

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, if Any,  
Attached

## INSPECTION PERMIT

Permit Number: 060359

This is to certify that SMITH MARY M / Littlefield Construction

has permission to build a new single family home w/ garage

AT 0 RIVERS EDGE DR lot#21

217 B051001

PERMIT ISSUED  
APR 21 2006  
CITY OF PORTLAND

provided that the person or persons in charge of the construction 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 be given and when permission proceed before this building or part thereof is occupied or closed-in. 4 HOUR 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 \_\_\_\_\_  
DepartmentName

*[Handwritten Signature]*  
4/22/06  
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: 06-0359	Issue Date:	CBL: 217 B051001
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Location of Construction: 0 RIVERS EDGE DR lot#21	Owner Name: SMITH MARY M	Owner Address: 139 WESCOTT ST	<b>PERMIT ISSUED</b>  <b>APR 21 2006</b>  <b>CITY OF PORTLAND</b>
Business Name:	Contractor Name: Littlefield Construction	Contractor Address: 79 Town Farm Road Buxton	
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: CR3

Past Use: Vacant land	Proposed Use: Single Family Home/ build a new single family home w/ garage	Permit Fee: \$4,110.00	Cost of Work: \$445,663.00	CEO District: 3
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<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i> Signature:	<b>INSPECTION:</b> Use Group <i>R-3</i> Type: <i>SB</i> <i>TRC 2003</i> Signature:
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**Proposed Project Description:**  
build a new single family home w/ garage

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: ldobson	Date Applied For: 03/17/2006	<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 type="checkbox"/> Shoreland <i>horse beyond 75' setback but corner in</i> <input type="checkbox"/> Wetland <i>250' setback</i>  <input type="checkbox"/> Flood Zone <i>panel 12 - zone x</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0055</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/ conditions</i> Date: <i>3/22/06 ASB</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 <i>ASB</i> Date: _____
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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

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

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

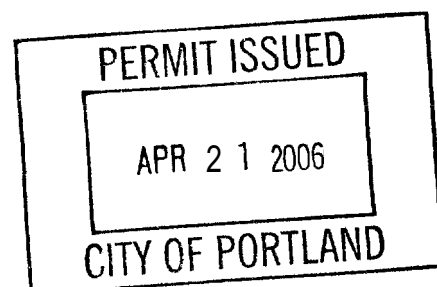
<b>Permit No:</b> 06-0359	<b>Date Applied For:</b> 03/17/2006	<b>CBL:</b> 217 B051001
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<b>Location of Construction:</b> 0 RIVERS EDGE DR lot#21	<b>Owner Name:</b> SMITH MARY M	<b>Owner Address:</b> 139 WESCOTT ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Littlefield Construction	<b>Contractor Address:</b> 79 Town Farm Road Buxton	<b>Phone</b> (207) 929-6040
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	
<b>Proposed Use:</b> Single Family Home/ build a new single family home w/ garage		<b>Proposed Project Description:</b> build a new single family home w/ garage	

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) 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.
- 3) 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.
- 4) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy

**Dept:** Planning**Status:** Not Applicable**Reviewer:** Jay Reynolds**Approval Date:** 03/22/2006**Note:****Ok to Issue:** **Comments:**

3120106-amachado:Left message with Scott. Need a scalable elevation plan.



Linn's Edge Lot #21

Permit 06-0357  
217-B-51

4/14/06 - faxed  
Review sheets

ONE AND TWO FAMILY		PLAN REVIEW		CHECKLIST	
Soil type/Presumptive Load Value (Table R401.4.1)		Submitted Plan		Findings	Revisions
Component		Submitted Plan		Findings	Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)		OK - 4' frost			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)		N/A			
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		only in one area - large access doors - the 1/2" x 12" - 6' oc			
Anchor Bolts/Straps, spacing (Section R403.1.6)					
Lally Column Type (Section R407)		N/A			
Girder & Header Spans (Table R 502.5(2))					
Built-Up Wood Center Girder Dimension/Type		N/A			
Sill/Band Joist Type & Dimensions		2x6			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )		9 1/2" BEI - 2" oc 16' span - OK			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )		14" TJJs / 9 1/2" BEI			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		OK			

176-0359

<p>Pitch, Span, Spacing &amp; Dimension (Table R802.5.1(1) - R 802.5.1(8))          Roof Rafter; Framing &amp; Connections (Section R802.3 &amp; R802.3.1)</p>	<p>OK</p>	
<p>Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))</p>	<p>The Roof 1/2" Walls</p>	
<p>Fastener Schedule (Table R602.3(1) &amp; (2))</p>	<p>Per IRC</p>	
<p><b>Private Garage</b>          (Section R309)          Living Space? <del>Yes</del> - Unfinished          (Above or beside)</p>	<p>1 hour rated wall</p>	
<p>Fire separation (Section R309.2) - Shows</p>	<p>OK - 20 min door</p>	
<p>Opening Protection (Section R309.1)</p>	<p>NOT SHOWN</p>	<p>OK</p>
<p>Emergency Escape and Rescue Openings (Section R310)</p>	<p>Asphalt</p>	
<p>Roof Covering (Chapter 9)</p>	<p>Glass Block - Temperature:  <del>Windows in Stair</del></p>	
<p>Safety Glazing (Section R308)</p>	<p>OK</p>	
<p>Attic Access (Section R807)</p>	<p>Not shown</p>	
<p>Chimney Clearances/Fire Blocking (Chap. 10)</p>	<p>OK</p>	
<p>Header Schedule (Section 502.5(1) &amp; (2))</p>	<p>Walls - R-28          Roof - R-60</p>	
<p>Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration</p>	<p>U-Value - c. 0.32 Average          Slabs 2" Rigid</p>	

①  
②  
③

06-0359

Type of Heating System	Not Shown	
<b>Means of Egress</b> (Sec R311 & R312)		
Basement <i>N/A</i>		
Number of Stairways <i>2</i>		
Interior <i>2</i>		
Exterior <i>0</i>		
Treads and Risers <i>10" T</i> (Section R311.5.3) <i>7 1/2" x 7 1/8" Rise - OK</i>		
<del>Width</del> (Section R311.5.1) <i>Not Shown</i>		
Headroom (Section R311.5.2) <i>OK</i>		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) <i>OK</i>		
<del>Smoke Detectors</del> (Section R313) Location and type/Interconnect <sup>o</sup>	<i>Not Shown</i>	
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)	<i>Tray ceiling? + soffits - May need fire blocking</i>	
<del>Dwelling Unit Separation</del> (Section R317) and <del>IBC 2003 (Section 1207)</del>		
Deck Construction (Section R502.2.1)	<i>N/A</i>	

*Section showing headroom height in 2nd floor back*



April 18, 2006

Tammy Munson, CEO  
Portland Inspection Services  
Room 315  
389 Congress Street  
Portland, Maine 04101

RE: Smith Residence, Lot 21, River's Edge Drive

Dear Tammy,

The following is in response to your request for more information in conjunction with your permit review for the Smith Residence at Lot 21, River's Edge Drive.

1.) Both the Type F windows shown for the Second Floor bedrooms and the Type G windows shown for the Master Bedroom on the First Floor meet egress requirements according to the manufacturer.

2a.) The **IBC** appears to exempt glass block from being considered a hazardous location, when installed in accordance with Section 2101.2.5 of the IBC. Presumably in the absence of references to glass block in the IRC, the **IBC** is applicable. The exception in the **IBC** is in Section 2406.3.1(5). We will indicate that the glass block windows are to be constructed in accordance with Section 2110 of the IBC.

2b.) Window K, the tail window at the landing of the main stair, is to be tempered (indicated as "GL-2, Insulated Tempered Glazing" on **A-5.1**). Based on Section R308.4, Exception 5 of the IRC, we have not indicated that the other windows in the stairs be tempered. The handrail is extended across the window at the landing in the Garage, and the windows at the top of the main stair have stools that are more than 34" above the floor (presumably a solid wall satisfies the requirement for the "protective bar").

3.) Included here are drawings for the fireplace and chimney (see Pages 1 & 2).

4.) The heating system is to consist of a propane-fired, direct-vented boiler with hydronic distribution via a radiant floor at the First Floor and baseboard heat at the Second Floor. (The Garage will not be heated; its windows will not be insulated as originally indicated).

5.) The stairs in the Garage will be at least 36" wide, and both flights of the main stair are just over 3'-6" wide, measured between the finished faces of the walls and/or the faces of the guards.

6.) At the First Floor, there will be smoke detectors in the Master Bedroom, in the alcove just outside the Master Bedroom, in the Den, and in the Laundry Hall. At the Second Floor, there will be smoke detectors in both bedrooms, in the Upper Hall between the bedrooms, and in the Garage.

7.) Included here is a section through the Second Floor Bathroom (see Page 3). We have adjusted the plan so that the minimum ceiling height above the tub and toilet is 6'-8".

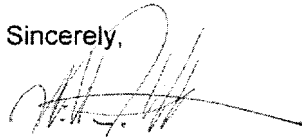
A couple of changes have been made since submitting the drawings. The 14" I-joists framing the Second Floor of the Garage have been reduced to 12" I-joists. According to our engineer, these will have a design deflection of  $L/480$ , still less than the code minimum of  $L/360$ .

Also, the wall and roof constructions have been modified so that their R-values are reduced. In both, the cellulose has been replaced with fiberglass batt insulation. This reduces the roof to an R-value of 54. In addition, at the walls, the exterior rigid insulation has been eliminated, reducing the walls to an R-value of 21.

Thank you for reviewing the plans and for bringing these items to our attention. If you need any further information or have any questions, please don't hesitate to contact us. I am most easily reached on my cell phone at (207) 773-7029, or you can call the office at 775-6141.

Thank you!

Sincerely,

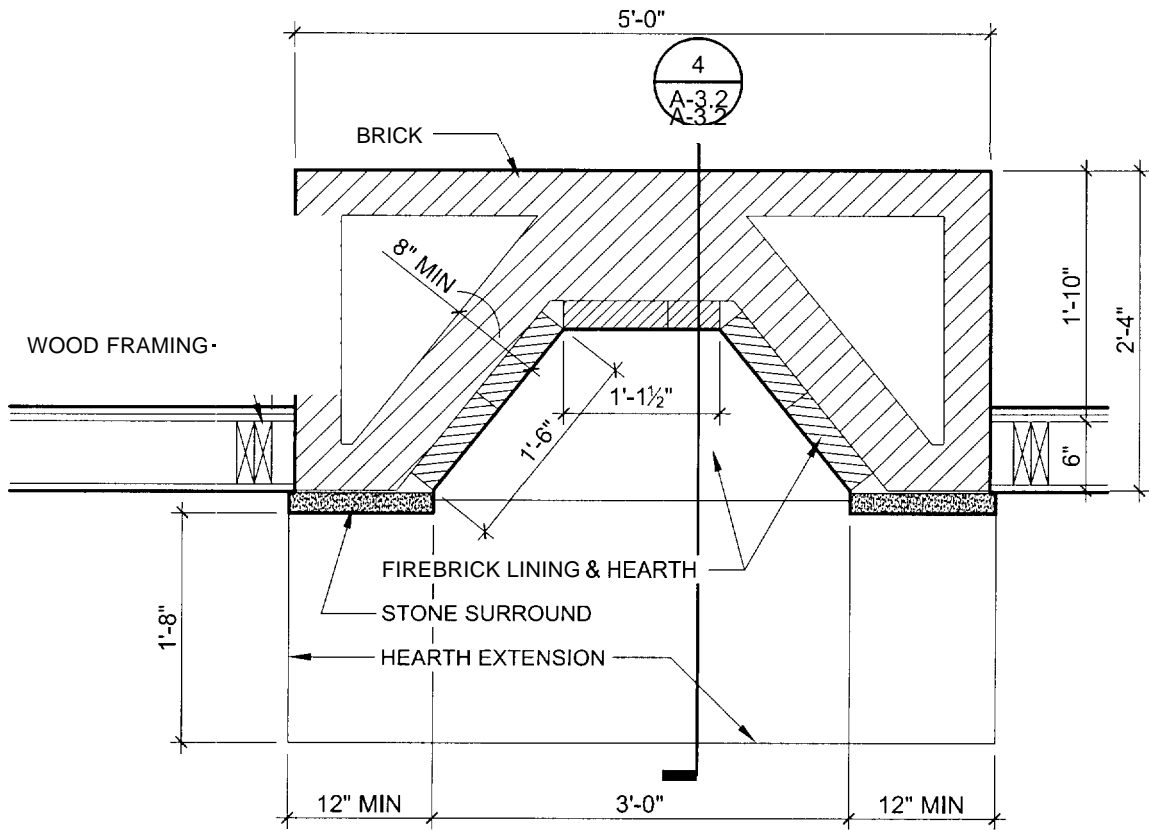


Will Tinkelenberg

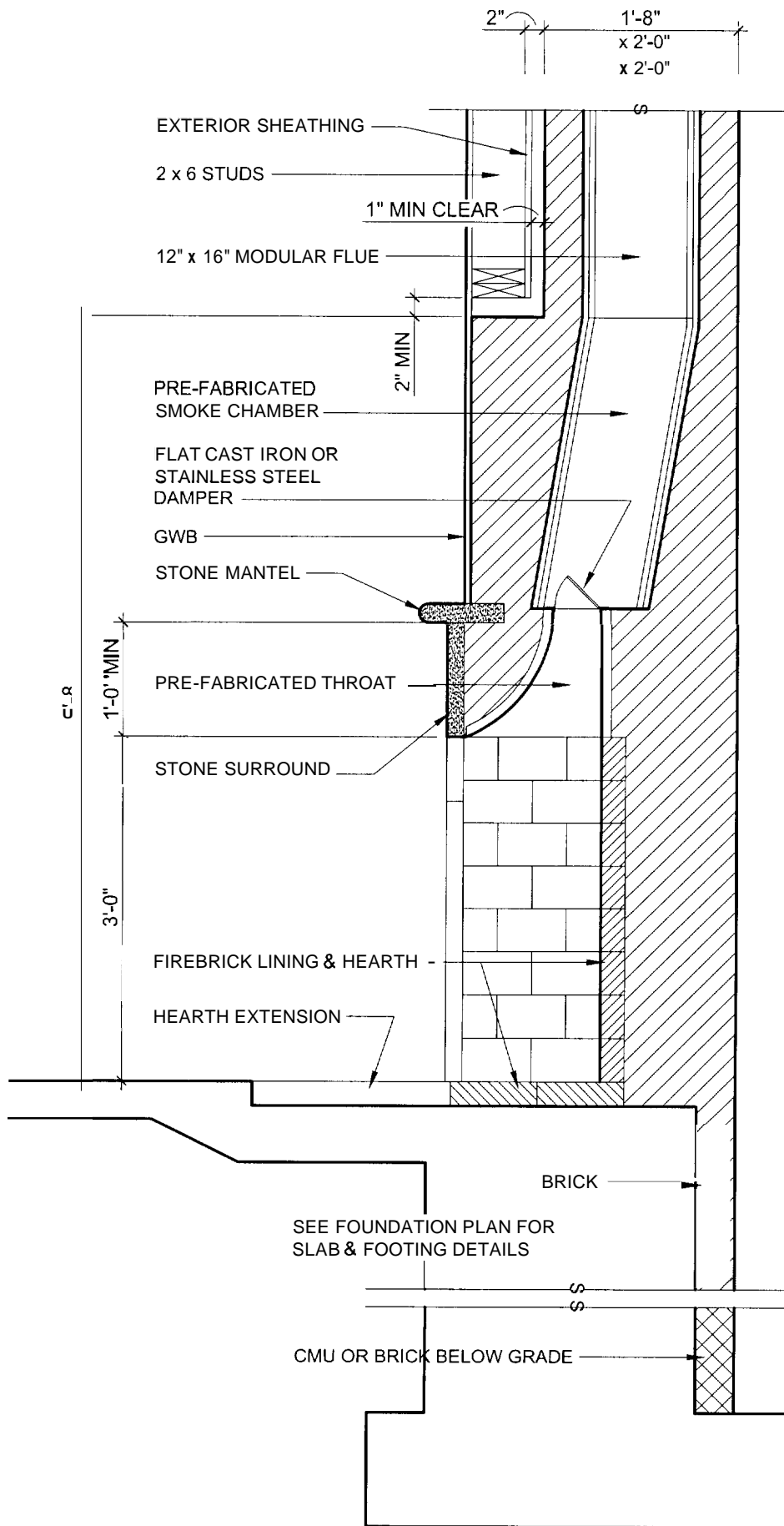
CC: Carl & Mary Smith  
T. Scott Teas, NCARB, AIA, Principal

Encl: Drawings: 01-Fireplace Plan, 02-Fireplace Section, and 03-Bathroom Section





5
**PLAN AT FIREPLACE**  
A-3.2 SCALE: 3/4" = 1'-0"

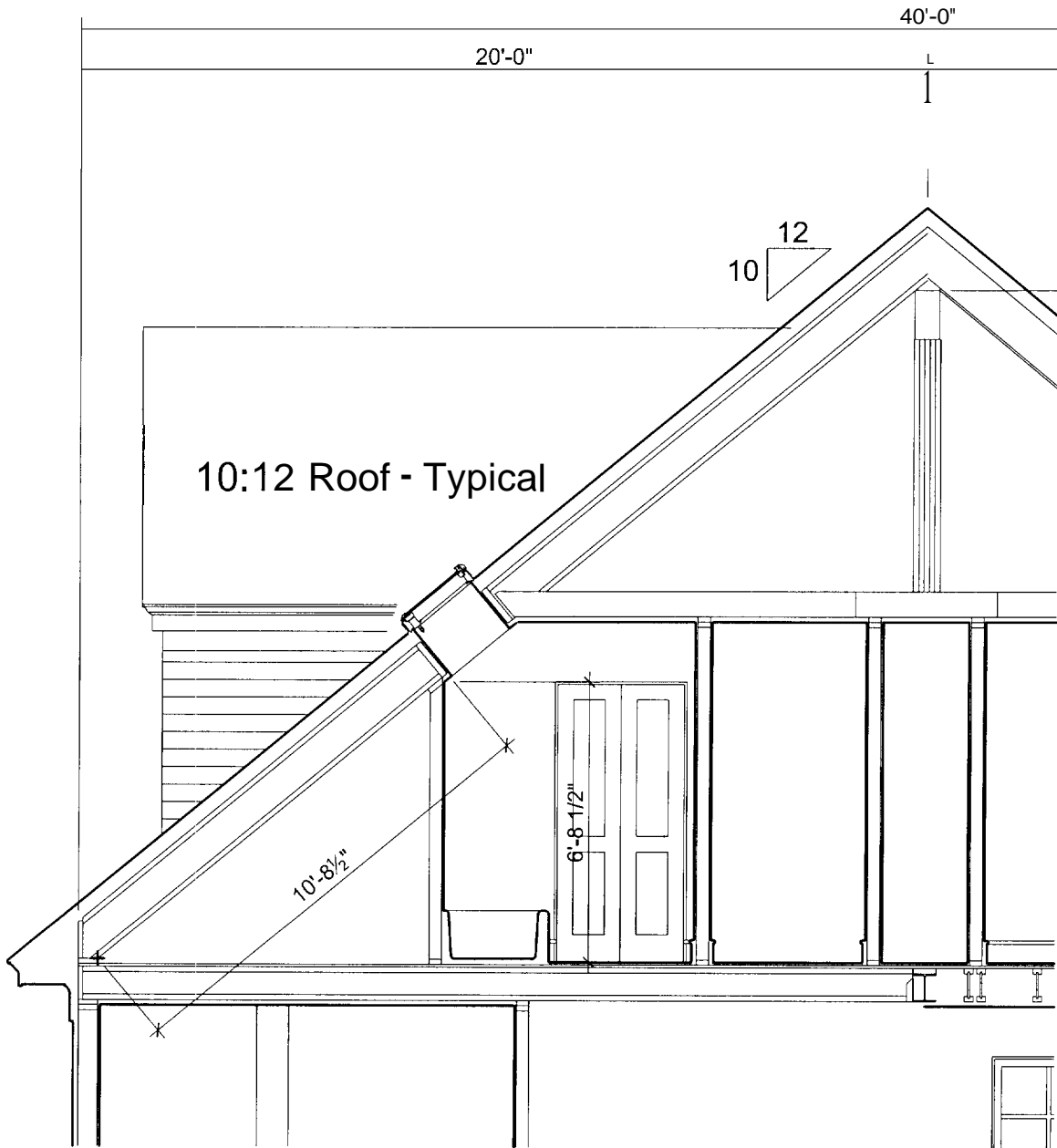


4  
A-3.2

# FIREPLACE & CHIMNEY SECTION

SCALE: 3/4" = 1'-0"

