

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION PERMIT

Permit Number 060372

This is to certify that LEFEVRE MICHAUD INC lefevre Michaud INC  
has permission to 28 x42 duplex  
AT 117-119 EAST KIDDER ST 425 1028001

provided that the person or persons who accept 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 is procured before this building or part thereof is occupied or otherwise closed-in. 4  
YOUR NOTICE REQUIRED

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**PERMIT ISSUED**

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

APR 26 2006

Department Name

**CITY OF PORTLAND**

*[Signature]* 4/26/06  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0372	Issue Date: APR 26 2006	CBL: 425 1028001
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Location of Construction: 117-119 EAST KIDDER ST	Owner Name: LEFEVRE MICHAUD INC	Owner Address: 200 RIVERSIDE ST PORTLAND	Phone: 2078317427
Business Name:	Contractor Name: Lefevre Michaud INC	Contractor Address: 200 Riverside St Portland	Phone: 2078317427
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: RS

Vacant Land	Residential 2 unit 28 x 42 duplex	\$1,446.00	\$150,000.00	4
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group <i>R-3</i> Type <i>SB</i> <i>IRC 2006</i> <i>[Signature]</i>
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Proposed Project Description:  
28 x42 duplex

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action  Approved  Approved w/Conditions  Denied

Signature \_\_\_\_\_ Date \_\_\_\_\_

Permit Taken By: dmartin	Date Applied For: 0312212006	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 7 - zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2-24-059</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>or micard. has</i> Date: <i>4/15/06</i> <i>ABN</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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>AKM</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

# 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;
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- I:/ 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.

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

[Signature] 4/26/06  
Signature of Applicant/Designee Date

[Signature] 4/26/06  
Signature of Inspections Official Date

CBL: 485-7-28 Building Permit #: 06-0372

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

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

<b>Permit No:</b> 06-0372	<b>Date Applied For:</b> 0312212006	<b>CBL:</b> 425 I028001
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<b>Location of Construction:</b> 117-119 EAST KIDDER ST	<b>Owner Name:</b> LEFEVRE MICHAUD INC	<b>Owner Address:</b> 200 RIVERSIDE IND PKY	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Lefevre Michaud INC	<b>Contractor Address:</b> 200 Riverside St Portland	<b>Phone</b> (207) 831-7427
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Multi Family	
<b>Proposed Cse:</b> Residential 2 unit 28 x 42 duplex		<b>Proposed Project Description:</b> 28 x42 duplex	

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 04/05/2006

Bulkhead 4 5' into rear setback, 5 5' x 5' (27.5 sq.ft.) ok under 14-425  
Two sets of rear entry steps 3' into rear setback, 4' x4' (16sq.ft. each) ok under 14-425.

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a two 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.
- 4) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 5) Bulkhead may not be higher than 24 inches per section 14-425.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 04/25/2006

**Note:** **Ok to Issue:**

- 1) The basement is NOT approved as habitable space.
- 2) Separate permits are required for any electrical, plumbing, or heating.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Initial review completed. Review sheet with permit, showing additional information needed LJD
- 5) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

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

**Note:** **Ok to Issue:**

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 0913012005

**Note:** Need Pg, inspection fee, drawings, etc., 9130105. **Ok to Issue:**

- 1)
  1. A Sewer capacity letter shall be obtained from the City's Wastewater Division. A Copy of the capacity letter shall be submitted to the planning division prior to Issuance of building permit.

**Comments:**

4119106-ldobson: Mike dropped additional information gave to TM

66-0372 405-I-28 117 E. Kildall  
 879-9801 Fax # Mike Nicholas

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soft type/Presumptive Load Value (Table R401.1)		
<b>STRUCTURAL</b>		
Roofing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	12x24 - 8'	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK	
Ventilation/Access (Section R408.1 & R408.3) Crawl Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.4.2)	1/2" L-OC	
Wall Column Type (Section R407)	- Need Lam Beam or more hally's	JOINT need more - 4-2x12 SPAN 8-6-
Glider & Header Spans (Table R 502.5(2))	4-2x12's - Max span - 7'-2" - over span	
Ball-Up Wood Center Glider Dimensions/Type	2x6 DT	
SN/Board Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's	NO ROOF WIND
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 R502.4(1) and R502.4(2))	TRUSSES	

