

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 051347

PERMIT ISSUED OCT 17 2005 CITY OF PORTLAND

This is to certify that MARTIN JEFFREY Y & KATHLEEN V./Coastal Construction

has permission to Single Family 28 x 34 Cape full rear

AT 90 FARRAGUT ST L 339 J055001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is laid out or occupied. NO NOTIFICATION 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

Handwritten signature and date 10/14/05 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 ISSUED**

Permit No: 05-1347	Issue Date: OCT 17 2005	CBL: 389 J055001
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Location of Construction: 90 FARRAGUT ST	Owner Name: MARTIN JEFFREY Y & KIRSTEN	Owner Address: 131 HOPE AVE	Phone:
Business Name:	Contractor Name: Coastal Construction	Contractor Address: 4 King St Portland	Phone: 2078786511
Lessee/Buyer's Name	Phone: Dwight 232-6233	Permit Type: Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family 28 x 34 Cape w/ full rear dormer	Permit Fee: \$1,446.00	Cost of Work: \$150,000.00	CEO District: 5
Proposed Project Description: Single Family 28 x 34 Cape w/ full rear dormer		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type: SB IRC 2003		

Signature: *N/A*      Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature:      Date:

Permit Taken By: dmartin	Date Applied For: 09/15/2005	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>N/A</i> <input type="checkbox"/> Subdivision <i>N/A</i> <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>10/7/05</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 Date:
	Date: <i>10/7/05</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 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

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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

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

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

[Signature] 10/17/05  
Signature of Applicant/Designee Date

[Signature] 10/17/05  
Signature of Inspections Official Date

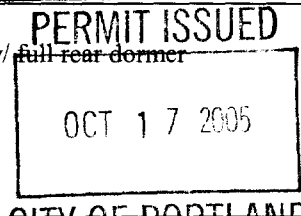
CBL: 339-J-055 Building Permit #: 05-1347

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

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

Permit No: 05-1347	Date Applied For: 09/15/2005	CBL: 339 J055001
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<b>Location of Construction:</b> 90 FARRAGUT ST	<b>Owner Name:</b> MARTIN JEFFREY Y & KIRSTEN	<b>Owner Address:</b> 131 HOPE AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Coastal Construction	<b>Contractor Address:</b> 4 King St Portland	<b>Phone:</b> (207) 878-6511
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family 28 x 34 Cape w/ full rear dormer	<b>Proposed Project Description:</b> Single Family 28 x 34 Cape w/ full rear dormer	<b>PERMIT ISSUED</b> 
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 10/07/2005

**Note:** 10/6/05 Left message with Kirsten. Need revised site plan showing 5' setback for driveway parking.      **Ok to Issue:**

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

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Residential Plan Revie      **Approval Date:**

**Note:**      **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) The exterior stairs and deck are NOT approved at this time due to lack of details. An ammendment must be filed for these items.
- 3) A 22" x 30" attic acces must be installed if the area above the ceiling is higher than 30".
- 4) There must be a 2" clearance maintained between the chimney and any combustibile material, and fire blocking per code at each level
- 5) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 6) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 7) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 8) Separate permits are required for any electrical, plumbing, or heating.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 09/30/2005

**Note:**      **Ok to Issue:**

- 1) 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.
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 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) 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.

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

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

<b>Location of Construction:</b> 90 FARRAGUT ST	<b>Owner Name:</b> MARTIN JEFFREY
<b>Business Name:</b>	<b>Contractor Name:</b> Coastal Construction
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>

*Dave  
+ hoffs  
cell #  
688  
232-6233*

<b>CBL:</b> 339 J055001
<b>Phone:</b>
<b>Phone</b> (207) 878-6511

**Proposed Use:**  
Single Family 28 x 34 Cape w/ full rear dormer

DUED  
05

**Dept:** Zoning      **Status:** Approved with Conditions      **Re** *renado*      **Approval Date:** 10/07/2005

**Note:** 10/6/05 Left message with Kirsten. Need revised site plan showing 5' setback for driveway parking.      **Ok to Issue:**

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- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Residential Plan Revie      **Approval Date:**

**Note:**      **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) The exterior stairs and deck are NOT approved at this time due to lack of details. An ammendment must be filed for these items.
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- 7) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 8) Separate permits are required for any electrical, plumbing, or heating.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 09/30/2005

**Note:**      **Ok to Issue:**

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<b>Business Name:</b>	<b>Contractor Name:</b> Coastal Construction	<b>Contractor Address:</b> 4 King St Portland	<b>Phone</b> (207) 878-6511
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

**Dept:** Planning      **Status:** Not Applicable      **Reviewer:** Jay Reynolds      **Approval Date:** 09/30/2005  
**Note:**      **Ok to Issue:**

