

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DEPARTMENT

Please Read  
Application And  
Notes, If Any,  
Attached

**PERMIT**

Permit Number: 091000

This is to certify that Smith Charlton /Trade Mark Inchas permission to Build new 26' x 34' single family with 22' x 5' attached garage and 144 square foot deck.AT 25 Rivers Edge Dr (Lot 28)CITY OF PORTLAND  
218 B058001

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 be given and written permission procured before this building or part thereof is lath or other closed-in. 24 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 \_\_\_\_\_  
Department Name

*Thomas M. MacKay* 10/1/09  
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: 09-1000	Issue Date:	CBL: 218 B058001
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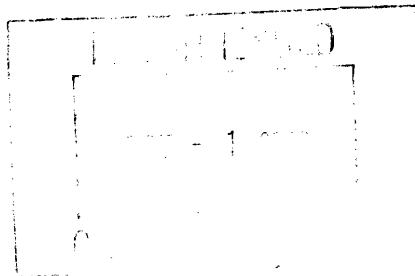
Location of Construction: 25 Rivers Edge Dr (Lot 28)	Owner Name: Smith Charlton	Owner Address: 85 Rivers Edge Dr	Phone: 207-6532531
Business Name:	Contractor Name: Trade Mark Inc.	Contractor Address: 380 Cottage Road South Portland	Phone: 2077673552
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: C-8(R-3)

Past Use: Vacant Lot	Proposed Use: Single Family / Build new 26' x 34' single family with 22' x 26' attached garage and 144 square foot deck.	Permit Fee: \$2,695.00	Cost of Work: \$260,000.00	CEO District: 3
Proposed Project Description: Build new 26' x 34' single family with 22' x 26' attached garage and 144 square foot deck.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	
		Signature: _____		Signature: <i>Jm 10/1/09</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: gg	Date Applied For: 09/14/2009
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**Zoning Approval**

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..	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>building is beyond 75' setback.</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>Panel 12-</i> <input type="checkbox"/> Subdivision  <input checked="" type="checkbox"/> Site Plan <i>2009 - 0069</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Ok w/ conditions</i> Date: <i>9/18/09 ABM</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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Date: <i>9/22/09</i> <i>D. Andrews</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

10/14/09 Footing / Setbacks

Owen & Haskell

w/ terrain unable to measure; contractor noted that  
Owen & Haskell set pins/measured, 10-27-09 cfl.  
Msg. for continuation fee. JAR

11/04/09 Foundation Wall

Damp proof & perimeter drains in place, contractor  
stated Owen & Haskell came out again to verify  
setbacks, still did not receive letter, JAR.

11/10/09 - Footing forms in for garage  
on left side - still no letter from the  
Surveyor for setbacks - OK to pour footings/  
and walls - Check for Survey letter next morn.  
No one @ site.

TOM M

1-29-10 called John & requested Survey letter - JAR

02-02-10 Close-In: advised contractor to plate exposed plumbing  
pipe > 1 1/2 inches, ground plumbing vent stacks, Krandy  
okay, returned re: CO rule JAR



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 25 Rivers Edge Dr (Lot 28) CBL 218 B058001

Issued to Smith Charlton /Trade Mark Inc.

Date of Issue 06/23/2010

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-1000 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Home  
Use Group R3  
Type 5B  
IRC 2003

Limiting Conditions:

**This certificate supersedes  
certificate issued**

Approved:

6-23-10

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Memorandum  
Department of Planning and Urban Development  
Planning Division

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TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: June 24, 2010

RE: C. of O. for # 25 Rivers Edge Drive, Lot # 28  
(Id#2009-0069) (CBL 218 B 058001)

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After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Inspection Services Manager  
File: Barbara Barhydt, Development Review Services Manager  
File: Urban Insight

## BUILDING PERMIT INSPECTION PROCEDURES

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

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.**

- Footings/Building Location Inspection: Prior to pouring concrete or setting precast piers**
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**
- 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.**

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

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Applicant/Designee

*10/16/09*  
\_\_\_\_\_  
Date

*Thomas H. Mardley*  
\_\_\_\_\_  
Signature of Inspections Official

*10/1/09*  
\_\_\_\_\_  
Date

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

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

<b>Permit No:</b> 09-1000	<b>Date Applied For:</b> 09/14/2009	<b>CBL:</b> 218 B058001
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<b>Location of Construction:</b> 25 Rivers Edge Dr (Lot 28)	<b>Owner Name:</b> Smith Charlton	<b>Owner Address:</b> 85 Rovers Edge Dr	<b>Phone:</b> 207-6532531
<b>Business Name:</b>	<b>Contractor Name:</b> Trade Mark Inc.	<b>Contractor Address:</b> 380 Cottage Road South Portland	<b>Phone:</b> (207) 767-3552
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family / Build new 26' x 34' single family with 22' x 26' attached garage and 144 square foot deck.	<b>Proposed Project Description:</b> Build new 26' x 34' single family with 22' x 26' attached garage and 144 square foot deck.
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**Dept:** Historic      **Status:** Approved      **Reviewer:** Deborah Andrews      **Approval Date:** 09/22/2009  
**Note:** **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 09/18/2009  
**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Tom Markley      **Approval Date:** 10/01/2009  
**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 09/24/2009  
**Note:** **Ok to Issue:**

- 1) Applicant is to submit evidence that note 4 on the approved site plan has been complied with, ie the foundation is to be placed on native soils or compacted structural fill. A letter from the applicant's engineer shall suffice.
- 2) The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
- 3) A double row of erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.

<b>Location of Construction:</b> 25 Rivers Edge Dr (Lot 28)	<b>Owner Name:</b> Smith Charlton	<b>Owner Address:</b> 85 Rovers Edge Dr	<b>Phone:</b> 207-6532531
<b>Business Name:</b>	<b>Contractor Name:</b> Trade Mark Inc.	<b>Contractor Address:</b> 380 Cottage Road South Portland	<b>Phone</b> (207) 767-3552
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

- 4) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 7) 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.
- 8) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 9) 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.
- 10) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.



# 09 1000



# 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>RIVER'S EDGE LOT 28</u>		
Total Square Footage of Proposed Structure/Area <u>2260</u>		Square Footage of Lot <u>14766</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>218</u> <u>B</u> <u>058</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>CHARLTON S. SMITH</u> Telephone: <u>653-2631</u> Address <u>85 RIVER'S EDGE DR.</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>653-2631</u>
Lessee/DBA (If Applicable)  <u>SEP 14 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>260,000</u> By <u>2620</u> C of O Fee: \$ <u>Site 300</u> Total Fee: \$ <u>260,300</u> <u>Plus 75</u> <u>\$ 299,500</u>
Current legal use (i.e. single family) <u>VACANT LOT</u> If vacant, what was the previous use? Proposed Specific use: <u>SINGLE FAMILY RESIDENCE</u> Is property part of a subdivision? <u>YES</u> If yes, please name <u>RIVER'S EDGE</u> Project description: <u>LOT 28 RIVER'S EDGE DR.</u> <u>26' X 34' attached 22' x 26' Garage 144 SF deck Back</u>		
Contractor's name: <u>TRADE MARK, INC</u> Address: <u>380 COTTAGE RD</u> City, State & Zip <u>SO. PORTLAND ME 04106</u> Telephone: <u>767-3552</u> Who should we contact when the permit is ready: <u>BEN TROUT</u> Telephone: <u>838 7982</u> Mailing address: <u>SAME AS ABOVE</u> <u>XX00</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](http://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: 9/14/09

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

Applicant: Charlton Smith

Date: 9/18/09

Address: 25 River Edge Dr. (Lot 28)

C-B-L: 218-B-58

perm. # 09-100

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - (Contract Zone) C-8(R-3)

Interior or corner lot -

Proposed Use/Work - new single family home - 2 stories (26x34) w/ attached garage (22x26)

Savage Disposal - city

Lot Street Frontage - 50' min. - 154.95' <sup>OK</sup> 6' min. - 23' b steps - OK section 14-425 - 6x4 = 24' - 4' off building

Front Yard - 25' min - 28' to building scaled <sup>OK</sup>

Rear Yard - 25' min - 42' scaled to deck <sup>OK</sup>

Side Yard - 2 story - 14' min. - 24' scaled on right <sup>OK</sup>  
- 40' scaled on left <sup>OK</sup>

Projections - 12x12 deck; steps 4x6

Width of Lot - 65' min. - 139' scaled <sup>OK</sup>

Height - 35' max - 35' @ lowest grade - <sup>OK</sup> because can average grade.

Lot Area - 6,500  $\phi$  min. - 14,761  $\phi$  <sup>OK</sup>

Lot Coverage Impervious Surface - 35% = 5,168.1  $\phi$

Area per Family - 6,500  $\phi$  <sup>OK</sup>

Off-street Parking - 2 spaces required - 2 car garage <sup>OK</sup>

Loading Bays - N/A

Site Plan - minor/minor 2009-0069

Shoreland Zoning/Stream Protection - property is in shoreland - but building <sup>outside 75'</sup> (120' ~~away~~)

Flood Plains - panel 12 - zone X

\* partial day light basement.

$$26 \times 34 = 884$$

$$22 \times 26 = 572$$

$$12 \times 12 = 144$$

$$1600 \phi$$

OK

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

2009-0069  
Application I. D. Number

9/14/2009  
Application Date

**Smith Charlton**  
Applicant  
**85 Rovers Edge Dr , Portland , ME 04102**  
Applicant's Mailing Address

**Single Family (minor minor site plan**  
Project Name/Description

Consultant/Agent  
**Applicant Ph: (207) 653-2631 Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**25 - 25 Rivers Edge Dr , Portland, Maine**  
Address of Proposed Site  
**218 B058001**  
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  Apt  Condo  Other (specify)

0

Proposed Building square Feet or # of Units      Acreage of Site      Proposed Total Disturbed Area of the Site      Zoning

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor)          | <input type="checkbox"/> Zoning Conditional - PB  | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> Design Review           |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland             | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review |   | <input type="checkbox"/> Zoning Variance       | <input type="checkbox"/> Historic Preservation   |
| <input type="checkbox"/> After the Fact - Major           |   | <input type="checkbox"/> Stormwater            | <input type="checkbox"/> Flood Hazard            |
| <input type="checkbox"/> After the Fact - Minor           |   | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> Traffic Movement        |
|   |   | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Housing Replacement     |
|   |   |  | <input type="checkbox"/> Other                   |

Fees Paid:    Site Plan    \$50.00    Subdivision    Engineer Review    \$250.00    Date    9/15/2009

**Building Approval Status:**

Reviewer

- Approved       Approved w/Conditions See Attached       Denied

Approval Date      Approval Expiration      Extension to       Additional Sheets Attached

Condition Compliance      signature      date

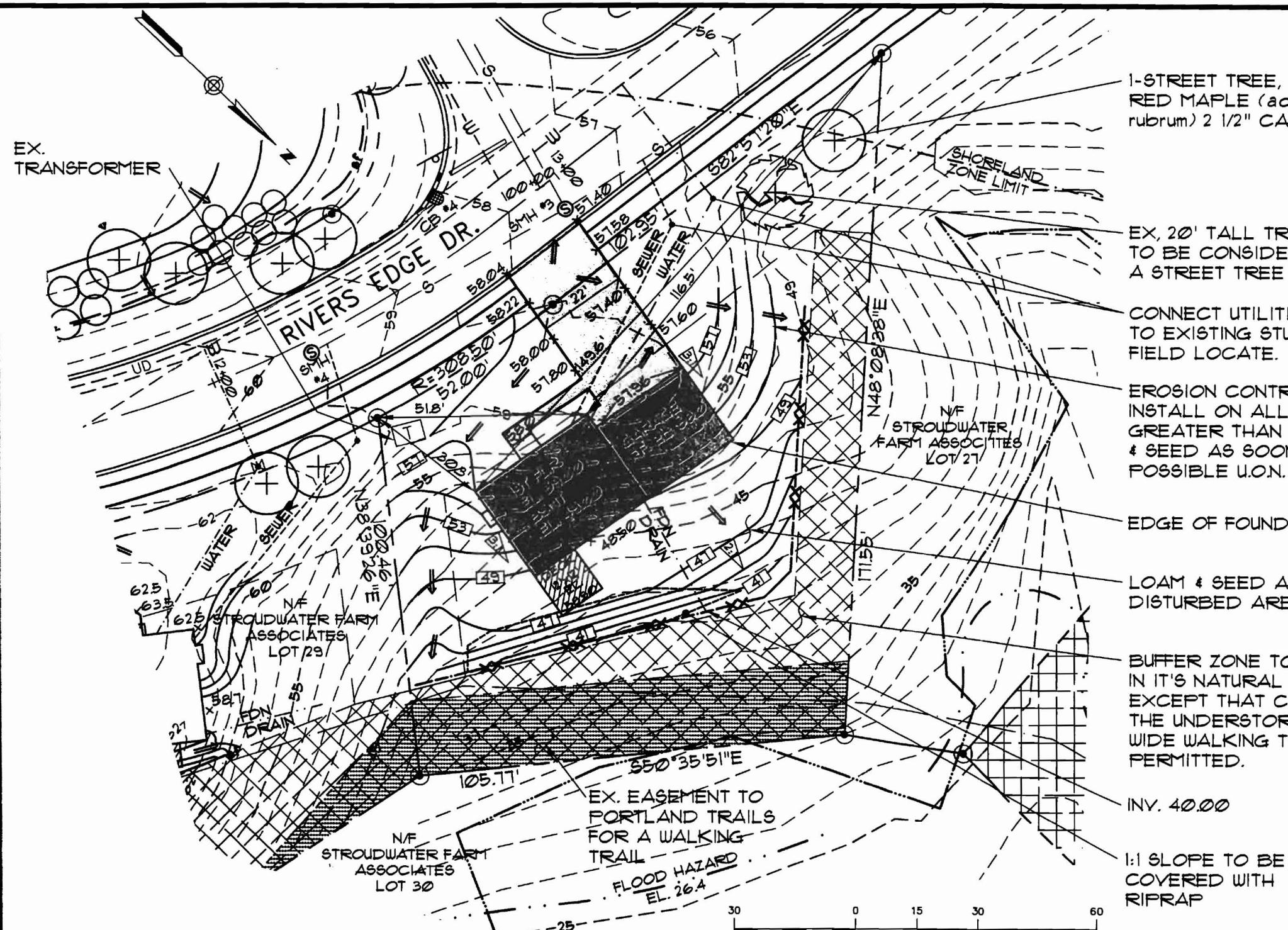
**Performance Guarantee**       Required\*       Not Required

\* 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 | date           | <input type="checkbox"/> Conditions (See Attached) | 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  |                 |

# LEGEND

	LOT LINES
	BUILDING SETBACK
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT GRADE
	WETLAND BOUNDARY
	SHORELAND ZONE LIMIT
	EASEMENT
	BUFFER LINE
	FLOOD HAZARD LINE
	STREAM
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	SLOPED BITUMINOUS CURB
	18" SANITARY SEWER
	8" SANITARY SEWER & MANHOLE
	STORMDRAIN & MANHOLE CATCH BASIN
	8" WATER LINE
	HYDRANT
	CULVERT
	FOUNDATION DRAIN
	SEWER HOUSE SERVICE
	WATER HOUSE SERVICE
	BOUND FOUND
	IRON PIPE FOUND
	GRANITE MONUMENT SET
	5/8" IRON PIPE SET
	PATH OF SURFACE DRAINAGE
	SILT FENCE
	NATURAL CONDITION
	BUFFER ZONE



- 1-STREET TREE, RED MAPLE (acer rubrum) 2 1/2" CAL.
- EX, 20' TALL TREE TO BE CONSIDERED A STREET TREE
- CONNECT UTILITIES TO EXISTING STUBS, FIELD LOCATE.
- EROSION CONTROL MESH, INSTALL ON ALL SLOPES GREATER THAN 3:1. LOAM & SEED AS SOON AS POSSIBLE U.O.N.
- EDGE OF FOUNDATION
- LOAM & SEED ALL DISTURBED AREAS.
- BUFFER ZONE TO BE LEFT IN IT'S NATURAL CONDITION EXCEPT THAT CLEARING OF THE UNDERSTORY FOR A 5' WIDE WALKING TRAIL IS PERMITTED.
- INV. 40.00
- 1:1 SLOPE TO BE COVERED WITH RIFRAP

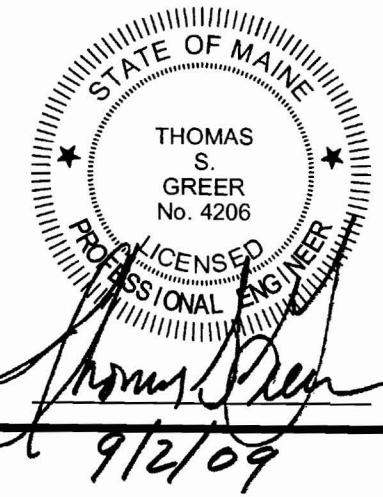
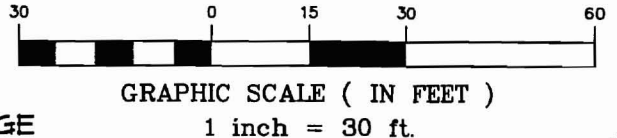
OWNER:  
CHARLTON SMITH  
85 RIVER'S EDGE DRIVE  
PORTLAND MAINE

ENGINEER:  
PINKHAM & GREER  
CONSULTING ENGINEERS  
FALMOUTH, MAINE

BUILDER:  
TRADEMARK INC., BUILDERS  
380 COTTAGE RD.  
SOUTH PORTLAND ME

TOPOGRAPHY & BOUNDARY:  
OWEN HASKELL ASSOC.  
PORTLAND, MAINE

- NOTES:
1. THIS PLAN IS FOR LOT 28 ONLY. GRADING OR GENERAL DRAINAGE SHOWN FOR ADJACENT LOTS OR ROADS IS FOR INFORMATION ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
  2. DEVELOPMENT WITHIN THE HISTORIC DISTRICT IS SUBJECT TO REVIEW BY THE CITY OF PORTLAND HISTORIC PRESERVATION COMMITTEE.
  3. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR.
  4. FILL HAS BEEN PLACED ON THIS SITE. THE FOUNDATION IS TO BE PLACED ON NATIVE SOILS OR THE FILL IS TO BE REPLACED WITH COMPACTED STRUCTURAL FILL.



## SITE PLAN LOT 28

**RIVER'S EDGE**  
**RIVER'S EDGE DRIVE**

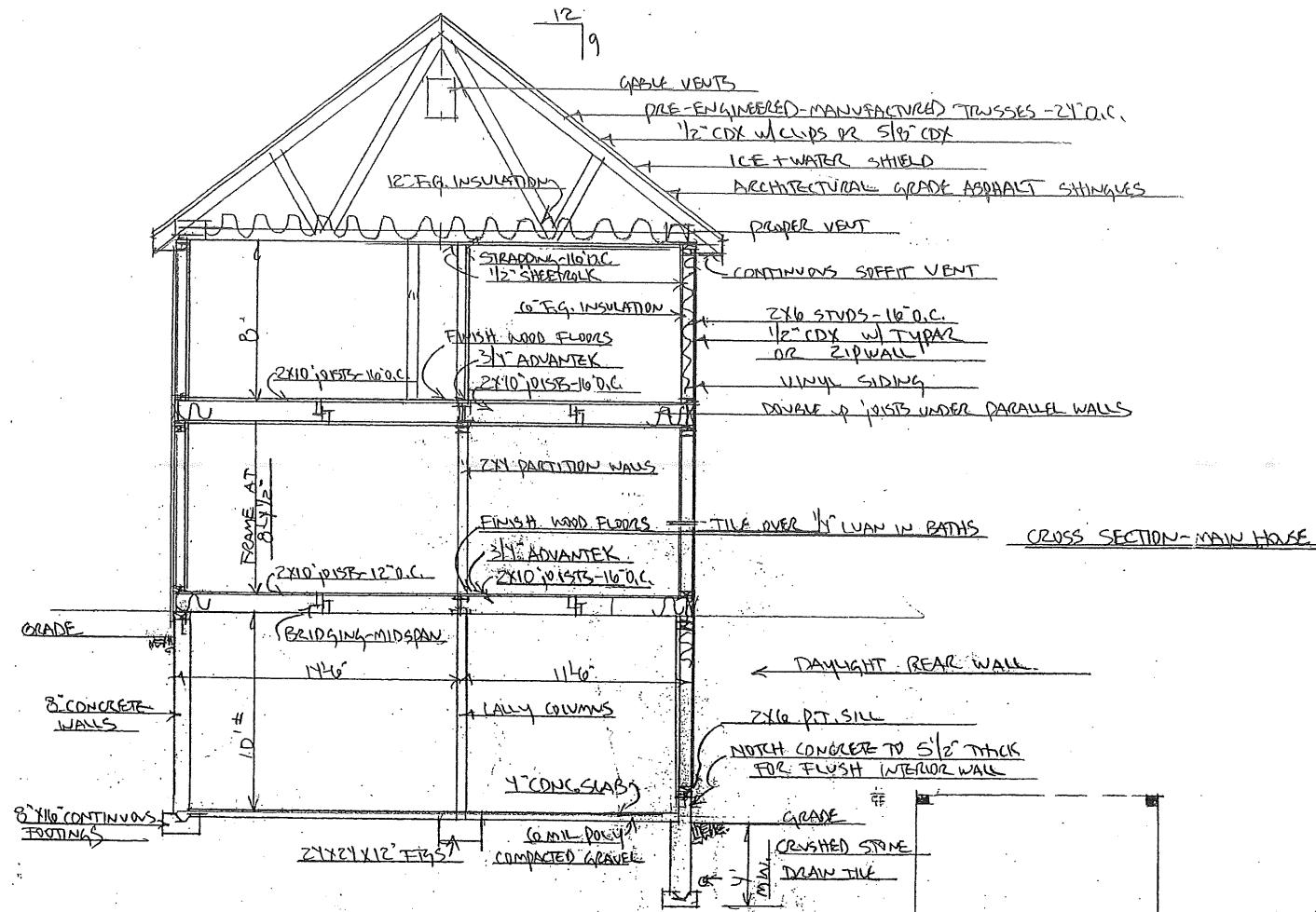
SCALE: 1"=30'  
DATE: SEPTEMBER 2, 2009  
DESIGNED BY: TSG  
PROJECT: 02110/LOT 28

CAD FILE: 02110 FILE SCALE: 1"=30'

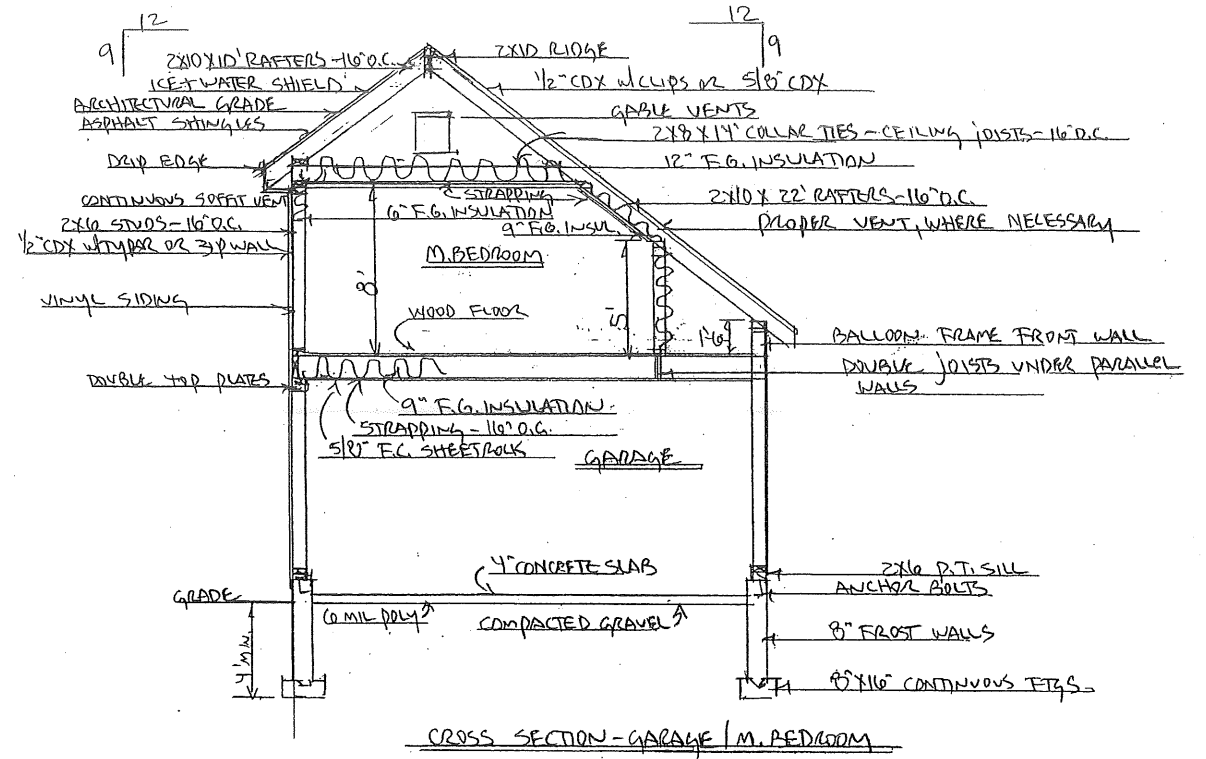
ONE AND TWO FAMILY		PLAN REVIEW		CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)						
Component		Submitted Plan		Findings	Revisions	Date
<b>STRUCTURAL</b>						
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)		8 FT WALLS - Below front line 8x16 continuous Footings		OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)		8" Frost walls garage crushed stone, 4" perimeter chains - PMW tile - Fabric		OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		NA		NA		
Anchor Bolts/Straps, spacing (Section R403.1.6)		Anchor Bolts - corners 6" x		OK		
Lally Column Type (Section R407)		24x24x12 Pad Lally columns Steel w/filled concrete		OK		
Girder & Header Spans (Table R 502.5(2))						
Built-Up Wood Center Girder Dimension/Type		4 (2x10) <sup>s</sup> Steel Beam		OK		
Sill/Band Joist Type & Dimensions						
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))		2x10 JOISTS 12" OC		OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))		2x10 JOISTS 16" OC		OK		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		premanufactured trusses 24" OC		OK		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	9 <sup>12</sup> pitch 2x10x22 Rafters 16" OC - 2x8x14 Collar ties 16" OC	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4" Advantec Floors - 1/2" Cor walls 1/2" 5/8" CDX roof	OK
Fastener Schedule (Table R602.3(1) & (2))	per IRC 2003	
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)	YES	
Fire separation (Section R309.2)	5/8" Fire Code sheetrock 9" F.G. insulation	OK
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	Egress Windows	OK
Roof Covering (Chapter 9)	Architectural Shingles - ice/water shield.	OK
Safety Glazing (Section R308)		
Attic Access (Section R807)	per IRC 2003	OK
	NA	NA
Chimney Clearances/Fire Blocking (Chap. 10)	NA	NA
Header Schedule (Section 502.5(1) & (2))	per IRC 2003	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19 walls - R21 Floors R-38 ceiling in Rafter 21	OK

