Contractor Name: Lice Cost Cost Cost Cost Cost Cost Cost Cost	Location of Construction: <u>21 Kingsmark 1</u> 17 - 23 Kingsmark Lane	ane Owner: Rođgk	Owner: Rodgkins, Philip & Kristine				Permit No:		
Contractor Name:       Address:       Plone:       Plone:       Plone:       Plone:       Point Issued:       NV 1 7 1995         Past Use:       I - Lee desiling       FIRE DEFT:       Approved       INSPECTION:       Use Group 33 type 50       CITY OF PORTLAN         Proposed Project Description:       Statute       Statute       Statute       Statute       Tome Approved         Converse Land       Date Applied For:       14 for each 1955       Statute       Statute       Statute       Statute       Statute       Statute       Statute       Statute       Tome Approval         Permit Taken By:       tarry Geecitic       Date Applied For:       14 for each 1955       Statute	Owner Address:			Phone:	Busines	sName:	PERMIT ISSUED		
Per Use: Proposed Us	Contractor Name: Cloutier Construction	sutiar 799-		ıe:		and the second			
Proposed Project Description:       Signature:       Signature:       Signature:       Signature:       Signature:       Signature:       Zoning Approved         Proposed Project Description:       Approved       Approved with Conditions:       Date:       Special Zone or Review         Proposed Project Description:       Special Zone or Review       Special Zone or Review       Special Zone or Review         Promoted Signature:       Date:       Date:       Date:       Special Zone or Review         Permit Taken By:       Nary Gessit       Date Applied For:       14 Sovember 1995       Zoning Appead         1.       This permit sphication doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.       Date:       Zoning Appead         2.       Building permits do no tatared within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.       Social Zone or Review       Miscelaneous         2.       Certific CHICK       Certific CHICK       Certific CHICK       Social Zone or Review       Social Zone or Review         3.       Building permits do no tatared within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.       Social Zone or Review       Approved         Call John Preverade when ready ISS44       Miscelaneous       Gonotifical Review       Approved <td></td> <td></td> <td colspan="3">osed Use: COST OF W</td> <td></td> <td></td>			osed Use: COST OF W						
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Proposed Project Description:       PEDESTRIAN ACTIVITIES DISTRICT (PCD.)       Zoning Approval.         Action:       Approved with Conditions:       Beelal Zone or Review         Boulding permits doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.       Subdivision       Site Plan maj minor Dir         2.       Building permits do not include plumbing, septic or electrical work.       Zoning Approved       Site Plan maj minor Dir         2.       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       Zoning Approved       Miscellaneous         CERTIFICATION       CERTIFICATION       Historic Preservation       Does Not Require Review         Thereby certify that I am the owner of record of the named property, or that the proposed work is authorized persentive shall have the authority to enter at areas covered by such permit at any reasonable hour to enforce the provisions of the code official's authorized representive shall have the authority to enter at areas covered by such permit at any reasonable hour to enforce the provisions of the code official's authorized representive shall have the authority to enter at areas covered by such permit at any reasonable hour to enforce the provisions of the code official's authorized representive shall have the authority to enter at areas covered by such permit at any reasonable hour to enforce the provisions of the code official's authorized representive shall have the authority to enter at areas covered by such permit at any reasonable hour to enforce the provisions of the code official's authorized repres				Signature:		BOCA 93 Hoffser			
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE: CEO DISTRICT	<ol> <li>This permit application doesn't preclude th</li> <li>Building permits do not include plumbing</li> <li>Building permits are void if work is not station may invalidate a building permit and</li> <li>Call John Peverede when</li> </ol> I hereby certify that I am the owner of record of authorized by the owner to make this application if a permit for work described in the application areas covered by such permit at any reasonable SIGNATURE OF APPLICANT	e Applicant(s) from meeti septic or electrical work. ted within six (6) months stop all work ready X8444 CERTII the named property, or tha on as his authorized agent n issued, I certify that the hour to enforce the provi	ing applicable State of the date of issuar FICATION It the proposed work and I agree to confo code official's auth sions of the code(s)	e and Federal rules nce. False informa-	he owner of le laws of the ive shall have permit veaber 1	record and that I have been is jurisdiction. In addition, we the authority to enter all 995 - Permit Routed	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         Denied		

COMMENTS. 12/5/96 - Settects ok - Findeter From ok C 12/21/96 - Ok t backfull - P Frong Starbod - Charging Rolf Septer from Pre En forst les needs annendment to plan - notified owner (1) 2/14/96 ounce Submitted Plans for Commendment on Roof & Il for clase in frame & pl Pre- Capor 2 over his rating Ceily declare Noom above garage Nor Habitable - Provide Lely Clasing hidoor or Ind from lyving onen to area over grange I WORR love Ref to him Seymour -Checked System god & god faults - One (at Kitch Sir vol open also needs step antiede var gange Non 3-4-99 met John P. House is done, okon Hand Rails, Smokedet. work Plunking ok, Fire Seperation Between Hong only over Garage User Ter **Inspection Record** Type Date Foundation: Framing: Plumbing: 3-4-99 Final: Other:



# CITY OF PORTLAND, MAINE Department of Building Inspection **Certificate of Pecupancy**

LOCATION 21 Kingsmark Drive CBL# 227-E-020

Issued to John Peverada

Date of Issue March 4, 1999

**Upis is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 951212 , 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

Emtire

**Limiting Conditions:** 

Storage space over garage only.

APPROVED OCCUPANCY

Single Family Group R-3 Type 5 B Boca 93

This certificate supersedes certificate issued 4-5-1996 Approved: March 4, 1999 (Date) Inspector Insp

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.



CITY OF PORTLAND, MAINE Department of Building Inspection **Certificate of Percupancy** 

LOCATION 21 Kingsmark Ln

Issued to John Peverada

Date of Issue 4/5/96

**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.95/1212, 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

#### APPROVED OCCUPANCY

entire

single-family dwelling with attached marage - no deck -

Limiting Conditions: TEMPORARY C/O Space above the garage is declared non-habitable space - new permit application will be required to change this status. Subject to all conditions listed on memorandum from James Seymour to Kevin Carroll dated 4/2/96; copy attached. This certificate supersedes certificate issued Approved: (Date) Inspector 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.



**DeLUCA HOFFMAN ASSOCIATES, INC.** CONSULTING ENGINEERS

778 MAIN STREET SUITE 8 SOUTH PORTLAND, MAINE 04106 TEL. 207 775 1121 FAX 207 879 0896

ROADWAY DESIGN

ENVIRONMENTAL ENGINEERING

TRAFFIC STUDIES AND MANAGEMENT

■ PERMITTING

■ AIRPORT ENGINEERING

SITE PLANNING

CONSTRUCTION ADMINISTRATION

## **MEMORANDUM**

TO: **Code Enforcement** 

Jim Wendel, Development Review Coordinator FROM:

DATE: June 10, 1997

RE: Request for Certificate of Occupancy 21 Kingsmark (lot 2)

On June 9, 1997 I reviewed the site for compliance with the required conditions identified in correspondence dated April 2, 1996 by Jim Seymour regarding the issuing of a temporary certificate of occupancy. Items 2 and 3 from the referenced correspondence are not fully resolved.

- 1. Item 2 required two trees be planted. Two appear to have been planted but only one is still standing; the other one may have died and been removed. This is based on the bark mulch area remaining in the front yard.
- 2. Item 3 required that the damaged sidewalk be fully repaired; however it appears that grade "B" pavement was used instead of grade "C". The work is otherwise in good condition. Public Works may offer some guidance on the acceptability of the grade of mix used.

It is my opinion that there are still outstanding issues and a permanent certificate of occupancy should not be issued.

)\_\_\_

The died? Ryplace-pavement issues

JN1350.1021kngmrk.doc

c:

Kandi Talbot, Planning Departm



## CITY OF PORTLAND Planning and Urban Development Department

## MEMORANDUM

TO:	Kevin Carroll, Code Enforcement Officer
FROM:	James Seymour, Acting Development Review Coordinator
DATE:	April 2, 1996
SUBJECT:	Temporary Certificate of Occupancy for 21 Kingsmark Lane

I have reviewed the single family residence at 21 Kingsmark Lane and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

- 1. The street and sidewalk area must be cleaned or swept free from all debris and tracked soils from the disturbances due to construction activities. This work is to be completed immediately and be reviewed by the Development Review Coordinator (Planning Office).
- 2. Two City of Portland approved species and size trees must be planted along the street frontage prior to issuance of a permanent Certificate of Occupancy. Trees shall also be approved by the Development Review Coordinator and planted by June 15, 1996.
- 3. Damaged sidewalk and curbing of streets shall be repaired. At my recent site visit I noticed that the sidewalk base was damaged where it crossed the driveway apron and frontage of 21 Kingsmark Lane. Under your conditional site plan approval as given by James Seymour, you are required to make these repairs. All excavated areas or dug areas near the sidewalks must be rough graded or filled by May 1, 1996. Final sidewalk repairs must be completed and reviewed by the Development Review Coordinator or Public Works by June 15, 1996.
- 4. Prior to loaming and seeding, I request that you apply hay mulch to the disturbed surface. Final grading at the rear of the lot, all final loaming, seeding, and mulching shall be completed by May 15, 1996 and shall be reviewed by the Development Review Coordinator.
- 5. Erosion control measures to include silt fence and hay bales shall be installed immediately. Silt fence shall be installed along the house side of the sidewalk to prevent silts from travelling into Kingsmark Lane. Erosion control measures may be removed once the disturbed areas have 80% revegetated. All erosion control shall be installed and maintained in accordance with the DEP's Best Management Practices (BMP's) for construction erosion and sedimentation control.

## cc: Katherine Staples PE, City Engineer

TO:	Code Enforcement
FROM:	Jim Wendel, Development Review Coordinator
DATE:	November 11, 1998
SUBJECT:	Certificate of Occupancy 21 Kingsmark Lane (lot 2)

A site visit on 11-10-98 was made to review the completion of the conditions of the site plan approval and previous comments; contact was made with Public Works.

It is my opinion that all of the conditions of the site plan approval have been satisfactorily completed and a **permanent Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

O:\PLAN\CORRESP\DRC\PERMCO\21KINGS.JMD

Applicant: Michael Clouter Address: 17-23 KingSMArk LAME Assessors No.: 227-E-20

Date: 11/16/95

CHECK LIST AGAINST ZONTNG ORDTNANCE Date -Zone Location - R-2 Interior or corner lot -Use - Single FAM. Devalling with garage Sewage Disposal - Cify Rear Yards - 25' Veg - 60't Shown Side Yards - 12 reg on ghage Side (1story) - 17,5 shown 14 reg on house side (2story) - 17,5 shown Front Yards - 25 reg - 40' from travel lot line Shown Projections - front Stoop Height - 2story House - 1 story gALASE Lot Area - 10,000 reg 13, 567th Show Building Area - 20 ComAx of Lot Area = 2,713,4 # Area per Family - 10,000 4 - 13,56745 how Width of Lot - 80' reg - 100 show Lot Frontage - 50'reg - 100' Shown Off-street Parking - 2 CAr She m Loading Bays - N/A Site Plan - hmor/mmor Shoreland Zoning - N/A Flood Plains - JAnel 12917 3mag 30 × 26 = 780\$ Zone C house 26 × 3,6 = 936# 1,7160

#### BUILDING PERMIT REPORT

ADDRESS: 21 Kingsmark Lane DATE: November 17, 1995 REASON FOR PERMIT: To construct a single family dwelling with attached garage BUILDING OWNER: Hodgkins, Philip and Kristine APPROVED: See items #1,2,7,9,10, CONTRACTOR: Cloutier Construction <del>11</del>,13,14,15,16 and 17 CONDITIONS OF APPROVAL \* 1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) Precautions must be taken to protect concrete from freezing. \* 2. It is strongly recommended that a registered land surveyor check all з. foundation forms before concrete is placed. This is done to verify

- that the proper setbacks are maintained.
  All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
- 5. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 6. The boiler shall be protected by enclosing wit one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- \* 7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as <u>means of egress or rescue</u>, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 square feet.
- 8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
  \* 9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code, Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
  - a. In the immediate vicinity of bedrooms

b. In all bedrooms

c. In each story within a dwelling unit, including basements In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

- \*10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1 hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1993)
- \*11. Guardrail and Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups, 42 inches, except Use Group R which is 36 inches. In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- 12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
- \*13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
- \*14. Headroom in habitable space is a minimum of 7'6".
- \*15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- \*16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
- \*17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 18. The builder of a facility to which section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

undel Hoffses Chief, Inspection Services

Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

## **CITY OF PORTLAND**

November 17, 1995

Cloutier Construction 19 Chase Street South Portland, ME 04106

#### RE: 21 Kingsmark Lane

Dear Sir,

Your application to construct a single family dwelling with attached garage has been reviewed and a permit is herewith issued subject to the requirements listed below.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

#### Site Plan Review Requirements

Code Enforcement - Approved - M. Schmuckal Development Review Coordinator - Approved with conditions - a) please read and implement attached standard conditions b) existing curb cut for driveway shall be utilized c) field verified locations and elevations of utility connections shall be provided. - J. Seymour

Building Code Requirements

1. Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15, 16 and 17 of attached Building Permit Report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely, Samuel Hoffses

Chief, Inspection Services

cc: M. Schmuckal, Asst Chief, Insp Svcs J. Seymour, DRC CITY OF PORTLAND, MAINE SITE PLAN REVIEW (ADDENDUM) CONDITIONS OF APPROVAL

APPLICANT: MICHAEL CLOUTIER / JOHN PEVERADA ADDRESS: SITE ADDRESS/LOCATION: 21 KINGSMARK Lane

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. \_/\_\_\_\_

DATE:

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.

- 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. \_\_\_\_\_

Your new street address is now <u>21 KINGSMARK LANE</u>, the number must by displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.

- The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. <u>Please</u> 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. <u>Please</u> schedule any property closing with these requirements in mind.
  - \_\_\_\_\_ Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
    - A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. 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.

A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

- As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 9. \_\_\_\_\_ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to <u>allow</u> for positive drainage away from entire footprint of building.
- 10. The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

The applicant shall utilize the existing curb cut for the driveway entrance.

cc: Katherine Staples, P.E., City Engineer

14. \_\_\_\_ The applicant/contractor shall provide the City with field verified locations and elevations of utility stubs.

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

I. D. Number

Address

<u>15 NOV 95</u> Application Date Michael Cloutier/John Peverada Applicant Stroudwater Pt Applicant's Mailing Address Project Name/Description 17 - 23 Kingsmark Lane Consultant/Agent Address of Proposed Site Mike - 799-6232 227-E-020 Applicant or Agent Daytime Telephone, Fax Assessor's Reference: Chart-Block-Lot Proposed Development (check all that apply): X New Building Building Addition Change of Use X Residential \_ Manufacturing \_\_\_\_ Warehouse/Distribution \_\_\_\_ Other (specify) \_ Office \_\_\_\_ Retail 1,716 GFC 2,652 Total 13,567 sq ft Proposed Building Square Feet or # of Units Zoning Acreage of Site **Check Review Required:** Site Plan Subdivision 14-403 Streets Review **PAD** Review (major/minor) # of lots \_ Flood Hazard Shoreland Historic Preservation **DEP Local Certification** Zoning Conditional Zoning Variance Single-Family Minor Other\_ Use (ZBA/PB) 50.00 Fees paid: site plan subdivision **Approval Status:** Reviewer Approved w/Conditions Approved Denied 3. Δ 100 Additional Sheets Approval Expiration Approval Date Extension to Attached date Condition Compliance, Required\* Not Required Performance Guarantee \* No building permit may be issued until a performance guarantee has been submitted as indicated below Performance Guarantee Accepted date amount expiration date Inspection Fee Paid date amount Performance Guarantee Reduced date remaining balance signature Performance Guarantee Released date signature Defect Guarantee Submitted submitted date amount expiration date Defect Guarantee Released date signature Yellow - Planning

Blue - Development Review Coordinator Pink - Building Inspections

Green - Fire

2/9/95 Rev5 KT.DPUD

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

I. D. Number

Address: Michael Cloutier/John Peverada Applicant Application Date 17 Stroudwater Pt. Applicant's Mailing Address Project Name/Description 1 17 - 23 Kingsmark Lane Consultant/Agent Mike - 799-6232 23 Address of Proposed Site 227-E-020 Kingsmark Applicant or Agent Daytime Telephone, Fax Assessor's Reference: Chart-Block-Lot Proposed Development (check all that apply): X New Building Building Addition Change of Use X Residential \_\_\_\_ Office \_\_\_\_ Retail \_\_\_\_ Manufacturing \_\_\_\_ Warehouse/Distribution \_\_\_\_ Other (specify) 1,716 GFC +2,652 Total R-2 Zoning 13,567 sq ft Lane Proposed Building Square Feet or # of Units Acreage of Site Check Review Required: Site Plan Subdivision 14-403 Streets Review **PAD** Review (major/minor) # of lots Flood Hazard Shoreland Historic Preservation **DEP** Local Certification Zoning Conditional Zoning Variance Single-Family Minor Other Use (ZBA/PB) 50.00 Fees paid: site plan subdivision MArg e Schmu **Approval Status:** Reviewer Approved Approved w/Conditions Denied listed below 2. 3. Additional Sheets 16 Approval Expiration\_ Approval Date Extension to\_ Attached date Condition Compliance\_ signature date Required\* Not Required Performance Guarantee \* No building permit may be issued until a performance guarantee has been submitted as indicated below Performance Guarantee Accepted date amount expiration date Inspection Fee Paid date amount Performance Guarantee Reduced date remaining balance signature Performance Guarantee Released date signature Defect Guarantee Submitted submitted date amount expiration date Defect Guarantee Released date signature

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD



	Degree of Curve	127 19' 26"	Degree of Curve	280 20. 44.
	Delta	86 37' 40"	Delta	78 46' 00"
	Radius	45 ft.	Radius	20 <b>.00'</b>
	Length of Curve	68.04	Length of Curve	27.4948
	Station of PCC	9+00.92	Station of PC	311.68 Kingsmark
	Station of PT	9+68.96	Station of PT	11+11.57 Spar
		= STA. 6+29.93		March March
		Curve 4		Curve 8
4.				
	Degree of Curve	52 5' 13"	Degree of Curve	286 28' 44"
	Delta	118 31' 27"	Delta	78 46' 00"
	Radius	110 ft.	Radius	20 <b>.00'</b>
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	Station of PT	13+92.754		



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SIDEWALKS REQUIRED BOTH SIDES OF ROAD; 12/4/87 3 VARIANCE REQUEST DENIED REVISED SPAR LANE / LOT CONFIGURATIONS 9/22/87 2 REVISED GRAPHIC SCALE 8/13/87 1 DESCRIPTION REVISION DATE PREPARED FOR: BERMA PARTNERSHIP PROJECT: STROUDWATER POINT SUBDIVISION PLAT AMMINININ IN DeLUCA - HOFFMAN ASSOCIATES, INC. CONSULTING ENGINEERS 1266 CONGRESS STREET PORTLAND, MAINE 04102 (207) 775-1121 SHEET NO. DESIGNED DATE SCALE DRAWN Mannan Mill

CHECKED

JOB NO.

