

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 081165

Please Read Application And Notes, If Any, Attached

This is to certify that PIACENTINI CHRISTOPHER G / Davis Construction
has permission to Unit #7 Construct Stairway Landing off Deck
AT ³⁶~~23~~ SMITH FARM LN ⁰⁰⁷ ~~372 A020001~~

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is leased or closed-in. 24 HOUR NOTICE IS 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

9/17/08 *[Signature]*
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: 08-1165	Issue Date: 9/12/08	CBL: 372 A020001 007
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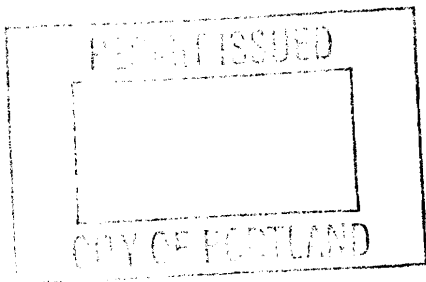
Location of Construction: 36 28 SMITH FARM LN (Unit #7)	Owner Name: PIACENTINI CHRISTOPHER G	Owner Address: 23 SMITH FARM LN	Phone: 207-671-3682
Business Name:	Contractor Name: Davis Construction	Contractor Address: 159 Front Street So. Portland	Phone: 2077991936
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-3 PRVD

Past Use: Residential Condos legal use - 16 res. condos (8 duplexes)	Proposed Use: Residential Condos - Unit #7 Construct Stairway Leading off the Deck	Permit Fee: \$30.00	Cost of Work: \$100.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SB IRI-2003 Signature: CL 9/17	

Proposed Project Description: Unit #7 Construct Stairway Leading off the Deck	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: lmd	Date Applied For: 09/16/2008	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ cond. has</i> Date: 9/16/08 <i>Jan</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>Jan</i> Date:
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CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1165	Date Applied For: 09/16/2008	CBL: 372 A020007
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Location of Construction: 36 Smith Farm Ln (unit #7)	Owner Name: PIACENTINI CHRISTOPHER G	Owner Address: 23 SMITH FARM LN	Phone: 207-671-3682
Business Name:	Contractor Name: Davis Construction	Contractor Address: 159 Front Street So. Portland	Phone: (207) 799-1936
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: Residential Condo - Unit #7 - Construct Stairway Leading off the Deck	Proposed Project Description: Unit #7 Construct Stairway Leading off the Deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/16/2008

Note: **Ok to Issue:**

- 1) This property shall remain as sixteen (16) residential condominiums (eight duplexes). Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Chris Hanson **Approval Date:** 09/17/2008

Note: **Ok to Issue:**

- 1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 2) Fastener schedule per the IRC 2003
- 3) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required



General Building Permit Application

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

→ 36 Smith Farm Lane

Location/Address of Construction: <u>1815 WASHINGTON AV. Unit # 7</u>		
Total Square Footage of Proposed Structure/Area <u>94</u>	Square Footage of Lot <u>412A</u>	Number of Stories <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart# <u>372</u> Block# <u>A</u> Lot# <u>020007</u>	Applicant *must be owner, Lessee or Buyer* Name <u>SMITH FARM LLC</u> Address <u>159 FRONT ST</u> City, State & Zip <u>SO. PORTLAND ME 04106</u>	Telephone: <u>671-3682</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>100,-</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>condominium</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>stairs + deck</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>Smith Farm Condominium</u> Project description: _____		
Contractor's name: <u>Davis Construction</u> Address: <u>159 Front St.</u> City, State & Zip <u>So. Portland, ME 04106</u> Telephone: _____ Who should we contact when the permit is ready: <u>Tim Flaherty</u> Telephone: <u>671-3682</u> Mailing address: <u>10 Fairway Dr. Falmouth, ME 04105</u>		

