

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 87 Torrey St		Owner: O'Donnell, Patrick & Beth		Phone: 775-5186		Permit No: <div style="border: 2px solid black; padding: 5px; text-align: center;"> 960364 PERMIT ISSUED MAY 13 1996 CITY OF PORTLAND </div>
Owner Address: 310 Eastern Prom Pkld, ME		Leasee/Buyer's Name: 04101		Business Name:		
Contractor Name: Owner		Address:		Phone:		
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 82,300.00 PERMIT FEE: \$ 430.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>B3</i> Type: <i>54</i> <i>BOCA43</i> Signature: <i>[Signature]</i>		
Proposed Project Description: Construct 1-fam dwelling				Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: <i>[Signature]</i> Date:		
Permit Taken By: Mary Gresik		Date Applied For: 30 April 1996				Zone: <i>R-3</i> CBL: 149-G-037 Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>

1. This permit application doesn't 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..



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 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 provisions of the code(s) applicable to such permit

06 May 1996 – Permit Routed
30 April 1996

SIGNATURE OF APPLICANT *Patrick O'Donnell* ADDRESS:

DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

Zoning Appeal

- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

Historic Preservation

- ☐ Not in District or Landmark
- ☒ Does Not Require Review
- ☐ Requires Review

Action:

- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied

Date: *5/6/96*

CEO DISTRICT

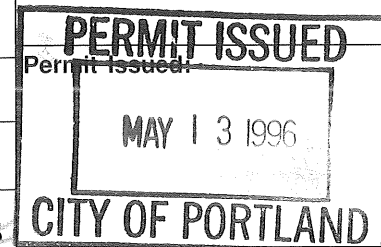


A. Rowle

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

960364

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Owner Address: 310 Eastern Prom Ptld, ME 04101		Leasee/Buyer's Name:		BusinessName:	
Contractor Name: Owner		Address:		Phone:	
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Proposed Project Description: Construct 10fam dwelling					
Permit Taken By: Mary Greaik		Date Applied For: 30 April 1996			



Permit Issued:

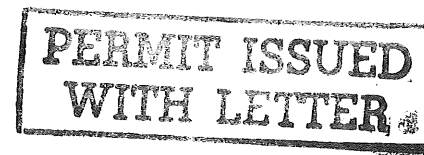
Zone: CBL: 149-G-037

Zoning Approval:

Special Zone or Reviews:

☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan ☐ maj ☐ minor ☐ mm ☐

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06 May 1996 - Permit Routed
30 April 1996

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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

☐ Variance
☐ Miscellaneous
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☐ Approved
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Historic Preservation

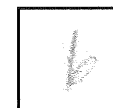
☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:

☐ Approved
☐ Approved with Conditions
☐ Denied

Date: _____

CEO DISTRICT



COMMENTS

Inspection Record

	Type	Date
Foundation:	Set Backs sk. a Lowe	6/12/96
Framing:	N/A	
Plumbing:	N/A	
Final:	O/K a Lowe	8/2/96
Other:		



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 87 Torrey St. (149-G-037)

Issued to Patrick & Beth O'Donnell

Date of Issue 15 August 1996

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. 960364, 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

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

See attached memo dated 15 August 1996 listing three (3) conditions of approval.

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Arthur Rowe, Code Enforcement Officer
FROM: Kandice Talbot, Planner *KT*
DATE: August 15, 1996
RE: Temporary Certificate of Occupancy for 87 Torrey Street

Jim Wendal of DeLuca-Hoffman Associates, Inc. has reviewed the single family residence at 87 Torrey Street and believes it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. The street and sidewalk area must be cleaned or swept free from all debris and tracked soils from the disturbances due to construction activities. This work is to be completed immediately and be reviewed by the Development Review Coordinator (Planning Office).
2. Siltation fence may be removed once areas disturbed by construction have become 80% revegetated or approved by the Development Review Coordinator.
3. A plan must be submitted showing the foundation drain connection as required in item 15 of the conditions of approval.

cc: Kathi Staples PE, City Engineer

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

May 9, 1996

CITY OF PORTLAND

Patrick & Beth O'Donnell
310 Eastern Prom
Portland, ME 04101

RE: 87 Torrey St.

Dear Mr. & Mrs. O'Donnell:

Your application(s) to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Building Inspection: 1. Separate permits will be required for future garage and/or deck. M. Schmuckal.

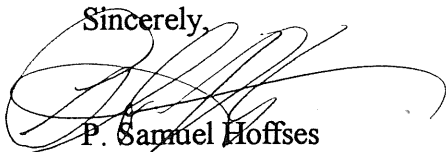
Development Review Coordinator: 1. The applicant shall install silt fence along N/F Flanagan property line. 2. The applicant/contractor shall keep street clean of tracked soil or debris. 3. The applicant must submit plan showing foundation drain outlet prior to actual construction. 4. Please see attached standard conditions.

Building Code Requirements

1. Please read and implement items 1,7,9,11,13,14,15 and 16 of the attached building permit report.
2. Your building plan doesn't show foundation drains, if they are being used please let this division know. Also read #3 of the Development Review Coordinator's requirements.

If you have any question regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal
J. Seymour

BUILDING PERMIT REPORT

DATE: 9/may/1996 ADDRESS: 87 Torrey ST.
 REASON FOR PERMIT: To Construct a single family dwelling
 BUILDING OWNER: Patrick & Beth O'Donnell
 CONTRACTOR: owner APPROVED: *1 *7 *9 *11 *13
 PERMIT APPLICANT: _____ DENIED: *14 *15 *16

CONDITION OF APPROVAL OR DENIAL

- * 1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- * 7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- * 9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)

X 11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)

X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~

X 14. Headroom in habitable space is a minimum of 7'6".

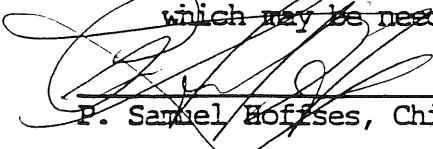
X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

X 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: PATRICK & BETH O'DONNELL
ADDRESS: 310 EASTERN PROMENADE PORTLAND, ME 04101
SITE ADDRESS/LOCATION: 87 TORREY ST - LOT A
DATE: 5/3/96

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. ☒ All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
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. ☒ Your new street address is now 87 TORREY ST, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. ☒ The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5. ☒ Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. ☒ A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. 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.

7. ☒ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. ☒ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. ☐ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. ☒ The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11. ☒ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property. **FOUNDATION DRAIN OUTLET LOCATION**
12. ☒ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. ☒ **SILT FENCE SHALL BE INSTALLED ALONG THE PROPERTY LINE ABUTTING NIF FLANAGAN TO PREVENT SEDIMENTS FROM TRAVELING OFF THE APPLICANTS PROPERTY. SEE ATTACHED NOTICE:**

cc: Katherine Staples, P.E., City Engineer

14. ☒ **THE APPLICANT/CONTRACTOR WILL BE HELD RESPONSIBLE TO MAINTAIN AND KEEP CLEAN ALL CITY STREET SURFACES FROM TRACKED SOILS OR DEBRIS FROM CONSTRUCTION ACTIVITY OCCURRING ON SITE.**

15. ☒ **THE APPLICANT SHALL LOCATE BY PLAN WHERE AND BY WHAT METHOD THE FOUNDATION DRAIN WILL OUTLET. THIS SHALL BE SUBMITTED AND APPROVED BY THE DEV. REVIEW COORDINATOR PRIOR TO CONSTRUCTION.**

**CITY OF PORTLAND, MAINE
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.



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

I. D. Number

Address:

O'Donnell, Patrick & Beth

30 April 1996

Applicant 310 Eastern Prom Ptld, mE 04101

Application Date

Applicant's Mailing Address

83-87 TORREY ST
Project Name/Description

Consultant/Agent

Address of Proposed Site

Pat or Beth - 775-5186

149-G-037

Applicant or Agent Daytime Telephone, Fax

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 ☐ Other (specify) _____

1,126 GFC 2,022 Total 60,821 sq ft

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer JAMES SEYMOUR

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

1. THE APPLICANT SHALL INSTALL SILT FENCE ALONG N/F FLANAGAN PROPERTY LINE
2. THE APPLICANT/CONTRACTOR SHALL KEEP STREET CLEAN OF TRACKED SOIL OR DEBRIS.
- X 3. THE APPLICANT MUST SUBMIT PLAN SHOWING FOUNDATION DRAIN OUTLET PRIOR TO ACTUAL CONSTRUCTION
4. PLEASE SEE ATTACHED STANDARD CONDITIONS

Approval Date 5/3/96 Approval Expiration 5/97 Extension to _____ date ☒ 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 _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5 KT.DPUD



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

I. D. Number

O'Donnell, Patrick & Beth

30 April 1996

Applicant 310 Eastern Prom Ptld, mE 04101

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

Pat or Beth - 775-5186

Address of Proposed Site

149-G-037

Applicant or Agent Daytime Telephone, Fax

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 ☐ Other (specify) _____

1,126 GFC 2,022 Total

60,821 sq ft

R-3

Proposed Building Square Feet or # of Units

Acreage of Site 30,919

Zoning

Check Review Required:

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

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer

Marga Schmechel

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

1. Separate permits required for future garage and/or deck

2. _____

3. _____

4. _____

Approval Date 5/8/96 Approval Expiration _____ date Extension to _____ date ☐ 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

☐ Performance Guarantee Accepted _____ date _____ amount _____ expiration date

☐ Inspection Fee Paid _____ date _____ amount _____

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature

Performance Guarantee Released _____ date _____ signature

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature

Applicant: Patrick O'Donnell
Address: 87 Torrey St
Assessors No.: 149-G-37

Date: 5/8/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Use - Single family dwelling - No garage

Sewage Disposal - City

Rear Yards - 25' req. 25' + shown

Side Yards - 14' req. - 14' + shown

Front Yards - 25' req. - 25' + shown

Projections -

Height - 2 stories -

Lot Area - 6,500^{sq} req. 30,919^{sq} shown

Building Area - MAX 20% of Lot area 6,183.8^{sq} MAX

Area per Family -

Width of Lot - 75' req. - 147' shown

Lot Frontage - 50' req. - 50' shown

Off-street Parking - 2 shown

Loading Bays -

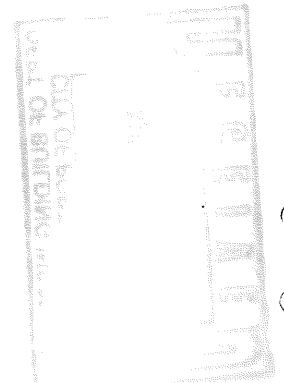
Site Plan - minor/min

Shoreland Zoning - N/A

Flood Plains -

O'DONNELL / TORREY STREET

HOUSE (NEW ENGLAND HOMES)	\$56,301
EARTHWORK AND FOUNDATION	15,400
ELECTRIC	600
HEAT AND PLUMBING	5,500
"B" LABOR	1,566
NATURAL GAS INSTALLATION	2,485
WATER HOOK-UP (TO PROPERTY LINE)	514
<hr/>	
TOTAL COST MATERIALS AND LABOR	\$82,366



Torrey St

(O'Donnell)

MID-COAST MODULAR / AFFORDEX**P. O. BOX 1178****ROCKLAND, ME 04841****SCOPE OF WORK:**

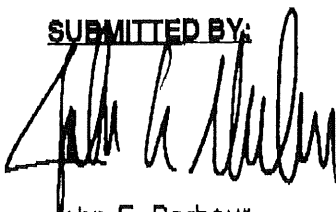
Erect one 28' x 32' colonial modular home.
Includes crane and set crew. Roof will be weather tight.
Does not include siding of gable ends or any interior finish work.

PRICE**\$66,301.00**

This price includes a \$10,000 gift of equity.