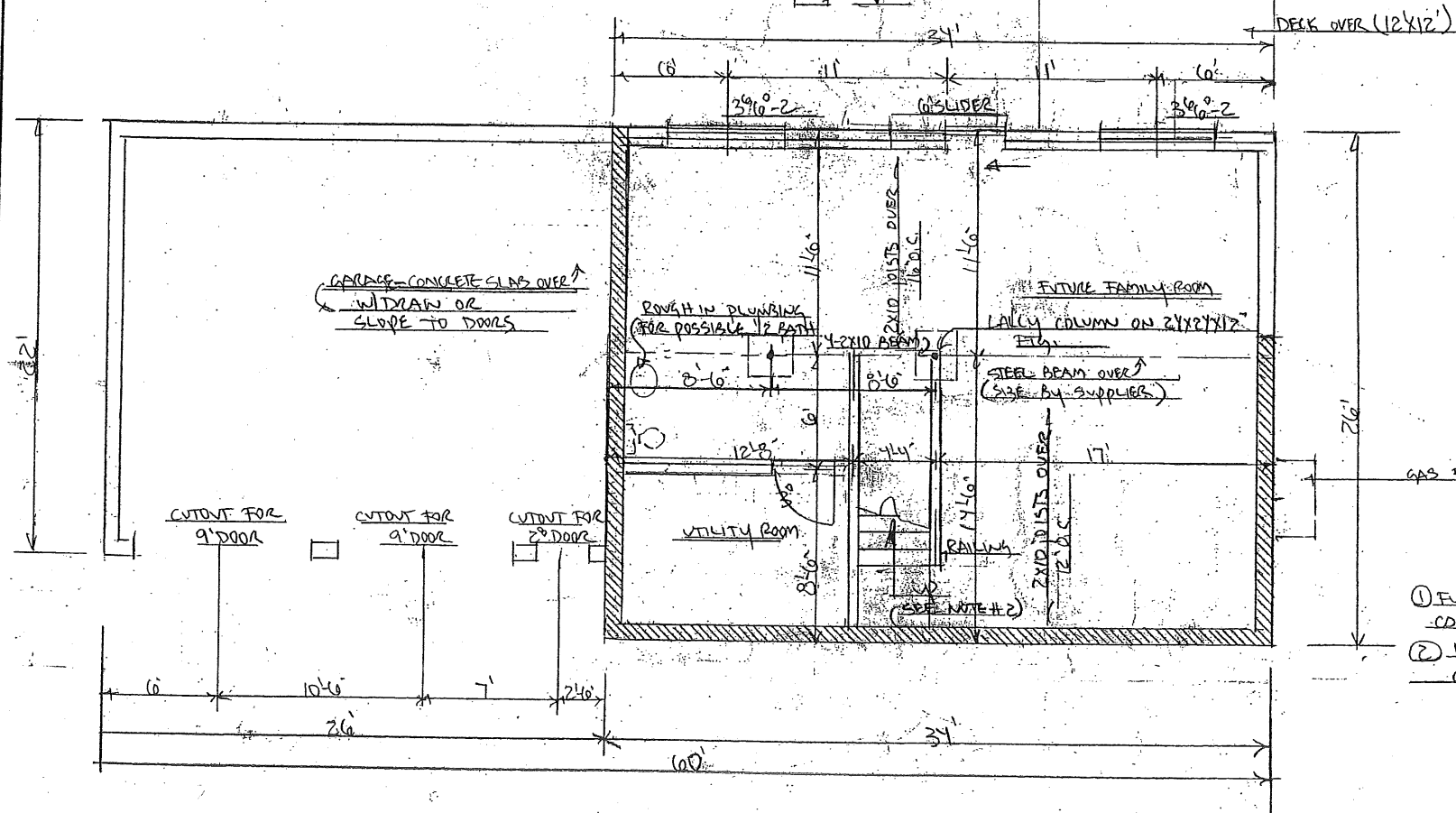
Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement	1	
Number of Stairways	2	
Interior	2	
Exterior	1	
Treads and Risers (Section R311.5.3)	7 3/4 max Rise - 10" net treads	
Width (Section R311.5.1)	36" min	OK
Headroom (Section R311.5.2)	6'8" min	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36 guards - 34-38 Handrails	
Smoke Detectors (Section R313) Location and type/Interconnected	Each bedroom + Comm Areas / each level Hardwired interconnected battery backup	OK
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)	5/8 F.C sheetrock	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	all penetrations Fire Caulked	OK
Deck Construction (Section R502.2.1)	See details on plans	OK
	(Written in by TM w/ phone conversation	



CROSS SECTION - MAIN HOUSE



CROSS SECTION - GARAGE / M. BEDROOM



LOWER LEVEL PLAN - 884 SQ. FT.

