

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that STEVEN FOWLER-GREAVES

Located At 27 DEDHAM ST

Job ID: 2012-07-4443-SF

CBL: 335-C-021-001

has permission to build a new Single Family Residence, 28 by 32 with a 8 by 12 foot bump out.
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

08/21/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete
 2. Foundation wall prior to backfill
 3. Close In Elec/Plmb/Frame prior to insulate or gypsum
 4. Insulation prior to close-in.
 5. Final Inspection/ certificate of occupancy

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4443-SF

Located At: 27 DEDHAM ST

CBL: 335- C-021-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted including the revised site plan submitted 8/7/12. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.
5. Before the certificate of occupancy can be issued, you will need to submit a recorded deed that includes a written description of the drainage and sewer easement that runs through the rear of the property.
6. The front entry landing & steps are being approved using section 14-425. The footprint can extend up to 6' off the building and it must be 50 sf or less.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
- 6. Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. Application requires State Fire Marshal approval.
10. Install an NFPA 13D automatic sprinkler system.

DRC

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. 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.
5. The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
6. 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.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
10. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
4. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
5. Submit specifications for Engineered trusses and beams prior to construction.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4443-SF	Date Applied: 7/11/2012	CBL: 335- C-021-001	
Location of Construction: 27 DEDHAM ST	Owner Name: STEVEN FOWLER-GREAVES	Owner Address: 661 ALLEN AVE PORTLAND, ME 04103	Phone: 207-400-1601
Business Name:	Contractor Name: Vernard Kavanaugh	Contractor Address: PO Box 1346 Calais ME 04619	Phone: (207) 454-0127
Lessee/Buyer's Name: Vernard Kavanaugh	Phone: 207-454-0127	Permit Type: BLDG - Building	Zone: R-2
Past Use: Vacant Land (permit #090226 expired)	Proposed Use: Build new, two story single family home - 28' x 32' with 8' x 12' bump out on left side	Cost of Work: 100000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC, 2009 (MUSEC) Signature:
Proposed Project Description: New SF 1984sf, no garage, 2 stories; 3bed/2.5bath		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <i>N/A</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>Parcel 1 - zone C</i> <input checked="" type="checkbox"/> Site Plan <i>Level I Minor Re-development</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/condition 7/17/12 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 Dist 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 Date: <i>ABM</i>
	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 appication 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

9/10/12: Footings/ Setback

* Pinned by Land Surveyor/ Letter from
Robert Greenlaw, PLS on file. JAR E BKL

* Window well for basement egress
will be utilized.

9/20/12 GF

WP-OK
FF-OK

DT-OK - INT & EXT

11/29/12 GF

PLUMBING

BKL ELEC O.K.

FMG = 1st to 2nd FL STAIR NEED 6'-8" FINISH

08/23/2013 DWM

27 DEDHAM ST

Certificate of Occupancy/Final - Vernard @ 214-4962 for c of o. - Failed

DRC

Lateral deck ties

Drum trap not allowed in room off Kitchen

Egress windows

Master bath incomplete

Fixtures, elec cover played

Provide address

Cap and vent for sink in basement

Insulation @ 1st floor floor

Combustion air for furnace

Jonathan Rioux - 27 Dedham St.

From: Jonathan Rioux
To: JFGLCSW@hotmail.com; vjkavanaugh@hotmail.com
Date: 8/1/2012 2:28 PM
Subject: 27 Dedham St.

Can you provide a response to the items listed below?

1. Anchor Bolts/Straps, spacing (Section R403.1.6) - Spacing at Corners?
2. Fabric, Damp proofing (Section R405 & R406)?
3. Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))- max span for (3) 2 x 12 inch Girders?
4. Sheathing; Floor & Wall (Table R503.2.1.1(1)?
5. Emergency Escape and Rescue Openings (Section R310)- Egress windows in bedrooms?
6. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
7. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
8. Safety Glazing (Section R308)- in hazard areas?
9. Attic Access (Section R807)?
10. Header Schedule (Tables R502.5(1) & (2))?
11. Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)?
12. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform?
13. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; insulation shall comply with the IECC, 2009 (Maine State Energy Codes)?

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	20x10" Footing 8" Thick wall / 4" slab	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" OIA "Dampproofing per 406.1" w/ Rigid Insulation	Okay
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)	Bolts 1/2 6'-0" o.c. w/ 12" e Girders	Okay
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	3 1/2" lally span = 6'-3" Max (3) 2x12" Girder	20'-0" wide > Okay
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	2x6" P.T.	Okay
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12" e 16" o.c. w/ Bracing Max span 14'-0"	Okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12" e 16" o.c. w/ Bracing 14'-0" Max	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	TRUSSES	Need Specs.

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement	window well	okay / Height?
Number of Stairways		
Interior		
Exterior		"Comply w/ R311" A0-01
Treads and Risers (Section R311.5.3)	7 3/4" x 10"	
Width (Section R311.5.1)	3'-7 1/2" 36" Min.	okay
Headroom (Section R311.7.2)	"A2-01"	okay
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	34-38" "R311.5.6"	okay
Carbon Monoxide Alarms (R315) Smoke Alarms (Section R314) Location and Interconnected	smk/co Alarms shown	okay
Dwelling Unit Separation (Section R302.3)	N/A	okay
Deck Construction (Section R502.2)		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	6/12 Trusses e 24" O.C.	Need Specs.
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	Floor: 3/4" / Wall: 1/2" / Roof: 5/8"	okay
Fastener Schedule (Table R602.3(1) & (2))	Reference 2 A0-01	okay
Private Garage (Section R302.5) Living Space (Above or beside)? Table R302.6 Fire separation (Section R302.6)	N/A	okay
Opening Protection (Section R302.5.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	"Reversed"	okay w/ conditions
Roof Covering (Chapter 9)	Asphalt	okay
Safety Glazing (Section R308)	"side/mud room entry"	okay
Attic Access (Section R807)	"22x30 insulated"	okay
Chimney Clearances/Fire Blocking (Chap. 10)		
Header Schedule (Tables R502.5(1) & (2))	"R502.5"	okay
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007	"See Compliance Cert."	okay



REScheck Software Version 4.4.3 Compliance Certificate

Project Title: Kavanaugh Residence

Energy Code: **2009 IECC**
 Location: **Portland, Maine**
 Construction Type: **Single Family**
 Glazing Area Percentage: **12%**
 Heating Degree Days: **7378**
 Climate Zone: **6**

Construction Site:
 Dedham Street Lot C
 Portland, ME 04103

Owner/Agent:
 Vernard Kavanaugh

Designer/Contractor:
 John Ossie
 CAD-de-tech LLC
 235 Riverside Industrial Parkway
 Portland, ME 04103
 207-329-6499
 jossie@cad-de-tech.com