PAYMENT TERMS:

10 % on order of house
Balance due on delivery of house

SUBMITTED BY:

John E. Barbour
Partner

RECEIVED
JAN 14 1997
GEORGE C HALL & SONS
P.O. BOX 1178
ROCKLAND, ME 04841

CONCRETE FLOORS-SLABS-SIDEWALKS

Michael A. Nappi

10 Morning Street, Portland, ME 04101

Tel. 878-8123

Pat & Beth O'Donnell
Torrey Street House Lot
Portland, Maine

PROPOSAL

March 26, 1996

1. Cut trees and remove stumps from house lot
2. Excavate for cellar hole
3. Provide 3/4" stone under basement floor and sand to backfill around foundation walls
- 8" ~~10"~~ concrete walls, reinforced #4 bars)
4. Install 4" perforated perimeter drain to sump in basement floor
5. Damp proof foundation walls
6. Provide 4" sanitary sewer line to street
7. Provide 1" CTS plastic water service to street
8. Provide gravel driveway 12"
9. Site fill for lawn area
10. Provide loam for front yard and around foundation
11. Furnish and install all concrete footings, walls and cellar floor for the 28 x 32 foundation with bulk head

Does not include:

- *blasting and permits will be done by others
- *layout for foundation will be done by others
- *fee for water district

TOTAL \$15,400.00



Northern Utilities, Inc.

March 22, 1996

Patrick O'Donnell
310 E. Promenade #4
Portland, ME 04101

Dear Pat:

Thank you for the opportunity to install a natural gas service to your new home on Torrey Street. Northern Utilities, Inc. will supply the labor and materials to install your service at no charge if you agree to trench and backfill the entire distance from the end of our existing main on Torrey Street to your new home. Your cost to have our crews perform the entire installation, trenching and backfilling included, is \$2485.

I will contact you soon regarding this, but if you have any questions in the meantime, please call me.

Sincerely,

Paul Young
Sales Representative
Northern Utilities, Inc.

RESIDENTIAL DEVELOPMENT FIELD INFORMATION

DATE

3/15/96

PROJECT ID NO.

06392

SALES REP

K Fowler

DEVELOPMENT NAME

POLE NO.

STREET NAME

Torrey St

TOWN

611

ZIP

04103

LOCATION

Lot 20

NAME

Patrick O'Donnell

OWNER/BUILDER/DEVELOPER (CIRCLE ONE)

HOME PHONE

CALL

BUS. PHONE 773-8198 EXT.

CALL

MAILING ADDRESS

ZIP

CONTACT NAME

PHONE

EXT.

CALL

TOTAL
BUILDTOTAL
DWELLAVE.
SQ. FT.

YR. 1

DWELLING UNITS USING GAS

YR. 2

YR. 3

YR. 4

YR. 5

SINGLE FAMILY

MULTI FAMILY

CONDO

PROPOSED HEATING FUEL -

METHOD

WH

RG

DR

AC

OTHER MCF

TOTAL MCF

PROPOSED EQUIPMENT -

REQUESTED DATES: MAIN

5/1/96

SERVICES

5/1/96

BUILDER TO DIG: ☐ YES ☒ NO

STUB WORK ORDERS REQUESTED DATE

NO. OF STUBS

CUST. CONTACT BY:

☒ PROSPECT☐ MAIL☐ FLD.☐ PERMIT☐ TRADE SHOW

ADDITIONAL INFO

ENGINEERING SECTION

NODE NO.

6254

EXISTING MAIN: ☒ YES ☐ NO SIZE 4" PRESSURE CODE L

NEW MAIN REQUIRED TO DEVELOPMENT:

☒ YES ☐ NO SIZE 4" PRESSURE CODE L

LENGTH 100

COST \$

12898 Contractor Installation

NEW MAIN IN DEVELOPMENT:

☐ YES ☐ NO SIZE

PRESSURE CODE

LENGTH

COST \$

SYSTEM IMPROVEMENT COSTS

MAIN AUTHORIZATION NO.

TOTAL AUTHORIZED COSTS

NO. OF NEW SERVICES

1

SIZE

1-1/4"

PRESSURE
CODE 2AVERAGE
LENGTH 50TOTAL SERVICE
COST \$

NO. OF STUBS/LATERALS

NO. OF FITS

TOTAL ROR COST \$

NO. OF NEW METERS

SIZE

REGULATOR CODE

ENGINEERING COMMENTS:

INITIALS

DATE

PERMIT REQUIRED

☐ YES☐ STATE☐ CONTRACT RETURNED

DATE:

☐ NO☐ TOWN

BLUE SHEET REQUESTED

DATE:

BY:

☐ BLUE SHEET WRITTEN

DATE:

REVISED: 1-10-89

Sized Based on Average typical Residential Load of 150 CFH per Timmer.
 and not have load at time of sizing

MIS ROR \$1595

3/22/96

ESTIMATE FOR PATRICK O'DONNELL - TORREY ST.

