

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 051327
OCT 19 2005

CITY OF PORTLAND

This is to certify that Kennedy & Walsh Construction Kennedy & Walsh Const

has permission to New single Family Home 2900 Sq Ft w/ Attached Garage

AT O RIVERS EDGE DR Lot 13 217 A043001

provided that the person or persons firm or corporation accepting 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 otherwise closed-in. 4 HOUR NOT 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 Bouke 10/19/05
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 ISSUED

Permit No: 05-327		Issue Date: OCT 19 2005	CBL: 217 A043001
Location of Construction: 0 RIVERS EDGE DR Lot 13	Owner Name: Kennedy & Walsh Construction	Owner Address: 91 Johnson Road	Phone: 207-781-2071
Business Name:	Contractor Name: Kennedy & Walsh Const	Contractor Address: 91 Johnson Road Falmouth	Phone: 2077812071
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: C-8
Past Use: Vacant Lot #13	Proposed Use: Single Family Home/ New single Family Home 2900 Sq Ft w/ 2 car attached Garage	Permit Fee: \$2,166.00	Cost of Work: \$230,000.00
Proposed Project Description: New single Family Home 2900 Sq Ft w/ 2 car attached Garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB
		Signature:	Signature: JMB 10/19/05
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:
Permit Taken By: Idobson	Date Applied For: 09/09/2005	Zoning Approval	

<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> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 17 zone</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan</p> <p><i>#2005-0215</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: <i>10/15/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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

10/13/05 1645 AM O Rivers Edge # OS-1327 217-14-43
 Lot #13

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings Revisions Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)	10" x 16" Footing To Frost	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" PIPE, Stone, Filter B, Runways	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" x 12" 6' o.c. 12" corners 3 1/2" calley 2 x 2' Posts	OK
Lally Column Type (Section R407)		OK
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	3- 2x12 6'10" ONE FLOOR	OK
Sill/Band Joist Type & Dimensions	2x6 PT 2x10	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" o.c.	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" o.c. garage 14" TJI 12" o.c.	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8 ceiling 16" o.c.	OK

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	10'12" 2x10 16" O.C.		
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x6 collar tie 16" O.C.		
Sheathing; Floor, Wall and roof (Table R503.2.1(1))	3/4 T&G, 1/2 CDX, 1/2 Ply	OK	
Fastener Schedule (Table R602.3(1) & (2))	Schedule	OK	
Private Garage (Section R309) Living Space? (Above or beside)			
Fire separation (Section R309.2)	5/8" walls & ceiling	OK	
Opening Protection (Section R309.1)	1m	OK	
Emergency Escape and Rescue Openings (Section R310)	DH 4060 Egress	OK	
Roof Covering (Chapter 9)	#225 Asphalt	OK	
Safety Glazing (Section R308)	@ Tub Marker Built	OK	
Attic Access (Section R807)	22x30	OK	
Chimney Clearances/Fire Blocking (Chap. 10)	2" space	OK	
Header Schedule (Section 502.5(1) & (2))	2nd FC Beams	OK	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Garage Beam 3-2x10 windows R-19, R-21 Floor, R-38 cap U-factor .31	OK	
	3-2x10 Garage Doors 9' span	OK	
	Engineered - Specs 10/19/05	OK	
	3-2x12s	OK	

Type of Heating System	Means of Egress (Sec R311 & R312)	
Basement	FHW - oil	OK
Number of Stairways	No Bulkhead - only into garage. No Egress - condition	
Interior	4	OK
Exterior	3	
Treads and Risers (Section R311.5.3)	1	
Width (Section R311.5.1)	7 1/2 - 7 3/4 R. 10" tread	OK 10/19/05
Headroom (Section R311.5.2)	? window detail →	OK
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	3'6" 4" space	OK
Smoke Detectors (Section R313) Location and type/Interconnected	Smokes noted on Plan to code.	OK
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	2x10 Joists 14'x12' 3-2x10 Beam Lagged hangers 3-1819 Foot	OK

②

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- 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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature] 10/19/05
Signature of Applicant/Designee Date
[Signature] 10/19/05
Signature of Inspections Official Date

CBL: 217-A43 Building Permit #: 05-1327

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1327	Date Applied For: 09/09/2005	CBL: 217 A043001
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Location of Construction: 0 RIVERS EDGE DR Lot # 13	Owner Name: Kennedy & Walsh Contruction	Owner Address: 91 Johnson Road	Phone: 207-781-2071
Business Name:	Contractor Name: Kennedy & Walsh Const	Contractor Address: 91 Johnson Road Falmouth	Phone: (207) 781-2071
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home/ New single Family Home 2900 Sq Ft w/ 2 car attached Garage	Proposed Project Description: New single Family Home 2900 Sq Ft w/ 2 car attached Garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/05/2005

Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) The approved site plan shows a large buffer zone on this property that is to be left in it's natural condition except that clearing of the understory for a 5' wide walking trail is permitted.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/19/2005

Note: 10/13/05 left vm w/K & W for details as noted on review checklist, also no DRC approval. She called back **Ok to Issue:**

- 1) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 10/13/2005

Note: **Ok to Issue:**

- 1) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) 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.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 10/13/2005

Note: **Ok to Issue:**

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2005-0215
Application I. D. Number
9/9/2005
Application Date
Lot#13 Single Family Home
Project Name/Description

Marge Schmuckal

Stroudwater Farms Assoc
Applicant
18 Carroll St , Falmouth , ME 04105
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

Rivers Edge Dr , Portland, Maine
Address of Proposed Site
217 A043001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

24256 2926
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 9/14/2005

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance _____
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

All Purpose 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>Lot #13, River's Edge Drive, Portland</u>		
Total Square Footage of Proposed Structure <u>2926 sf</u>	Square Footage of Lot <u>24,256 sf.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>217</u> Block# <u>A</u> Lot# <u>43</u> <u>329</u> <u>A</u> <u>43</u>	Owner: <u>Stroudwater Farms Assoc.</u>	Telephone: <u>781-2071</u>
Lessee/Buyer's Name (If Applicable) <u>Kennedy & Walsh Construction</u>	Applicant name, address & telephone: <u>Kennedy & Walsh Construction</u> <u>91 Johnson Rd, Falmouth</u>	Cost Of Work: \$ <u>230,000</u> Fee: \$
Current use: <u>Vacant lot</u>	<u>781-2071</u>	Owe's \$178
If the location is currently vacant, what was prior use: <u>part of subdivision</u>		
Approximately how long has it been vacant: <u>always</u>		
Proposed use: <u>Residential</u>		
Project description: <u>Construction of a 2900+ sf. colonial with attached 2-car garage</u>		
Contractor's name, address & telephone: <u>Kennedy & Walsh Construction, 91 Johnson Rd, Falmouth, ME 04105</u>		
Who should we contact when the permit is ready: <u>Karen Walsh</u>		<u>781-2071</u>
Mailing address: <u>Same</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>781-2071</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Karen M Walsh</u>	Date: <u>9/9/05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall