

951212

Location of Construction: 21 Kingmark Lane 17 - 23 Kingmark Lane		Owner: Hodgkins, Philip & Kristine		Phone:		Permit No:	
Owner Address:		Leasee/Buyer's Name: John Peverada 8987		Phone:		BusinessName:	
Contractor Name: Cloutier Construction		Address: Michael Cloutier 799-6232		Phone:		Permit Issued: NOV 17 1995	
Past Use: Vacant Land		Proposed Use: 1-fam dwelling		COST OF WORK: \$ 115,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT FEE: \$ 595.00 INSPECTION: Use Group A3 Type 5B BOCA 93 Signature: Huffer	
Proposed Project Description: Construct 1-fam dwelling		Signature:		Signature:		Zone: R-2 CBL: 13 227-E-023	
		PEDESTRIAN ACTIVITIES DISTRICT (P.O.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input checked="" type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 14 November 1995		Signature:		Date:	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Call John Peverada when ready X8444

PERMIT ISSUED
WITH LETTER

CERTIFICATION

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

SIGNATURE OF APPLICANT	Michael Cloutier	ADDRESS:	14 November 1995	DATE:	799-6232	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	Cloutier Construction Inc.					

CEO DISTRICT

4

K. Carroll

COMMENTS

- 12/5/96 - Setbacks ok - Foundation ~~Foundation~~ ok (P)
- 12/21/96 - ok to backfill - (P)
- 2/6/96 - Framing Started - Changing Roof System from Pre Eng joist to Rafters - Needs Amendment to Plan - notified owner (P)
- 2/14/96 owner submitted Plans for Commendment on Roof (P)
- 3/1/96 Call for Close in framing & plumbing - ok (P)
- 3/25/96 Call for Pre-Cof - ? Over fire rating garage ceiling - ok to declare room above garage Not Habitable - Provide Self Closing 1hr door on 2nd floor living area to area over garage per PSH. - Very little site work done Ref to Jim Seymour -
- 4/4/96 Checked System Gnd & Gnd faults - one (at Kitch Sink) not operable - Also needs step outside rear garage door
- 3-4-99 met John P. House is done, ok on Hand Rails, Smoke det. work Plumbing ok, Fire Separation Between House + Garage, storage only over Garage. (TR)

Issue Temp Cof

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final: J. E. Kunkel	3-4-99
Other:	



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 21 Kingsmark Drive CBL# 227-E-020

Issued to John Peverada

Date of Issue March 4, 1999

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. 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

Entire

APPROVED OCCUPANCY

Single Family
Group R-3
Type 5 B
Boca 93

Limiting Conditions:

Storage space over garage only.

This certificate supersedes
certificate issued 4-5-1996

Approved:

March 4, 1999

(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.



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.

PORION OF BUILDING OR PREMISES

entire

APPROVED OCCUPANCY

single-family dwelling with attached garage
- no deck -

Limiting Conditions: TEMPORARY C/O

1. Space above the garage is declared non-habitable space - new permit application will be required to change this status.
2. 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:

4/5/96
.....
(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.



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

FROM: Jim Wendel, Development Review Coordinator

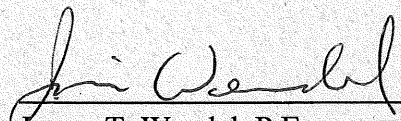
DATE: June 10, 1997

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.


James T. Wendel DE

c: Kandi Talbot, Planning Department

JN1350.1021kngmrk.doc

Tree died? Replace-

pavement issues



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.