06-372

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))			
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	TRUSSES		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" Roof + wall - 3/4" Floor		
Partener Schedule (Table R602.3(1) & (2))	Per IRC		
Private Garage (Section R309) Living Space? (Above or beside)	N/A		
Fire separation (Section R309.2)			
Opening Protection (Section R309.1)			
Emergency Escape and Rescue Openings (Section R310)	Shows egress in all bedrooms		
Roof Covering (Chapter 9)	OK		
Safety Glazing (Section R308)	N/A		
Attic Access (Section R807)	Min size 22" x 30"		OK
Chimney Clearance/Fire Blocking (Chap. 10)	N/A		
Header Schedule (Section 502.5(1) & (2))	3- 2x10's all windows + doors		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Restriction	Roof - R-38 Walls - R-19		

12

13

Floors - ? R-21  
U-Value of windows - 0.35

06-572

Type of Heating System		
<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) Notes - 10" Tread 7 3/4" Rise		
Width (Section R311.5.1) Shows - 36"		
Headroom (Section R311.5.2) Notes - 6'8"		
Handrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) Not shown		
Smoke Detectors (Section R313) Location and type/Interconnected	Not shown	
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)		
Dwelling Unit Separation (Section R317) and IRC - 2003 (Section 1207)	OK	
Deck Construction (Section R502.2.1)	Need framing or repair on rear landing + stairs + front porch.	

Need framing or repair on rear landing + stairs + front porch.



68 North-South Road ♦ PO Box 3060 ♦ North Conway NH 038 0  
603-356-6371 Fax: 603-356-6320

# Fax

**Date:** April 20, 2006

**To:** Tammy Munson

**Fax:** 207-874-8716

**From:** Jason Sportum

**# of Pages Including This Sheet:** 2

**Re:** Jeld-Wen Performance Data

Hi Tammy,

Following is the Jeld-Wen performance data that Mike Michaud said you requested. If there is anything else I can help you with please let me know.

Thank you,

Jason Sportum

~~~~~  
Jason Sportum  
Contractor Sales  
Chick Lumber Inc.  
603-356-6371 x50  
jasons@chicklumber.com  
~~~~~





Builders Vinyl

PERFORMANCE DATA

THERMAL PERFORMANCE

TYPE	GLAZING	NFRC CERTIFIED	
		U FACTOR	SHGC (NO GRIDS)
HS	CLEAR	0.50	0.66
	LOW-E	0.49	0.36
	LOW-E / ARG.	0.32	0.36
SIDE	CLEAR	0.49	0.66
	LOW-E	0.34	0.36
	LOW-E / ARG.	0.32	0.36
SH-TILT	CLEAR	0.5	0.63
	LOW-E	0.35	0.34
DH	CLEAR	0.49	0.59
	LOW-E	0.35	0.32
F/R/G	CLEAR	0.49	0.69
	LOW-E	0.33	0.37
	LOW-E / ARG.	0.31	0.37
SPD	CLEAR	0.49	0.64
	LOW-E / ARG.	0.31	0.35

JELD-WEN reserves the right to change specifications without notice

96-0372 425-I-28 117 E. Kinder  
 879-9801 Fax # Mike Michael

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings Revisions Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)	2x24 - 8' 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)	1/2" L-OC	
Lally Column Type (Section R407)	- Steel Lally Beam at Max lally 5'	
Girder & Header Spans (Table R 502.5(2))	4.2x12s - Max span - 7'-2" - over span	
Built-Up Wood Center Girder Dimension/Type	2x6 PT	
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10s	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10s	
Attic or additional floor joist species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses	

06 372

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Tusses	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" Red Oak wall - 3/4" Floor	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC	
<b>Private Garage</b> (Section R309) Living Space? (Above or beside)	N/A	
Fire separation (Section R309.2)	N/A	
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	Stairs egress in all bedrooms	
Roof Covering (Chapter 9)	OK	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	Min size 22" x 30"	
Chimney Clearances/Fire Blocking (Chap. 10)		
Header Schedule (Section 502.5(1) & (2))	3- 2x10's wall windows + doors	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Roof - R-38 Walls - R-19	

4

5

Floors - ?  
U-Value of windows

06 372

Type of meaning system

**Means of Egress** (Sec R311 & R312)

Basement 2

Number of Stairways 4

Interior 2 1

Exterior 2

Treads and Risers Notes - 10" Tread  
(Section R311.5.3) 7 3/4" Rise

Width (Section E11.5.1) Shows - 36" +

Headroom (Section R311.5.2) Notes - 6'-8"