Compliance: Passes using UA trade-off

Compliance: **2.4% Better Than Code** Maximum UA: **967** Your UA: **944**

The % Better or Worse Than Code index reflects how close to compliance the house is based on code trade-off rules.
 It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Wall 1: Wood Frame, 16" o.c.	572	23.0	5.0		18
Window 1: Wood Frame:Double Pane	13			0.350	5
Window 2: Wood Frame:Double Pane	13			0.350	5
Window 3: Wood Frame:Double Pane	13			0.350	5
Window 4: Wood Frame:Double Pane	13			0.350	5
Window 5: Wood Frame:Double Pane	13			0.350	5
Window 6: Wood Frame:Double Pane	14			0.350	5
Window 7: Wood Frame:Double Pane	14			0.350	5
Window 8: Wood Frame:Double Pane	14			0.350	5
Window 9: Wood Frame:Double Pane	14			0.350	5
Door 1: Solid	19			0.500	10
Wall 2: Wood Frame, 16" o.c.	140	23.0	5.0		4
Window 10: Wood Frame:Double Pane	10			0.350	4
Window 11: Wood Frame:Double Pane	6			0.350	2
Window 12: Wood Frame:Double Pane	6			0.350	2
Door 2: Solid	19			0.500	10
Wall 3: Wood Frame, 16" o.c.	632	23.0	5.0		25
Window 13: Wood Frame:Double Pane	14			0.350	5
Window 14: Wood Frame:Double Pane	14			0.350	5
Wall 4: Wood Frame, 16" o.c.	715	23.0	5.0		25
Window 15: Wood Frame:Double Pane	8			0.350	3
Window 16: Wood Frame:Double Pane	8			0.350	3
Window 17: Wood Frame:Double Pane	8			0.350	3
Window 18: Wood Frame:Double Pane	12			0.350	4
Window 19: Wood Frame:Double Pane	12			0.350	4
Window 20: Wood Frame:Double Pane	8			0.350	3
Window 21: Wood Frame:Double Pane	14			0.350	5
Window 22: Wood Frame:Double Pane	14			0.350	5
Door 3: Glass	19			0.350	7

Wall 5: Wood Frame, 16" o.c.	632	23.0	5.0		25
Window 23: Wood Frame:Double Pane	13			0.350	5
Window 24: Wood Frame:Double Pane	13			0.350	5
Basement Wall 1: Solid Concrete or Masonry Wall height: 7.8' Depth below grade: 7.2' Insulation depth: 7.2'	321	0.0	10.0		18
Window 25: Metal Frame with Thermal Break:Double Pane	34			0.350	12
Basement Wall 2: Solid Concrete or Masonry Wall height: 7.8' Depth below grade: 7.2' Insulation depth: 7.2'	224	0.0	10.0		14
Basement Wall 3: Solid Concrete or Masonry Wall height: 7.8' Depth below grade: 7.2' Insulation depth: 7.2'	321	0.0	10.0		20
Basement Wall 4: Solid Concrete or Masonry Wall height: 7.8' Depth below grade: 7.2' Insulation depth: 7.2'	224	0.0	10.0		14
Floor 1: Slab-On-Grade:Unheated Insulation depth: 6.0'	903		10.0		618
Ceiling 1: Raised or Energy Truss	992	46.0	0.0		21

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in REScheck Version 4.4.3 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title

Signature

Date



REScheck Software Version 4.4.3 Inspection Checklist

Energy Code: **2009 IECC**
Location: **Portland, Maine**
Construction Type: **Single Family**
Glazing Area Percentage: **12%**
Heating Degree Days: **7378**
Climate Zone: **6**

Ceilings:

- Ceiling 1: Raised or Energy Truss, R-46.0 cavity insulation

Comments: _____

Insulation must achieve full height over the plate lines of exterior walls.

Above-Grade Walls:

- Wall 1: Wood Frame, 16" o.c., R-23.0 cavity + R-5.0 continuous insulation

Continuous insulation specified for this above-grade wall has consistent R-value rating across full area of the wall.

Comments: _____

- Wall 2: Wood Frame, 16" o.c., R-23.0 cavity + R-5.0 continuous insulation

Continuous insulation specified for this above-grade wall has consistent R-value rating across full area of the wall.

Comments: _____

- Wall 3: Wood Frame, 16" o.c., R-23.0 cavity + R-5.0 continuous insulation

Continuous insulation specified for this above-grade wall has consistent R-value rating across full area of the wall.

Comments: _____

- Wall 4: Wood Frame, 16" o.c., R-23.0 cavity + R-5.0 continuous insulation

Continuous insulation specified for this above-grade wall has consistent R-value rating across full area of the wall.

Comments: _____

- Wall 5: Wood Frame, 16" o.c., R-23.0 cavity + R-5.0 continuous insulation

Continuous insulation specified for this above-grade wall has consistent R-value rating across full area of the wall.

Comments: _____

Basement Walls:

- Basement Wall 1: Solid Concrete or Masonry, 7.8' ht / 7.2' bg / 7.2' insul, R-10.0 continuous insulation

Comments: _____

- Basement Wall 2: Solid Concrete or Masonry, 7.8' ht / 7.2' bg / 7.2' insul, R-10.0 continuous insulation

Comments: _____

- Basement Wall 3: Solid Concrete or Masonry, 7.8' ht / 7.2' bg / 7.2' insul, R-10.0 continuous insulation

Comments: _____

- Basement Wall 4: Solid Concrete or Masonry, 7.8' ht / 7.2' bg / 7.2' insul, R-10.0 continuous insulation

Comments: _____

Windows:

- Window 1: Wood Frame:Double Pane, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panes _____ Frame Type _____ Thermal Break? _____ Yes _____ No

Comments: _____

- Window 2: Wood Frame:Double Pane, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panes _____ Frame Type _____ Thermal Break? _____ Yes _____ No

Comments: _____

- Window 3: Wood Frame:Double Pane, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____
- Window 4: Wood Frame:Double Pane, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____
- Window 5: Wood Frame:Double Pane, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____
- Window 6: Wood Frame:Double Pane, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____
- Window 7: Wood Frame:Double Pane, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____
- Window 8: Wood Frame:Double Pane, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____
- Window 9: Wood Frame:Double Pane, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____
- Window 10: Wood Frame:Double Pane, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____
- Window 11: Wood Frame:Double Pane, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____
- Window 12: Wood Frame:Double Pane, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____
- Window 13: Wood Frame:Double Pane, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____
- Window 14: Wood Frame:Double Pane, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____
- Window 15: Wood Frame:Double Pane, U-factor: 0.350
For windows without labeled U-factors, describe features:

#Panels ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

- Window 16: Wood Frame:Double Pane, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panels ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

- Window 17: Wood Frame:Double Pane, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panels ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

- Window 18: Wood Frame:Double Pane, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panels ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

- Window 19: Wood Frame:Double Pane, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panels ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

- Window 20: Wood Frame:Double Pane, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panels ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

- Window 21: Wood Frame:Double Pane, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panels ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

- Window 22: Wood Frame:Double Pane, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panels ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

- Window 23: Wood Frame:Double Pane, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panels ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

- Window 24: Wood Frame:Double Pane, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panels ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

- Window 25: Metal Frame with Thermal Break:Double Pane, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panels ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

Doors:

- Door 1: Solid, U-factor: 0.500

Comments: _____

This door is exempt from the U-factor requirement.

- Door 2: Solid, U-factor: 0.500

Comments: _____

- Door 3: Glass, U-factor: 0.350

Comments: _____

Floors:

- Floor 1: Slab-On-Grade:Unheated, 6.0' insulation depth, R-10.0 continuous insulation

Comments: _____

Slab insulation extends down from the top of the slab to at least 6.0 ft. OR down to at least the bottom of the slab then horizontally for a total distance of 6.0 ft.

Air Leakage:

- Joints (including rim joist junctions), attic access openings, penetrations, and all other such openings in the building envelope that are sources of air leakage are sealed with caulk, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.
- Air barrier and sealing exists on common walls between dwelling units, on exterior walls behind tubs/showers, and in openings between window/door jambs and framing.
- Recessed lights in the building thermal envelope are 1) type IC rated and ASTM E283 labeled and 2) sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.
- Access doors separating conditioned from unconditioned space are weather-stripped and insulated (without insulation compression or damage) to at least the level of insulation on the surrounding surfaces. Where loose fill insulation exists, a baffle or retainer is installed to maintain insulation application.
- Wood-burning fireplaces have gasketed doors and outdoor combustion air.
- Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.

Air Sealing and Insulation:

- Building envelope air tightness and insulation installation complies by either 1) a post rough-in blower door test result of less than 7 ACH at 50 pascals OR 2) the following items have been satisfied:
- (a) Air barriers and thermal barrier: Installed on outside of air-permeable insulation and breaks or joints in the air barrier are filled or repaired.
 - (b) Ceiling/attic: Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed.
 - (c) Above-grade walls: Insulation is installed in substantial contact and continuous alignment with the building envelope air barrier.
 - (d) Floors: Air barrier is installed at any exposed edge of insulation.
 - (e) Plumbing and wiring: Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
 - (f) Corners, headers, narrow framing cavities, and rim joists are insulated.
 - (g) Shower/tub on exterior wall: Insulation exists between showers/tubs and exterior wall.

Sunrooms:

- Sunrooms that are thermally isolated from the building envelope have a maximum fenestration U-factor of 0.50 and the maximum skylight U-factor of 0.75. New windows and doors separating the sunroom from conditioned space meet the building thermal envelope requirements.

Materials Identification and Installation:

- Materials and equipment are installed in accordance with the manufacturer's installation instructions.
- Materials and equipment are identified so that compliance can be determined.
- Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.
- Insulation R-values and glazing U-factors are clearly marked on the building plans or specifications.

Duct Insulation:

- Supply ducts in attics are insulated to a minimum of R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to at least R-6.

Duct Construction and Testing:

- Building framing cavities are not used as supply ducts.
- All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are substantially airtight by means of tapes, mastics, liquid sealants, gasketing or other approved closure systems. Tapes, mastics, and fasteners are rated UL 181A or UL 181B and are labeled according to the duct construction. Metal duct connections with equipment and/or fittings are mechanically fastened. Crimp joints for round metal ducts have a contact lap of at least 1 1/2 inches and are fastened with a minimum of three equally spaced sheet-metal screws.

Exceptions:

Joint and seams covered with spray polyurethane foam.

Where a partially inaccessible duct connection exists, mechanical fasteners can be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.

Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).

- All ducts and air handlers are located within conditioned space.

Temperature Controls:

- Where the primary heating system is a forced air-furnace, at least one programmable thermostat is installed to control the primary heating system and has set-points initialized at 70 degree F for the heating cycle and 78 degree F for the cooling cycle.
- Heat pumps having supplementary electric-resistance heat have controls that prevent supplemental heat operation when the compressor can meet the heating load.

Heating and Cooling Equipment Sizing:

- Additional requirements for equipment sizing are included by an inspection for compliance with the International Residential Code.
- For systems serving multiple dwelling units documentation has been submitted demonstrating compliance with 2009 IECC Commercial Building Mechanical and/or Service Water Heating (Sections 503 and 504).

Circulating Service Hot Water Systems:

- Circulating service hot water pipes are insulated to R-2.
- Circulating service hot water systems include an automatic or accessible manual switch to turn off the circulating pump when the system is not in use.

Heating and Cooling Piping Insulation:

- HVAC piping conveying fluids above 105 degrees F or chilled fluids below 55 degrees F are insulated to R-3.

Swimming Pools:

- Heated swimming pools have an on/off heater switch.
- Pool heaters operating on natural gas or LPG have an electronic pilot light.
- Timer switches on pool heaters and pumps are present.
Exceptions:
 - Where public health standards require continuous pump operation.
 - Where pumps operate within solar- and/or waste-heat-recovery systems.
- Heated swimming pools have a cover on or at the water surface. For pools heated over 90 degrees F (32 degrees C) the cover has a minimum insulation value of R-12.
Exceptions:
 - Covers are not required when 60% of the heating energy is from site-recovered energy or solar energy source.

Lighting Requirements:

- A minimum of 50 percent of the lamps in permanently installed lighting fixtures can be categorized as one of the following:
 - (a) Compact fluorescent
 - (b) T-8 or smaller diameter linear fluorescent
 - (c) 40 lumens per watt for lamp wattage <= 15
 - (d) 50 lumens per watt for lamp wattage > 15 and <= 40
 - (e) 60 lumens per watt for lamp wattage > 40

Other Requirements:

- Snow- and ice-melting systems with energy supplied from the service to a building shall include automatic controls capable of shutting off the system when a) the pavement temperature is above 50 degrees F, b) no precipitation is falling, and c) the outdoor temperature is above 40 degrees F (a manual shutoff control is also permitted to satisfy requirement 'c').

Certificate:

- A permanent certificate is provided on or in the electrical distribution panel listing the predominant insulation R-values; window U-factors; type and efficiency of space-conditioning and water heating equipment. The certificate does not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels.

NOTES TO FIELD: (Building Department Use Only)

27 Dedham

Entered 7/11/12



Project Address: lot c. Dedham St. Portland Me		
Total Square Footage of Proposed Structure/Area: 1984 sq ft.	Area of lot (total sq. ft.):	
	Garage: Yes ___ No <input checked="" type="checkbox"/>	Number of Stories: <u>2</u>
	Attached <u>—</u>	Number of Bathrooms: <u>2.5</u>
	Detached <u>—</u>	Number of Bedrooms: <u>3</u>
	Sq. Ft.: <u>—</u>	
Tax Assessor's Chart, Block & Lot(s):		
Chart# 335	Block # C	Lot # 21, 22 23, 50
A 2012-07-4443-SF		
Current legal use: <u>Res.</u>		
Number of Residential Units <u>1</u>		
If vacant, what was the previous use? <u>—</u>		
Is property part of a subdivision? <u>no</u> If yes, please name <u>Dept. of Building Inspections</u> City of Portland Maine		
Project Description: <u>Build Single Family home</u>		
Applicant - must be owner, Lessee or <u>Buyer</u>		Applicant Contact Information
Name: <u>Vernard J. Kavanaugh</u>		Work # <u>207-454-0127</u>
Business Name, if applicable:		Home#
Address: <u>PO Box 1346</u>		Cell #
City/State: <u>Calais, Me</u> Zip Code: <u>04619</u>		e-mail: <u>vjkavanaugh@hotmail.com</u>
Owner - (if different from Applicant)		Owner Contact Information
Name: <u>Steven Fowler Greaves</u>		Work #
Address: <u>Jennifer Fowler Greaves</u>		Home#
City/State: <u>661 Allen Ave</u> Zip Code:		Cell # <u>207-400-1601 (Steve)</u>
<u>Portland ME 04103</u>		e-mail: <u>JFG LCSW@gmail.com (Jennifer)</u>
Billing Information		Contact when Building Permit is Ready:
Name: <u>Vernard Kavanaugh</u>		Name: <u>Vernard Kavanaugh</u>
Address: <u>PO Box 1346</u>		Address: <u>PO Box 1346</u>
City/State: <u>Calais ME</u> Zip Code: <u>04619</u>		City/State: <u>Calais ME</u> Zip Code: <u>04619</u>
Phone Number: <u>207-454-0127</u>		Phone Number: <u>207-454-0127</u>

RECEIVED
JUL 10 2012

Questions Regarding plans:
John Ossie
jossie@cad-de-tech.com

DEVELOPMENT REVIEW FEES:

Payment may be made in cash, credit card or check addressed to the City of Portland.

Level I Minor Residential Site Plan	Fees Paid:
1. Application Fee - \$300.00	\$ <u>300.00</u>
2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)	\$ <u>100.00</u>
3. Certificate of Occupancy Fee - \$75.00	\$ <u>75.00</u>
4. Building Permit (Cost of Work)	\$ <u>1020</u>
$990 + 30 = 1020$ $100,000$	\$ <u>1020</u>
Total Due:	\$ <u>1495.00</u>
Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.	
Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.	

Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

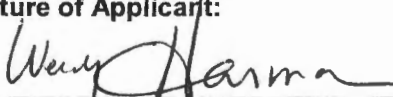
Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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: 	Date: 7/10/12
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This is not a permit - you may not commence any work until the permit is issued.

(A CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire application, including all plans, must be submitted with the application.)

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓		2	Completed application form and check list.
	✓	1	Application fees.
		2	Evidence of right, title and interest.
	N/A	2	Copies of required state and/or federal permits.
		2	Written Description of existing and proposed easements or other burdens.
	N/A	2	Written requests for waivers from individual site plan and/or technical standards.
	N/A	2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

Site Plans and Boundary Survey Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓		3	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
		<ul style="list-style-type: none"> Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone. 	
✓		<ul style="list-style-type: none"> Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone). 	
✓		<ul style="list-style-type: none"> Location and dimension of existing and proposed paved areas. 	
✓		<ul style="list-style-type: none"> Proposed ground floor area of building. 	
✓		<ul style="list-style-type: none"> Finish floor elevation (FEE) or sill elevation. 	
✓		<ul style="list-style-type: none"> Exterior building elevations (show all 4 sides). 	
✓		<ul style="list-style-type: none"> Existing and proposed utilities (or septic system, where applicable) 	
✓		<ul style="list-style-type: none"> Existing and proposed grading and contours. 	
✓		<ul style="list-style-type: none"> Proposed stormwater management and erosion controls. 	
✓		<ul style="list-style-type: none"> Total area and limits of proposed land disturbance. 	
✓		<ul style="list-style-type: none"> Proposed protections to or alterations of watercourses. 	
✓		<ul style="list-style-type: none"> Proposed wetland protections or impacts. 	
✓		<ul style="list-style-type: none"> Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house). 	

N/A		▪ Existing and proposed curb and sidewalk, except for a single family home.
✓		▪ Existing and proposed easements or public or private rights of way.
✓		▪ Show foundation/perimeter drain and outlet.
✓		▪ Additional requirements may apply for lots on unimproved streets.

Building Permit Submittal Requirements –Level I: Minor Residential Development

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓		1	One (1) complete set of construction drawings must include:
			▪ Cross section with framing details
			▪ Floor plans and elevations to scale
			▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
			▪ Window and door schedules
			▪ Foundation plans w/required drainage and damp proofing , if applicable
			▪ Detail egress requirements and fire separation, if applicable
			▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
			▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
			▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**** Reminder: ****

1. A CD or PDF of the entire application, including all plans, must be submitted with the application.
2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
3. Please submit all of the information outlined in this application checklist.
4. If the application is incomplete, the application may be refused.
5. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

PURCHASE AND SALE AGREEMENT - LAND ONLY

June 14, 2012
Offer Date

6/17/12
Effective Date
Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between Vernard J Kavanaugh ("Buyer") and Steven Fowler Greaves, Jennifer Fowler Greaves ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (X) all part of; If "part of" see para. 22 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at Lot C Dedham Street and described in deed(s) recorded at said County's Registry of Deeds Book(s) 51966, Page(s) 296-298.

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 60,000.00. Buyer (X) has delivered; or () will deliver to the Agency within days of the Offer Date, a deposit of earnest money in the amount \$ 1,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ 0 will be delivered 0. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. EARNEST MONEY/ACCEPTANCE: Keller Williams Realty ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until June 15, 2012 (date) 5 () AM (X) PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on July 27, 2012 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) None. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

January 2012 Page 1 of 4 - P&S-LO Buyer(s) Initials [Signature] Seller(s) Initials [Signature]

Keller Williams Realty 50 Sewall Street Portland, ME 04102 Phone: 207.533.2656 Fax: 207.879.9801 John Bourassa Vernard J Kava

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
2. SOILS TEST Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
3. SEPTIC SYSTEM DESIGN Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
4. LOCAL PERMITS Purpose: <u>Contract contingent on buyer obtaining building permit from city of Portland</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27	Buyer	_____
5. HAZARDOUS WASTE REPORTS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
6. UTILITIES Purpose: <u>understand cost</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27	Buyer	_____
7. WATER Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27	Buyer	_____
8. SUB-DIVISION APPROVAL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
9. DEP/LURC APPROVALS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
10. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
11. HABITAT REVIEW/WATERFOWL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
12. MDOT DRIVEWAY/ENTRANCE PERMIT Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
13. DEED RESTRICTION Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	Buyer	_____
14. TAX EXEMPT STATUS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
15. OTHER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____

Further specifications regarding any of the above: **None**

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

January 2012

Page 2 of 4 - P&S-LO

Buyer(s) Initials [Signature]

Seller(s) Initials [Signature]

11. FINANCING: This Agreement is is not subject to Financing. If subject to Financing:
- This Agreement is subject to Buyer obtaining a Cash loan of na % of the purchase price, at an interest rate not to exceed na % and amortized over a period of _____ years. Buyer is under a good faith obligation to seek and obtain financing on these terms.
 - Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within na days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
 - Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
 - After (b) is met, Buyer is obligated to notify Seller in writing if a lender notifies Buyer that it is unable or unwilling to provide said financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of such notice from a lender shall be a default under this Agreement.
 - Buyer agrees to pay no more than 0 points. Seller agrees to pay up to \$ _____ toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
 - Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Yes No .
 - Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

John Bourassa (008758) of Keller Williams Realty (_____)
 Licensee MLS ID Agency MLS ID
 is a Seller Agent Buyer Agent Disc Dual Agent Transaction Broker

sf Wendy Harmon
John Bourassa (004892) of Keller Williams Realty (_____)
 Licensee MLS ID Agency MLS ID
 is a Seller Agent Buyer Agent Disc Dual Agent Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form.
14. DEFAULT/RETURN OF EARNEST MONEY: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.
15. MEDIATION: Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.
16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.
17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.
18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original, faxed or other electronically transmitted signatures are binding.
19. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.
20. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

22. OTHER CONDITIONS: None

23. GENERAL PROVISIONS:

- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

24. ADDENDA: Yes Explain: _____ No

Buyer's Mailing address is PO Box 1346, Calais, ME 04619

_____ 05/01/2012 _____
 BUYER DATE BUYER DATE
 Vernard J Kavanaugh

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is _____
 _____ 05/01/2012 _____
 SELLER Steven Fowler Greaves DATE SELLER Jennifer Fowler Greaves DATE

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:
None

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

_____ DATE _____ DATE
 SELLER SELLER

The Buyer hereby accepts the counter offer set forth above.

_____ 6/14/12 _____
 BUYER DATE BUYER DATE

EXTENSION:

The time for the performance of this Agreement is extended until _____ DATE

_____ DATE _____ DATE
 SELLER SELLER

_____ DATE _____ DATE
 BUYER BUYER



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All Rights Reserved. Revised January 2012



Vernard J Kava



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 182536

Tender Amount: 1495.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/11/2012

Receipt Number: 45859

Receipt Details:

Referance ID:	7226	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-07-4443-SF - New SF 1984sf, no garage, 2 stories; 3bed/2.5bath			
Additional Comments: 27 Dedham			

Referance ID:	7227	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	1020.00	Charge Amount:	1020.00
Job ID: Job ID: 2012-07-4443-SF - New SF 1984sf, no garage, 2 stories; 3bed/2.5bath			

Additional Comments:

Referance ID:	7228	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment Date:	
Transaction Amount:	300.00	Charge Amount:	300.00
Job ID: Job ID: 2012-07-4443-SF - New SF 1984sf, no garage, 2 stories; 3bed/2.5bath			
Additional Comments:			

Referance ID:	7229	Fee Type:	BP-INSP
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-07-4443-SF - New SF 1984sf, no garage, 2 stories; 3bed/2.5bath			
Additional Comments:			

Thank You for your Payment!

Applicant: Vernard J. Kavanagh

Date: 7/16/12

Address: 27 Dedham St.

C-B-L: 335-C-21,22,23:50

perm # 2012-07-4443

CHECK-LIST AGAINST ZONING ORDINANCE

OK w/ revised site plan 7/8/12

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - build new 2 story single family - 32' x 28' w/ 12' x 8' bump out on left side

Sewage Disposal - public

Lot Street Frontage - 50' min. - 120' scaled (OK)

Front Yard - 25' min. - 25' scaled (OK) * front steps section 14-425 - can't extend more than 5' off front of building - 5' setback max

Rear Yard - 25' min. - 88' scaled (OK)

Side Yard - 2 stories 14' min. - 12' on right side scaled. * can reduce one side yard to 12' if add to other side - need total of 28' have 79' (OK)
- 67' on left scaled

Projections -

Width of Lot - 80' min. - 120' scaled (OK)

Height - 35' max - 24.25 scaled (OK)

Lot Area - 19000 sq ft - 17115 (assessor)

Lot Coverage Impervious Surface - 20% = 3423

Area per Family - 19000 sq ft

Off-street Parking - 2 spaces required - 2 shown beyond 25' - ~~2 shown~~ revised 18' x 15' (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 1 - zone C

$32 \times 28 = 896$
 $8 \times 12 = 96$
 front steps $4 \times 5.75 = 23$
 side park $6.92 \times 8 = 55.36$

 1070.31 (OK)

12/01/2008

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM
(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: STEVE FOWLER GREGGAVE'S (owner) C/O FOWLER GREGGAVE'S CONSTRUCTION		Name of Agent: ROBERT T. GREENLAW <i>RS</i>	
Applicant Mailing Address: 66 ALLEN AVE		Agent Phone # (Include area code): 207-749-9471	
Town/City: PORTLAND, ME		PROJECT Information Name of Town/City: PORTLAND,	
State and Zip code: MAINE 04103		Name of Wetland or Waterbody: UN NAMED STREAM	
Daytime Phone # (Include area code):		Map #: Tax Map 335-C	Lot #: 21, 22, 23 & 50
Detailed Directions to Site: NORTH ON FOREST AVE FROM MURRELLS COR. RIGHT ON NEWTON ST. THEN LEFT ON DEDHAM.			
Description of Project: CONSTRUCTING A SINGLE FAMILY DWELLING, HAVING FOUNDATIONS DRAIN EMPTY INTO 75' SETBACK, SEWER CONNECTION ALSO,		UTM Northing: (If known)	
Part of a larger project? (check one) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		After the Fact? (check one) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check one <input checked="" type="checkbox"/> This project does (or) does not involve work below mean low water (average low water).			

PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

RTG 08/13/12

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities In/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities in existing dev. areas located In/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input checked="" type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

I have attached the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach a check for \$65 made payable to: "Treasurer, State of Maine".
- Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach Proof of Legal Name. If applicant is not an individual or municipality, provide a copy of Secretary of State's registration information (available at <http://lcrs.informe.org/nel-sos-lcrs/lcrs?MainPage=x>)
- Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.
- Attach all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant: <i>[Signature]</i>	Date: 7-22-2012
---	------------------------

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP 17 STATE HOUSE STATION AUGUSTA, ME 04333-0017 (207)287-3901	PORTLAND DEP 312 CANCO ROAD PORTLAND, ME 04103 (207)822-6300	BANGOR DEP 106 HOGAN ROAD BANGOR, ME 04401 (207)941-4570	PRESQUE ISLE DEP 1235 CENTRAL DRIVE PRESQUE ISLE, ME 04789 (207)764-0477
OFFICE USE ONLY	Ck # 2039545	Date 8/1/12	Staff JBW
PBR # 54641	FP	Date 8/14/12	Def. Date

DEPLW0309-N2008

*new plan 8/14/12
 driveway, relocated to minimize impact
 Plan to build only; no cutting proposed*

JW

Jonathan Rioux - Kavanaugh Residence Dedham Street Lot C

From: John Ossie <jossie@cad-de-tech.com>
To: <JRIOUX@portlandmaine.gov>
Date: 8/14/2012 5:09 AM
Subject: Kavanaugh Residence Dedham Street Lot C
Attachments: Dedham Street Lot C Sheet Set-A1-01.pdf; Dedham Street Lot C Sheet Set-A1-02.pdf;
 Dedham Street Lot C Sheet Set-A1-03.pdf; Dedham Street Lot C Sheet Set-A1-04.pdf;
 Dedham Street Lot C Sheet Set-A2-01.pdf; Dedham Street Lot C Sheet Set-A2-02.pdf;
 Dedham Street Lot C Sheet Set-A3-01.pdf

I have prepared a response to your issues.

1. **Anchor Bolts/Straps, spacing (Section R403.1.6) - Spacing at Corners?**
See note 18 Sheet A2-02 attached
2. **Fabric, Damp proofing (Section R405 & R406)?**
See Note 15 Sheet A2-02 attached
3. **Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))- max span for (3) 2 x 12 inch Girders?**
3-1 2" SCH 40 STEEL LALLY COL. W/ SHOP COAT OF RUST INHIBITIVE PAINT ON THE INTERIOR & EXTERIOR SURFACES. TYP. ALL COLS.
4. **Sheathing; Floor & Wall (Table R503.2.1.1(1)?**
See wall types on sheet A2-02 attached
5. **Emergency Escape and Rescue Openings (Section R310)- Egress windows in bedrooms?**
See revised window schedules on sheets A1-01 and A1-02 attached
6. **Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.**
window schedules on sheets A1-01 and A1-02 attached See dimensions on building sections sheet A2-01 attached and revised
7. **A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.**
See revised window schedules on sheets A1-01 and A1-02 attached
window schedules on sheets A1-01 and A1-02 attached See dimensions on building sections sheet A2-01 attached and revised
8. **Safety Glazing (Section R308)- in hazard areas?**
Added safety glazing at side lights at mud room entry
9. **Attic Access (Section R807)?**
Added 22"x30" insulated (R30) attic access door in second floor hallway

10. Header Schedule (Tables R502.5(1) & (2))?

Added header schedules to framing plans attached

11. Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)?

Added handrails and a guardrail to stair section sheet A2-01 attached

12. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform?

Added dimensions and headroom line to stair section on sheet A2-01 attached

13. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; insulation shall comply with the IECC, 2009 (Maine State Energy Codes)?

