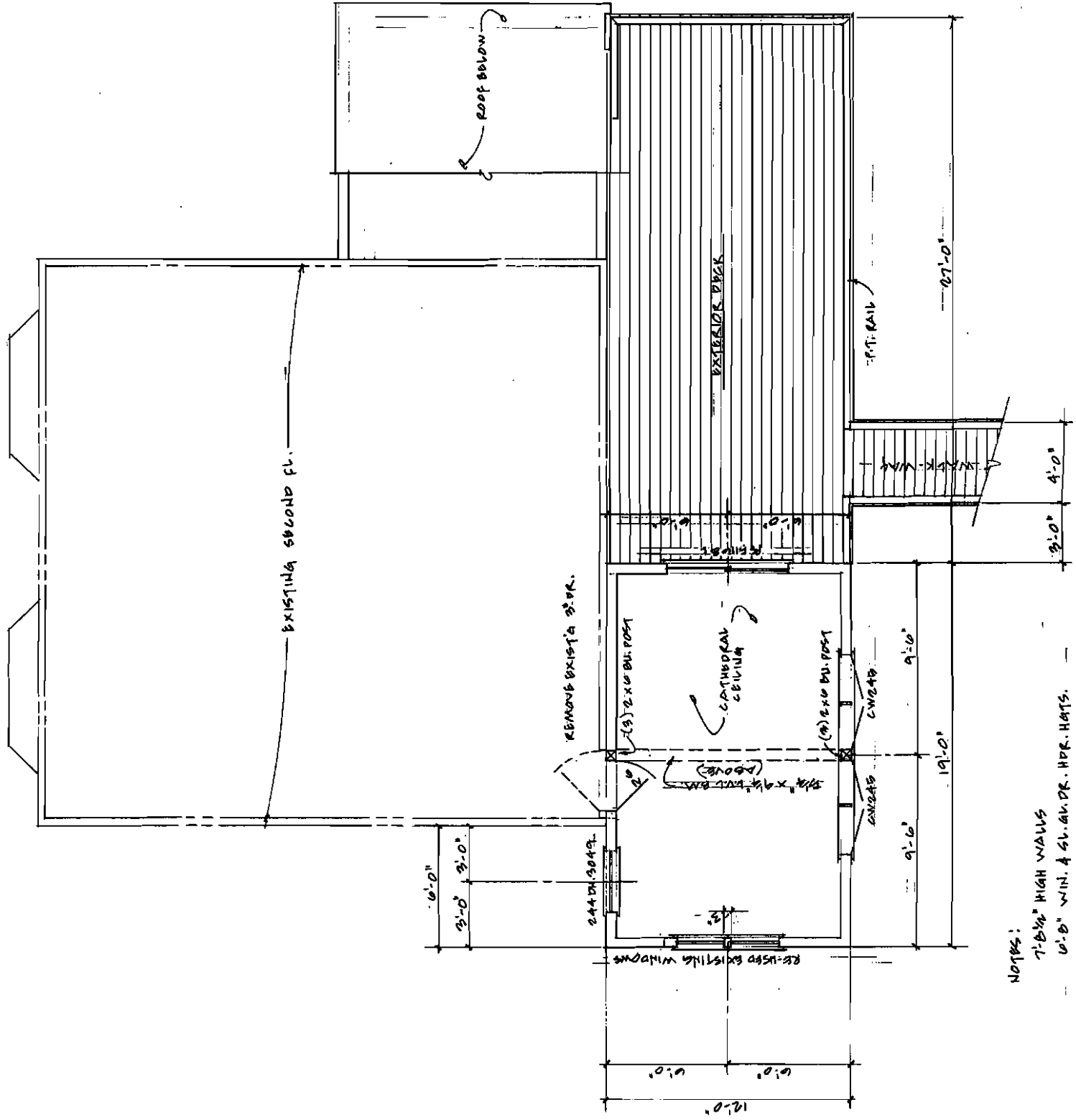
RIGHT SIDE ELEVATION



FRONT ELEVATION
1/4" = 1'-0"

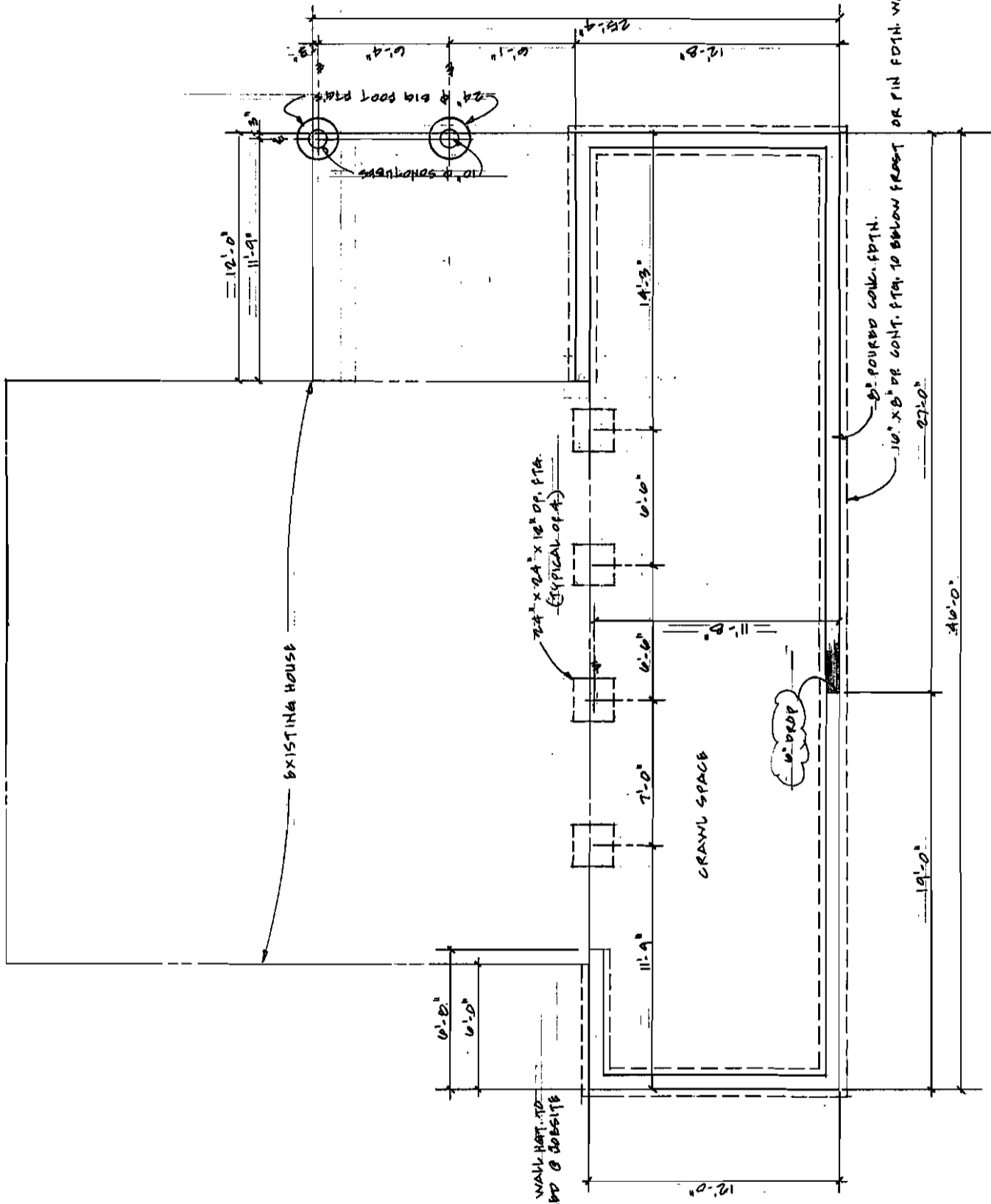
TOWN & COUNTRY CONST.

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: B. KELLY
DATE: 6-14-10	REVISIONS:	
O'REILLY RESIDENCE - ADDITION		
CLIFF ISLAND, ME.		
ELEVATIONS		DRAWING NUMBER
		2 of 8



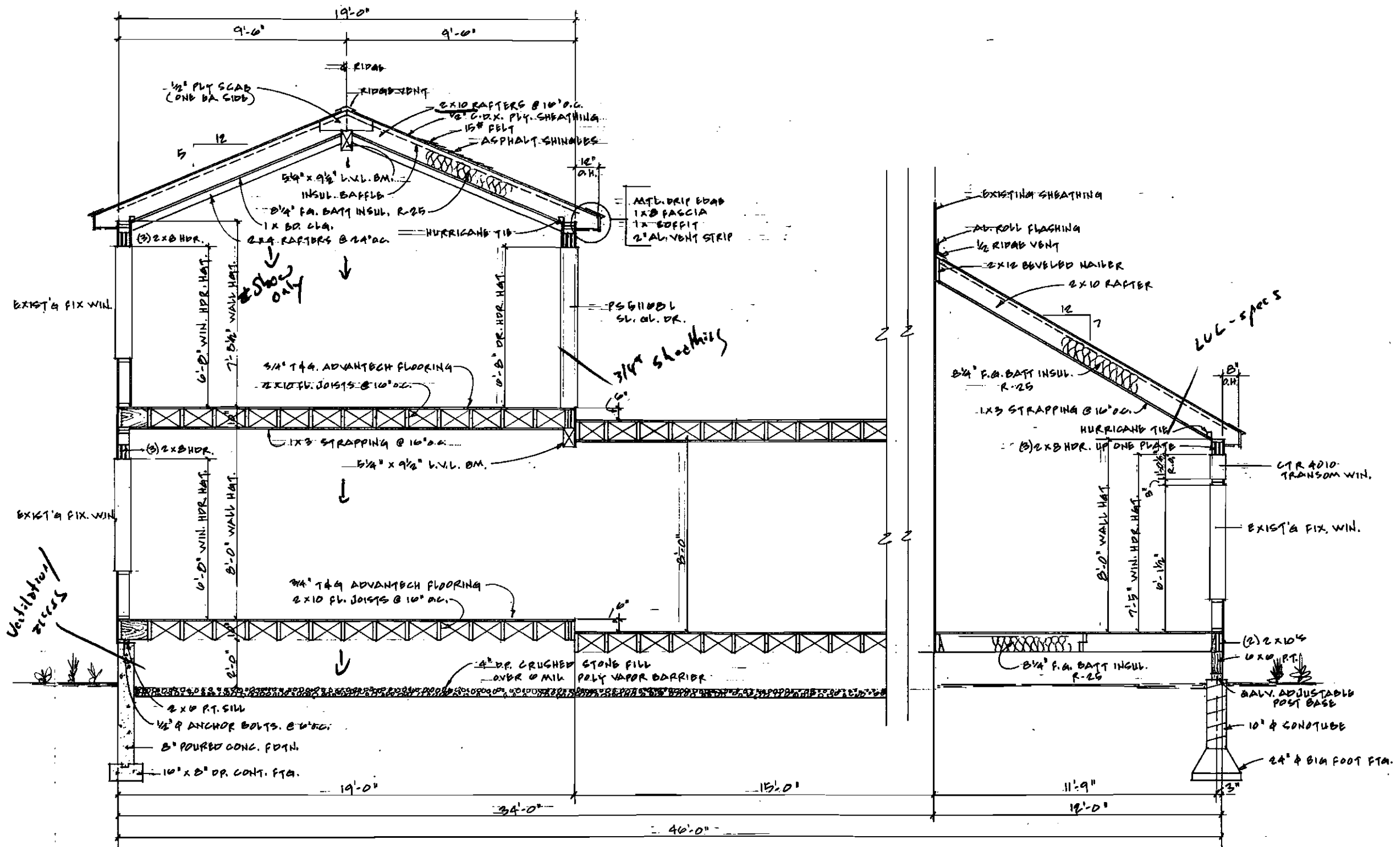
NOTES:
 7'-6 1/2" HIGH WALLS
 6'-0" WIN. & SL. GR. DR. HDR. HATS.

TOWN & COUNTRY CONST.	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE: 10-14-10	REVIEWED:
O'REILLY RESIDENCE - ADDITION CLIFF ISLAND, ME.	
DRAWING NUMBER 4 of 8	



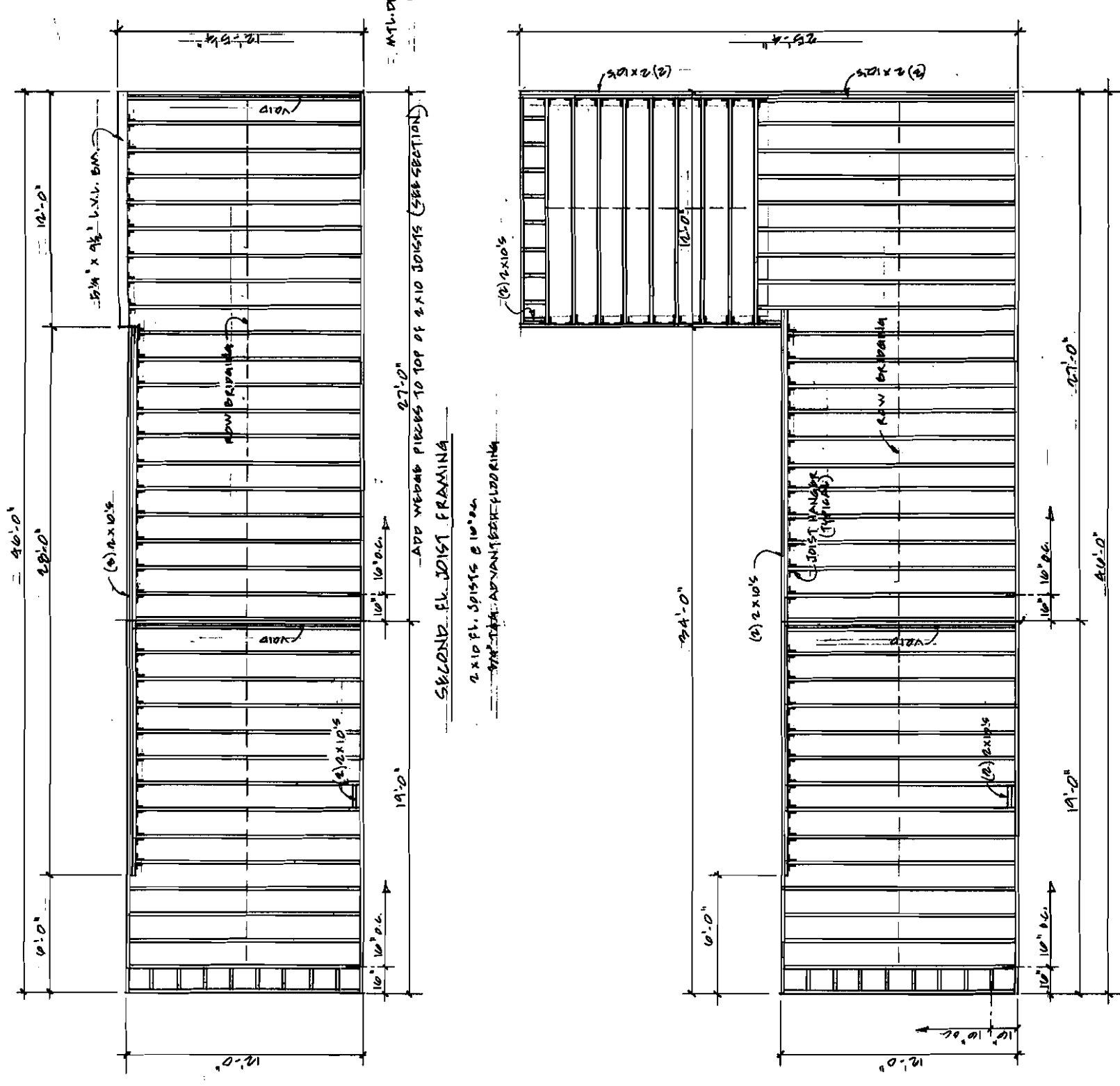
8" COURSED CONCR. FTHN.
 10" x 8" BR. CONT. FTH. TO BELOW FROST OR FIN FTH. WALL TO EXISTING LEV. @

