

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

PERMIT ISSUED CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME

Permit Number: FEB 040877 2006

RECEIVED

Please Read Application And Notes, If Any, Attached

FEB 17 2006

This is to certify that O'Brien, Stephen D / Mark Adams has permission to New Single Family Home 28 Cape

AT Brewster St Fisher St 344 H001001

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 work must be completed before this building or part thereof is occupied or otherwise used-in. HOUR NOTIFIED REQUIRED. FEB 17 2006

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 2/16/06

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0872	Issue Date PERMIT ISSUED FEB 17 2004	CBL: 344 H001001
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Location of Construction: 0 Brewster St <i>Fisher St</i>	Owner Name: O'Brien Stephen D	Owner Address: 37 Ridgewood Dr	Phone:
Business Name:	Contractor Name: Mark Adams <i>Jim Callan</i>	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zones <i>R-3</i>

Past Use: Vacant Lot	Proposed Use: Build new Single Family Home 28x38 Cape	Permit Fee: \$861.00	Cost of Work: \$85,000.00	CEODistrict: 5
Proposed Project Description: New Single Family Home 28x38 Cape		FIRE DEPT: <input type="checkbox"/> Reviewed <input type="checkbox"/> Inspected <i>N/A</i>	INSPECTION: Use Group <i>R-3</i> Type <i>SB</i> <i>INSP 2/20/04</i>	
		Signature <i>[Signature]</i>	Signature <i>[Signature]</i>	

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 06/14/2004	Zoning Approval		
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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 <input type="checkbox"/> Flood Zone <i>Panel 2 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>7-3-2004-0135</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	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	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
	late: _____	late: _____	Date: <i>[Signature]</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 _____

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0872	Date Applied For: 0611412004	CBL: 344 H001001
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Location of Construction: 0 Fisher St	Owner Name: O'brien Stephen D	Owner Address: 37 Ridgewood Dr	Phone:
Business Name:	Contractor Name: Mark Adams	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Build new Single Family Home 28x38 Cape	Proposed Project Description: New Single Family Home 28x38 Cape
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**Dept:** DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 1011412004**Note:** **Ok to Issue:**

- 1) Your new street address is now #25 BREWSTER STREET, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 2) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3) A sewer permit is required for you 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.
- 4) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Location of Construction: 0 Fisher St	Owner Name: O'brien Stephen D	Owner Address: 37 Ridgewood Dr	Phone:
Business Name:	Contractor Name: Mark Adams	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Dept: Planning

Status: Not Applicable

Reviewer: Jay Reynolds

Approval Date: 10/14/2004

Note:

Ok to Issue:

Comments:

2/4/05-tmm: no structural info submitted - called JIM COFFIN - he said he'd send them.

7/14/05-tmm: additional info sent in on 06/28/05 - given to me sometime during vacation

8/10/05-tmm: faxed review sheets to Steve Obrien

9/1/05-tmm: rec'd additional info - still not complete and some is incorrect. Called Steve Obrien and went over whim.

10/12/05-tmm: rec'd new stair plan - still incorrect - left message w/engineer and spoke w/owner

2/16/06-tmm: Rec'd correct stair detail from Ben Murry @ Coffin Engineering - **ok** to issue

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-344-9475

FAX

Date: 2/15/06
Number of pages including cover sheet:

To: Tammy Manson

From: Benjamin Murray, P.E.
Project Engineer

Re: Steve O'Brien

Phone _____
Fax Phone: 874-8766
CC: _____

Phone (207) 623-9475
Fax Phone (207) 623-0016
Email bmurray@coffineng.com

REMARKS:

Urgent For your review Reply ASAP Please comment

If you did not receive the indicated number of pages or if any of the pages are illegible, please notify us immediately

Confidentiality Notice: This facsimile transmission contains information that is confidential or privileged. The information is intended only for the use of the above named individual or entity. If you are not the intended recipient, be aware that any disclosure, copying, distribution, or use in any way of the contents is strictly prohibited. If you have received this facsimile in error, please notify us immediately by telephone so that we may arrange for the return of this document. Thank you.

Professionals Delivering Quality Solutions



Residential 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>FISHER STREET</u>	
Total Square Footage of Proposed Structure <u>1,404 sq. ft.</u>	Square Footage of Lot <u>9,000 sq. ft.</u>
Tax Assessor's Chart, Block & Lot Chart# <u>344</u> Block# <u>4</u> Lot# <u>1</u>	Owner: <u>Stephen D. O'Brien</u> Telephone: <u>626-9265</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>E.S. Coffin Engineering</u> <u>P.O. Box 4687</u> <u>Augusta, Maine 04330</u>
	Cost Of Work \$ _____ Fee: \$ _____
Current Specific use: <u>VACANT</u>	<u>623-9475</u>
Proposed Specific use: <u>3 Bedroom Residence</u>	
Project description: <u>Construction of 3 bedroom residence on vacant lot.</u>	
Contractor's name, address & telephone: <u>N/A</u>	
Who should we contact when the permit is ready: <u>Stephen D. O'Brien</u>	
Mailing address: <u>P.O. Box 2361</u> <u>Augusta, ME 04330</u>	
Phone: <u>626-9265</u>	

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

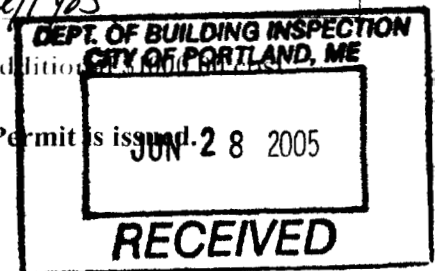
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

Signature of applicant: <u>Rainie Murray E.S. Coffin</u>	Date: <u>6/14/05</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00

This is not a Permit; you may not commence any work until the Permit is issued.



432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

June 24, 2005

City of Portland
Department of Planning & Development
389 Congress Street
Portland, Maine 04101

**Subject: Application for Single Family Dwelling, Fisher/Brewster Streets
(ID# 2004-0135)**

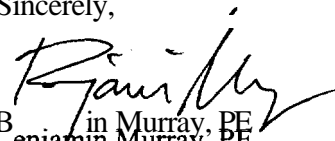
Dear Sir or Madame:

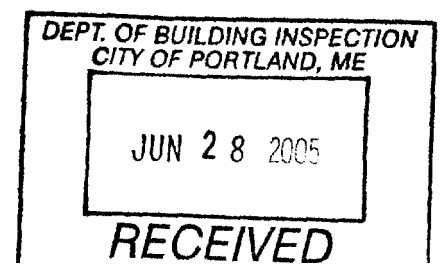
We are doing a final submission for a building permit approval for the single-family residence located on Fisher/Brewster Streets. Included in the plans is a site drawing, floor plans, elevations, and full structural plans and details.

Please find the enclosed a review letter from Jay Reynolds dated July 19, 2004 that lists required changes to the site. We have met all of these requirements with the following submission. All required permit and review fees are to be paid by the owner.

If you have any questions, please feel free to call me at 623-9475.

Sincerely,


Benjamin Murray, PE
Project Engineer
E.S. Coffin Engineering & Surveying, Inc.



Mailed Priority 9/21/04

Department of Planning & Development
Lee 5. Urban. Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaccgerman, AJCP
Planning

John N. Lufkin
Economic Development

July 19, 2004

James Coffin
E.S Coffin Engineering and Surveying, Inc
170 Grant Road
Freeport. ME 04032

Dear Mr. Coffin:

RE: Application for Single Family Dwelling, Fisher/Brewster Streets
(ID# 2004-0135)

Upon review of the site plan, the City has the following comments

- 100' ? 1. In order to meet the (zoning) street frontage requirements, either Brewster Street or Fisher Street will need to be extended to City standards. Please reflect these requirements on your site plan.
- 2. Please show any/all wetlands on, or adjacent to, the site
- 3. Please provide the City with a copy of your NRPA permit application
- 4. The storm drainage system has been reviewed and the design as shown shows the routing of storm drainage through the building's underdrain and sump pump system. This layout is not recommended, and redesign is suggested
- 5. The minimum of two street trees must be installed along the Street frontage, per City standards. Please show these on your site plan

ornamental 1 1/2 "

Please feel free to call me at 874-8632 if you have any questions or comments.

Sincerely,

Jay Reynolds

Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager
Eric Labelle, City Engineer
Marge Schmuckal, Zoning Administrator

O:\PLANDRC\fisherbrowstereview.doc - 1 -

WARRANTY DEED**Maine Statutory Short Form**

KNOW ALL MEN BY THESE PRESENTS, That I, Ethel P. Lawrence, (being married), of the Town of Raymond, County of Cumberland, and State of Maine, whose mailing address is 3 Haskell Avenue, Raymond, Maine 04071 (hereinafter "Grantor"), for consideration paid, grant to Stephen D. O'Brien of the Town of Augusta, County of Kennebec, State of Maine, whose mailing address is 37 Ridgewood Drive, Augusta, Maine 04330, (hereinafter "Grantee"), with WARRANTY COVENANTS, the land in the City of Portland, County of Cumberland, and State of Maine more particularly described as follows:

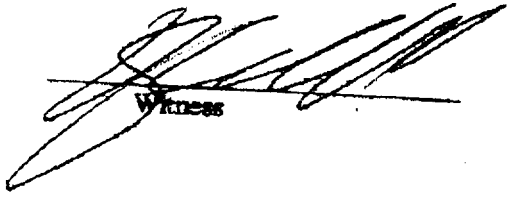
Two certain lots or parcels of land situated on the Easterly side of Fisher Street and the Northerly side of Brewer Street in said City of Portland, County of Cumberland, and State of Maine, and being lots Numbered 255 and 256 as shown on Plan of the Homesteads, recorded in Cumberland County Registry of Deeds Plan Book 14, Page 70. Each of said described lots measures forty-five (45) feet in width on said Brewer Street and ninety-nine feet and ninety-six hundredths (99.96) in depth.


Meaning and intending to describe and convey the same parcel conveyed to Ralph E. Lawrence and Ethel P. Lawrence by Warranty Deed from Lewis H. Alexander dated December 22, 1943, and recorded in the Cumberland County Registry of Deeds in Book 1737 Page 33. And being the same property described and conveyed to Ethel P. Lawrence by Ralph E. Lawrence by Quitclaim Deed dated November 1, 1949, and recorded at the Cumberland County Registry of Deeds in Book 1972, Page 269.

IN WITNESS WHEREOF, the said Ethel P. Lawrence has caused this instrument to be signed this:

3 day of the month of October, 2003.

SIGNED, SEALED AND DELIVERED in the presence of:


Witness

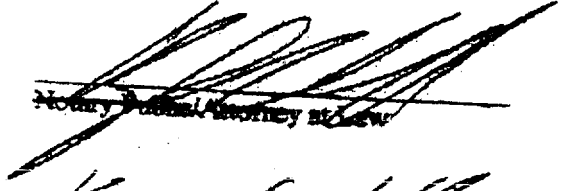

Ethel P. Lawrence
3 Haskell Avenue
Raymond, ME. 04071

State of Maine)
Cumberland County) ss.

October 3, 2003

Then personally appeared the above-named Ethel P. Lawrence and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law


Printed Name

APPLICATION FOR A NATURAL RESOURCES PROTECTION ACT PERMIT

→ PLEASE TYPE OR PRINT IN **BLACK INK ONLY**

→ SEE DETACHABLE INSTRUCTIONS

1. Name of Applicant: Stephen D. O'Brien		4. Name of Agent: E.S. COFFIN ENGINEERING & SURVEYING (if applicable) Attn: Jim Coffin	
2. Applicant's Mailing Address: P.O. Box 2361 Augusta, Maine 04330		5. Agent's Mailing Address: P.O. Box 4687 Augusta, Maine 04330	
3. Applicant's Daytime Phone #: (207) 626-9265		6. Agent's Daytime Phone #: (207) 623-9475	
7. Location of Project: (Nearest Road, Street, Rt.#) Brewster & Fischer Streets		8. Town: Portland	9. County: Cumberland
10. Type of Resource: (Check all that apply) <input type="checkbox"/> River, stream or brook <input type="checkbox"/> Great Pond <input type="checkbox"/> Coastal Wetland <input checked="" type="checkbox"/> Freshwater Wetland <input type="checkbox"/> Wetland Special Significance <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Fragile Mountain		11. Name of Resource:	
		12. Amount of Impact (Sq.Ft.):	Fill: 9,000 Sf. Dredging/Veg Removal/Other:
13. Type of Wetland: (Check all that apply) <input checked="" type="checkbox"/> Forested <input checked="" type="checkbox"/> Scrub Shrub <input type="checkbox"/> Emergent <input type="checkbox"/> Wet Meadow <input type="checkbox"/> Peatland <input type="checkbox"/> Open Water <input type="checkbox"/> Other _____		FOR FRESHWATER WETLANDS/ NOT OF SPECIAL SIGNIFICANCE ONLY:	
		Tier 1	Tier 2/3
		<input type="checkbox"/> 0 - 4,999 sq. ft. <input checked="" type="checkbox"/> 5,000 - 9,999 sq. ft. <input type="checkbox"/> 10,000 - 14,999 sq. ft.	<input type="checkbox"/> 15,000 - 19,999 sq. ft. <input type="checkbox"/> 20,000 - 43,560 sq. ft. <input type="checkbox"/> > 43,560 sq. ft.
14. Brief Project Description:		New single family residence (See sheet C-1).	
16. Size of Lot or Parcel:		9,000 <input checked="" type="checkbox"/> square feet, or 0.21 <input checked="" type="checkbox"/> acres	
16. Title Right or Interest:		<input checked="" type="checkbox"/> own <input type="checkbox"/> lease <input checked="" type="checkbox"/> purchase option <input type="checkbox"/> written agreement	
17. Deed Reference Numbers: Book#: 20410 Page: 231		18. Map and Lot Numbers: Map #: 344 Lot #: H001001	
19. DEP Staff Previously Contacted: Fred Gallant		20. Part of a larger project: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
21. Resubmission of Application? <input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No		After-the-Fact: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
22. Written Notice of Violation? <input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No		23. Previous Wetland Alteration: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
24. Detailed Directions to the Project Site:		Washington Avenue west from I-295, left at Northgate Shopping Center onto Washington Avenue Extension. Immediate left, then immediate right onto Brewster Street (See Site Location Map).	
25. TIER 1		TIER 2/3 AND INDIVIDUAL PERMITS	
<input checked="" type="checkbox"/> Fee <input checked="" type="checkbox"/> Topographic Map <input checked="" type="checkbox"/> Plan or Drawing (8 1/2" x 11") <input checked="" type="checkbox"/> Photos of Area <input checked="" type="checkbox"/> Statement of Avoidance & Minimization <input checked="" type="checkbox"/> Statement/Copy of cover letter to Maine Historic Preservation Commission		<input type="checkbox"/> Fee <input type="checkbox"/> Topographic Map <input type="checkbox"/> Photos of Area <input type="checkbox"/> Plan or Drawing (8 1/2" x 11") <input type="checkbox"/> Copy of Public Notice <input type="checkbox"/> Professional Certification/Delineation <input type="checkbox"/> Erosion Control Plan <input type="checkbox"/> Alternatives Analysis, if required <input type="checkbox"/> Description of Avoidance/Minimization <input type="checkbox"/> Compensation Plan (if required) <input type="checkbox"/> Description of Previously Mined Peatland (if required) <input type="checkbox"/> Statement/Copy of cover letter to Maine Historic Preservation Commission <input type="checkbox"/> Construction Plan, if required	
26. FEES, Amount Enclosed:		\$75.00	

FOR DEP USE	L-	ATS#	Total FEES	CK#	Date Rec'd
FOR CORPS USE	App#:	Office Code:	Date Rec'd:	Date Completed:	

Print

Text93

36680

Constr Type

New

Num1

40872

Permit Nbr

04-0872

Location of Construction

Fisher St

Status

Hold

Permit Type

Single Family

Appl. Date

06/14/2004

CBL

344 H001001

District Nbr

5

Estimated Cost

\$85,000.00

Issue Date

Date Closed

Comment Date

02/04/200

Comment

no structural info submitted - called JIM COFFIN - he said he'd send them.

Name

trim

Follow Up Date

Completed

CreatedBy

Idobson

CreateDate

06/14/2004

ModBy

trim

ModDate

02/04/2005

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.

Permit		Type and	
Total Square Footage of Proposed Structure <i>28 x 38 = 464</i>		Square Footage of Lot <i>700 x 100 = 1000</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>Map 344</i> Block# <i>10</i> Lot# <i>001</i>		Owner: <i>Steve O'Brien</i>	Telephone: <i>626 9205</i>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <i>Steve O'Brien PO Box 2361 Augusta ME 04330</i>		Cost Of Work: \$ <i>85,000</i> Fee: \$
Current use: <i>vacant</i>			
If the location is currently vacant, what was prior use: <i>Empty lot</i>			
Approximately how long has it been vacant: <i>over</i>			
Proposed use: <i>28 x 38 curio</i> <i>Wing S F</i>			
Project description:			
<i>Jim Coffin 623-9415</i>		e: it is ready: <i>MIKE ADAMS</i>	
permits ready. You must come in and pick up the permit and any work, with a Plan Reviewer. A stop work order will be issued if the permit is picked up, PHONE: <i>622-0354</i>			

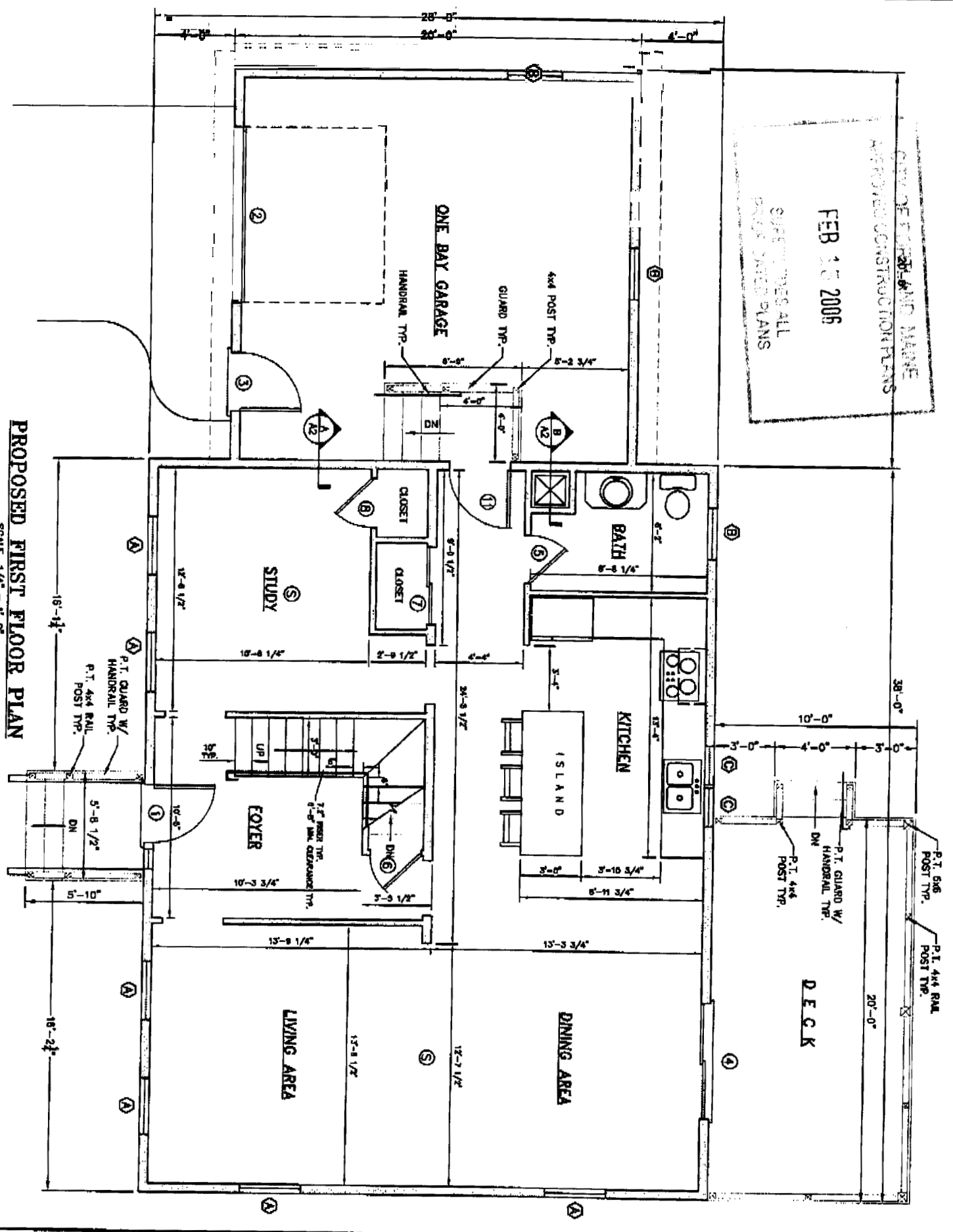
IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY
PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL
RMIT.

I, the owner, or that the owner of record authorizes the proposed work and that 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: <i>Mike Adams</i>	Date: <i>10/16/03</i>
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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 4th floor of City Hall

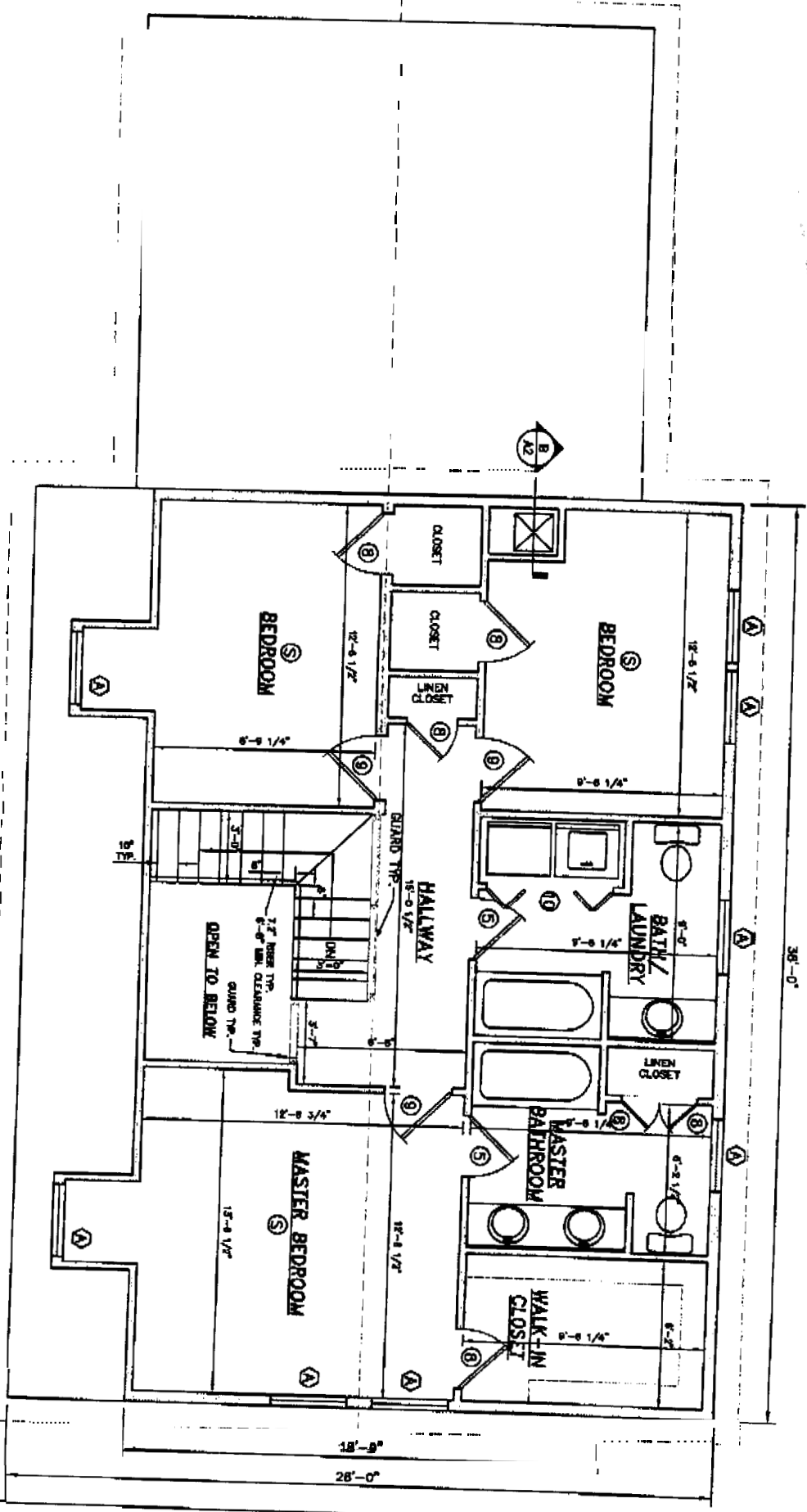
OWNER: [REDACTED]
 APPROVED CONSTRUCTION PLANS
 FEB 15 2006
 SUPERSEDES ALL
 PREVIOUS PLANS



PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

CITY OF PORTLAND MAINE
 DEPARTMENT OF CONSTRUCTION PLANNING
 1/17/2006

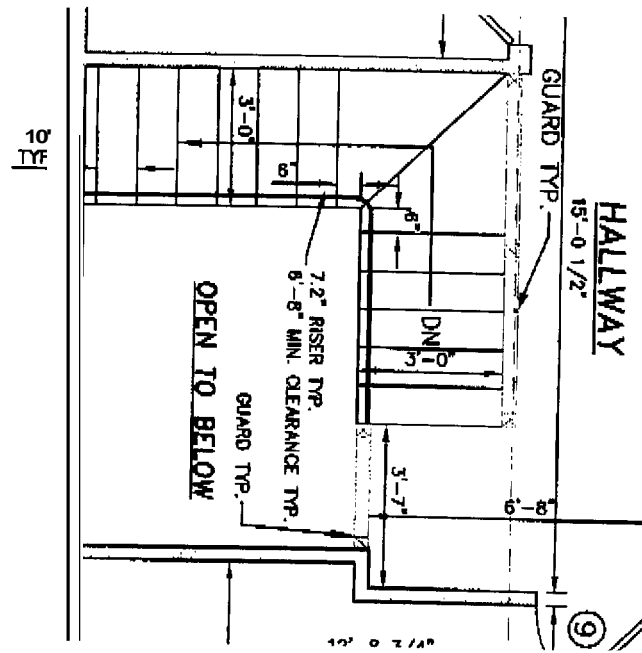
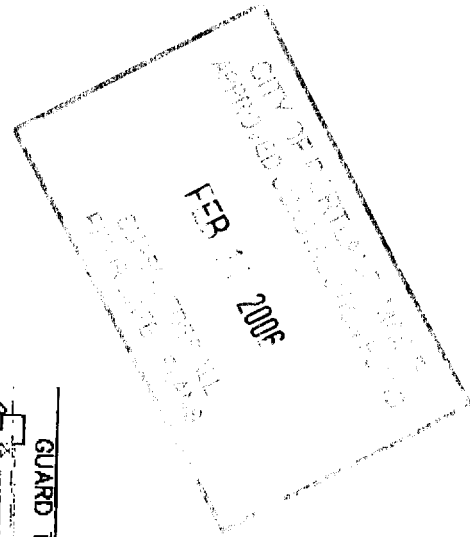


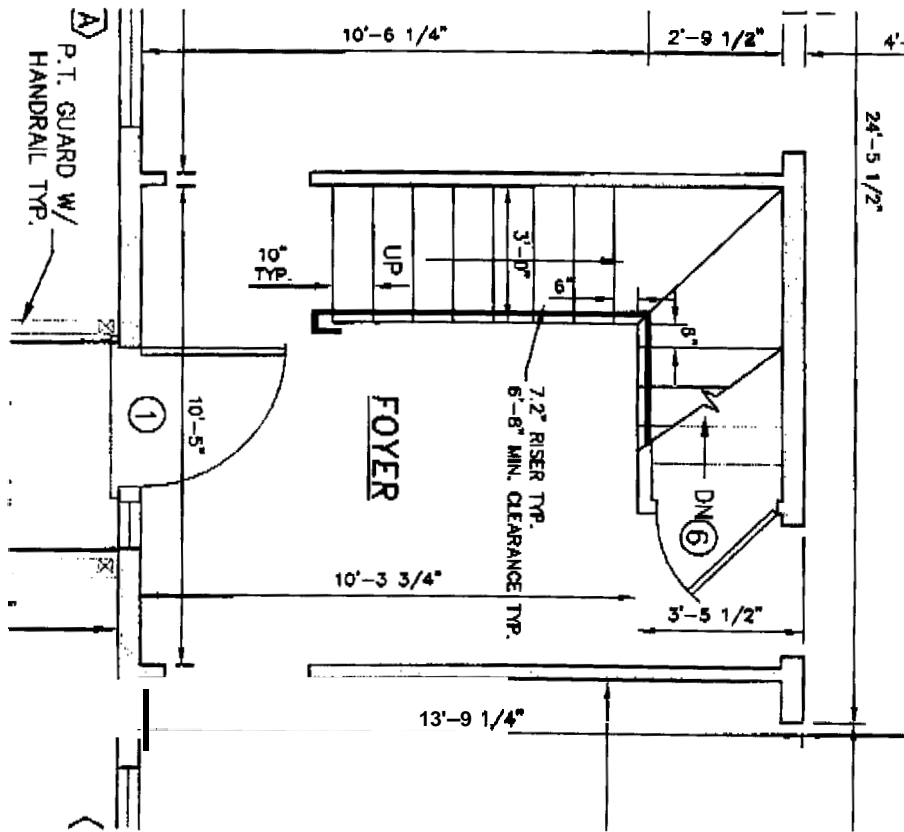
PROPOSED SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

LEGEND

- PROPOSED WALL
- SMOKE DETECTOR

NOTE:
 SMOKE DETECTORS TO BE INTERCONNECTED AND COMPLY WITH NFPA 72





CITY OF PORTLAND, ME
 APPROVED CONSTRUCTOR PLAN
 FEB 15 2006
 SURVEYED BY ALL
 PROJECT NO. 2005-0145

Permit Number
Checked By/Date



Generated by *REScheck* Package Generator
Compliance Certificate

Project Title: Untitled

Energy Code: **2003 IECC**
 Location: **Portland, Maine**
 Construction Type: **Single Family**
 Window-to-Wall Ratio: **0.15**
 Heating Degree Days: **7378**