Soffits have continuous strip vents attic has gable vent both sides, see elevations sheet A3-01 attached

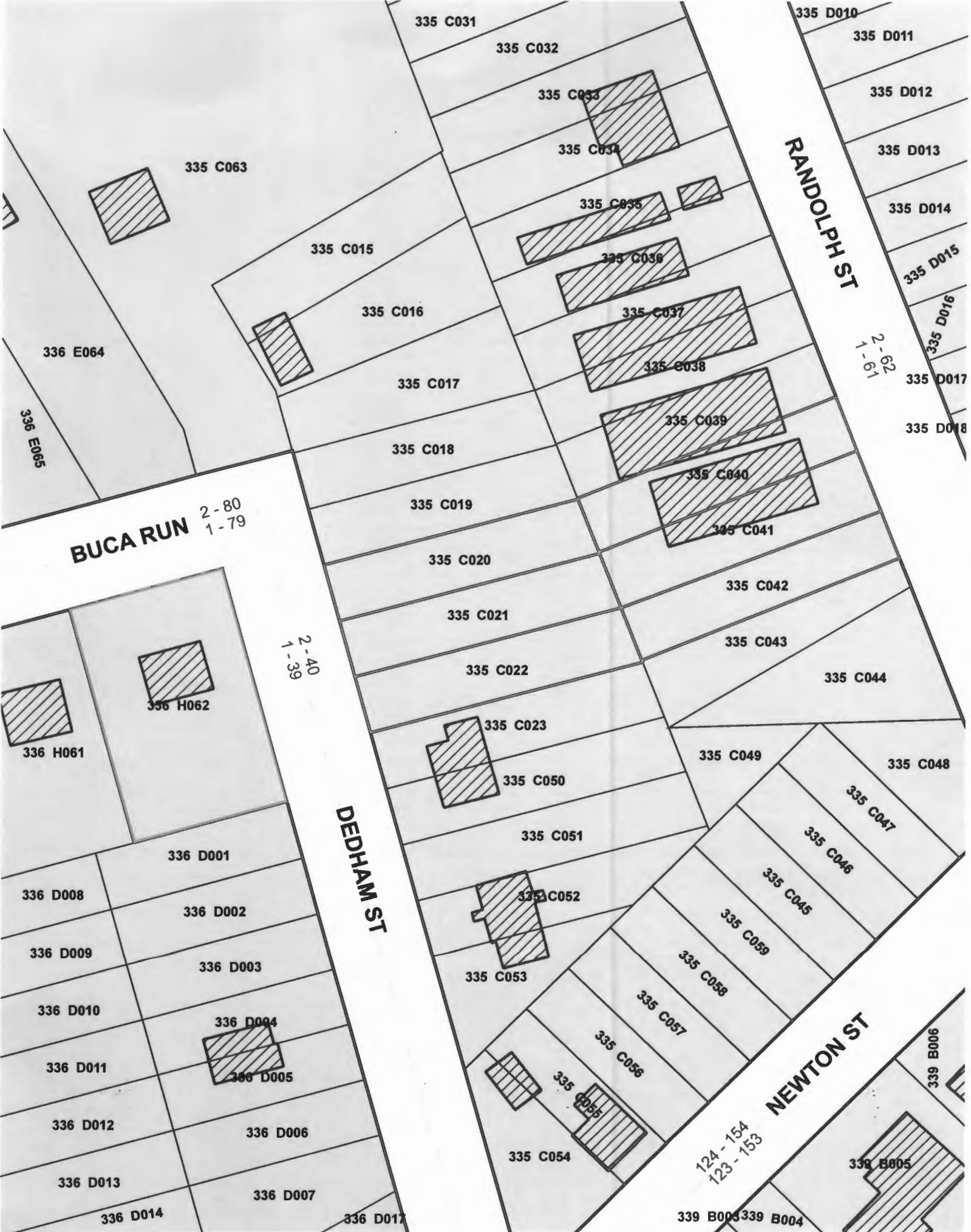
I'll send the REScheck report later today.

Please let me know if you need anything else

regards,

John Ossie

CAD-de-tech LLC



335 C031

335 C032

335 D010

335 D011

335 C033

335 D012

335 C034

335 D013

335 C063

335 D014

335 C015

335 C035

335 D015

335 C016

335 C036

335 D016

336 E064

335 C037

2-82

336 E065

335 C017

335 C038

1-91

335 D017

335 C018

335 C039

335 D018

BUCA RUN
2-80
1-79

335 C019

335 C040

335 C020

335 C041

335 C021

335 C042

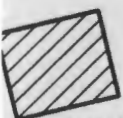
335 C022

335 C043

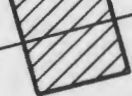
2-40
1-39

335 C023

335 C044



336 H061



335 C023

335 C050

335 C049

335 C048



336 H062

DEDHAM ST

335 C051

335 C047

336 D001

335 C052

335 C046

336 D008

335 C053

335 C045

336 D002

336 D009

335 C059

336 D003

336 D010

335 C058

336 D004

336 D011

335 C057



336 D005

336 D012



335 C055

NEWTON ST

336 D013

335 C054

124-154
123-153

336 D006

339 B006

336 D014

336 D017

339 B003 339 B004

339 B005

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Steven Fowler-Greaves to build a new single family home at 27 Dedham Street.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

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Gayle Guertin - 27 Dedham St. (new single family)

From: Gayle Guertin
To: Ann Machado; Marge Schmuckal
Date: 7/17/2012 2:35 PM
Subject: 27 Dedham St. (new single family)
CC: Gayle Guertin

The abutters notices for 27 Dedham St. was mailed out as of 7-17-12.

Gayle

FOWLER-GREAVES STEVEN &
JENNIFER FOWLER-GREAVES JTS
661 ALLEN AVE
PORTLAND , ME 04103

GRANT JAMES J JR &
LAURA E GRANT JTS
8 BUCA RUN
PORTLAND, ME 04103

ODENCRANTZ GEORGE D
386 DANVILLE COR RD
AUBURN, ME 04210

RISBARA PETER &
CLAUDIA JTS
36 RANDOLPH ST
PORTLAND , ME 04101

SEM RORN &
HEAM CHANN
20 DEDHAM ST
PORTLAND , ME 04103

Labels Requested For CBL:

335 C015

335 C021

335 C040

335 C042

336 H062



2009 IECC Energy Efficiency Certificate

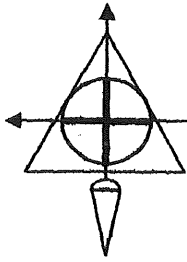
Insulation Rating	R-Value
Ceiling / Roof	46.00
Wall	28.00
Floor / Foundation	10.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.35	
Door	0.50	NA

Heating & Cooling Equipment	Efficiency
Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

Name: _____ Date: _____

Comments:



ROBERT T. GREENLAW, PLS

September 10, 2012

The Inspections Department
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Verification of the proper location of the foundation for the dwelling located at on Dedham Street . Also, shown on tax map 335, Block C as lots 22, 23 & 50.

On September 10, 2012, I personally supervised and directed the placing of the foundation corners in the foundation hole at the above address.

The foundation was placed in the hole at a distance of 12'-6" from the southerly property line and 25'-6" from the street line also known as the front property line. As shown on the approved site plans this also meets the required rear setback and northerly setback.

It is also in the position that was approved the D.E.P permit by rule permit.