2



5 SECTION AT BATH 2  
 A-3.1 SCALE: 1/4" = 1'-0"



# 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>Lot 21, River's Edge Drive, Portland</u>		
Total Square Footage of Proposed Structure <u>3189</u>	Square Footage of Lot <u>37856</u>	
Tax Assessor's Chart, Block & Lot Chart      Block#      Lot# <u>217      B      51</u>	Owner: <u>MARY M. SMITH</u>	Telephone: <u>207 232-9564</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>CHARLTON S. SMITH</u> <u>(For: MARY M. SMITH)</u> <u>139 WESCOTT RD</u> <u>SO. PORTLAND, ME</u> <u>04106 653-2631</u>	Cost Of Work: \$ <u>445,663</u> Fee: \$ <u>4332.00</u> C of O Fee: \$ _____
Current Specific use: <u>NONE</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>RESIDENCE</u>		
Project description: <u>CONSTRUCTION OF RESIDENCE</u>		
Contractor's name, address & telephone: <u>CARL LITTLEFIELD, LITTLEFIELD CONSTRUCTION</u> <u>79 TOWN FARM RD, BUXTON, ME 04072</u>		
Who should we contact when the permit is ready: <u>T. SCOTT TEAS</u> <u>929-6090</u> Mailing address: _____ Phone: <u>775-6141</u> <u>100 COMMERCIAL ST.</u> <u>PORTLAND, ME 04101</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), 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>[Signature]</u>	Date: <u>3/2/06</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

Applicant: Mary Smith

Date: 5/17/06

Address: Lot 21, River Edge Drive

C-B-L: 217-B-51  
permit # 06-0359

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - C8<sup>JR</sup> - R3

Interior or corner lot -

Proposed Use/Work - build new single family w/ attached garage.

Sevage Disposal - City

Lot Street Frontage - 50' - 140.02' given

Front Yard - 25' min - 25' scaled.

Rear Yard - 25' min - 119' scaled

Side Yard - 1/2 story 8' left - 22.5' scaled  
2 stories 14' right - 88.5' scaled.

Projections -

Width of Lot - 65' min - 151' scaled.

Height - 35' max - 27' scaled

Lot Area - 6,500 sq ft min - 37,856 given

Lot Coverage/ Impervious Surface - 35% 13249.6

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - 2 car garage.

Loading Bays - N/A

Site Plan - minor / minor 2006 - 0055

Shoreland Zoning/ Stream Protection - outside 75' setback - back left corner of house  
16' into 250' shoreland zone

Flood Plains - panel 12 - zone X

$24 \times 24 = 576$   
 $45 \times 17 = 765$   
 $21.33 \times 6 = 127.98$   
 $7 \times 17.75 = 124.25$   
 $20 \times 46.75 = 935$   
 $20 \times 56.75 = 1135$   
 $5.875 \times 2 = 11.75$   
 $2 \times 3 = 6$

OK

2992.48



**From:** Jay Reynolds  
**To:** Single Family Signoff  
**Date:** 3/22/2006 3:45:04 PM  
**Subject:** 0 River's Edge Drive, Lot 21

CBL 217B051,  
Approvals with conditions have been entered in urban insight for this application.

Jay Reynolds  
Development Review Coordinator  
City of Portland Planning Division  
(207) 874-8632  
[jayjr@portlandmaine.gov](mailto:jayjr@portlandmaine.gov)

# Transmittal Letter

**Project:** Smith Residence  
 Lot 21 River's Edge Drive  
 Portland, Maine

**Project No.:** 436  
  
**Date:** 03/16/06

**To:** Building Inspections  
 City Hall  
 Portland, Maine

**Phone No.:**  
**Fax No.:**

If enclosures are not as noted, please inform us immediately.

**We transmit:**

- Herewith  Under separate cover via \_\_\_\_\_  
 In accordance with **your** request \_\_\_\_\_

**For your:**

- Approval  Distribution to Parties  Information  
 Record  Review and Comment  
 Use  Review

**The following:**

- Drawings  Shop Drawing Prints  Samples  
 Specifications  Shop Drawing Reproducible  Product Literature  
 Change Order  Other:

Copies	Date	Rev. No.	Description	Action
1	03/16/06		Full size Permit Drawings	E
1	03/16/06		11x17 reductions Permit Drawings	E
4	03/16/06		Site and subdivion drawings	E
1	03/16/06		11x17 reductions Site and subdivion drawings	E
1	03/16/06		Permit Application	E
1	03/16/06		Permit Fee Check	E

**Action Code:**

- A. Action indicated on item transmitted D. For signature and forwarding as  
 B. No action required noted below under Remarks  
 C. For signature and return to this office E. See Remarks below

**Remarks:**

Please See attached drawings for building permit

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<p><b>Copies to:</b></p> <p>File</p>	<p>X X X X X</p>	<p><b>TFH Architects, P. A.</b>  <b>100 Commercial Street</b>                  Portland Maine 04101                  Telephone 207-775-6141                  Fax No.: 207-773-0194                  Bv: Rvan Senator</p>
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