6 Guardrails and Handrails  
(Section R312 & R311.5.6 - R311.5.6.3) Not

shown

6 Smoke Detectors (Section R313)  
Location and type/Interconnected

Not shown

Draftstopping (Section R502.12) and  
Fireblocking (Section (R602.8)

OK

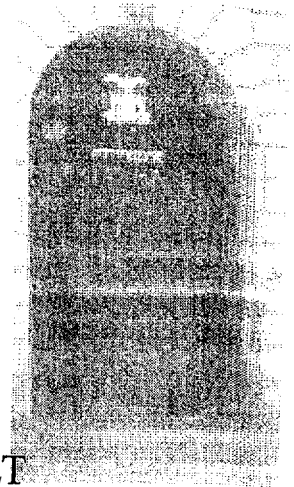
7 Deck Construction (Section R502.2.1)

Need Framing or Decking on rear  
landing & stairs & front porch,

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>Mike Michael</u>	FROM: <u>Tammy Munson</u>
FAX NUMBER: <u>874-9801</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: _____	RE: _____
DATE: _____	

Comments:



# General Building Permit Application

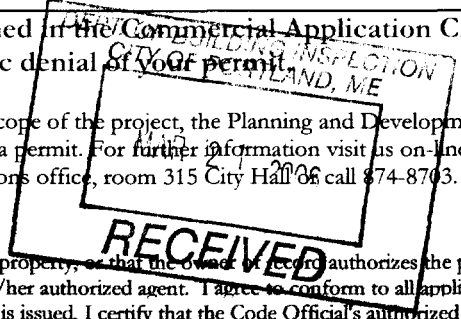
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>117 + 119 East Kidder St. Portland ME</u>		
Total Square Footage of Proposed Structure <u>2352 sqft = total of 2 stories</u>	Square Footage of Lot <u>9,870.97 sqft</u>	
Chart# <u>425-I-28-32</u>	Block# <u>LEFEVRE Michaud, Inc.</u>	Lot# <u>207-831-7427</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>LEFEVRE Michaud, Inc. 200 Riverside Ind Parkway Portland ME, 04103</u>	cost Of Work: \$ <u>150,000</u> Fee: \$ <u>1,371.00</u> C of O Fee: \$ <u>75.00</u>
Current Specific use: <u>VACANT LAND</u> If vacant, what was the previous use? <u>"</u> Proposed Specific use: <u>Residential 2-Family</u>		
Project description: <u>Construct 1 new townhouse style duplex Foundation = 28 x 42</u>		
Contractor's name, address & telephone: <u>LEFEVRE Michaud, Inc.</u>		
Who should we contact when the permit is ready: <u>Mike Michaud</u>		
Mailing address: <u>200 Riverside Ind Parkway Portland ME 04103</u> Phone: <u>831-7427</u>		

\* Total 1446.

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), 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: [Signature]

Date: 3/20/06

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

Applicant: Lefevre Michaud Inc.

Date: 3/24/06

Address: 117-119 East Kidder St.

C-B-L: 425-I-028  
permit # 06-0372

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R5

? Interior or corner lot - on two streets

Proposed Use/Work - build new duplex 28x42

Sewage Disposal - City

Lot Street Frontage - 50' min - 50' given.

Front Yard - 20' min - <sup>21.5</sup> 21' from foundation scaled

Rear Yard - 20' min - <sup>21</sup> 21' from house scaled OK-front only in yard 14-425

Side Yard - 2 sky - 12' min <sup>15</sup> 15' from bulkhead - OK section 14-425 ; <sup>17.5</sup> 17.5' from steps OK 14-425

Projections - front steps <sup>10x5</sup> 7x4, bulkhead 5.5x5, 2 ~~sets~~ rear of house each 4x4  
side yard side street 15' min - 17' scaled on right side street.

Width of Lot - 60' <sup>min</sup> ~~width~~ - 100' scaled.

