

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 070994

AUG 28 2007

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
AttachedThis is to certify that FLAHERTY WILLIAM J JR THERESA M FLAHERTY S/CIhas permission to 2 story Single Family w/ attached garageAT 0 RIVERS EDGE DR

CITY OF PORTLAND 229 A044001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State of Oregon and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOTICE 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. Maulley 8/28/07
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: 07-0994	Issue Date:	CBL: 229 A044001
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Location of Construction: <i>Lot 14</i> 0 RIVERS EDGE DR (# 139)	Owner Name: FLAHERTY WILLIAM J JR & TH	Owner Address: 36 LONGWOOD DR	Phone:
Business Name:	Contractor Name: Cloutier Construction	Contractor Address: 49 Eastman Road Cape Elizabeth	Phone: 2077996232
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: <i>C8(R-3)</i>

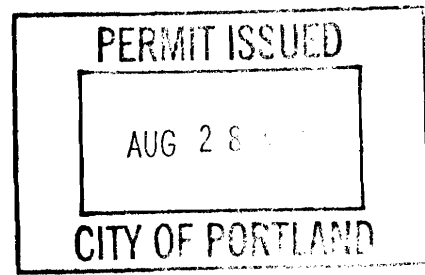
Past Use: Vacant Land	Proposed Use: Single Family 2 Story Single Family w/ attached garage	Permit Fee: \$3,745.00	Cost of Work: \$365,000.00	CEO District: 3
Proposed Project Description: 2 story Single Family w/ attached garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2007</i> Signature: <i>Jm 8/28/07</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: dmartin	Date Applied For: 08/14/2007
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Zoning Approval

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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>half of house w/in 250' setback only 30' into</i> <input type="checkbox"/> Wetland <i>1/A zone</i> <input type="checkbox"/> Flood Zone <i>panel 12 - annex</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2007-0140</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>8/23/07</i> <i>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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date: _____
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Applicant: William & Theresa Flaherty (owner)

Date: 8/22/07

Address: 139 Rivers Edge Drive
(Lot #14)

C-B-L: 229-A-044
permit # 229-A-044

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - C8 (R-3)

Interior or corner lot -

Proposed Use/Work - build 2 story single family house w/ attached garage.

Sevage Disposal - city

Lot Street Frontage - 50' min. - 78.49' siven

Front Yard - 25' min. - 81' scaled

Rear Yard - 25' min. - 56' scaled

Side Yard - 1 1/2 stories 8' left side 34' scaled
2 stories 14' right side 26' scaled

Projections -

Width of Lot - 65' min. - 133' scaled

Height - 35' max - 275' scaled

Lot Area - 6,500 min. - 36,549 Φ

Lot Coverage Impervious Surface - 35% = 12,792.15 Φ

Area per Family - 6,500 Φ (OK)

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

Loading Bays - N/A

Site Plan - minor/minor, 2007-0140

Shoreland Zoning/Stream Protection - half of house w/in 250' shoreland zone
only 30' in 250' zone - well past

Flood Plains - panel 12 - Zone X

75' ~~from~~ setback from highwater

54.5 x 38 = 2071
1.5 x 26.5 = 39.75
11 x 27 = 297
5.5 x ~~17~~ 17 = 93.5
16.5 x 8.5 = 140.25
6.5 x 8 = 52
2 x 5 = 10
6 x 2 = 12
4 x 2 = 8

2723.5

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.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

MC If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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


Signature of Applicant/Designee
Donna Martin Admin
Signature of Inspections Official

9-7-07
Date
9-7-07
Date

CBL: 229 A 044 Building Permit #: 07-0994

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0994	Date Applied For: 08/14/2007	CBL: 229 A044001
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Location of Construction: 0 RIVERS EDGE DR (#139) (lot 14)	Owner Name: FLAHERTY WILLIAM J JR & TH	Owner Address: 36 LONGWOOD DR	Phone:
Business Name:	Contractor Name: Cloutier Construction	Contractor Address: 49 Eastman Road Cape Elizabeth	Phone: (207) 799-6232
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family 2 Story Single Family w/ attached garage	Proposed Project Description: 2 story Single Family w/ attached garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/23/2007**Note:** House goes 30' into the 250' shoreland zone. This is well past the 75' setback from the high water mark. **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 08/28/2007**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 08/20/2007**Note:** **Ok to Issue:**

- 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) Erosion and Sedimentation control shall be established 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.
- 4) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5) 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 lot #14 shall be followed.
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 7) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 8) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).