- ① FULL HEIGHT WALLS - SHADER
- CONFIRM LOCATIONS OF FOUNDATION DROPS
- ② EXACT NUMBER OF RISERS DEPENDENT ON CEILING HEIGHT

WINDOW SCHEDULE:  
MARVIN INTEGRITY TRADITIONAL WOOD/ULTRIX  
7/8" SDL - NO SPACER BAR (UNLESS NOTED)

QUANTITY - UNIT #	R.O.
5 DH 3078	30 1/2" X 48 1/4"
13 DH 3060	36 1/2" X 60 1/4"
1 DH 3060-2	72" X 60 1/4"
2 DH 3060-2 NO GRILLES	72" X 60 1/4"
1 DH 3060-3	107 1/2" X 60 1/4"
1 C 2539-2	49" X 39 5/8"
1 ISFD 606B-DX - NO GRILLES	72" X 82 1/2"
1 ISFD 606B-XD - NO GRILLES	72" X 82 1/2"
2 TRANSOM UNITS	109" X 13 1/2"

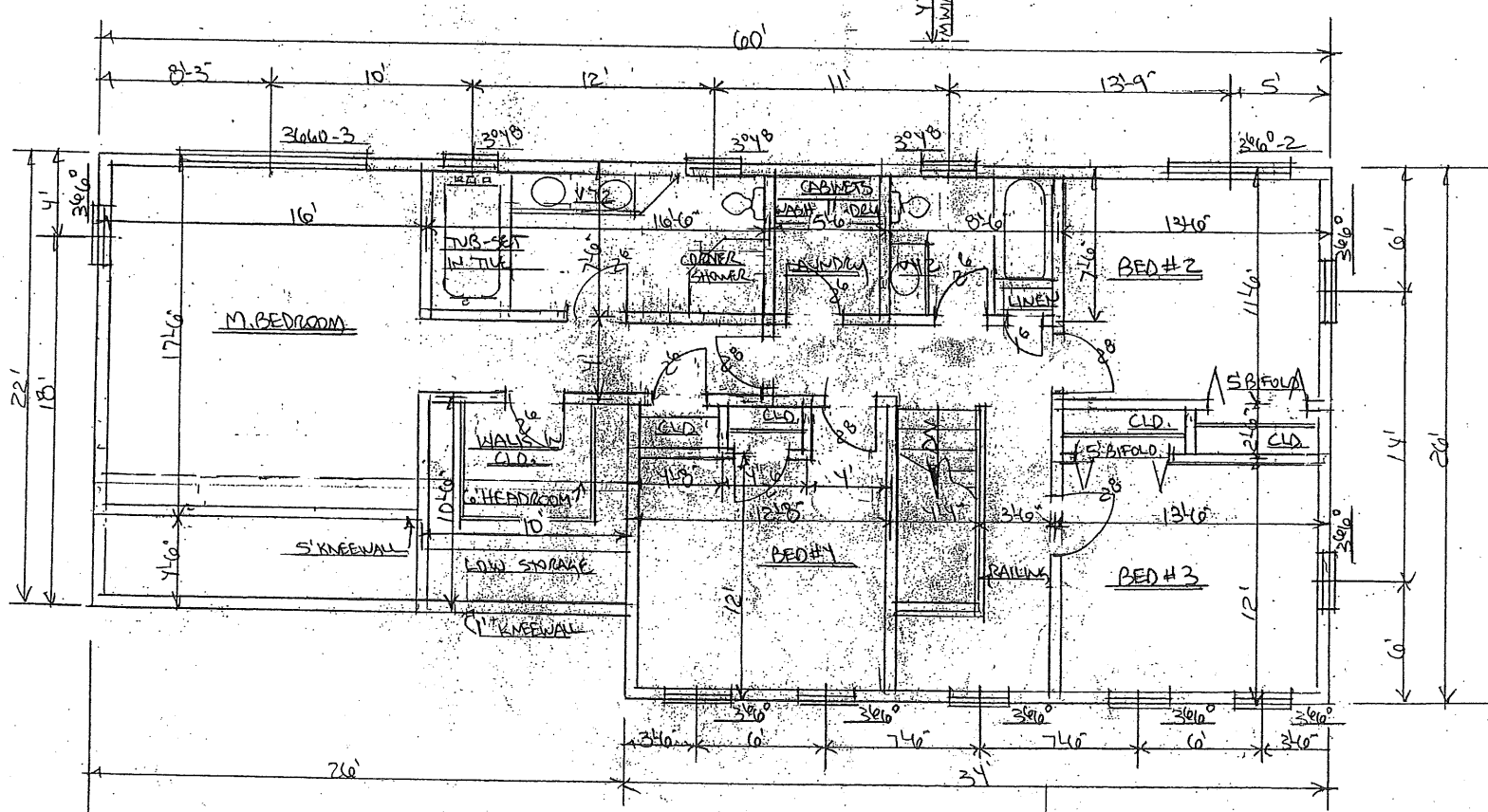
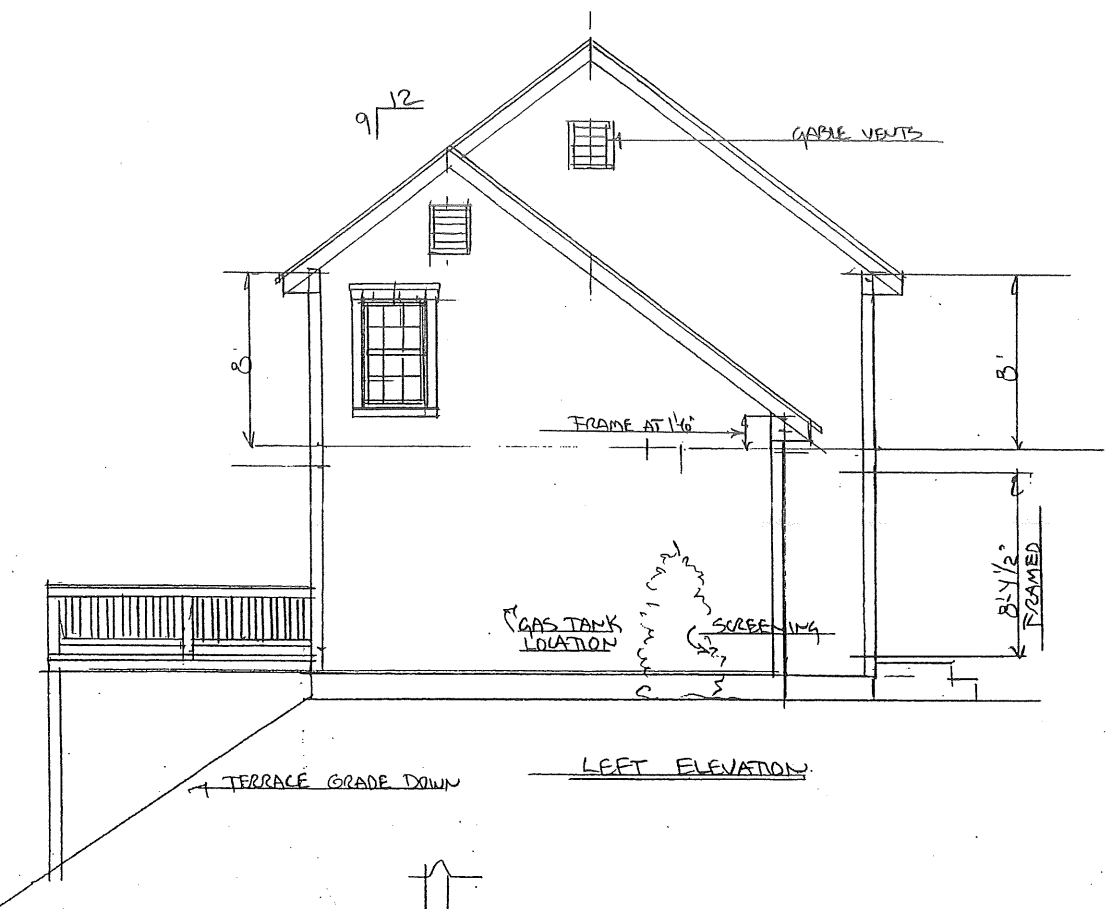
PLANS - CHARLTON SMITH