LIMIT OF PROTECTIVE ZONE

## 545-49-40 \e 34.70 SP 8.22 ш 02. ZV FD. NOTES 1 GARAGE 1. HOUSE FINISH FLOOR ELEVATION DRIVE T SHALL BE A MINIMUM OF 2 FT ABOVE THE & GRADE AS EXISTS R ឃ AT THE DRIVEWAY & KINGSMARK 3 A T LANE. - 101 - 44 Z 01.82<sup>1</sup> KINGS HOUSE

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TRANSPMR

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135:73 67 PEVERADA RESIDENCE

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(04.0 F.F.EL. (NOTE 1.)

N 45 - 49' - 40"W

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-54



#### SHELL CONSTRUCTION

- 1. Concrete foundation with floor (crushed rock
- under slab w/ radon pipe
- 2. Drain tile to sump hole (inside and outside foundation drain
- 3. 8 foot ceilings first floor
- Anderson wood basement windows w/ screens and locks
- 5. Sill Sealer
- 6. 6 X 10" built up center girder
- 7. 2 X 10" floor joist, 16" on center
- 8. 3/4" plywood t&g sub floor glue + Nai
- 9. Windoow surrounds on front
- 10. Eastern or Western kiln dried spruce lumber
- 11. 2 X 6" exterior wall construction
- 12. 1/2" CDX plywood sheathing
- 13. Tyvek or typar paper over sheathing
- 14. Quality Vinyl siding & aluminum trim
- 15. Truss or rafter roof per plan
- 16. 240 lb. self-sealing fiberglass root shingles
- 17. Continuous ridge and eave vents
- Andersen High Performance permashield insulated windows (sizes and styles per plan)
- 19. Full screens on windows & grilles
- 20. Side lights on front door
- 21. insulated steel exterior doors
- 22. Two Hilite storm doors
- 23. Basement stairs w/ railing/ pine treads & risers
- 24. Wooden steps at side entry. brick/ shawnee front

25. 518 Plyword on Roof

## ROUGH-INS

## Electrical

- 1. Pre-wire of telephone and cable television (4 jacks each)
- 2. 100 amp electrical service with oil heat/
- 3. Pre-wire garbage disposal & dishwasher
- 4. Dryer hook-up
- 5. Circuit breakers
- 6. Front/ Rear door chimes
- 7. Ground fault outlet in bath(s) & kitchen, per code, & one exterior GFI

#### Plumbing

- 1. Copper water piping (interior)
- 2. P.V.C. waste lines (with easy access cleanouts)
- 3. Two exterior faucets (hose bibs)
- 4. Washer hook-up
- 5. FHW/ oil baseboard heat 2 zones
- 6. Cast iron boiler
- 7. Only rough in master bath

#### Sheetrock

- 1. 1/2" gypsum board walls and ceilings
- 2. Fire code @ garage common wall

### Insulation

- 1. 6" fiberglass insulation in walls r-19
- 2. 12" fiberglass insulation in ceiling r-38
- 3. Vapor barrier (exterior walls)

## FINISH

## Electric

- 1. \$400.00 lighting allowance
- 2. Fan light in each bathroom on two switches and vented outside
- 3. Smoke detectors according to city/ town code
- 4. Vented range hood (GE JVM334)
- 5. Decorator medicine cabinets installed in bath(s)
- 6. Switched outlets in Living Room & Bedrooms
- 7. Basement lights (4 porcelain/ pull chain 1/ switch)

#### Plumbing

- 1. Double bowl stainless steel kitchen sink
- 2 Moen faucets or equal and tub/ shower fixtures in baths and kitchens
- 3. Unibody liberglass shower in std. choice of colors (Universal Rundle or equal)
- 4. Bath fixtures (sink and toilets) in choice of colors (Universal Rundle or equal)