Comments:

Location of Construction: 0 RIVERS EDGE DR (#139) (lot 14	Owner Name: FLAHERTY WILLIAM J JR & TH	Owner Address: 36 LONGWOOD DR	Phone:
Business Name:	Contractor Name: Cloutier Construction	Contractor Address: 49 Eastman Road Cape Elizabeth	Phone (207) 799-6232
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

8/22/2007-amachado: GIS has the street number as 139 Rivers Edge.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>LOT 14 139 Rivers Edge Drive Portland ME</u>		
Total Square Footage of Proposed Structure <u>3,252</u>		Square Footage of Lot <u>36,549</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>229 A 044</u>	Owner: <u>William S Flaherty Jr.</u> <u>Theresa M Flaherty</u>	Telephone: <u>874-1999</u> <u>450-3339 cell</u>
Lessee/Buyer's Name (If Applicable) <u>William + Theresa Flaherty</u>	Applicant name, address & telephone: <u>Michael M Cloutier</u> <u>49 Eastman Rd.</u> <u>Cape Elizabeth ME</u> <u>799-6232 04107</u>	Cost Of Work: \$ <u>365,000</u> Fee: \$ <u>3,745</u> <u>+ 300</u> C of O Fee: \$ <u>75.</u>
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? <u>RAWLAND</u> Proposed Specific use: <u>single family home</u> Is property part of a subdivision? <u>YES</u> If yes, please name <u>Rivers Edge</u> Project description: <u>New Single Family Home</u>		
Contractor's name, address & telephone: <u>Cloutier Construction Inc. 49 Eastman Rd C.E. MAINE 04107</u>		
Who should we contact when the permit is ready: <u>Michael Cloutier</u> Mailing address: _____ Phone: <u>671-9905</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

Signature of applicant: Michael M Cloutier Date: 8/14/07

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

[Handwritten signature]

OWNER:
WILLIAM & TERRI FLAHERTY
36 LONGWOOD DRIVE
PORTLAND, ME 04102

BUILDER:
CLOUTIER CONSTRUCTION, INC.
122 CLIFFORD STREET
SOUTH PORTLAND, ME 04106

ENGINEER:
PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
OWEN HASKELL ASSOC.
PORTLAND, MAINE

CONNECT UTILITIES TO
EXISTING STUBS, FIELD
LOCATE (TYP.)

2-STREET TREES,
RED MAPLE (*Acer
rubrum*) 2 1/2" CAL.

N/F
PORTLAND LODGE NO. 188
BENEVOLENT AND PROTECTIVE
ORDER OF ELKS OF THE UNITED
STATES OF AMERICA
6157/37

BUFFER ZONE TO BE LEFT IN IT'S
NATURAL CONDITION EXCEPT THAT
CLEARING OF THE UNDERSTORY
FOR A 5' WIDE WALKING TRAIL IS
PERMITTED.

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
	4" 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

EX. 18" φ
CULVERT
INV. IN 34.5
INV. OUT 32.7

NOTES:

1. THIS PLAN IS FOR LOT 14 ONLY. GRADING, BUILDING LOCATION OR GENERAL DRAINAGE SHOWN ON ADJACENT LOTS OR ROAD IS FOR INFORMATION ONLY MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
2. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR.
3. INSTALL EROSION CONTROL MESH ON ALL SLOPES GREATER THAN 3:1. LOAM SEED AS SOON AS POSSIBLE.
4. SILT FENCE IS TO BE INSTALLED ALONG THE PERIMETER PRIOR TO CONSTRUCTION. ADDITIONALLY ANY ENCROACHMENT OF THE NO-CUT BUFFER WILL REQUIRE A RESTORATION PLAN APPROVED BY THE CITY.
5. FOUNDATION DRAIN OUTLET IS AT OR ABOVE BASEMENT SLAB HEIGHT. FOUNDATION DRAIN WILL REQUIRE A SUMP PUMP. SIZE THE PUMP BASED ON FIELD CONDITIONS.

FILE SCALE 1"=30'

CD FILE 02110



FRONT ELEVATION

225# ASPHALT SHINGLES
 ICE AND WATER SHIELD • 1
 1/2" THICK CDX PLYWOOD
 *PROPER VENTS FOR VENT
 R 30 FIBERGLAS BATT INS
 6 MIL POLY VAPOR BARR