Applicant: Michael Cloutier
Address: 17-23 Kingsmark Lane
Assessors No.: 227-E-20

Date: 11/16/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-2

Interior or corner lot -

Use - Single Fam. Dwelling with GARAGE

Sewage Disposal - City

Rear Yards - 25' req - 60' shown

Side Yards - 12' req on garage side (1 story) - 17.5' shown
14' req on house side (2 story) - 17.5' shown

Front Yards - 25' req - 40' from front lot line shown

Projections - front Stoop

Height - 2 story House - 1 story garage

Lot Area - 10,000^{sq} req 13,567^{sq} shown

Building Area - 20% max of lot area = 2,713.4^{sq}

Area per Family - 10,000^{sq} - 13,567^{sq} shown

Width of Lot - 80' req - 100' shown

Lot Frontage - 50' req - 100' shown

Off-street Parking - 2 car shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - Panel 12 of 17

Zone C

garage $30 \times 26 = 780^{\text{sq}}$

house $26 \times 36 = 936^{\text{sq}}$

$1,716^{\text{sq}}$

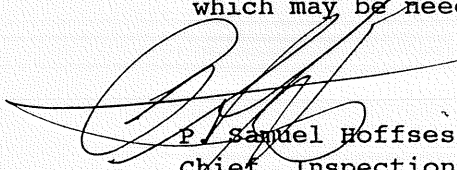
BUILDING PERMIT REPORT

DATE: November 17, 1995 ADDRESS: 21 Kingsmark Lane
REASON FOR PERMIT: To construct a single family dwelling with attached garage
BUILDING OWNER: Hodgkins, Philip and Kristine
CONTRACTOR: Cloutier Construction APPROVED: See items #1,2,7,9,10,
11,13,14,15,16
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)
- * 2. Precautions must be taken to protect concrete from freezing.
- 3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 4. 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 with 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 means of egress or rescue, 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 basementsIn 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.



P. Samuel 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

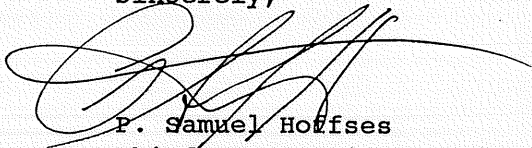
Code Enforcement - Approved - M. Schmuckal
Development Review Coordinator - Approved with conditions - a) please read and implement attached standard conditions b) existing curb cut for driveway shall be utilized c) field verified locations and elevations of utility connections shall be provided. - J.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



P. 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

DATE: 11/15/95

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. ☒ 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 21 KINGSMARK LANE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. ☒ The Development Review Coordinator (874-8300 ext. 8722) 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.
5. ☒ Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. ☒ 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.

7. ☒ 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.)
8. ☒ 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 allow 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.
12. ☒ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. ☒ 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: 17 - 23 Kingsmark Lane

Applicant Michael Cloutier/John Peverada

15 Nov 95
Application Date

Applicant's Mailing Address

Stroudwater Pt.
Project Name/Description

Consultant/Agent

17 - 23 Kingsmark Lane
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

227-E-020

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 ☐ Other (specify)

1,716 GFC 2,652 Total 13,567 sq ft
Proposed Building Square Feet or # of Units Acreage of Site Zoning
3,042 Total

Check Review Required:

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

Fees paid: site plan 50.00 subdivision

Approval Status:

Reviewer James Seymour

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied
1. Please see attached standard conditions
2. Shall utilize existing curb cut for driveway.
3. Shall provide field verified locations and elevations of
4. utility connections

Approval Date 11/15/95 Approval Expiration 11/15/96 Extension to date ☒ Additional Sheets Attached

☐ Condition Compliance James Seymour 11/15/95
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	
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	



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

I. D. Number

Address: 17 - 23 Kingsmark Lane

Michael Cloutier/John Peverada

Applicant

Application Date

15 NOV 95

Applicant's Mailing Address

Stroudwater Pt.

Consultant/Agent

Mike - 799-6232

Project Name/Description

17 - 23 Kingsmark Lane

Applicant or Agent Daytime Telephone, Fax

Address of Proposed Site

227-E-020

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 ☐ Other (specify)

1,716 GFC +2,652 Total

13,567 sq ft

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

3,042 Total

R-2

Check Review Required:

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

Fees paid: site plan 50.00 subdivision

Approval Status:

Reviewer

Marge Schmuckel

- ☒ Approved ☐ Approved w/Conditions listed below ☐ Denied

-
-
-
-

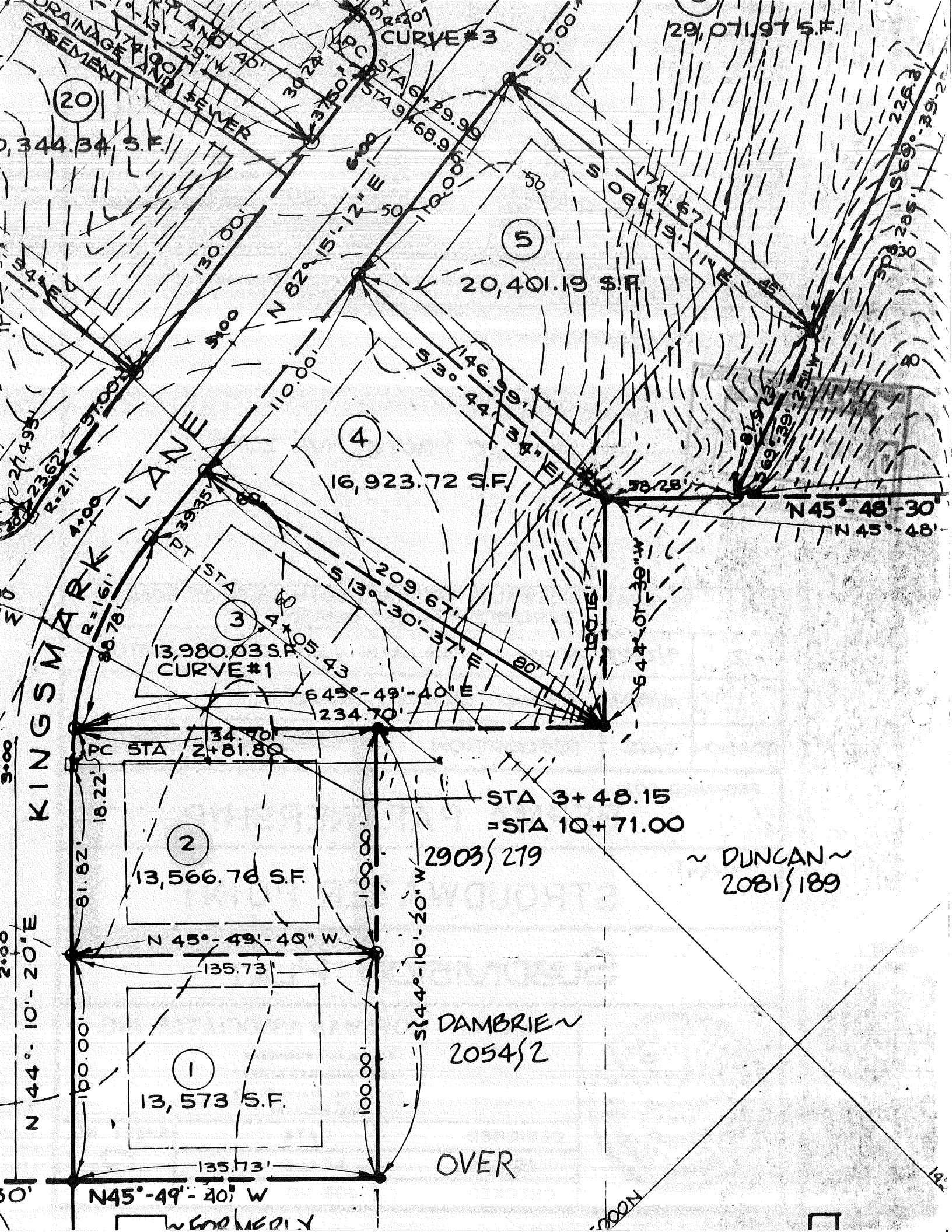
Approval Date 11/16/95 Approval Expiration date Extension to date ☐ Additional Sheets Attached

☐ 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 | |
| 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 | |



Degree of Curve 127 19' 26"
Delta 86 37' 40"
Radius 45 ft.
Length of Curve 68.04
Station of PCC 9+00.92
Station of PT 9+68.96
= STA. 6+29.93