COMPANY COST WITH TRENCH PROVIDED \$ 1532

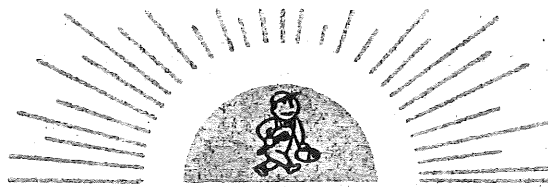
COMPANY COST COMPLETE INSTALLATION \$ 3398

MAIN INVESTMENT SUPPORT (MIS) \$ 1595

MIS EXCEEDS COST W/ TRENCH PROVIDED, THEREFORE
NO CHARGE TO CUSTOMERCOMPANY COST TO DO COMPLETE INSTALLATION EXCEEDS
MIS BY \$ 1803, THEREFORE CUSTOMER MUST PAY
\$ 1803 PLUS INCREMENTAL TAX OF .378 (\$ 681)
$$\begin{array}{r} \$ 1803 \\ + \$ 681 \\ \hline \end{array}$$

\$ 2484 SHORT-FALL WITH GROSS UP ADDED

CLERK
DEPT. 0810



A.M. PLUMBING & HEATING

59 Marlborough Rd. • Portland, ME 04103
Tel. (207) 878-5410 • Fax (207) 878-0405

PROPOSAL

March 1, 1996

CUSTOMER:

Pat & Beth O' Donnell
310 Eastern Prom Apt 4
Portland, Maine 04101

JOB LOCATION:

Torrey Street
Portland, Maine

DESCRIPTION

We hereby propose to install the plumbing and heating to the above described job location. The heating system will consist of a two zone, forced hot water, Burnham V-73 cast iron boiler with a 105,000 BTU net output. This will provide heat and hot water with each floor having its own thermostat and circulator. Also included is a complete 275 gallon oil tank package.

Plumbing will be piped with PVC schedule 40 and all water lines will be copper type L.

All work shall be neat and up to code.

TOTAL JOB COST-----\$5500.00

Payment To Be Made As Follows:

One half due upon acceptance remainder due upon completion.

Respectfully Submitted:

Andy J. MacMillan 3/1/96
Andy J. MacMillan

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature:

Date:



J.S. TRAUNIG
Building • Restoration
 1 Fiddle Lane
 P.O. Box 325
 CORNISH, MAINE 04020
 (207) 625-3318

PROPOSAL SUBMITTED TO Beth O'Donnell		PHONE	DATE March 16, 1996
STREET 310 Eastern Promenade		JOB NAME Proposal for Modular Home	
CITY, STATE AND ZIP CODE Portland, Maine 04101		JOB LOCATION	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

Build set of basement stairs with one railing, and one set of
 buckhead stairs, of kiln dried stock

Stock and Labor \$ 566.00

Build 4' x 4' landing, steps and railing of premium pressure
 treated stock for side door.

Stock and Labor 350.00

Install vinyl siding to gable ends of house. Materials to be
 furnished by owner.

Labor 300.00

Sheetrock and tape bathroom ceiling, closet ceiling and two
 8' seams where building connects.

Stock and Labor 275.00

Hang three doors Labor 75.00

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

One Thousand Five Hundred Dollars and 66/100 dollars (\$ 1,566.00).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

John D. Traunig

Note: This proposal may be
 withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications
 and conditions are satisfactory and are hereby accepted. You are authorized
 to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



Everything Electric Corporation

P.O. Box 10927
Portland, Me 04104
(207) 774-3067

Install New 200 Amp Panel.

Install 2 Paddle Fans.

Install New meter socket.

Everything Electric will complete the
above for six hundred dollars.

Edward Gall. U.P.

49-E-037

Permit Number 15768
Location 87 Torrey St.
Owner O'Donnell
Date of Permit 7/1/92
Final Inspection 7/14/92
By Inspector [Signature]

PROGRESS INSPECTIONS:

7/1/96 Final

REMARKS:

7/11/96	NO GFCI outlet at panel
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