GRADE ICE AND WATER SHIELD
 METAL DRIF EDGE

1 x 4 FACIA

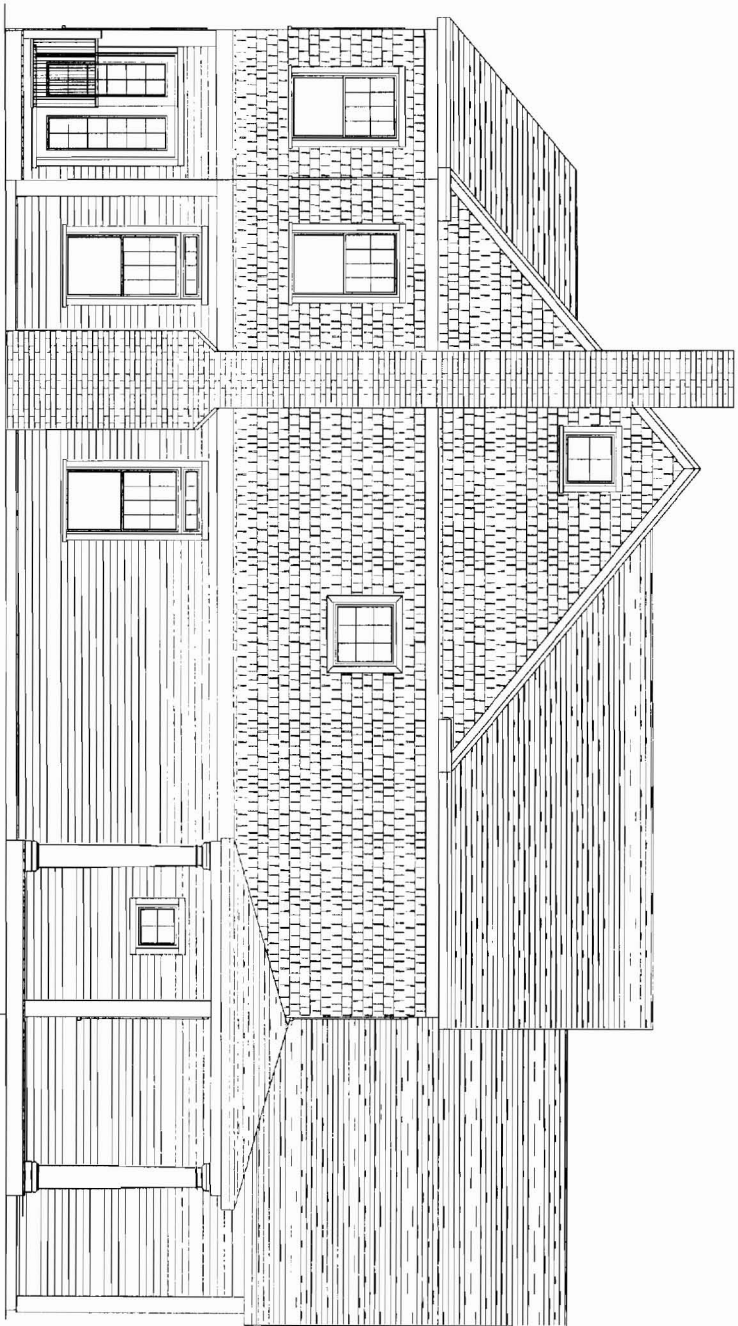
1 x 8 FACIA

12"