**Comments:**

10/6/05-GG: received revised site plan. /gg

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Plan Reviewer	Inspection/Date/Findings
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	OK	
Foundation Drainage Damp proofing (Section R405 & R406)	OK	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps (Section R403.1.6)	size?	
Lally Column Type (Section R407)	3-2x12's - OK	7'-2" Max Span
Girder & Header Spans (Table R 502.5(2))	"	"
Built-Up Wood Center Girder Dimension/Type	2x6 PT w/sill seal	OK
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x10's - 16"OC	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	"	"

1

2	<p>Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))</p> <p>Pitch, Span, Spacing &amp; Dimension (Table R802.5.1(1) - R 802.5.1(8))</p> <p>Roof Rafter; Framing &amp; Connections (Section R802.3 &amp; R802.3.1)</p> <p>Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))</p> <p>Fastener Schedule (Table R602.3(1) &amp; (2))</p>	<p>Ceiling joists/collar ties - size?</p> <p>2x10's - 16" oc</p> <p>100% 3/4" Roof - wall 1/2"</p>	
3	<p><b>Private Garage</b> (Section R309)</p> <p>Living Space? (Above or beside)</p>	<p><del>Private Garage</del> No garage on plans - is there one?</p>	
4	<p>Fire separation (Section R309.2)</p> <p>Opening Protection (Section R309.1)</p> <p>Emergency Escape and Rescue Openings (Section R310)</p>	<p>Need size &amp; in all bedrooms</p>	
5	<p>Roof Covering (Chapter 9)</p> <p>Safety Glazing (Section R308)</p>	<p>OK - Asphalt</p> <p>Need in master bath</p>	
6	<p>Attic Access (Section R807)</p>	<p>size?</p>	
7	<p>Chimney Clearances/Fire blocking (Chapter 10)</p>	<p><del>Chimney</del> Plans shows chimney</p>	



3-2x10's over windows + doors - OK

<p>Header Schedule (Section R502.5(1) &amp; (2))</p>	<p>Beam size in large openings in living + study</p>	
<p>Type of Heating System</p>		
<p><b>Means of Egress</b> (Sec R311 &amp; R312)</p>		
<p>Basement 2</p>		
<p>Number of Stairways 4</p>		
<p>Interior 2</p>		
<p>Exterior 2</p>		
<p>Treads and Risers (Section R311.5.3)</p>	<p>10 1/8" T 7 3/4" max risers</p>	
<p>Width (Section R311.5.1)</p>	<p>4'</p>	
<p>Headroom (Section R311.5.2)</p>	<p>8'</p>	
<p>Guardrails and Handrails (Section R312 &amp; R311.5.6 - R311.5.6.3)</p>	<p>Need details</p>	
<p>Smoke Detectors (Section R313)</p>	<p>OK see notes</p>	
<p>Location and type/Interconnected</p>	<p>N/A</p>	
<p>Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)</p>	<p>not shown - need framing details</p>	
<p>Deck Construction (Section R502.2.1)</p>	<p>See Chimney Summary Checklist</p>	

8

9

10

11

Need R-Values of walls/floor/ceiling/rooftop + U-Values of windows

*Per owner*

Soil type/Presumptive Load Value (Table 401.4.1)

Component

**STRUCTURAL**

Footing Dimensions/Depth  
(Table 403.1.1 & 403.1.1(1),  
Section 403.1.2)

Foundation Drainage Dampproofing  
(Section 406)

Ventilation (Section 409.1)  
Crawls Space ONLY

AnchorBolts/Straps (Section 403.1.4)

Lally Column Type,  
Spacing and footing sizes (Table 502.3.4(2))

Built-Up Wood Center Girder  
Dimension/Type  
(Table 502.3.4(2))

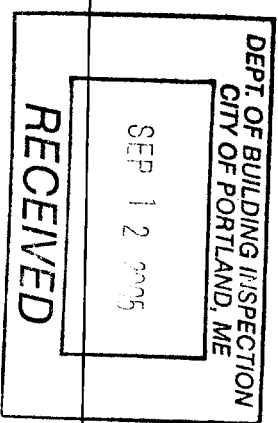
Sill/Band Joist Type & Dimesions

First Floor Joist Species  
Dimensions and Spacing  
(Table 503.3.1(1) & Table 503.3.2(1))

Second Floor Joist Species  
Dimensions and Spacing Table(503.3.1(1) &  
Table 503.3.2(1))