TOWN & COUNTRY CONST.	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE: 8-14-10	REVISIONS
O'BRIEN RESIDENCE - ADDITION CLIFF ISLAND, ME.	
FOUNDATION PLAN	
DRAWING NUMBER 5 of 8	



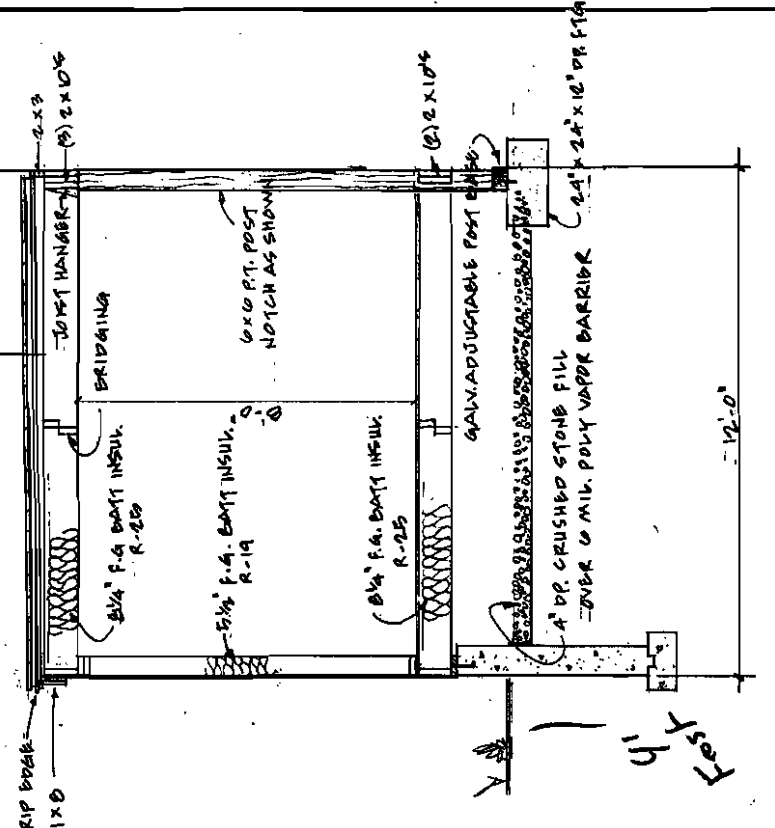
CROSS SECTION
 3/8" = 1'-0"

TOWN & COUNTRY CONST.		
SCALE: 3/8" = 1'-0"	APPROVED BY:	DRAWN BY: P. BOLLERIN
DATE: 6-30-10		REVIEWED:
O'REILLY RESIDENCE - ADDITION CLIFF ISLAND, ME.		
CROSS SECTION		DRAWING NUMBER 6 of 8