TYPICAL



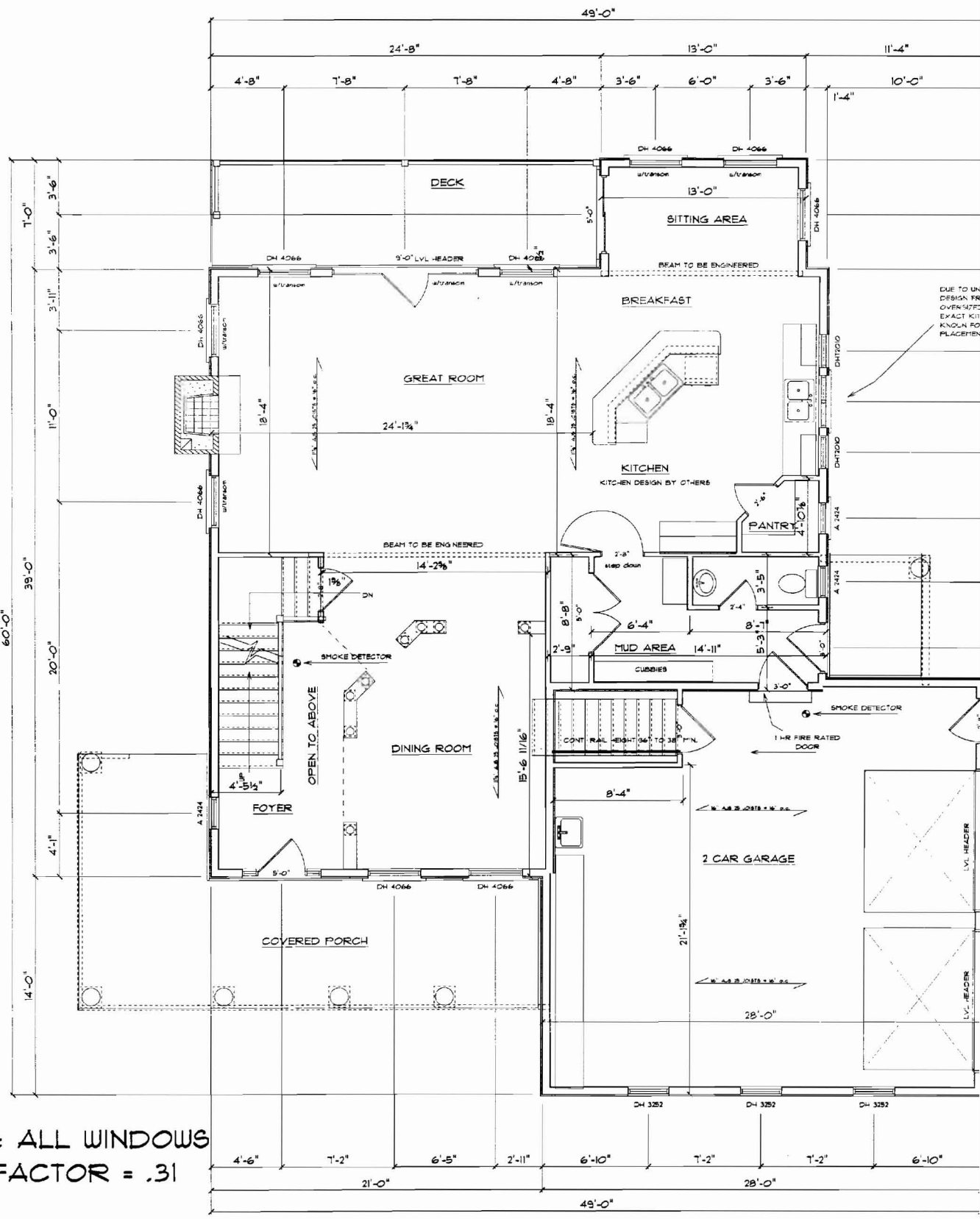
RIGHT ELEVATION



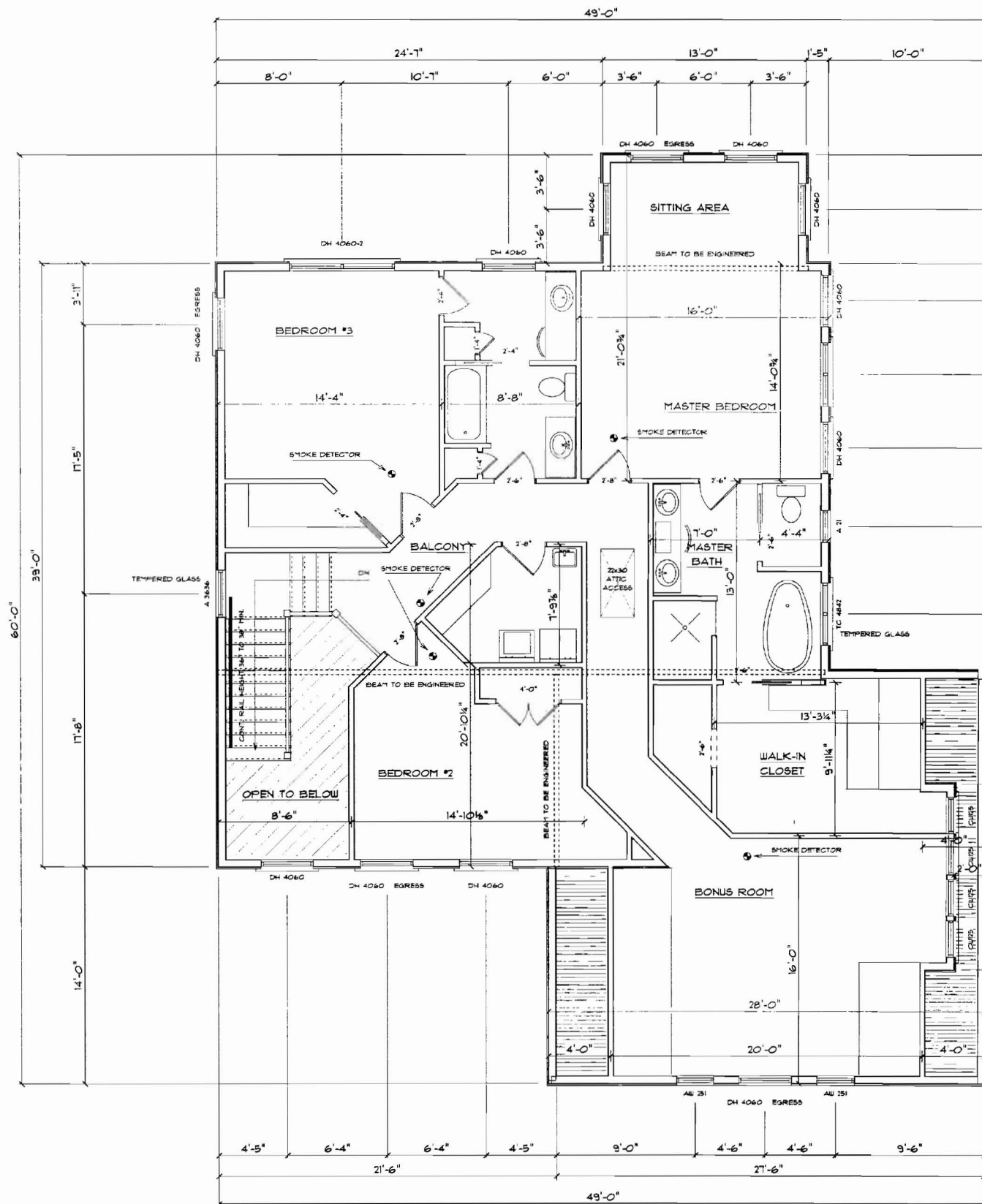
LEFT ELEVATION

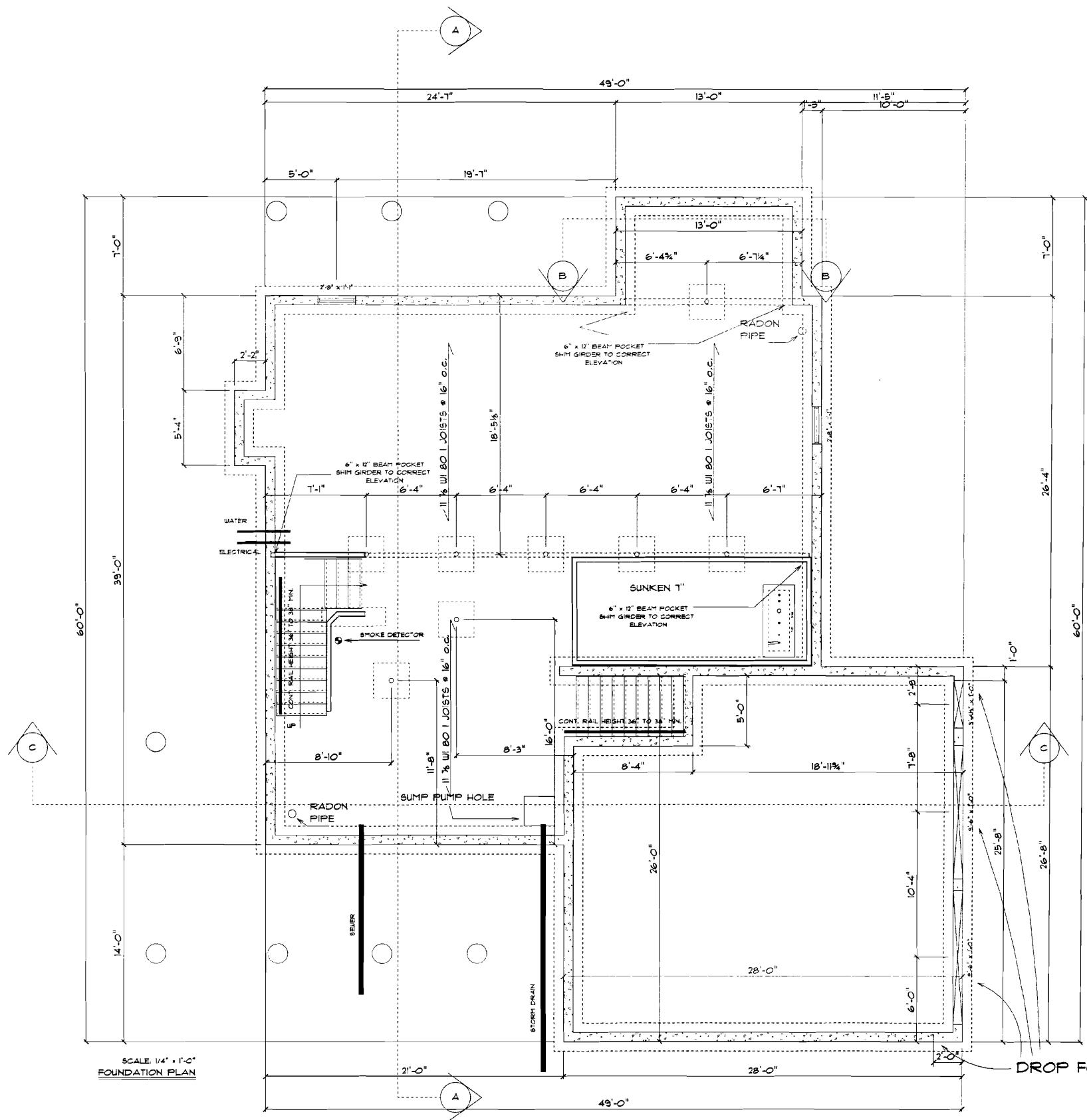


REAR ELEVATION



NOTE: ALL WINDOWS
U-FACTOR = .31





SCALE 1/4" = 1'-0"
FOUNDATION PLAN