Report Date:

Date of Plans:

Project Information:

Builder Information:

Project Notes:

Compliance: Passes

Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	38.0	0.0	
Wall:	19.0	0.0	
Window:			0.300
Door:			0.350
Floor:	19.0	0.0	
Furnace: : 80 AFUE			

Statement of Compliance: 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 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

 Builder/Designer

 Company Name

 Date



Generated by REScheck Package Generator
REScheck Inspection Checklist

Project Title: Untitled

Ceilings:

- Ceiling: , R-38.0 cavity insulation

Comments: _____

Above-Grade Walls:

- Wall: , R-19.0 cavity insulation

Comments: _____

Windows:

- Window: , U-factor: 0.300

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-19.0 cavity insulation

Comments: _____

Heating and Cooling Equipment:

- Furnace: : 80 AFUE or higher

Make and Model Number: _____

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, glazing U-factors, and heating equipment efficiency 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"
Heating Systems					
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
Cooling Systems					
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)

197-2446
Fax #

Fisher St.

Steve O'Brien 899-1360

#84-0872

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)	OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	OK	
Lally Column Type (Section R407)	OK	
Girder & Header Spans (Table R 502.5(2))	OK	
Built-Up Wood Center Girder	LVL'S	
Dimension/Type	2x6 PT	
Sill/Band Joist Type & Dimensions	2x10'S	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10'S	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10'S	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	N/A - Structural Ridge	

R802.4(2))			
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	2x10's & Trusses		
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	5/8 Roof / 1/2" wall / 3/4" floor		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	OK		
Fastener Schedule (Table R602.3(1) & (2))			
Private Garage (Section R309) Living Space? (Above or beside)	Yes	Not shown - OK Shows 1/2"	
Fire separation (Section R309.2)			
Opening Protection (Section R309.1)	"	"	
Emergency Escape and Rescue Openings (Section R310)	"	"	
Roof Covering (Chapter 9)	OK Asphalt		
Safety Glazing (Section R308)	N/A		
Attic Access (Section R807)	N/A		
Chimney Clearances/Fire Block (Chap. 10)	not shown		
Header Schedule (Section 502.5(1) & (2))	OK		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	Need U value - windows + floor insulation		

①

②

③

④

⑤

U-0.30
Clyng-38
walls-19
Condition

Factor Fenestration		
Type of Heating System		Not shown - OK
Means of Egress (Sec R311 & R312)		
Basement /		
Number of Stairways 2		
Interior /		
Exterior /		
Treads and Risers (Section R311.5.3)	not shown	
Width (Section R311.5.1)	needs details OK	
Headroom (Section R311.5.2)		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected		Not shown - condition
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		N/A
Deck Construction (Section R502.2.1)		OK

1

Windows

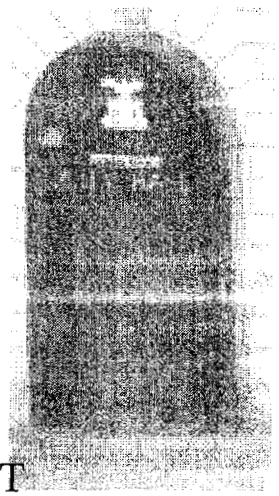
1

2

City of Portland INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Steve O'Brien</u>	FROM: <u>Tammy Munson</u>
FAX NUMBER: <u>797-2446</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: _____	RE: <u>874-8703</u>
DATE: _____	<u>8706</u>

Comments:

432 Con?;Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

August 25, 2005

Tammy Munson
City of Portland
Inspection Services
Room 315
389 Congress Street
Portland, Maine 04101

**Subject: Plan Review Comments Response
Steve O'Brien Residence
Fisher Street
Portland, Maine**

Dear Ms. Munson:

Thank you for talking with me the other day to discuss your comments from the plan review of the O'Brien Residence on Fisher Street. The following is a list of your comments followed by our response.

① Item 1 - Fire separation between the garage and habitable space
Provided detail A on sheet A-2.

② → Item 2 - Opening protection between garage and habitable space
Provided fire rated door, see door schedule on sheet A-2.

③ - Draft stopping ✓ Item 3 - Emergency Rescue Openings
Egress windows provided in each bedroom, see window schedule on sheet A-2.

✓ Item 4 - Chimney Clearances/Fire Blocking
Provided detail B on sheet A-2.
Dimensioned 2" minimum clearance between chimney and framing on sheets S-1 and S-2.

④ → Item 5 - Energy Efficiency
Provided U values for windows in the window schedule on sheet A-2.
The wall and ceiling insulation is shown on the structural details on sheets S-3 and S-4.

0.35 U value


✓ Item 6 - Heating System
Showed gas fired boiler on basement plan on sheet A-2.

⑤ windows ✓ Item 7 - Stair/Guard/Handrail Details
Provided stair and handrail details on sheet A-2.
The width of the stairs is provided on sheets A-1 and A-2
Guard detail is shown on detail L on sheet S-4.

⑥ Item 8 - Smoke Detectors
Provided interconnected smoke detectors in each bedroom and common rooms on sheets A-1 and A-2.