SCALE: 1/4" = 1'  
DATE: 8/13/09  
DRAWN BY: W. Stanley  
REVISED: 8/18/09

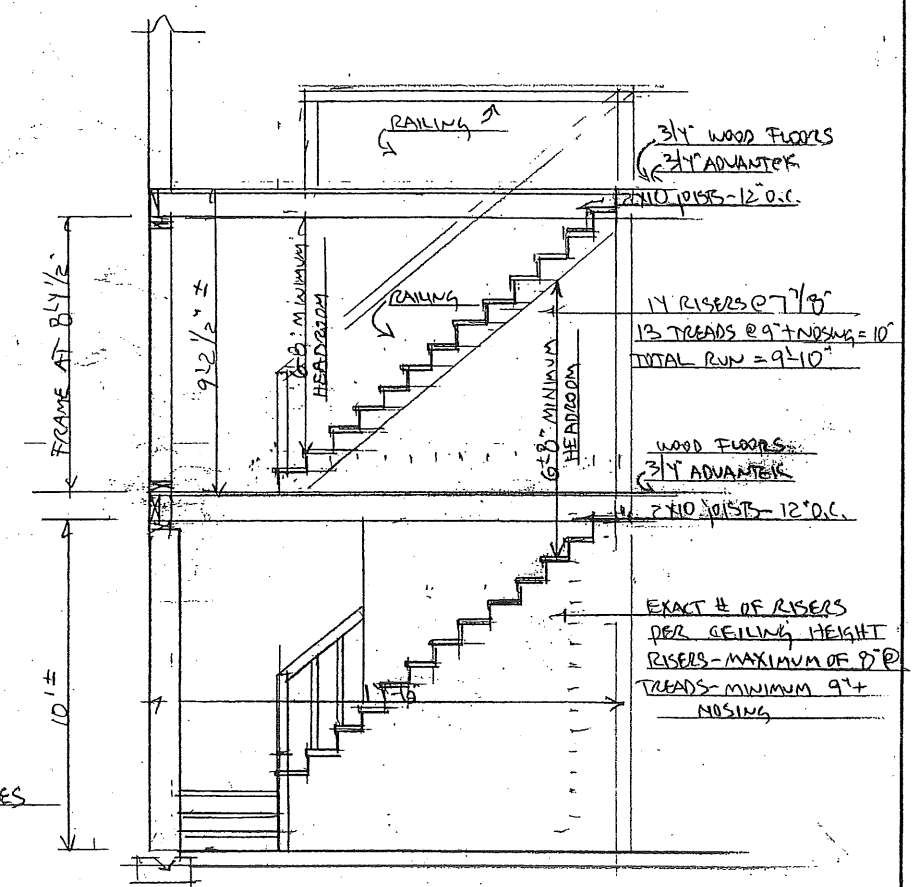
TRADEMARK, INC. BUILDERS

LITA 28 - RIVERS EDGE DRAWING NUMBER 343



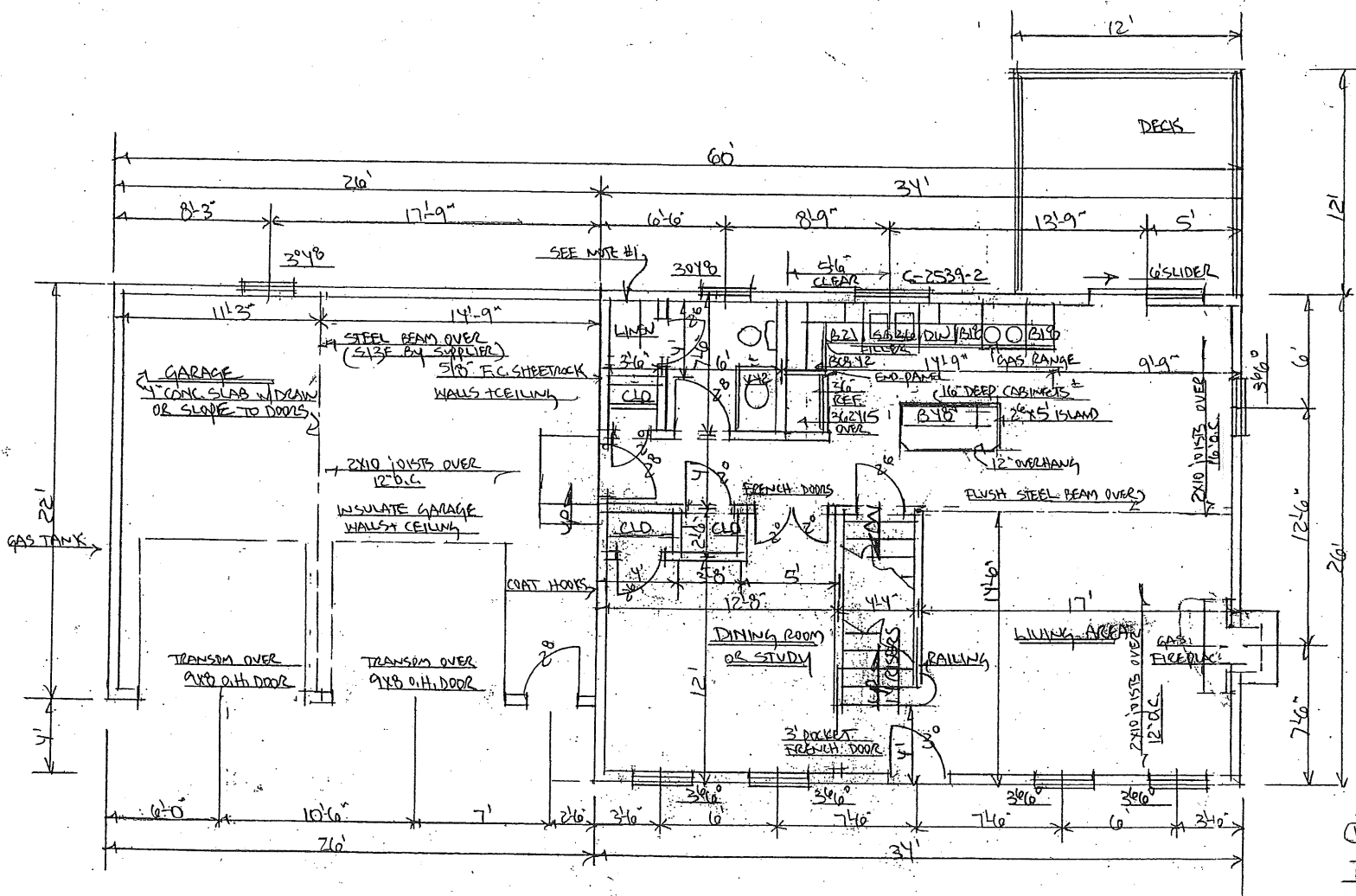
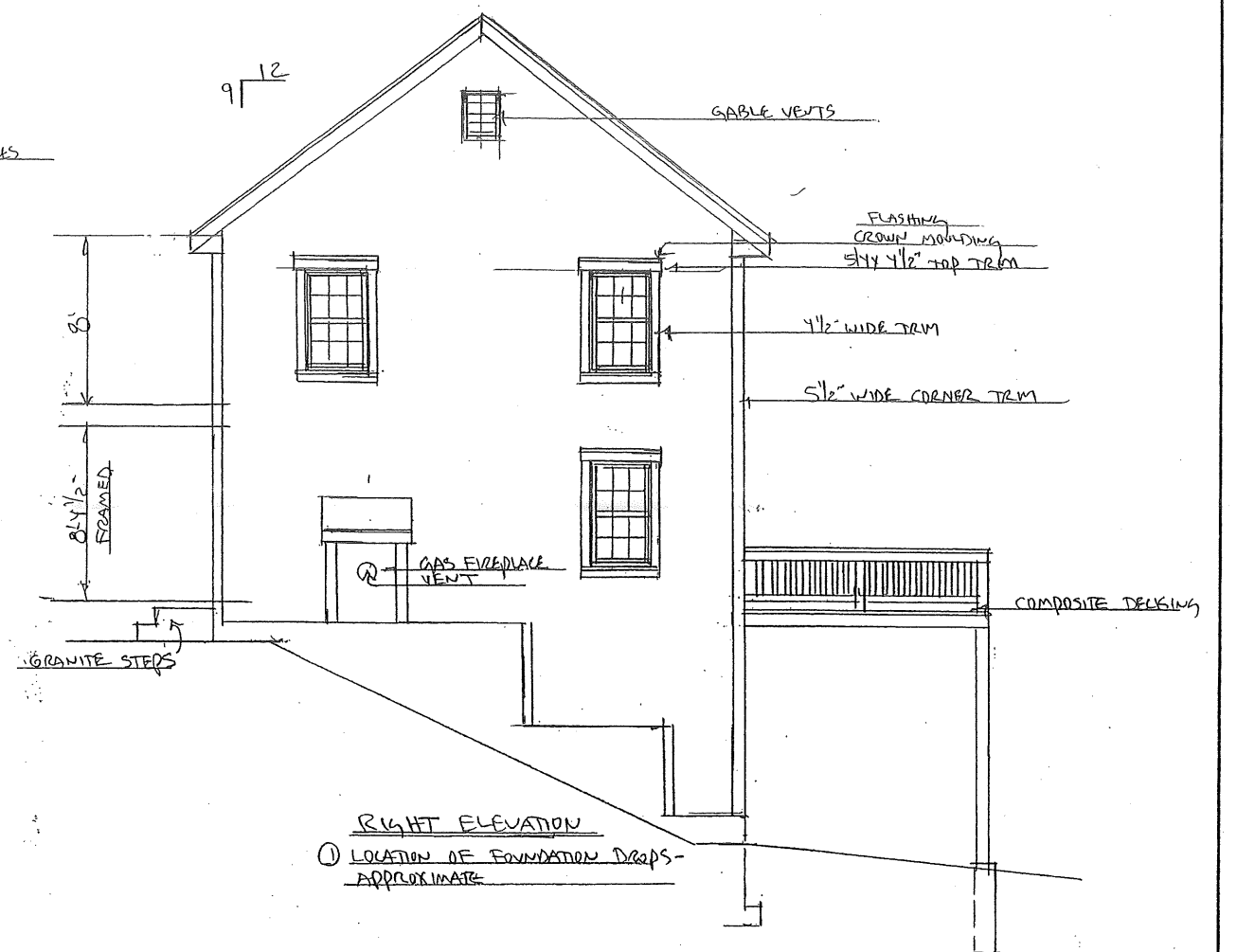


2ND FLOOR PLAN - 1376 SQ. FT.  
 ① BEDROOM WINDOWS MEET EGRESS CODES



STAIR SECTION  
 SCALE 3/8\"/>

PLANS - CHARLTON SMITH		
SCALE: 1/8\"/>		



SQUARE FOOTAGE  
 FIRST FLOOR - 881 SQ. FT.  
 SECOND FLOOR - 1376 SQ. FT.  
 = 2260 SQ. FT. FINISHED  
 LOWER LEVEL - UNFINISHED LIVING SPACE = 881 SQ. FT.  
 TOTAL POTENTIAL LIVING SPACE = 3144 SQ. FT.  
 FINISHED GARAGE SPACE = 572 SQ. FT.

FIRST FLOOR PLAN - 881 SQ. FT.  
 ① LINEN CLOSET IN 1/2 BATH IS SHOWN AT 3'x4', TO ALLOW FOR A POSSIBLE, FUTURE SHOWER.

CHARLTON SMITH  
 85 RIVERS EDGE DR. 04103  
 (603) 262-3131  
 772-43282

PLANS - CHARLTON SMITH		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: W. S. [Signature]
DATE: 09/13/09		REVISED: 09/13/09
LOT 28 - RIVERS EDGE		
TRADEMARK INC., BUILDERS		DRAWING NUMBER: 1 of 3