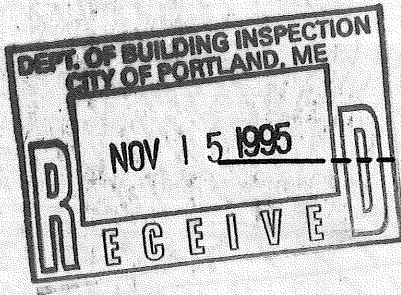
Degree of Curve 286 28' 44"
Delta 78 46' 00"
Radius 20.00'
Length of Curve 27.4948
Station of PC 311.68 Kingsmark
Station of PT 11+11.57 Spar

Curve 4

Degree of Curve 52 5' 13"
Delta 118 31' 27"
Radius 110 ft.
Length of Curve 227.5502
Length of Tangent to PI 184.9825
Station of PC 11+65.204
Station of PT 13+92.754

Curve 8

Degree of Curve 286 28' 44"
Delta 78 46' 00"
Radius 20.00'
Length of Curve 27.4948
Station of PC 3+84.62 Kingsmark
Station of PT 11+11.57 Spar



LIMIT OF PROTECTIVE ZONE

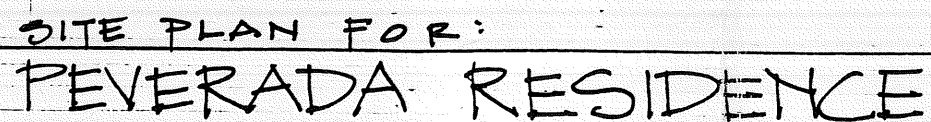
3	12/4/87	SIDEWALKS REQUIRED BOTH SIDES OF ROAD; VARIANCE REQUEST DENIED
2	9/22/87	REVISED SPAR LANE / LOT CONFIGURATIONS
1	8/13/87	REVISED GRAPHIC SCALE
REVISION	DATE	DESCRIPTION
PREPARED FOR: BERMA PARTNERSHIP		
PROJECT: STROUDWATER POINT		
SUBDIVISION PLAT		
		
DeLUCA - HOFFMAN ASSOCIATES, INC. CONSULTING ENGINEERS 1286 CONGRESS STREET PORTLAND, MAINE 04102 (207) 775-1121		
DESIGNED	DATE	SHEET NO. 3
DRAWN	SCALE	
CHECKED	JOB NO.	

200

AN 26 1988

NE

1. HOUSE FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 2 FT ABOVE THE \pm GRADE AS EXISTS AT THE DRIVEWAY $\frac{1}{2}$ KINGSMARK LANE.



SCALE 1" = 10'

GENERAL SPECIFICATIONS

Peverada
Kingsmark La
Portland, ME

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
4. 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 + nails*
9. Window 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 roof shingles
17. Continuous ridge and eave vents
18. 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. *3/8 Plywood 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 fiberglass 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 foyer
3. \$4,000 carpet & lino allowance
4. Colonial mouldings 3 1/2" Doors, windows, & 4 1/4" baseboard w/ window sills
5. Bathroom hardware accessories (towel bars, tissue holder, tub/ curtain rod)
6. Six panel moulded interior doors w/ bright brass knobs

Stair Treatment

1. First four steps oak ends with rail & banister

Painting

1. Prime & Finish coats included

Landscaping

1. Rake & seed

Chimney

1. Single flue MASONRY/ BRICK w/ BRICK CAP

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

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

Location of Construction: 21 Kingsmark Lane 17 - 23 Kingsmark Lane		Owner: Hodgkins, Philip & Kristine		Phone:	Permit No: 951212
Owner Address:	Leasee/Buyer's Name: John Peverada	Phone:	Business Name:		PERMIT ISSUED
Contractor Name: Cloutier Construction	Address: Michael Cloutier 799-6232	Phone:			Permit Issued: NOV 17 1995
Past Use: Vacant Land	Proposed Use: 1-fam dwelling	COST OF WORK: \$ 113,000.00 \$ XXXXXXXXX	PERMIT FEE: \$ 595.00		CITY OF PORTLAND
Proposed Project Description: Construct 1-fam dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 13 Type: 30 MOCA 93 Signature: [Signature]		Zone: CBL: XX 227-E-020
		PEDESTRIAN ACTIVITIES DISTRICT: [Signature]		Zoning Approval: 11/16/95	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> map <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 14 November 1995			