FIRST FL. JOIST FRAMING
 1/4" = 1'-0"
 2x10 FL. JOISTS @ 10" O.C.
 3/4" T&A ADVANTECH FLOORING

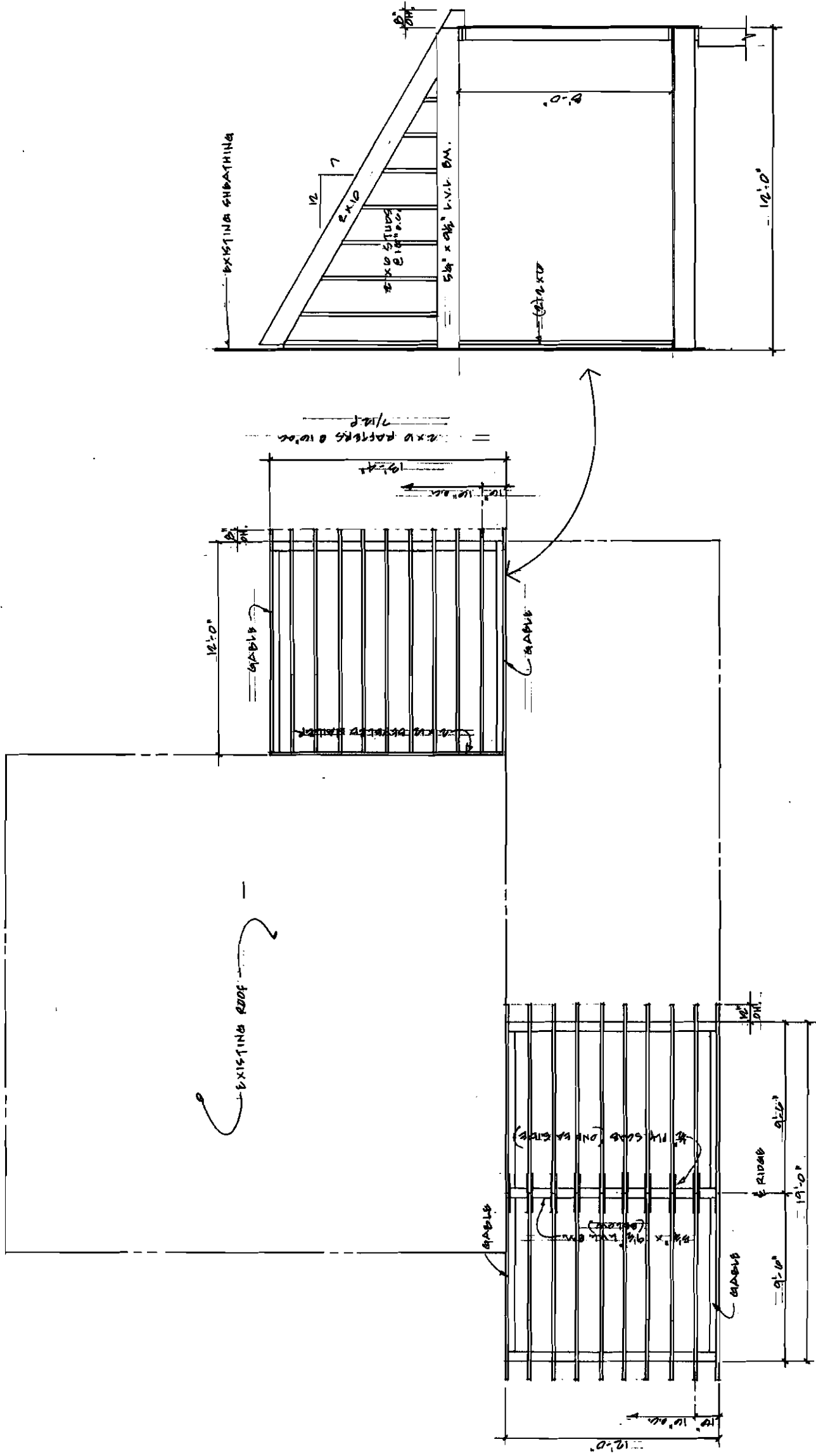
- 5/4" x 10" P.T. DECKING
- 2x4 P.T. SLEEPERS ON FLAT 2x12 AD.
- RUBBER ROOFING
- 3/4" T&A ADVANTECH FLOORING
- 2x TAPERED WEDGE @ 2" TO 1/2"
- 2x10 FL. JOIST



SECT. THRU. EXT. DECK
 3/16" = 1'-0"

TOWN & COUNTRY CONST.

SCALE: SHOWN	APPROVED BY:	DRAWN BY: J. GILLIGAN
DATE: 10-20-10	REVIEWED:	
O' BILLY RESIDENCE - ADDITION		
CLIFF ISLAND, ME.		
DRAWING NUMBER		7 of 8



ROOF FRAMING PLAN
1/4" = 1'-0"

GABLE WALL DETAIL
1/4" = 1'-0"

TOWN & COUNTRY CONST.	
SCALE: SHOWN	APPROVED BY:
DATE: 6-30-10	REVISION:
O'REILLY RESIDENCE ADDITION	
CLIFF ISLAND, ME.	
DESIGNED BY:	DRAWN BY:
ROOF FRAMING PLANS	
8 of 8	