SEP 15 2008

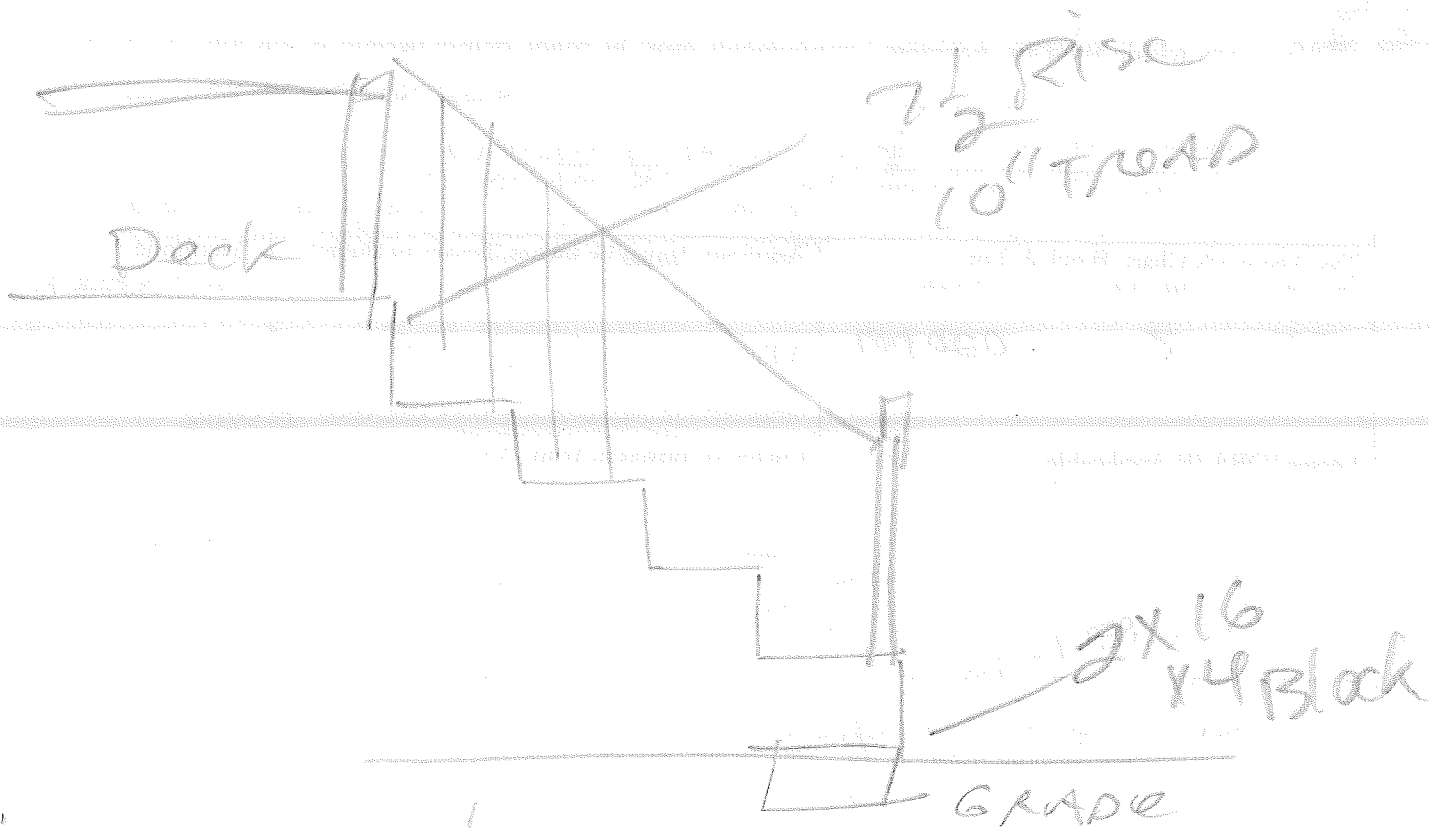
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: [Signature] Date: 9/14/08

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

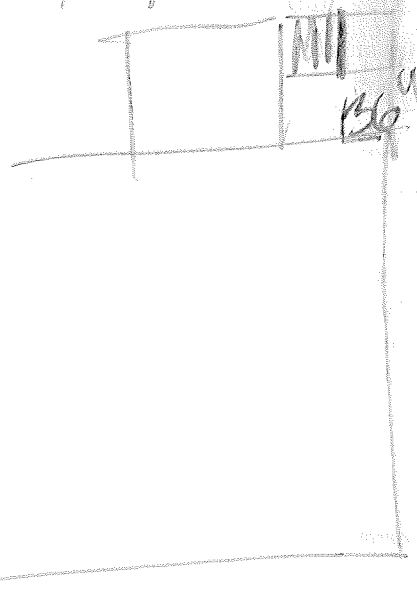


Railings

36" min

4" min Bet

Ballusters
Stop on a
o/c Bal'd



36" AWAY

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

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.