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Call John Peverada when ready X8444

**PERMIT ISSUED
WITH LETTER**

CERTIFICATION

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

19 Chase St 16 November 1995 - Permit Routed
50 Portland 14 November 1995 799-6112
SIGNATURE OF APPLICANT Michael Cloutier ADDRESS: DATE: PHONE:
Cloutier Construction Inc. 799-6232
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Action:

- ☐ Approved
☐ Approved with Conditions
☐ Denied

Date: 11/15/95

CEO DISTRICT

4

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

K. Carroll

960105



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1Portland, Maine, 2/14/96

PERMIT ISSUED

FEB 22 1996

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 95/1212 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinances of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 21 Kingsmark Ln Within Fire Limits? Dist. No.
 Owner's name and address MAHAX Cloutier Const 709-6232 Telephone
 Lessee's name and address Chase St - South Portland ME 04106 Telephone
~~Contractor's~~ name and address * John Peverada X8444 Telephone
 Architect call for pick up Plans filed No. of sheets
 Proposed use of building 1-fam dwlg No. families
 Last use No. families
 Increased cost of work n/a Additional fee \$25

Description of Proposed Work

Using roof rafters, rather than trusses on main house

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Material of underpinning Height Thickness
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining
 Framing lumber — Kind Dressed or full size?
 Corner posts Sills Girt or ledger board? Size
 Girders Size Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
 Joints and rafters: 1st floor , 2nd , 3rd , roof
 On centers: 1st floor , 2nd , 3rd , roof
 Maximum span: 1st floor , 2nd , 3rd , roof

Approved: 2/20/96 Signature of Owner 2-14-96Approved: INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOWFILE COPY — PINK
ASSESSOR'S COPY — GOLDEN[14]



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

entire

APPROVED OCCUPANCY

single-family dwelling with attached garage
- no deck -

Limiting Conditions: TEMPORARY C/O

1. Space above the garage is declared non-habitable space - new permit application will be required to change this status.
2. 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:

4/5/96

(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.

elec dk
4/4/96

Date 1/10/96

Permit # 3270

ADDRESS

							TOTAL EACH FEE		
OUTLETS									
	30	Receptacles	15	Switches			45	.20	9.00
FIXTURES		(number of)							
	12	Incandescent	2	fluorescent			14	.20	2.80
		fluorescent strip						.20	
SERVICES									
		Overhead			TTL AMPS TO	800	100	15.00	
	x	Underground				800	125	15.00	15.00
TEMPORARY SERV.									
		Overhead			AMPS OVER	800		25.00	
		Underground				800		25.00	
METERS	1	(number of)						1.00	1.00
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units						5.00	
APPLIANCES	1	Ranges		Cook Tops	1	Wall Ovens		2.00	
		Water heaters		Fans	1	Dryers		2.00	
Disposals	1	Dishwasher		Compactors	1	Others (denote)	5	2.00	10.00
MISC. (number of)		Air Cond/wln				washer		3.00	
		Air Cond/cent						10.00	
		Signs						5.00	
		Pools						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty						2.00	
		Outlets							
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
		Panels						4.00	
TRANSFER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
					TOTAL AMOUNT DUE				37.80
		temp service			MINIMUM FEE	25.00			

INSPECTION: Will be ready 1/12- late or will call for rest

ADDRESS 305 Commercial St- Ptld

MASTER LICENSE No. Steve Walsh #03270

LIMITED LICENSE No.

SIGNATURE OF CONTRACTOR



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

FROM: Jim Wendel, Development Review Coordinator

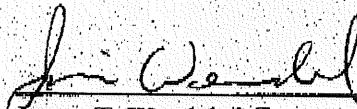
DATE: June 10, 1997

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.


James T. Wendel, P.E.

c: Kandi Talbot, Planning Department

JN1350.1021kngmrk.doc



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