#### Interior

- 1. Cabinets & counter tops per design \$4,000 allowance
- 2. Hardwood flooring in dining room and loyer
- 3. \$4,000 carpet & lino allowance
- 4. Colonial mouldings 31/2" Doors, windows, & 41/4" baseboard w/ window sills
- 5. Bathroom hardware accessories (towel bars, tissue holder, tub/ curtain rod)
- Six panel moulded interior doors w/ bright brass knobs
- Stair Treatment
- 1. First iour steps oak ends with rail & banister

#### Painting

1. Prime & Finish coats included

#### Landscaping

1. Rake & seed

#### Chimney

1. Single flue MASONIAN, BIOCK W/ Brick Cayo

#### EXTRAS:

- 1. Paved driveway
- 2. Kitchen appliances
- -3. Fireplace
- 4. Cedar Siding w/2 coats of stain
- 5. Finish Master Bath (orig. rough in only)
- 6.

#### ASSUMED :

1. Bldr. pays for all permits & utility h/ups & construction loan & any lot clearing

17 - 23 Kingsmark Lane	ane Owner, Hodgkins, Phili	Dhou		Permit Nog 57
Owner Address;	Leasee/Buyer's Name: John Peverada		nessName:	PERMIT ISS
Contractor Name:	Address:	Phone;		Peanit Issund:
Cloutier Construction Past Use:		/99-6232		NOV 17 R
	Proposed Use:	Cust19F08088	PERMIT FEE:	
Vacant Land	1-fam dwelling	\$ IINTANANX	\$ 595.00	CITY OF POR
		FIRE DEPT.  Approve	d INSPECTION: Use Group: A 3Type; 7	and the second se
			20CA93. 11	Zone: CBL
Proposed Project Description:		Signature:	Signature: 7. Street	ISA W
		PEDESTRIAN ACTIVIT	CIES DISTRIC	Zoning Approval:
Construct 1-fam dwelling		reaction and a second a second s	d with Conditions:	Speciel Zone (*
, contract the entrance		Denied		I PA CHIMICIBILIA
		Signature:		Flood Zone
Permit Taken By: Mary Gresik	Date Applied For:	and a second	Date:	Subdivision
mily diebia		14 November 1995		
1. This permit application doesn't preclude the	Applicant(s) from meeting applicable	State and Federal rules		Zoning Ap
2. Building permits do not include plumbing,	septic or electrical work.			D Miscellaneous
3. Building permits are void if work is not star	ted within six (6) months of the date of i	ssuance. False informa-		Conditional Use
tion may invalidate a building permit and s	top all work.			
		PM	UMIT ISSUED TH LETTER	Denled
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if a permit for work described in the application	as his authorized agent and I agree to in issued. I certify that the code official's	conform to all applicable laws of	this jurisdiction In addition-	1/ /////
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ATTATIS CONTRACTOR	Portland, Maine,	2/14/96	
To the INSPECTOR OF BL			
in the original approxition i	pplies for amendment to Permit No. n accor dance with the Laws of the St. utions, if any, submitted herewith,	ate of Maine, the Ruilding Cov	o the building or structure comprise le and Zoning Ordinance of the City of
Location 21 Kings	mark Ln	Within Fire Lim	Its?
Owner's name and addres	s Mahax Cloutier C	onst 709-6232	Telephone
Lessee's name and addres	s <u>Chase St - South</u>	Portland ME 04100	Telephone
	dres John Peverada	X8444 81	Telephone
Architect	call	For pun juppla	ns filed No. of sheets
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	Details of	New Work	10> 1
Is any plumbing involved in	n this work?		alwad in this model
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Size, front depth	No. stories	solid or filled land?	earth or rock?
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Material of underpinning_	Thickness, He	ight	Thickness
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CITY OF PORTLAND, MAINE Department of Building Inspection Certificate of Occupancy LOCATION 21 Kingsmark Ln. Issued to John Peverada Date of Issue 4/5/96 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.95/1212 , 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 APPROVED OCCUPANCY single-family dwelling with attached garage entire - no deck -Limiting Conditions: TEMPORARY C/O Space above the garage is declared non-habitable space - new permit application will 1. be required to change this status. Subject to all conditions listed on memorandum from James Seymour to Kevin Carroll in the second 2. dated 4/2/96; copy attached. This certificate supersedes certificate issued Approved: (Date) Inspector of Building Inspector 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.