3000 PSI FIBER-FESH
8 MIL POLY MIN 2" OVER
3/4" CRUSHED ROCK UNCL
W CONTROL JOINT

TYF

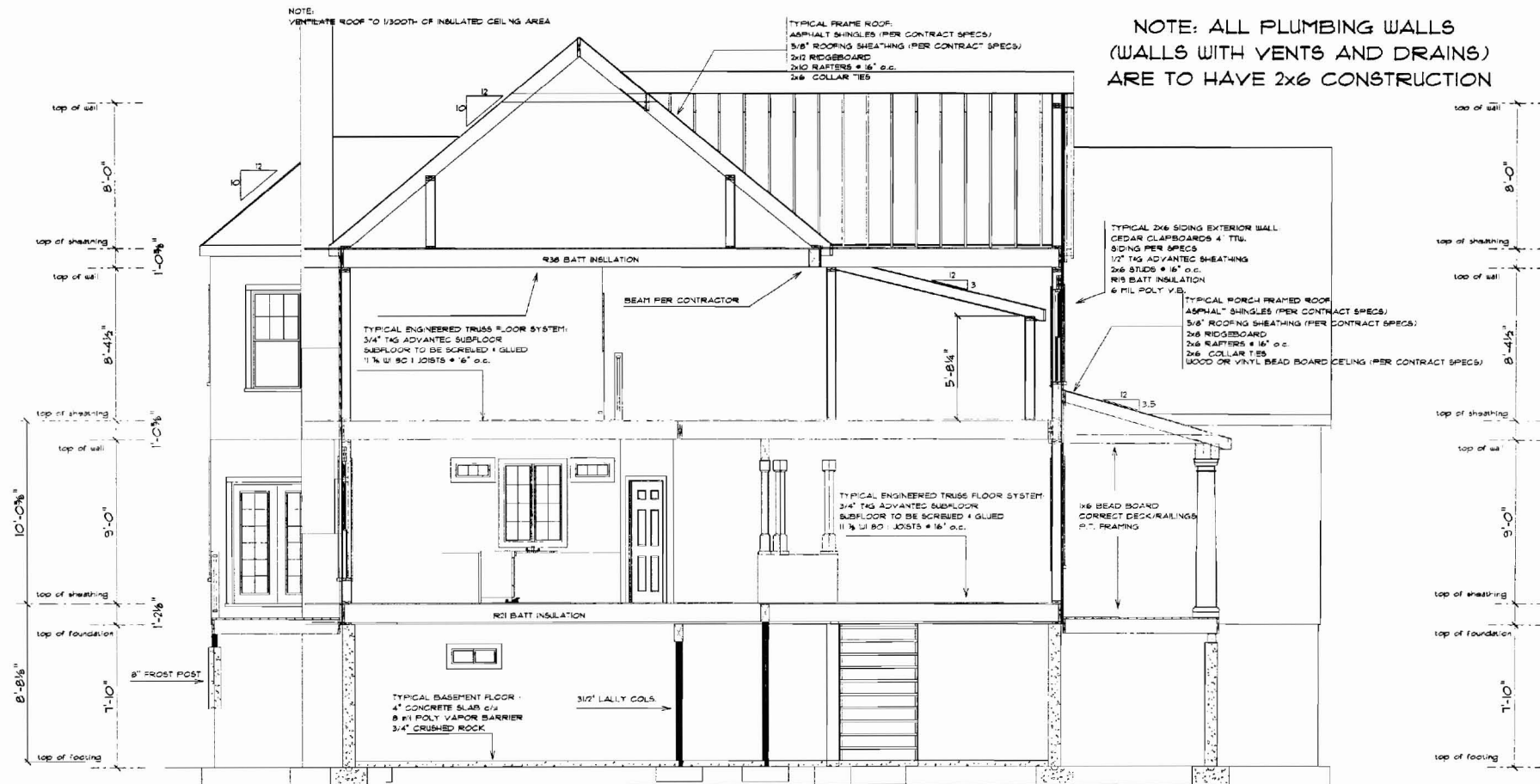
3000
FORT
CONC
W CON

CO

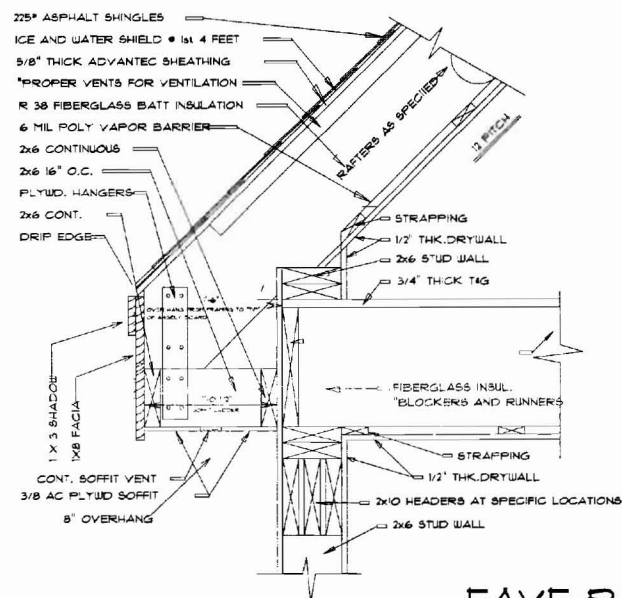
TYPIC

NC

DROP FOUNDATION 1

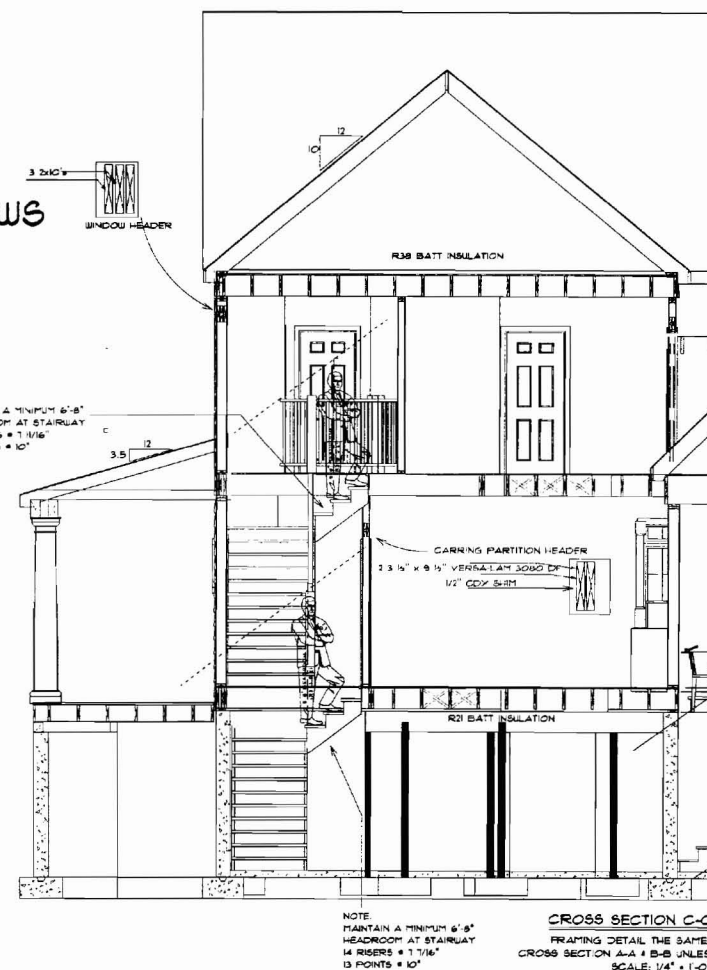


CROSS SECTION A-A
 SCALE: 1/4" = 1'-0"



EAVE PARTS
 HEATING SYSTEM:
 FORCED HOT WATER
 WITH POWER VENT,
 POSITIONING BY
 PLUMBING CONTRACTOR

NOTE: ALL WINDOWS
 U-FACTOR = .31



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ENGINEER:
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CONSULTING ENGINEERS
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
OWEN HASKELL ASSOC.
PORTLAND, MAINE

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EXISTING STUBS, FIELD
LOCATE (TYP.)

