

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

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

<b>Permit No:</b> 06-1477	<b>Issue Date:</b>	<b>CBL:</b> 372 A020001
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<b>Location of Construction:</b> 1815 WASHINGTON AVE	<b>Owner Name:</b> Smith Farm, LLC	<b>Owner Address:</b> 159 Front Street	<b>Phone:</b> 207-799-1936
<b>Business Name:</b>	<b>Contractor Name:</b> Davis Construction	<b>Contractor Address:</b> 159 Front Street So. Portland	<b>Phone:</b> 2077991936
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Duplex	<b>Zone:</b>

<b>Past Use:</b> Vacant Land	<b>Proposed Use:</b> 8 2 unit Duplex style Condominiums units 1-16- 8 New Buildings 2 unit Duplex style Condominiums units 1-16	<b>Permit Fee:</b> \$15,020.00	<b>Cost of Work:</b> \$1,440,000.00	<b>CEO District:</b> 5
<b>Proposed Project Description:</b> 8 New Buildings 2 unit Duplex style Condominiums units 1-16		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group Type	
		Signature:	Signature:	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
		Signature:	Date:	

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 10/16/2006	<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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Ma <input type="checkbox"/> Mino <input type="checkbox"/> M <input type="checkbox"/> Date:	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretati <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied Date:
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**CERTIFICATION**

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

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SIGNATURE OF APPLICAN	ADDRESS	DATE	PHO
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RESPONSIBLE PERSON IN CHARGE OF WORK, TIT	DATE	PHO
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<b>Business Name:</b>	<b>Contractor Name:</b> Davis Construction	<b>Contractor Address:</b> 159 Front Street So. Portland	<b>Phone:</b> 2077991936
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Duplex	<b>Zone:</b>

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/27/2006

**Note:** 10/27/06 received sign off

**Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.
- 3) This property ( one large development project) shall remain a sixteen (16) residential condominium dwelling units in 8 detached duplex structures. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 11/01/2006

**Note:**

**Ok to Issue:**

- 1) An inspection of the installation of the rigid insulation must be scheduled with this office prior to backfill.
- 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Frost protection insulation must be installed as discussed w/owner/contractor. As discussed, there must be rigid insulation installed 4'-0" below grade on the outside of the frost wall. This must meet a minimum R-value of 8.
- 6) Separate permits are required for any electrical, plumbing, or HVAC systems.  
Separate plans may need to be submitted for approval as a part of this process.

**Comments:**

10/30/2006-tmm: faxed copy of review sheets to Arlen Davis and called him

**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 APPLICAN

ADDRESS

DATE

PHO

RESPONSIBLE PERSON IN CHARGE OF WORK, TIT

DATE

PHO

03/09/09 Pinne away to usive  
temp. 40

~~MEMO~~

4-21-09 Unit #14 OK-CO MEMO



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

**LOCATION** 1815 Washington Avenue Unit #10 CBL 372 A020001

**Issued to** Piacentini Christopher G /Davis Construction

**Date of Issue** 04/21/2009

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 06-1477, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

UNIT # 14

APPROVED OCCUPANCY

One Residential Condominium Unit # 14  
Use Group R-3 Type 5B  
IRC 2003

**Limiting Conditions:** Temporary occupancy certificate , which expires on June 1, 2009

**This certificate supersedes  
certificate issued**

**Approved:**

4-21-09 [Signature]

(Date)

Inspector

[Signature] [Stamp: RECEIVED]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

TO: Inspections Department  
FROM: Philip DiPierro, Development Review Coordinator  
DATE: April 21, 2009  
RE: C. of O. for 1815 Washington Ave., Smith's Farm, Unit #14  
(Id#2005-0133) (CBL 372 A 020001)

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After visiting the site, I have the following comments:

Site work incomplete:

I anticipate the following work can be completed by **June 1, 2009**.

1. Landscaping & Lawn repairs/re-grading,
2. Miscellaneous site work.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager  
Tammy Munson, Inspection Services Manager  
File: Urban Insight

# ELECTRICAL PERMIT

## City of Portland, Me.



WO 3-3442734

To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date \_\_\_\_\_  
 Permit # 200-4460  
 CBL# 372-A-20

LOCATION: 1815 Washington Ave #14 METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # 441-191-8284-001 OWNER Navis Construction  
 TENANT \_\_\_\_\_ PHONE # \_\_\_\_\_

						TOTAL EACH FEE		
OUTLETS	<u>50</u>	Receptacles	<u>30</u>	Switches	<u>4</u>	Smoke Detector	.20	<u>16.00</u>
FIXTURES	<u>20</u>	Incandescent	<u>6</u>	Fluorescent		Strips	.20	<u>5.00</u>
SERVICES		Overhead	<input checked="" type="checkbox"/>	Underground		TTL AMPS <u>100AMP</u>	15.00	<u>15.00</u>
		Overhead		Underground		<u>&lt;800</u>	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
							25.00	
METERS	<u>1</u>	(number of)					1.00	<u>1.00</u>
MOTORS		(number of)					2.00	
RESID/COM		Electric units					1.00	
HEATING		oil/gas units		Interior		Exterior	5.00	
APPLIANCES	<u>1</u>	Ranges		Cook Tops		Wall Ovens	2.00	<u>2.00</u>
		Insta-Hot		Water heaters	<u>2</u>	Fans	2.00	<u>4.00</u>
	<u>1</u>	Dryers	<u>1</u>	Disposals	<u>1</u>	Dishwasher	2.00	<u>10.00</u>
		Compactors		Spa	<u>1</u>	Washing Machine	2.00	<u>2.00</u>
		Others (denote)					2.00	
MISC. (number of)		Air Cond/win					3.00	
		Air Cond/cent				Pools	10.00	
		HVAC		EMS		Thermostat	5.00	
		Signs					10.00	
		Alarms/res					5.00	
		Alarms/com					15.00	
		Heavy Duty(CRKT)					2.00	
		Circus/Carnv					25.00	
		Alterations					5.00	
		Fire Repairs					15.00	
		E Lights					1.00	
		E Generators					20.00	
PANELS	<u>1</u>	Service	<u>1</u>	Remote		Main	4.00	<u>8.00</u>
TRANSFORMER		0-25 Kva					5.00	
		25-200 Kva					8.00	
		Over 200 Kva					10.00	
						TOTAL AMOUNT DUE		
						MINIMUM FEE/COMMERCIAL	55.00	
						MINIMUM FEE	45.00	

CONTRACTORS NAME T.A. NAPOLITANO MASTER LIC. # 7765  
 ADDRESS PO Box 2301 So Port Me 04106 LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 799-0538

SIGNATURE OF CONTRACTOR [Signature]