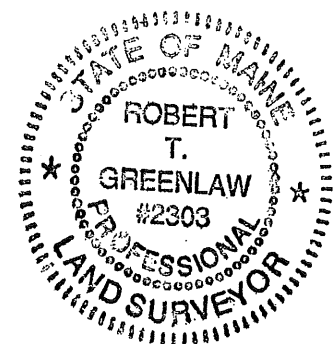
Forms were placed for the footing around these corners.

These setbacks exceed the required distances for the R-2 zone by 6".

Please feel free to call or email should you have any questions or concerns.

Sincerely,

Robert T. Greenlaw, PLS



Cc: Vernard Kavanaugh

134 Portland Ave
Old Orchard Beach, Maine 04064
Bobgreenlaw@myfairpoint.net
207-749-9471



New Residence

Dedham Street Lot C, Portland, ME
for Mr. & Mrs. Kavanaugh

Drawing List

A0.01	Cover Sheet
A1.01	Floor Plans
A1.02	Floor Plans
A1.03	Framing Plans
A1.04	Framing Plans
A2.01	Building Sections/Stair Section
A2.02	Wall Sections
A3.01	Building Elevations

Building Information

	Finished	Un-finished
Basement	138	854
First		
Living	892	0
Porch	0	28
Second		
Living	0	892
Totals	1130	1674

Code Requirements

R101.2 Scope
Single Family Residence

R301.2.3 Snow Loads
The ground and roof snow load for this region is 60#/sf+42#/sf.

R301.2.4 floodplain Construction
The site of this building is not located in a floodplain

R301.5 Live Load
The building has been designed to support the live loads from table 301.5

R301.6 Roof Load
This building has been designed to support the snow loads of 42#/sf

R309 Garage and Carports
The garage will be sheathed in min 1/2" GWB all walls. The ceiling will be sheathed in min 5/8" TYPE-X GWB. The door from the garage to the residence will be minimum 20 min.

R310 Emergency Escape and Rescue Openings
Every living room and sleeping room in this residence has been designed with an emergency escape window or door as required.

R311 Means of Egress

The means of egress for this residence have been designed to meet the requirements of this section

R311.2.2 Under Stair Protection
The accessible space beneath the stairs will be sheathed with min 1/2" GWB.

R311.3 Hallways
Hallways are a min. 36" wide

R311.5 Stairways
Stairways are a min. 36" wide
Headroom is a min. 6'-8"
Riser heights are a max. 7-3/4"
Treads are a min. 10" wide
The landing width is at least as wide as the stairway and is a min. 36" wide in the direction of travel.

R311.3.6 Handrails
Handrails will be installed on a least one wall of each stairway and shall be 34" to 38" high as measured above the nosing.

R312 Guards
Guards at porches, open sides of stairs and balconies shall be 42" high and no opening in the rail are more than 4"

R502 Wood Girders
Refer to table 502.5 for wood girders

R603 Headers

Refer to table R603.6 for the required size of opening headers

R602 Wood Fastening
Refer to table R602.3 for wood fastener requirements

R313 Smoke Alarms
Smoke alarms shall be installed:
in each sleeping room
outside each sleeping area
On each additional story, including the basement
Alarms shall be installed per NFPA 72

R315 Flame Spread and Smoke Density
Finishes shall have a flame spread classification of no greater than 200 and a smoke-developed index of no greater than 450.

Chapter 10 Chimneys and Fireplaces
The chimneys and fireplaces shall be constructed to meet the requirements of this section.

Chapter 11 Energy Efficiency
Roofs shall have a min. rating of R-38
Exterior walls shall have a min. rating of R-21
Floors above garage spaces shall have a min. rating of R-21
Floors above basement spaces shall have a min. rating of R-21
Windows shall have a U-factor of 0.35

NOTE:

THE CONTRACTOR/OWNER ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SPECIFICATIONS ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND OWNER IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE WARRANTIES OR GUARANTEES ARE EXTENDED TO ANYONE OTHER THAN THE CLIENT AND OWNER. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS ARE NOT CHANGED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS ARE NOT CHANGED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS ARE NOT CHANGED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS.

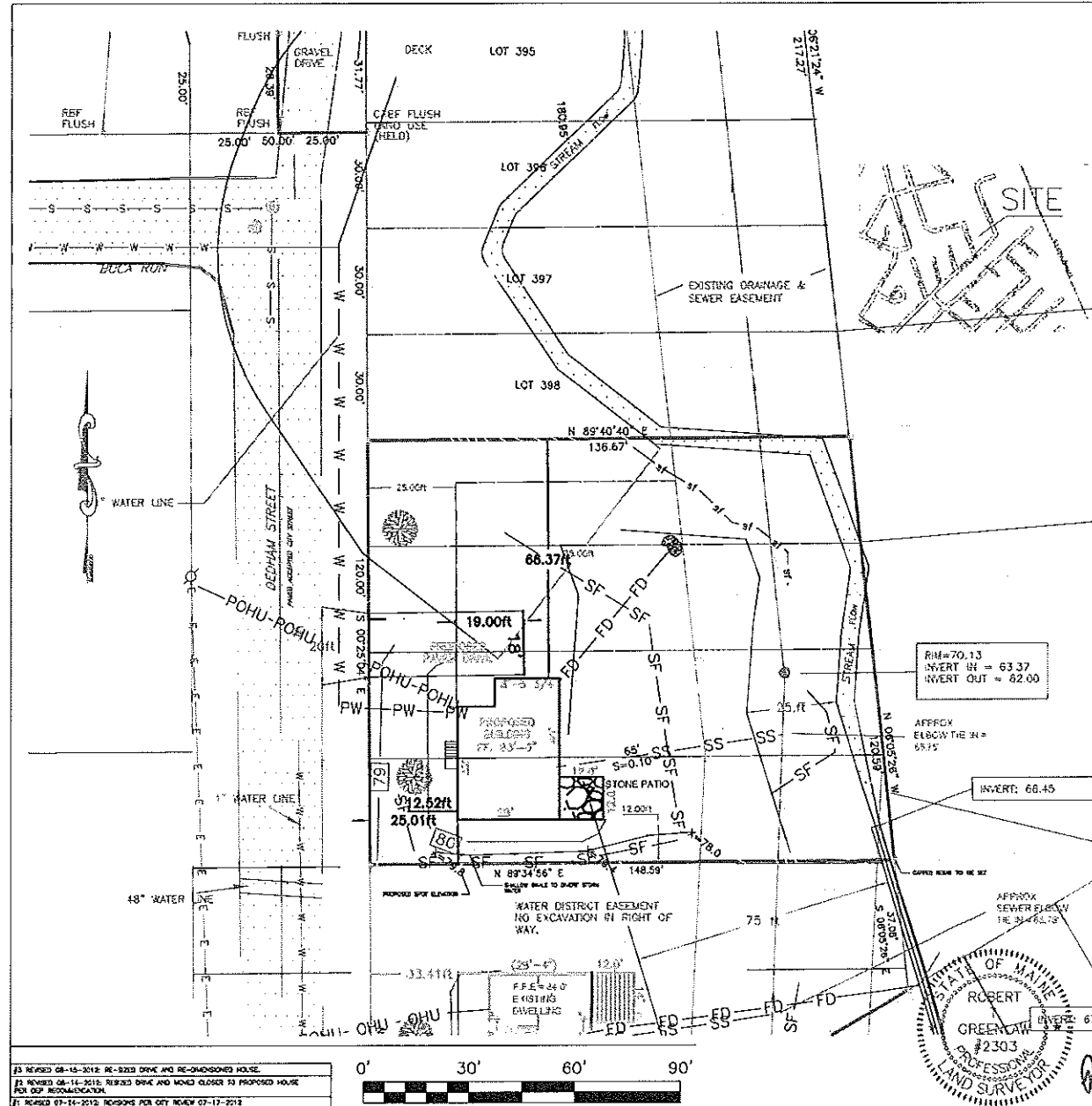
1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and elevations.