These responses should address all **of** the issues from your plan review. If you have any questions or further comments, please feel free to call me at **623-9475**.

Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin Murray". The signature is fluid and cursive, with the first name "Benjamin" written in a larger, more prominent script than the last name "Murray".

Benjamin Murray, P.E.
Project Engineer
E.S. Coffin Engineering & Surveying, Inc.

Cc: Steve O'Brien



432 Cony Road
P.O. Box 4687
Augusta, ME 04330
(207)623-9475
Fax (207)623-0016
1-800-244-9475



170 Grant Road
Freeport, ME 04032
(207)865-1695
Fax (207)865-4017



Cover Letter

The proposed project involves erecting a single-family home on a lot that has an existing freshwater wetland. 9,000 square feet (ft²) of wetlands will be impacted and an application for a Natural Resources Protection Act Permit (NRPA) has been filed with the Department of Environmental Protection (DEP). The proposed grading of the site (see plan labeled **C-1**) shows how some runoff will be diverted through a new 12" diameter corrugated metal pipe (cmp) and the remainder through a sump pump in the proposed basement, and eventually to the ditch in front of the parcel. It should be noted that this parcel of land is positioned at the end of Fisher and Brewster Streets.

Department of Planning & Development
Lee D. Urban, Director



Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

CITY OF PORTLAND.

John N. Lufkin
Economic Development

July 19, 2004

James Coffin
E.S. Coffin Engineering and Surveying, Inc.
170 Grant Road
Freeport, ME 04032

Dear Mr. Coffin:

RE: Application for Single Family Dwelling, Fisher/Brewster Streets
(ID# 2004-0135)

Upon review of the site plan, the City has the following comments:

1. In order to meet the (zoning) street frontage requirements, either Brewster Street or Fisher Street will need to be extended to City standards. Please reflect these requirements on your site plan.
2. Please show any/all wetlands on, or adjacent to, the site.
3. Please provide the City with a copy of your **NRPA** permit application.
4. The storm drainage system has been reviewed and the design as shown shows the routing of storm drainage through the building's underdrain and sump pump system. This layout is not recommended, and redesign is suggested.
5. The minimum of two street trees must be installed along the Street frontage, per City standards. Please show these on your site plan.

Please feel free to call me at 874-8632 if you have any questions or comments.

Sincerely,


Amy Reynolds

Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager
Eric Labelle, City Engineer
Marge Schmuckal, Zoning Administrator

O:\PLAN\DRC\fisherbrewsterreview.doc - 1 -

Applicant: Stephen O'Brien

Date: 7/6/04

Address: ~~Brown St~~
Front on Fisher St now

C-B-L: 344-H-001 & 2

CHECK-LIST AGAINST ZONING ORDINANCE

permit # 04-0872

Date - New construction

Zone Location - R-3

Interior or corner lot - CORNER

Proposed Use/Work - construct new single family with attached one car garage

Sevage Disposal - City

Lot Street Frontage - 50' min - 100' scaled

Front Yard - 25' min - 27' to house with 4x6' stoop & stairs in front of back → OK per 14-425

Rear Yard - 25' min - 25' to

Side Yard - (2 story) - 14' min - 21.5' scaled

Side yd inside street - 20' min - 20' shown

Projections - Rear Deck 10x2 with 1x4' stairs

Width of Lot - 75' max - 100' scaled

Height - 35' max - 23.5' scaled

Lot Area - 6,500 sq ft or 8,996 sq ft per assessors

Lot Coverage/ Impervious Surface - 25% or 2,249 sq ft max

Area per Family - 6,500 sq ft

Needs to show one front

Off-street Parking - 2 pkg spaces req - ~~one shown~~ 2 car garage shown

Loading Bays - N/A

Site Plan - # 2004-0135 minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

→ 14-403 street Not shown to end of lot

re used plans show that fence stairs will be brought up to City

28 x 38	=	1064
20 x 20	=	400
10 x 20	=	200
1 x 4	=	4
6 x 6	=	36

1704

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

2004-0135
Application I. D. Number

6114/04
Application Date

Single Family Home
Project Name/Description

Obrien Stephen D
Applicant

37 Ridgewood Dr , Augusta, ME 04330
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant Or Agent Daytime Telephone, Fax

Brewster St, Portland, Maine
Address of Proposed Site
344 H001001 ✓
Assessor's Reference Chart-Block-Lot

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

28 x 30
Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review

Flood Hazard Shoreland Historic Preservation DEP Local Certification

Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date: **6125104**

Zoning Approval Status: Reviewer _____

Approved **Approved w/Conditions** *See Attached* **Denied**

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 Issued	_____ date _____		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date _____	<input type="checkbox"/> Conditions (<i>See Attached</i>)	_____ 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 _____

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	344 H001001
Location	BREWSTER ST
Land Use	VACANT LAND
Owner Address	O'BRIEN STEPHEN D 37 RIDGEWOOD DR AUGUSTA ME 04330
Book/Page	20410/231
Legal	344-H-1-2 BREWSTER ST FISHER- ST 8996 SF

Valuation Information

Land	Building	Total
\$26,780	\$ 0.00	\$26,780

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.207	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
10/01/2003	LAND	\$41,000	20410-231

Picture and Sketch

Picture	Sketch
---------	--------

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!