2-STREET TREES,
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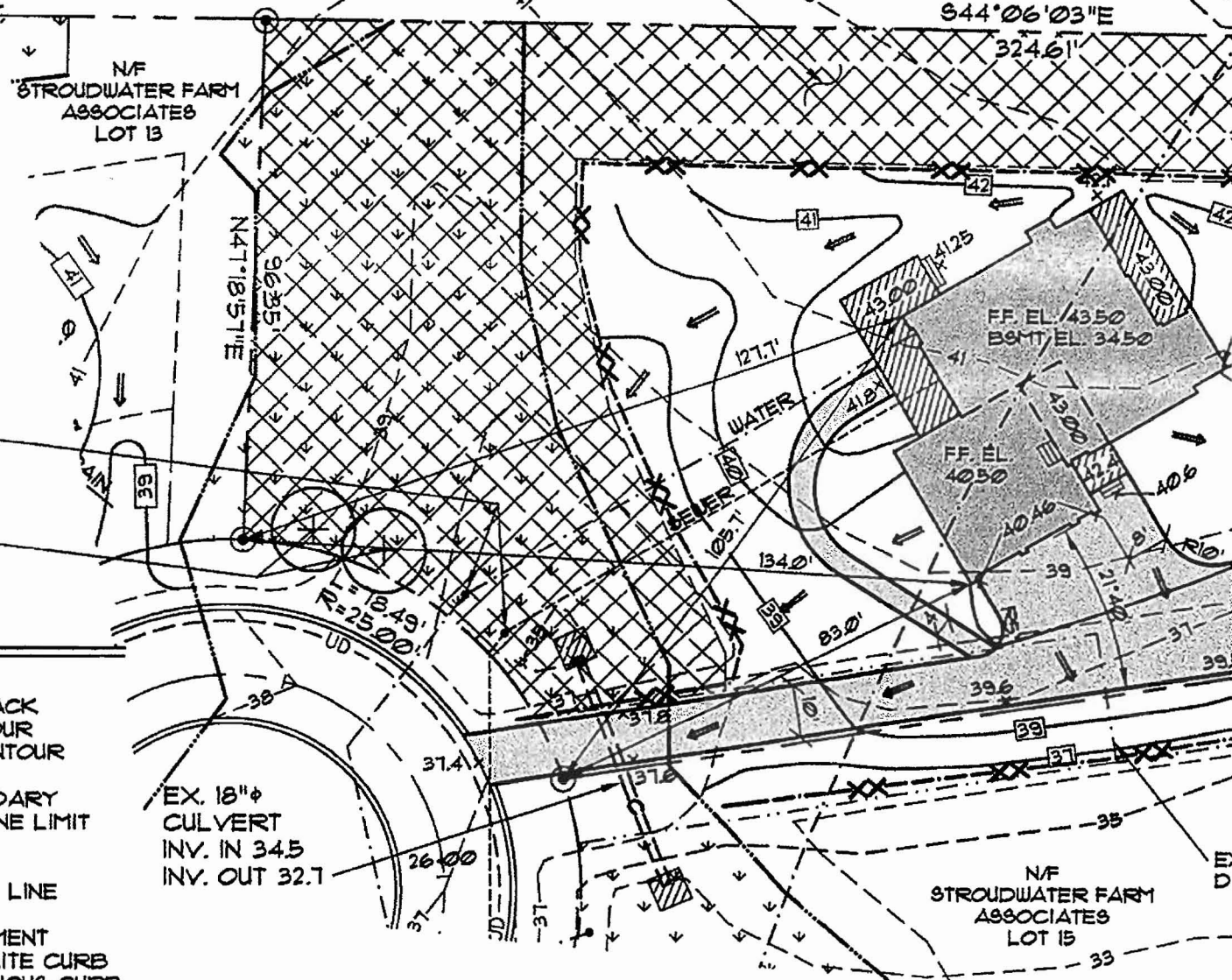
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BENEVOLENT AND PROTECTIVE
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615/131

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LEGEND

---	LOT LINES
---	BUILDING SETBACK
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	SPOT GRADE
---	WETLAND BOUNDARY
---	SHORELAND ZONE LIMIT
---	EASEMENT
---	BUFFER LINE
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---	SLOPED BITUMINOUS CURB
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---	8" SANITARY SEWER
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---	CATCH BASIN
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---	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

FILE SCALE 1"=30'
CSD FILE 02110



NOTES:

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