PROPERTY OF
Code-Tech
235 Riverside Industrial Parkway
Portland, ME 04102

New Residence
Dedham Street Lot C, Portland, ME
for Mr. & Mrs. Kavanaugh

BY	DATE	NO	REMARKS
JJO	06-24-12	A	Issued for Permitting

CODE: IRC 2009
TOWN: Portland
DATE: 06-24-2012
SCALE: As Noted
DRAWN: JJO
TITLE: COVER SHEET
FILE:
SHEET: AD-01



1. RECORD OWNER OF PARCEL: JENNIFER FOWLER-GREAVES AND STEVEN FOWLER-GREAVES AS RECORDED IN THE CLAMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3646, PAGE 276. RECORD OWNER SUCCESSOR: KELLY ANN FOWLER, PORTLAND MAINE 04103
2. BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN WITH A HAND HELD COMPASS DURING THE YEAR 2005.
3. ELEVATIONS ARE BASED UPON THE HEIGHTS OF MARKERS ADJACENT TO THE SITE AND SHOWN HEREON. INVERT ELEVATIONS ARE RELATED TO BE ON CITY OF PORTLAND DATUM AS THEY ARE ON A CITY OF PORTLAND ENGINEERING PLAN. SAID REFERENCED PLAN IS SHOWN BELOW AS IS.
4. AREA OF PARCEL: 17118.5 SQUARE FEET.
5. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. REVISIONS, CHANGES DATED BY R.L. BURN CO. RECORDED IN THE CLAMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
6. CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS NORTH STREET BRANCH PRESSURIZED NORTH INTERIOR FOR SENIOR AS BUILT PLAN DATED 08-11-15.
7. CITY OF PORTLAND TAX MAP 325-1-1075 SHOWN AS 2232450.
8. SURVEY OF WATT SALAM REMAKE 3 DEDHAM STREET PORTLAND MAINE PREPARED BY BACK BAY SURVEYING INC. 2005 NOT RECORDED.
9. STREET LINE FOR DEDHAM AND BELLA RUN ARE BASED UPON A PLAN FILED BY JAMES HOOVER CONSULTING PLANNING AND ENGINEERING INC. PORTLAND MAINE BY THE PORTLAND ENGINEERING DEPARTMENT ON 08/12/14 AND RECORDED IN THE REGISTRY IN PLAN BOOK 156, PAGE 378.
10. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED WITH THE EXCEPTION OF THE GRADE AND FINAL LANDSCAPING.
11. NO EASEMENTS WERE DISCOVERED AS PART OF THIS SURVEY OTHER THAN THOSE SHOWN HEREON, NAMELY THE LOT IS BOUNDARY BY A PORTLAND WATER DISTRICT EASEMENT AND CITY OF PORTLAND SEWER AND DRAINAGE EASEMENT.

ZONING: R-1 RESIDENTIAL
 MINIMUM YARDS: FRONT = 35 FT; REAR = 35 FT
 SIDE = 10 FT; CORNER = 15 FT; 2-1/2 STORIES: 14 FT; 2-1/2 STORIES: 14 FT
 MINIMUM LOT AREA: 10,000 SQ. FT.
 MINIMUM STREET FRONTAGE: 30 FT
 MINIMUM BUILDING HEIGHT: 20 FT
 MINIMUM LOT COVERAGE: 25%
 MINIMUM LOT WIDTH: 30 FT

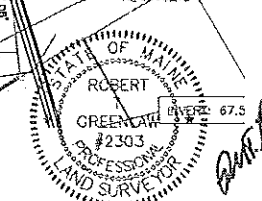
FLOOD NOTE: BY GRAPHIC FLOODING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-FLOOD, NO. 220204-72C, WHICH BEARS AN EFFECTIVE DATE OF 12/08/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

FLOOD NOTE: BY GRAPHIC FLOODING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-FLOOD, NO. 220204-72C, WHICH BEARS AN EFFECTIVE DATE OF 12/08/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LIMITS OF DISTURBANCE WILL INCLUDE THE AREAS OF THE HOUSE, DRIVEWAY, AREA BETWEEN HOUSE AND STREET, THE OUTFALL PIPE AND SEWER CONNECTION. THE AREA SHALL BE APPROXIMATELY 2000 SQUARE FEET.
 SOIL TYPE IN AREA OF PROPOSED DWELLING: SCANTY BILT LOAM (Sb) AS SHOWN ON THE CLAMBERLAND COUNTY SOIL SURVEY BOOK.

NOTE: THE DRIVE WAY HAS BEEN MINIMUM TO 10' WHICH IS THE CITY OF PORTLAND MINIMUM SIZE. THE FOUNDATION BEAMS AND SEWER ARE BEING PLACED IN THE 10' STRIP AS THERE IS NO ALTERNATIVE TO THEIR PLACEMENT. THE CITY OF PORTLAND REQUIRES THE TOWNSMAN BE DRIVEN ON THE SUBJECT PROPERTY.

- LEGEND**
- Copied Rebar or Van Pipe Found
 - ◊ Survey Instrument Point
 - Adular Line
 - Property Line
 - Street Line
 - (50.00) Distance from reference plan or deed.
 - 1/2" New Or Formerly
 - A.G. Above Grade
 - B.G. Below Grade
 - Overhead Utility
 - Utility Pole
 - Edge of traveled way
 - Utility Pole
 - Contour Line
 - Proposed Contour Line
 - Sewer, 12" dia. from House
 - PVC SDR 35 PIPE
 - Foundation Drain
 - Proposed Water Service
 - Proposed Overhead Utility PVC SDR 35 PIPE
 - Proposed SR Force
 - Proposed Street Tree
 - 2-1/2" Minimum Diameter



SURVEYORS STATEMENT:
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LAND SURVEYING FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
 (1) NO WRITTEN REPORT
 (2) NO NEW DESCRIPTION
 ROBERT T. GREENLAW PLS. DATE: 08-15-2012

33 REVISION 08-15-2012: RE-SIZED DRIVE AND RE-ORIENTED HOUSE.
 32 REVISION 08-14-2012: RE-SIZED DRIVE AND MOVED CLOSER TO PROPOSED HOUSE FOR BPP RECOMMENDATION.
 31 REVISION 07-14-2012: REVISIONS FOR CITY REVIEW 07-17-2012



PROPOSED SITE PLAN
 FOR A PROPOSED NEW 1/2 STORY DWELLING
 DEDHAM STREET, PORTLAND, MAINE
 FOR:
FOWLER-GREAVES CONSTRUCTION

DRAWN BY: RTG
 CHECKED BY: KGC
 SCALE: 1"=30'
 DATE OF SURVEY: 08-10-2008
 JOB NUMBER: 2008004
 SHEET: 2 of 3

PREPARED BY:
Robert T. Greenlaw PLS
 134 Portland Ave
 OLD ORCHARD BEACH MAINE 04064
 207-749-9471
 Bobgreenlaw@myfairpoint.net
 DRAWER: 2008 NO: 004

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