Height - 35' max - 22.8' ~~high~~

Lot Area - 6000 sq ft min - 9870.97 given

Lot Coverage Impervious Surface - 40% (3948.4 sq ft)

Area per Family - 3000 sq ft

Off-street Parking - 4 spaces required 26' wide - 64' deep

Loading Bays - N/A

Site Plan - minor 2006-0059

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - zone X

front steps  $3 \times 7 = 21$  into front yard (50 sq ft OK.  $\leq 6'$ )  
bulkhead 22" high  $4.5 \times 5 = 22.5$  into rear yard (50 sq ft OK.  $\leq 6'$ )

28x42 = 1176  
5.5x5 = 27.5  
7x4 = 28  

---

1231.5  
OK.  
10x5 = 50  
2(4x4) = 32  

---

1285.5

rear steps  
 $3 \frac{1}{4} \times 4 = 13$  sq ft  
(50 sq ft OK  $\leq 6'$ )

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

2006-0059  
Application I. D. Number  
3/22/2006  
Application Date

Lefevre Michaud Inc  
Applicant  
200 Riverside Ind Pky , Portland, ME 04102  
Applicant's Mailing Address  
Mike Michaud  
Consultant/Agent  
Agent Ph: (207)831-7427 Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

Grafton St, Portland, Maine  
Address of Proposed Site  
425 1028001  
Assessor's Reference: Chart-Block-Lot

117 E. Kidder ST.  
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) \_\_\_\_\_

2352 sf 987.97 sf  
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 Pla \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date \_\_\_\_\_

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





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

## Planning and Development Department

Lee D. Urban, Director

## Planning Division

Alexander Jaegerman, Director

Mr. Jeffery Lowery  
123 East Kidder Road  
Portland, ME 04103

September 30, 2005

Dear Mr. Lowery:

RE: Application for Minor Site Plan, 123 East Kidder Duplex  
(CBL#425I028)(ID#2005-0198)

On September 30, 2005, the Portland Planning Authority granted minor site plan approval for the construction of a duplex in the vicinity of #123 East Kidder Street, with the following conditions:

1. *A Sewer capacity letter shall be obtained from the City's Wastewater Division. A Copy of the capacity letter shall be submitted to the planning division prior to issuance of building permit.*

Where submission drawings are available in electronic form, the applicant shall submit any available electronic cad (\*.dwg) files.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

**WARRANTY DEED**  
**Maine Statutory Short Form**

MAINE REAL ESTATE TAX PAID

**KNOW ALL BY THESE PRESENTS**, that **JEFFREY J. LOWERY**, of Portland, County of Cumberland, State of Maine, for consideration **paid**, grants to **LEFEVRE MICHAUD, INC.**, a corporation organized and existing under the laws of the **State** of Maine, with a place of business in Portland, County of Cumberland and **State** of Maine, whose mailing **address** is 200 Riverside Industrial Parkway, Portland, Maine 04102, with **warranty covenants**, a certain lot or parcel of land situated in Portland, County of Cumberland, **State of Maine**, described **as** follows:

A certain lot or parcel of land situated on the southerly sideline of East Kidder Street, in the City of Portland, County of Cumberland and State of Maine, being more particularly described **as** follows:

Beginning at a 5/8-inch drill hole set in the top of a concrete wall on the aforementioned southerly sideline of East Kidder Street, said drill hole being at or near the common boundary or property corner of the **herein** described portion of the lot now of Jeffrey J. Lowery and the land now **or** formerly of Paul K. Foley and Mary **Ann** Foley **as** described in a deed recorded in the Cumberland County Registry of Deeds in Book 6259, Page 118, said point **of** beginning **also being** found South **53°-26'-33"** West, a distance of 100.2 feet **from** the intersection formed by the sideline of East Kidder Street **and** the westerly sideline of Grafton Street so-called;

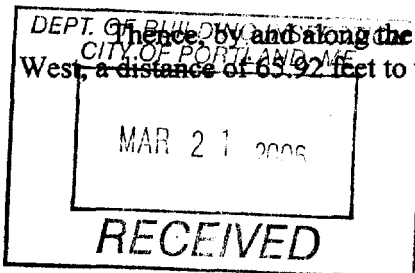
Thence, by and along the land now or formerly of the aforementioned **Foleys** and the land now or formerly of **Kathy** Lee Herbert **as** described in a deed recorded in **Book** 12520, Page 112, South **40°-09'-57"** **East**, a distance of 171.48 **feet** to the land now or formerly of **142** Presumpscot Limited Liability Company **as** described in a deed recorded in **Book** 13525, Page 161;

Thence, by and along the land of the aforementioned 142 Presumpscot Limited Liability Company, North **49°-51'-37"** East, a distance of 100.00 feet to the westerly sideline of the aforementioned **Grafton Street**, so-called;

Thence, by and along the westerly sideline of the aforementioned **Grafton** Street so-called, North **40°-09'-57"** West a distance of **69.49** feet, more or less to the retained land now or formerly of Jeffrey J. Lowery, the **Grantor** herein;

Thence, by and along the remaining land of Jeffrey J. Lowery, South **51°-03'-07"** West, a distance of **74.02** feet;

Thence, by and along the remaining land of Jeffrey J. Lowery, North **40°-09'-57"** West, a distance of **63.92** feet to the beginning of a curve to the right;



JU

Thence, following the curve to the right with a radius of **35.85** feet **an** arc distance of **41.79** feet to the southerly sideline of East Kidder Street;

Thence, by and along the aforementioned southerly sideline of East Kidder Street, **South 53°-26'-33"** West, a distance of 50.00 feet to the point of beginning.

Said described parcel containing **9871** square feet **or** 0.22 acres.

Being all of Lots 157 and 158, and a portion of Lots **159,160** and **161** as shown on **plan** of lots at Washington Avenue Gardens Annex belonging to Everett C. Wells, said Plan made by Ernest W. Branch, Surveyor, dated October 1920 **and** recorded in Cumberland County Registry of Deeds, **Plan Book 14, Page 49.**

**This** conveyance is **made SUBJECT TO AN EASEMENT** reserved by Jeffrey J. Lowery for himself, his heirs, **personal** representatives and assigns, to benefit the portion of the land which was deeded to him in Cumberland County **Registry** of Deeds in Book **19208, Page 97** which is currently retained by him, for the exclusive use and possession of the easement **area**, with said rights to include, but not to be limited to the right to **pass and** repossess by foot, vehicles, and utilities over the portion now crossed **by** an existing paved bituminous driveway **servicing** the residence occupying the remaining land of Jeffrey J. **Lowery**, known as **123** East Kidder Street, Portland, Maine, together with the right to occupy, plant, mow, erect fences upon, pave, **park** vehicles upon, place utilities **upon**, and otherwise utilize the following-described easement area in an exclusive fashion:

Beginning at a point in **the southerly** sideline of East Kidder Street which point is North **53°-26'-33"** East a distance of 26.00 feet **from** the 5/8-inch **drill** hole set in **the** top of a concrete wall **on** the aforementioned southerly sideline of East Kidder Street, which drill hole was **the** point of beginning for the above-described parcel of land;

Thence, **South 40°-09'-57"** East a distance of **32.91** feet, **more** or less, to the point in the northeasterly sideline of **the lot** conveyed herein which **marks** the beginning of a curve;

Thence, in a northerly direction, following the curve **to** the right with a radius of **35.85** feet **an** arc distance of **41.79** feet to the southerly sideline of East Kidder Street;

Thence, by and along the aforementioned southerly sideline of East Kidder Street, **South 53°-26'-33"** West, a distance of 24.00 feet, more or less, to the point of beginning of **this** easement area description.

**TOGETHER** with the fee, in **so** far as I have the right **so** to convey the same, of all **the** streets and ways shown on said **Plan** of lots at Washington Avenue Gardens Annex, in common with the owners of the other lots shown on said plan, **and subject** to the **right** of all of said lot owners, including the Grantor herein, to make **any** customary

use of said streets and ways.

This conveyance is made SUBJECT TO conditions and restrictions contained in deed from Everett C. Wells to Chester D. Pearson dated March 19, 1931, recorded in said Registry, Book 1393, Page 175, and SUBJECT TO the following RESTRICTIONS, to the extent that they remain in effect: No house or other building shall be erected on said lots within ten years of January 1, 1920 to cost less than Fifteen Hundred (\$1,500.00) dollars, except that after a dwelling house has been built such outbuildings as may be suitable and appurtenant thereto may also be erected. All buildings shall be set back at least ten (10) feet from the street on which they front, except that steps, porticos, piazzas, bay-windows, and other usual projections are allowed in said reserved space; each and all of which restrictions may be enforced or enjoined by the grantees, and it is expressly understood and agreed that the grantor shall be under no obligation or duty to enforce any of said covenants of restriction or to enjoin or restrain any violation thereof.

Meaning to convey and hereby conveying a portion of the premises conveyed to Jeffrey J. Lowery by Deed of Sale by Personal Representative of Linda M. Connolly and Dorothy A. Turner, Co-Personal Representatives of the Estate of Leon W. Hamilton dated April 14, 2003 and recorded in said Registry of Deeds in Book 19208, Page 97, and all of the premises conveyed to Jeffrey J. Lowery by deed of Dorothy Turner dated April 14, 2003 and recorded in said Registry of Deeds in Book 19208, Page 95.


All deed books, plan books and pages referred to in this description are recorded in the Cumberland County Registry of Deeds.

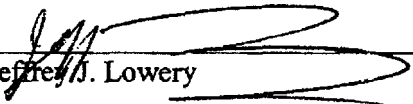
The bearings herein refer to a Magnetic North observation observed on the herein described parcel July 29, 2004.

This description is based upon a Boundary Survey and subsequent plan thereof entitled "Proposed Lot Split 123 East Kidder Street, Portland, Maine" dated July 29, 2004 with a revised date of September 23, 2005 prepared for Jeffrey J. Lowery by Back Bay Boundary, Inc. of Portland, Maine.

Witness my hand and seal this 4 day of November, 2005.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF



  
Jeffrey J. Lowery

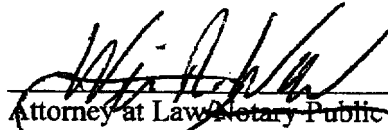
STATE OF MAINE  
CUMBERLAND, SS.

11-4-

,2005

Then personally appeared the above named Jeffrey J. Lowery and acknowledged the foregoing instrument to be his free act and deed.

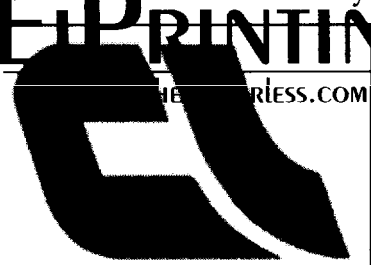
Before me,

  
\_\_\_\_\_  
Attorney at Law Notary Public

Printed name:

  
\_\_\_\_\_

Received  
Recorded Register of Deeds  
Nov 07, 2005 11:25:31A  
Cumberland County  
John B O'Brien



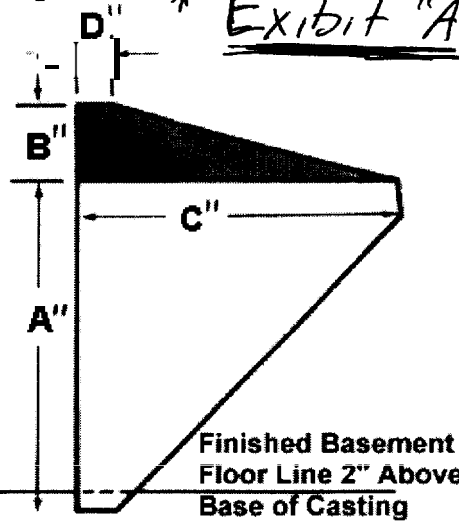
## Selecting the Proper Model

*\* Exhibit "A" \**

### PermEntry Basement Entrance Sizes:

To determine the right size PermEntry Entrance for your needs, follow these steps:

- o 1. Determine the height of foundation wall from top of footing.
- o 2. Determine dimension from proposed finished grade to top of foundation wall.
- o 3. Refer to the chart below and select a size to assure top of PermEntry stairwell will be 2" to 6" inches above finished grade.



Type	A	B	C	D	Outside Width Dimension
Type-S	43"	52"	45"	--	51½"
Type-O	60"	30"	60"	--	51½"
Type-B	68"	22"	66"	--	55½"
Type-C	76"	19½"	74"	--	55½"
Type-D	84"	22"	86"	12"	55½"

[Back](#)

1022 Minot Avenue  
 Auburn ME 04210 USA  
 (207) 784-1388 - Fax (207) 783-4039  
 1-800-638-9000

1717 Stillwater Avenue  
 Bangor ME 04401 USA  
 (207) 947-8334 - Fax (207) 947-3580  
 1-800-432-7843

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[Heat Mats](#)  
[Installations](#)  
[How to Measure](#)  
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[Pricing Shawnee Steps](#)

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[Terrace Steps](#)

[Railings](#)

[7/11 steps](#)

[Accessibility Ramps](#)

[High Rise Stairs](#)

[PermEntry Bulkheads](#)

[Models Available](#)

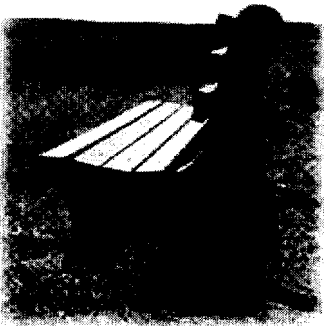
[Job Site Requirements](#)

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[Boat Ramps](#)