# ELECTRICAL PERMIT City of Portland, Me.

To the Chief Electrical Inspector, Portland Maine: The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical code and the following specification:

LOCATION: 21 Kingsmakk Ln

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Date

1/10/96

Permit #\_3270

SIGNAT F CONTRACTOR

JUN 10 '97 16:51 DELUCA HOFFMAN ASSOC 207 8790896



DeLUCA HOFFMAN ASSOCIATES, INC. CONSULTING ENGINEERS 778 MAIN STREET SUITE 6 SOUTH PORTLAND, MAINE 04106 TEL. 207 775 1121 TEA 207 775 0896 RÖADWAY DESIGN
 ENVIRONMENTAL ENGINEERING
 TRAFFIC STUDIES AND MANAGEMENT
 FERMITTING
 AIRPORT ENGINEERING
 SITE PLANNING
 CONSTRUCTION ADMINISTRATION

2/2

## MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

**DATE:** June 10, 1997

RE: Request for Certificate of Occupancy 21 Kingsmark (lot 2)

On June 2, 1997 I reviewed the site for compliance with the required conditions identified in correspondence dated April 2, 1996 by Jim Seymour regarding the issuing of a temporary certificate of occupancy. Items 2 and 3 from the referenced correspondence are not fully resolved.

- 1. Item 2 required two trees be planted. Two appear to have been planted but only one is still standing; the other one may have died and been removed. This is based on the bark mulch area remaining in the front yard.
- 2. Item 3 required that the damaged sidewalk be fully repaired; however it appears that grade "B" pavement was used instead of grade "C". The work is otherwise in good condition. Public Works may offer some guidance on the acceptability of the grade of mix used.

It is my opinion that there are still outstanding issues and a permanent certificate of occupancy should not be issued.

James T. Wendel, P.E.

c: Kandi Talbot, Planning Department

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## CITY OF PORTLAND Planning and Urban Development Department

## MEMORANDUM

TO: Kevin Carroll, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 2, 1996

SUBJECT: Temporary Certificate of Occupancy for 21 Kingsmark Lane

I have reviewed the single family residence at 21 Kingsmark Lane and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

- 1. The street and sidewalk area must be cleaned or swept free from all debris and tracked soils from the disturbances due to construction activities. This work is to be completed immediately and be reviewed by the Development Review Coordinator (Planning Office).
- 2. Two City of Portland approved species and size trees must be planted along the street frontage prior to issuance of a permanent Certificate of Occupancy. Trees shall also be approved by the Development Review Coordinator and planted by June 15, 1996.
- 3. Damaged sidewalk and curbing of streets shall be repaired. At my recent site visit I noticed that the sidewalk base was damaged where it crossed the driveway apron and frontage of 21 Kingsmark Lane. Under your conditional site plan approval as given by James Seymour, you are required to make these repairs. All excavated areas or dug areas near the sidewalks must be rough graded or filled by May 1, 1996. Final sidewalk repairs must be completed and reviewed by the Development Review Coordinator or Public Works by June 15, 1996.
- 4. Prior to loaming and seeding, I request that you apply hay mulch to the disturbed surface. Final grading at the rear of the lot, all final loaming, seeding, and mulching shall be completed by May 15, 1996 and shall be reviewed by the Development Review Coordinator.
- 5. Erosion control measures to include silt fence and hay bales shall be installed immediately. Silt fence shall be installed along the house side of the sidewalk to prevent silts from travelling into Kingsmark Lane. Erosion control measures may be removed once the disturbed areas have 80% revegetated. All erosion control shall be installed and maintained in accordance with the DEP's Best Management Practices (BMP's) for construction erosion and sedimentation control.

cc: Katherine Staples PE, City Engineer