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

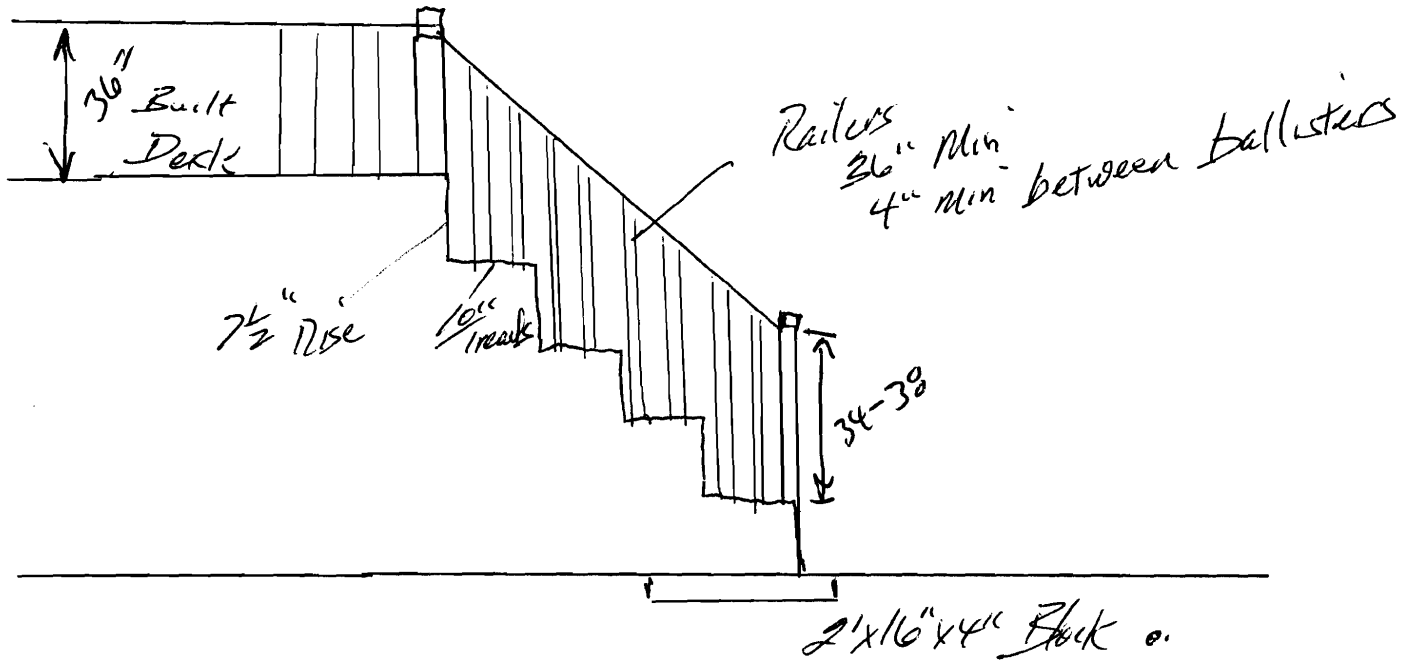
Signature of Applicant/Designee

Date

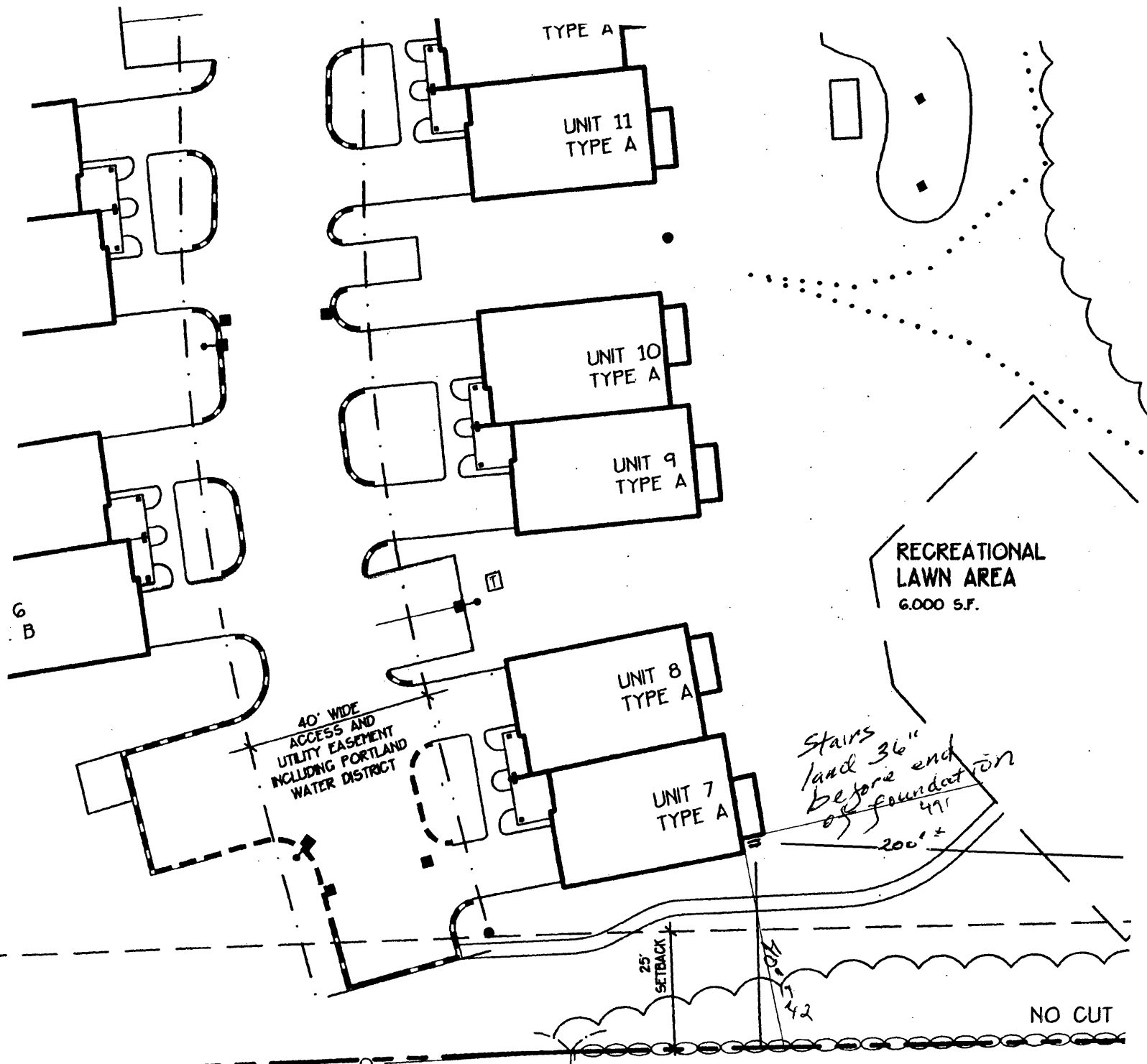
Signature of Inspections Official

Date

1815 Washington Av. Unit #7
Smith Farm Condominiums



stairs do not go beyond foundation (rear wall)



RECREATIONAL
LAWN AREA
6,000 S.F.

40' WIDE
ACCESS AND
UTILITY EASEMENT
INCLUDING PORTLAND
WATER DISTRICT

Stairs
land 36"
before end
of foundation
49'
200'±

25'
SETBACK

42'

NO CUT

S 79°56'51" W

RRVD R-3

Quaker Lane Condo

- min setback from external - 42' to side of 200' trees
- prop line 25'
- min distance b/w PRVD buildings - Ok.
- min 25' from recreational area - 49'

ie T. Coviello

1" = 30'