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\* EXHIBIT "A" \*

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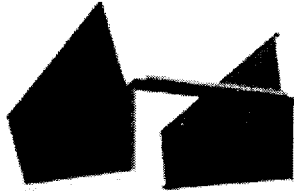
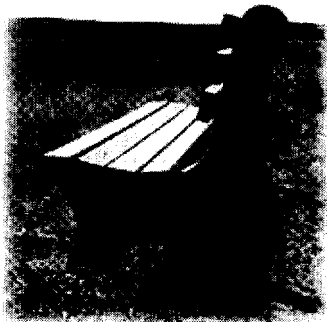
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[Models Available](#)  
[Job Site Requirements](#)

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## PermEntry Bulkheads

### The PermEntry Door

- Rugged heavy gauge steel throughout
- Neat trim appearance
- Torsion bar door operators
- Inside locking device
- Automatic hold open door catches
- Flanged, watertight construction



### The PermEntry Stairwell

- Pre-cast in one piece.
- Thoroughly vibrated for maximum density
- Manufactured to rigid specifications for cor high quality.
- A performance-proven product.
- Thousands installed since 1957.

[For available models click here.](#)

## American Concrete Industries

1022 Minot Avenue  
 Auburn ME 04210 USA  
 (207) 784-1388 - Fax (207) 783-4039  
 1-800-638-9000

1717 Stillwater  
 Bangor ME 0  
 (207) 947-8334 - Fa  
 1-800-43

E-Mail [webmaster@shawneesteps.com](mailto:webmaster@shawneesteps.com)

16 March 2006

Mr. Michael Michaud.  
Le Fevre Michaud, Inc.,  
200 Riverside Industrial Parkway,  
Portland, Maine 04103

**RE: The City's Capacity to Handle Wastewater Flows, from a Proposed Duplex,  
at 117,119 East Kidder Street, Portland, Maine.**

Dear Mr. Michaud:

The existing eight-inch diameter polyvinyl (P.V.C.) sanitary sewer pipe, in **Grafton** Street, has **adequate capacity to transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have **adequate capacity to treat** the anticipated increased wastewater flows of 360 GPD, from your proposed development.

**Anticipated Wastewater Flows from the Proposed Duplex:**

2 Proposed Two Bedroom Units @ 180 GPD/Unit	= 360 GPD
<b>Total Proposed Increase in Wastewater Flows for this Project</b>	<b>= 360 GPD</b>

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

If The City can be of further assistance, please call **874-8832**.

Sincerely,  
**CITY OF PORTLAND**

Frank J Brancely, B.A., M.A.  
Senior Engineering Technician

FJB

cc: Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland  
Jay Reynolds, Development Review Coordinator, Department of Planning, and Urban Development, City of Portland  
Eric Labelle, P.E., City Engineer, City of Portland  
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland  
Stephen K. ~~Harris~~, Assistant Engineer, City of Portland  
Desk file



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	425 I029001
Location	123 E KIDDER ST
Land Use	TWO FAMILY
Owner Address	LOWERY JEFFREY J 123 E KIDDER ST PORTLAND ME 04103
Book/Page	19208/097 30
Legal	425-I-29 EAST KIDDER ST 121-123 SOUTH GRAFTON ST 6964 SF

**Current Assessed Valuation For Fiscal Year 2006**

Land	Building	Total
\$53,430	\$113,540	\$166,970

**Estimated Assessed Valuation For Fiscal Year 2007\***

Land	Building	Total
\$71,300	\$129,900	\$201,200

\* Value subject to change based upon review of property status as of 4/1/06.  
The tax rate will be determined by City Council in May 2006.