Plan Reviewer

Inspection/Date/Findings



*See Foundation Plan*

*3" x 6" Sill, Center Girder Beam*

*3" x 6" Sill, Band Joist*

*2" x 6" Joist*

*2" x 6" Joist*

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))		
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x10 @ 16" o.c. over 2x12 @ 16" o.c. gables	
Sheathing: Floor, Wall and roof (Table 503.2.1(1))	1/2" OSB	
Fastener Schedule (Table 602.3(1) & (2))	See schedule	
<b>Private Garage</b> Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	None	
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	1 1/2" concrete	
Egress Windows (Section 310)	Private Use	
Roof Covering (Chapter 9)	Asph/Flt	
Safety Glazing (Section 308)		
Attic Access (BOCA 1211.1)	Basement window	
Draft Stopping around chimney	1 1/2"	

Header Schedule	3rd, 2nd and 1st floors	
Type of Heating System	Radiator	
<b>Stairs</b>		
Number of Stairways	3	
Interior	1st floor	
Exterior	1st floor	
Treads and Risers (Section 314)	Treads: 11" x 11" Risers: 7"	
Width	48"	
Headroom	8'	
Guardrails and Handrails (Section 315)	Handrails: 34" Guardrails: 42"	
Smoke Detectors Location and type/Interconnected	None	
Plan Reviewer Signature		

See Chimney Summary Checklist





Generated by REScheck Package Generator

# REScheck Inspection Checklist

Project Title: Untitled

## Ceilings:

- Ceiling: , R-38.0 cavity insulation

Comments: \_\_\_\_\_

## Above-Grade Walls:

- Wall: , R-21.0 cavity insulation

Comments: \_\_\_\_\_

## Windows:

- Window: , U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panes \_\_\_\_\_ Frame Type \_\_\_\_\_ Thermal Break? \_\_\_\_\_ Yes \_\_\_\_\_ No

Comments: \_\_\_\_\_

## Doors:

- Door: , U-factor: 0.350

Comments: Front door exempt

## Floors:

- Floor: , R-30.0 cavity insulation

Comments: \_\_\_\_\_

## Air Leakage:

- Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage must be sealed.
- Recessed lights must be 1) Type IC rated, or 2) installed inside an appropriate air-tight assembly with a 0.5" clearance from combustible materials. If non-IC rated, the fixture must be installed with a 3" clearance from insulation.

## Skylights:

- Minimum insulation requirement for skylight shafts equal to or greater than 12 inches is R-19.

## Vapor Retarder:

- Required on the warm-in-winter side of all non-vented framed ceilings, walls, and floors.

## Materials Identification:

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

## Duct Insulation:

- Supply ducts in unconditioned attics or outside the building must be insulated to R-8.
- Return ducts in unconditioned attics or outside the building must be insulated to R-4.
- Supply ducts in unconditioned spaces must be insulated to R-8.
- Return ducts in unconditioned spaces (except basements) must be insulated to R-2.
- Where exterior walls are used as plenums, the wall must be insulated to R-8.
- Insulation is not required on return ducts in basements.

**Duct Construction:**

- Duct connections to flanges of air distribution system equipment must be sealed and mechanically fastened.
- All joints, seams, and connections must be securely fastened with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric, or tapes. Tapes and mastics must be rated UL 181A or UL 181B.  
Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).
- The HVAC system must provide a means for balancing air and water systems.

**Temperature Controls:**

- Thermostats are required for each separate HVAC system. A manual or automatic means to partially restrict or shut off the heating and/or cooling input to each zone or floor shall be provided.

**Service Water Heating:**

- Water heaters with vertical pipe risers must have a heat trap on both the inlet and outlet unless the water heater has an integral heat trap or is part of a circulating system.
- Insulate circulating hot water pipes to the levels in Table 1.

**Circulating Hot Water Systems:**

- Insulate circulating hot water pipes to the levels in Table 1.

**Swimming Pools:**

- All heated swimming pools must have an on/off heater switch and require a cover unless over 20% of the heating energy is from non-depletable sources. Pool pumps require a time clock.

**Heating and Cooling Piping Insulation:**

- HVAC piping conveying fluids above 105°F or chilled fluids below 55°F must be insulated to the levels in Table 2.

**Table 1: Minimum Insulation Thickness for Circulating Hot Water Pipes**

Heated Water Temperature (°F)	Insulation Thickness in Inches by Pipe Sizes			
	Non-Circulating Runouts		Circulating Mains and Runouts	
	Up to 1"	Up to 1.25"	1.5" to 2.0"	Over 2"
170-180	0.5	1.0	1.5	2.0
140-169	0.5	0.5	1.0	1.5
100-139	0.5	0.5	0.5	1.0

**Table 2: Minimum Insulation Thickness for HVAC Pipes. Hot Water Pipes**

Piping System Types	Fluid Temp. Range(°F)	Insulation Thickness in Inches by Pipe Sizes			
		2" Runouts	1" and Less	1.25" to 2.0"	2.5" to 4"
<b>Heating Systems</b>					
Low Pressure/Temperature	201-250	1.0	1.5	1.5	2.0
Low Temperature	106-200	0.5	1.0	1.0	1.5
Steam Condensate (for feed water)	Any	1.0	1.0	1.5	2.0
<b>Cooling Systems</b>					
Chilled Water, Refrigerant and Brine	40-55	0.5	0.5	0.75	1.0
	Below 40	1.0	1.0	1.5	1.5

**NOTES TO FIELD:** (Building Department Use Only)

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ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Inspection/Date/Findings	
Component	Plan Reviewer	Inspection/Date/Findings
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)	OK	
Foundation Drainage Damp proofing (Section R405 & R406)	OK	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps (Section R403.1.6)	size?	1/2" x 12" ANCHORS
Lally Column Type (Section R407)	3-2x12's - OK	7'-2" Max Spun
Girder & Header Spans (Table R 502.5(2))	"	"
Built-Up Wood Center Girder	"	"
Dimension/Type	2x6 PT w/sill seal	OK
Sill/Band Joist Type & Dimensions	2x10's - 16"OC	
First Floor Joist Species	"	"
Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	"	"
Second Floor Joist Species	"	"
Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )		

4

<p>Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))</p>	<p>2x8 ceiling joists Ceiling joists/Collar ties - size?</p>	<p>2x6 collars</p>
<p>Pitch, Span, Spacing &amp; Dimension (Table R802.5.1(1) - R802.5.1(8))</p>	<p>2x10's - 16" oc</p>	
<p>Roof Rafter; Framing &amp; Connections (Section R802.3 &amp; R802.3.1)</p>	<p>floor 3/4" Roof - wall 1/2"</p>	
<p>Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))</p>		
<p>Fastener Schedule (Table R602.3(1) &amp; (2))</p>		
<p>Private Garage (Section R309) Living Space? (Above or beside)</p>	<p>No garage on plans - N/A is there one? NO GARAGE</p>	
<p>Fire separation (Section R309.2)</p>		
<p>Opening Protection (Section R309.1)</p>		
<p>Emergency Escape and Rescue Openings (Section R310)</p>	<p>PER IRC 2003 Need size for 30"x80" INTERIOR in all bedrooms 3046 EGRESS WINDOWS 36"x54" ALL BEDROOMS</p>	
<p>Roof Covering (Chapter 9)</p>	<p>OK - Asphalt</p>	
<p>Safety Glazing (Section R308)</p>	<p>Need in master bath</p>	<p>TEMPERED GLASS ALL APPLICABLE AREAS</p>
<p>Attic Access (Section R807)</p>	<p>size?</p>	
<p>Chimney Clearances/Fire blocking (Chapter 10)</p>	<p>Plans shows chimney</p>	<p>16" BICKS SURFACE 5/8" TILE 7" THICK 2" MIN. COMBUSTIBLE CLEARANCES ALL SIDES</p>

6

2

4

3

6

7

3-2x10's over windows + doors - OK

Header Schedule (Section R502.5(1) & (2))	Beam size in large openings in living + study
Type of Heating System	2-1 3/4" x 9 1/2" LV - PER OPENING
<b>Means of Egress (Sec R311 &amp; R312)</b>	
Basement	2
Number of Stairways	4
Interior	2
Exterior	2
Treads and Risers (Section R311.5.3)	10 1/8" T 7 3/4" max risers
Width (Section R311.5.1)	4'
Headroom (Section R311.5.2)	8'
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Need details 3 1/2" RAKE HEIGHT 4" MAX SPACING ON BALUSTRADE ACTUAL HANDRAIL AT 2 1/2" MAX WIDTH
Smoke Detectors (Section R313)	OK see notes
Location and type/Interconnected	N/A
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	not shown - need framing details 3-2x10 BEAM - 6' SPIN ON 10" x 45" SQUARE W/FEET 2x4 PT STUDS W/2x4 PT LEDGER
Deck Construction (Section R502.2.1)	

See Chimney Summary Checklist

Need R-Values of walls/floor/ceiling/roof + U-Values of windows

R-21 R-30 R-42 R-38

10

11

10

11

# All Purpose 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>90 Farragut ST</u>		
Total Square Footage of Proposed Structure <u>1811</u>	Square Footage of Lot <u>7,744</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>338</u> Block# <u>J</u> Lot# <u>055</u>	Owner: <u>Jeffrey Y + Kirsten V Martin</u>	Telephone: <u>878-9119</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Martin 131 Hope Ave Portland, ME 04103</u>	Cost Of Work: \$ <u>150,000</u> <u>371 + 375</u> Fee: \$ <u>1746.00</u>
Current use: <u>vacant land</u>		
If the location is currently vacant, what was prior use: <u>unknown</u>		
Approximately how long has it been vacant: <u>unknown</u>		
Proposed use: <u>single family house</u>		
Project description: <u>28x34 cape with full dormer on back</u>		
<div style="border: 2px solid black; padding: 5px; display: inline-block; transform: rotate(180deg);"> <p style="margin: 0;"><b>RECEIVED</b></p> <p style="margin: 0;">SEP 12 2005</p> <p style="margin: 0;">DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME</p> </div>		
Contractor's name, address & telephone: <u>Coastal Management 12 Elm St Freeport Me 04032</u>		
Who should we contact when the permit is ready: <u>Kirsten Martin</u>		
Mailing address: <u>131 Hope Ave Portland ME 04103</u>		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.      <b>PHONE: 878-9119</b></p>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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: <u>Kirsten</u>	Date: <u>9-12-05</u>
--	----------------------

**This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the  
Planning Department on the 4<sup>th</sup> floor of City Hall**

Applicant: Kristen Martin

Date: 10/5/05

Address: 90 Farragut St

C-B-L: 339 J 055, 056, 057

CHECK-LIST AGAINST ZONING ORDINANCE # 05-1347

Date - New House

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - Construct new 34 x 28 single family dwelling  
No garage, 6' x 12' deck w/ stairs

Sewage Disposal - City

Lot Street Frontage - 50' min - 67.21' given

Front Yard - 25' min req. - 36.5' scaled

Rear Yard - 25' min req. - 26' scaled

Side Yard - based on height 2 stories 14' - 17' scaled

Projections - side yard on side St.: 20' - 20' scaled  
rear 6' x 12' deck w/ stairs, bulkhead 6x6, side stoop w/ stairs 6x6  
front stoop w/ stairs 4x6

Width of Lot - 65' min. - 74<sup>3</sup>/<sub>4</sub> scaled

Height - 35' max - 22<sup>1</sup>/<sub>4</sub>'

Lot Area - 6,500 # min - 7744 per site plan

Lot Coverage Impervious Surface - 35% max = 2710 ~~also~~ - 1144

Area per Family - 6,500 # min.

<del>34</del> 34 x 28 = 952
6 x 16 = 96
6 x 6 = 36
4 x 6 = 24
6 x 6 = 36
<hr/>
1144

OK → Off-street Parking - 2 pkg spaus req. - 2 shown beyond required setback  
- Violates Section 14-336a

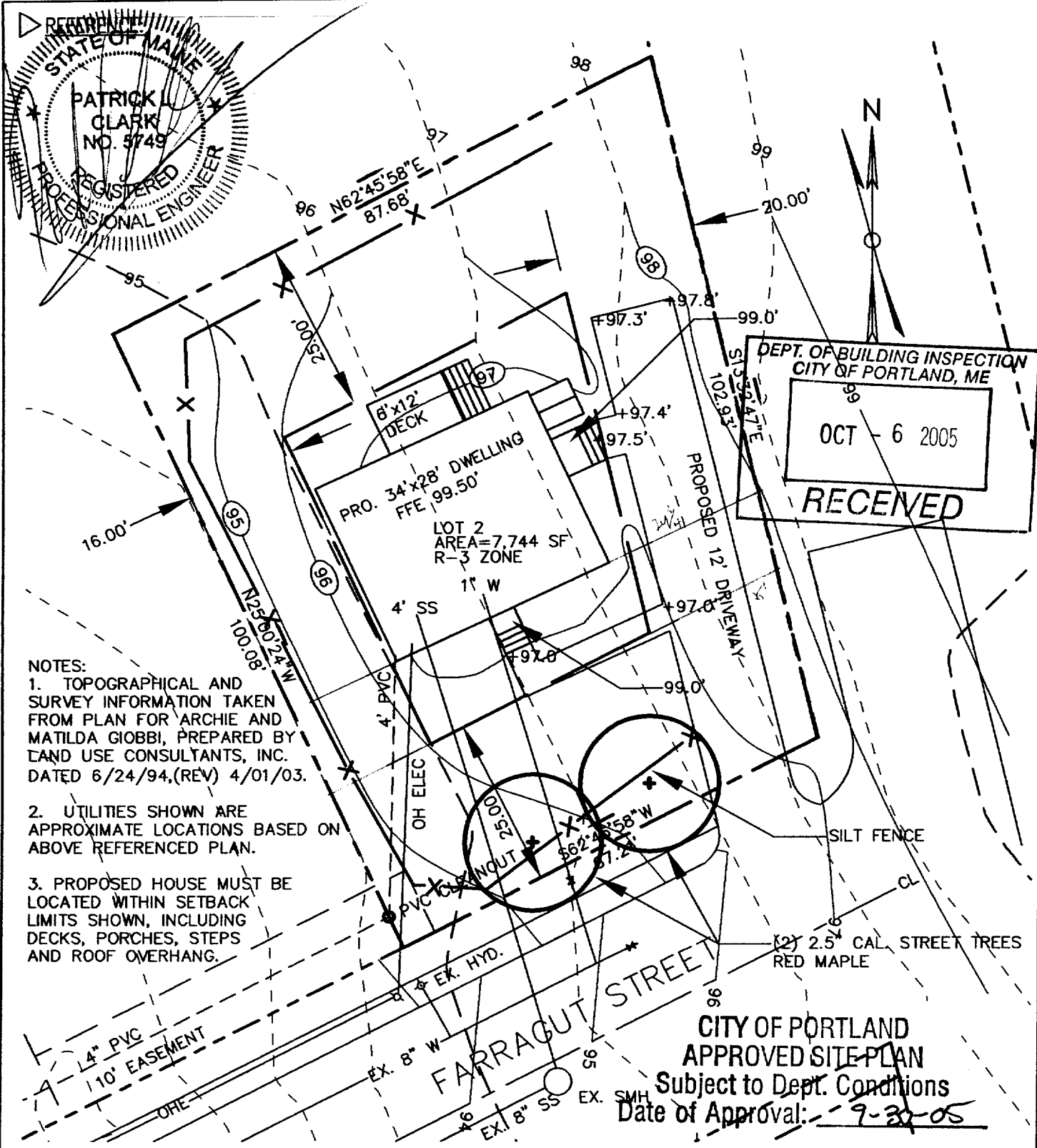
Loading Bays - N/A

Site Plan - minor/minor #2005-0217

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7, Zone X

1' not 5' OK see new plan 10/6



- NOTES:
1. TOPOGRAPHICAL AND SURVEY INFORMATION TAKEN FROM PLAN FOR ARCHIE AND MATILDA GIOBBI, PREPARED BY LAND USE CONSULTANTS, INC. DATED 6/24/94.(REV) 4/01/03.
  2. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED ON ABOVE REFERENCED PLAN.
  3. PROPOSED HOUSE MUST BE LOCATED WITHIN SETBACK LIMITS SHOWN, INCLUDING DECKS, PORCHES, STEPS AND ROOF OVERHANG.

**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 Subject to Dept. Conditions  
 Date of Approval: 9-30-05



**engineers  
 planners  
 landscape  
 architects**

966 RIVERSIDE STREET  
 PORTLAND, MAINE 04103

Voice (207) 878 - 3313  
 Fax (207) 878 - 0201  
 landuse @ landuseinc.net

PREPARED FOR:  
 KIRSTEN & JEFF MARTIN  
 PORTLAND, MAINE

REV: SEPT 28, 2005  
 DATE: SEPT 7, 2005

TITLE:  
 SITE PLAN -  
 LOT 2 FARRAGUT STREET

SCALE: 1" = 20'  
 JOB #: 4445  
 EXHIBIT #: 1

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

**Zoning Copy**

**2005-0217**

Application I. D. Number

**9/15/2005**

Application Date

**Kristen Martin**

Applicant

**131 Hope Ave, Portland, ME 04103**

Applicant's Mailing Address

**Kristen Martin**

Consultant/Agent

**Applicant Ph: (207) 877-9119 Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**Marge Schmuckal**

**90 - 90 Farragut St , Portland, Maine**

Address of Proposed Site

**339 J055001**

Assessor's Reference: Chart-Block-Lot

**Martin, Jeffery & Kristen**

Project Name/Description

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

**1811 sf**

Proposed Building square Feet or # of Units

**7744 sf**

Acreage of Site

Zoning

**Check Review Required:**

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

Fees Paid: Site Pla **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **9/15/2005**

**Zoning Approval Status:**

- Approved  Approved w/Conditions  
See Attached  Denied

Reviewer \_\_\_\_\_

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance \_\_\_\_\_  
signature date

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |

- (b) More than six (6) commercial motor vehicles in any B-2 zone;
- (c) Loading, sales, dead storage, repair, or servicing of any kind, except when customarily incidental or accessory to a conforming principal building or use when located in an I-2, I-2b, I-3 zone and I-3b zone;
- (d) Except in the case of a car dealer, more than one (1) unregistered motor vehicle stored outside for a period in excess of thirty (30) days in any residence zone, the R-P zone or any business zone;
- (e) Notwithstanding (1) above, any truck body, commercial trailer or similar commercial vehicles in any residence zone or the R-P zone.

(Code 1968, § 602.14.E; Ord. No. 298-88, 5-31-88)

**Sec. 14-336. Location in residence zones for six or fewer vehicles.**

(a) Where off-street parking for six (6) or fewer vehicles is required or provided in any residence zone, it shall not be located closer than fifty (50) feet to any street line if less than five (5) feet from any lot line and shall not be closer to any street line than the required depth of the front yard for the same lot, except on a corner lot where the minimum depth from the line of the side street shall be the minimum width of the side yard on the side street. Lots in the R-6 zone shall not be required to provide the five-foot setback required by this section, but parking in the R-6 zone shall meet the front yard setbacks set forth in this section.

*within 50' of front street line  
min 5' from lot line*

(b) Parking shall be prohibited in the front yard of lots containing two (2) or more dwelling units, except within one (1) driveway on the lot. "Driveway," as used in this paragraph, shall not include any turnaround area.

(Code 1968, § 602.14.F; Ord. No. 231-90, § 1, 3-5-90; Ord. No. 310-98, § 2, 5-4-98)

**Sec. 14-337. Location in residence zones for more than six vehicles.**

Where off-street parking for more than six (6) vehicles is required or provided for nonresidential uses in residence zones, it shall not be located closer than twenty-five (25) feet to any



**WARRANTY DEED**  
**Joint Tenancy**  
**Maine Statutory Short Form**

***KNOW ALL PERSONS BY THESE PRESENTS, That***

**Timothy L. Madden**

of Old Orchard Beach, County of York, State of Maine,

for consideration paid, grant to **Jeffrey Y. Martin and Kirsten V. Martin**

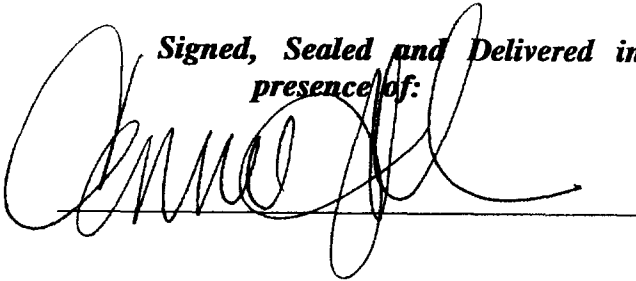
of Portland, County of Cumberland, State of Maine,

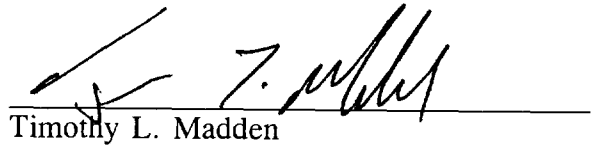
whose mailing address is 131 Hope Avenue, Portland, Maine 04103

with **warranty covenants**, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

**WITNESS** our/my hand(s) and seal(s) this 21st day of July, 2005.

***Signed, Sealed and Delivered in  
presence of:***

  
\_\_\_\_\_

  
\_\_\_\_\_

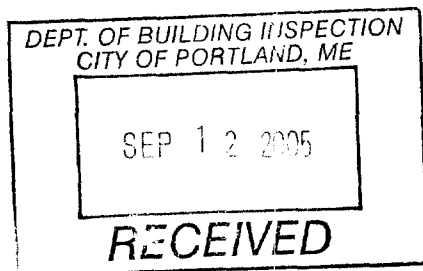
Timothy L. Madden


**STATE OF MAINE**

July 21, 2005

**COUNTY OF Cumberland**

Then personally appeared the above named Timothy L. Madden and acknowledged the foregoing instrument to be his free act and deed.



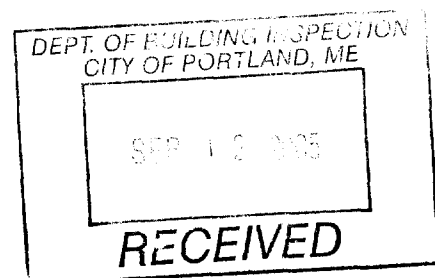
Before me,  
  
Notary Public  
Printed Name: **Connie Jo Minervino**  
Notary Public, Maine  
My Commission Expires: **12/29/07**

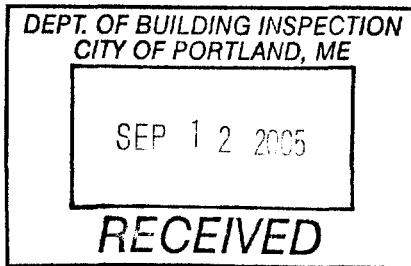
Order No: 1076287 (Martin)

EXHIBIT 'A'

CERTAIN REAL ESTATE LOCATED IN PORTLAND, IN THE COUNTY OF CUMBERLAND AND STATE OF MAINE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: REAL ESTATE, PORTLAND, MAINE, ASSESSOR'S PLANS ON FILE IN ASSESSOR'S OFFICE, CITY HALL, PLAN 339-J-55 TO 57, FARRAGUT STREET, SUCH LOTS BEING DESCRIBED AS LOTS NO. 119, 121, AND 123 AS SHOWN ON RECORDED PLAN OF LENOXDALE, AS RECORDED IN THE SAID REGISTRY OF DEEDS IN PLAN BOOK 11, PAGE 15.