**Property Information**

<b>Year Built</b> 1940	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 1800	<b>Total Acres</b> 0.227		
<b>Bedrooms</b> 2	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 9	<b>Attic</b> None	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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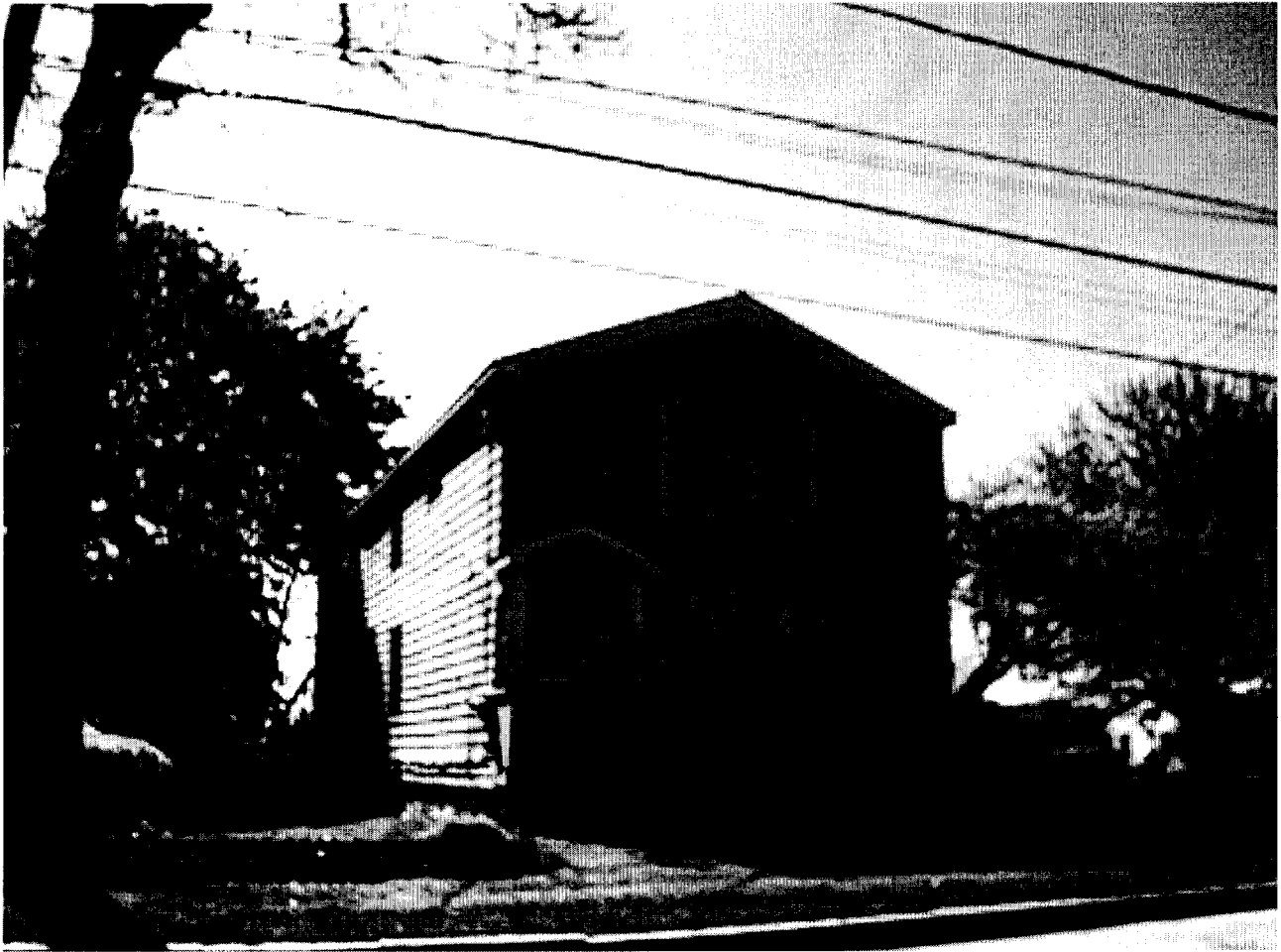
**Sales Information**

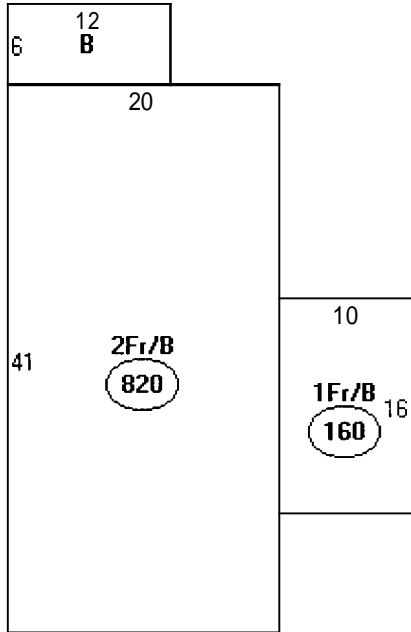
<b>Date</b> 04/01/2003	<b>Type</b> LAND + BLDING	<b>Price</b> \$50,000	<b>Book/Page</b> 19208-97
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**Picture and Sketch**

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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[Click here](#) to view Tax Roll Information.





Descriptor/Area

A: 2Fr/B  
820 sqft

B: EP/EP  
72 sqft

C: 1Fr/B  
160 sqft