BEING THE SAME PREMISES CONVEYED TO TIMOTHY L. MADDEN BY VIRTUE OF A WARRANTY DEED FROM STAR HOMES, INC. RECORDED ON JANUARY 20, 2005 AS BOOK 22245, PAGE 137 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.





**Attachment 1**

**Door Schedule 90 Farragut Street**

<b>Number</b>	<b>Size</b>	<b>Qty</b>	<b>Floor</b>
<i>Exterior</i>			
D01	60x68 glass slider	1	1
D02	30x68 fire door	1	1
D03	60x68 front with elliptical trans fire door	1	1
 <i>Interior</i>			
D04	50x68 french doors	1	1
D05	60x68 bifold closet doors	1	1
D06	20x68	1	1
D07	16x68	2	1&2
D08	26x68	8	2

**Window Schedule**

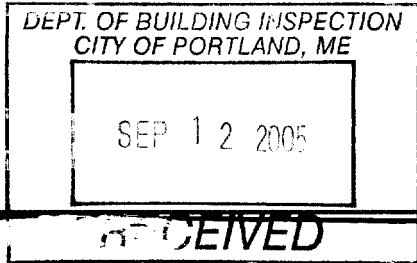
W01	30x21	1	1
W02	30x32	1	1
W03	30x46	4	1
W04	30x32	1	2
W05	30x46	5	2

(3046 EGRESS)  
 ALL BEDROOMS  
 36" x 54"

*\*All interior doors are Masonite 6 panel doors except french doors*

*\*All windows are custom double hung with half round rt stacked above*

ATTACHMENT 2



FASTNER SCHEDULE

CONNECTION	NAILING
1. Joist to sill or girder, toenail	3-8d (1)
2. Bridging to joist, toenail each end	2-8d
3. 1" x 6" (25 mm x 152 mm) subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" (25 mm x 152 mm) subfloor to each joist, face nail	3-8d
5. 2" (51 mm) subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, typical face nail Sole plate to joist or blocking at braced wall panels	16d @ 16" (406 mm) o.c. 3-16d per 16" (406 mm) o.c.
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d toenail, or 2-16d end nail
9. Doubled studs, face nail	16d @ 24" (610 mm) o.c.
10. Doubled top plates, typical face nail Double top plates, lap splice	16d @ 16" (406 mm) o.c. 8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d @ 6" (152 mm) o.c.
13. Top plates, laps and intersections, face nail	2-16d
14. Continuous header, two pieces	16d at 16" (406 mm) o.c. along each edge.
15. Ceiling joists to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joists, laps over partitions, face nail	3-16d
18. Ceiling joists to parallel rafters, face nail	3-16d

19. Rafter to plate, toenail	3-8d
20. 1" (25 mm) brace to each stud and plate, face nail	2-8d
21. 1" x 8" (25 mm x 203 mm) sheathing or less to each bearing, face nail	2-8d
22. Wider than 1" x 8" (25 mm x 203 mm) sheathing to each bearing, face nail	3-8d
23. Built-up corner studs	16d @ 24" (610 mm)o.c.
24. Built-up girder and beams	20d @ 32" (813 mm)o.c. at top and bottom and staggered, 2-20d at ends and at each splice.
25. 2" (51 mm) planks	2-16d at each bearing
26. Wood structural panels and particleboard: Subfloor, roof and wall sheathing (to framing): (1 inch = 25.4 mm)  1/2" and less 19/32" - 3/4" 7/8" - 1" 1 1/8" - 1 1/4"  Combination subfloor-underlayment (to framing): (1 inch = 25.4 mm)  3/4" and less 7/8" - 1" 1 1/8" - 1 1/4"	   6d 8d    or 6d 8d 10d    or 8d    6d 8d 10d    or 8d
27. Panel siding (to framing): 1/2" (13 mm) or less 5/8" (16 mm)	 6d 8d
28. Fiberboard sheathing: (7)  1/2" (13 mm) thickness    25/32" (20 mm) thickness	      No. 11 ga. 6d No. 16 ga.   No. 11 ga. 8d No. 16 ga.
29. Interior paneling 1/4" thickness 3/8" thickness	 6d 8d

