

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1310	Issue Date: PERMIT ISSUED NOV 3 2005	CBL: 155 D004001
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Location of Construction: 62 TORREY ST	Owner Name: Dana & Dory Earls
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Owner Address: 55 Lambert Street	Phone: 2078461470
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Business Name:	Contractor Name: Hughes Construction Co. Inc.
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Contractor Address: 328 Royal Rd. N. Yarmouth	Phone: 2078461470
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Lessee/Buyer's Name	Phone:
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Permit Type: Additions - Dwellings	Zone: R-3
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Past Use: Single Family Home	Proposed Use: Single Family Home/ build a 16' x 30' addition
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Permit Fee: \$471.00	Cost of Work: \$50,000.00	CEO District: 4
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Proposed Project Description: build a 16' x 30' addition

FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group R-3 Type SB IRC 2003 Signature: <i>[Signature]</i>
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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: Idobson	Date Applied For: 09/06/2005
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Zoning Approval

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
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>
Date: 11/02/05

Zoning Appeal
<input type="checkbox"/> Variance
<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Interpretation
<input type="checkbox"/> Approved
<input type="checkbox"/> Denied
Date:

Historic Preservation
<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Requires Review
<input type="checkbox"/> Approved
<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Denied
Date: 11/02/05

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-1310	Date Applied For: 09/06/2005	CBL: 155 D004001
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Location of Construction: 52 TORREY ST	Owner Name: Dana & Dory Earls	Owner Address: 55 Lambert Street #14	Phone:
Business Name:	Contractor Name: Hughes Construction Co. Inc.	Contractor Address: 328 Royal Rd. N. Yarmouth	Phone (207) 846-1470
Applicant/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	
Proposed Use: Single Family Home/ build a 16' x 30' addition		Proposed Project Description: build a 16' x 30' addition	

Dept: Zoning **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 11/02/2005
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 11/02/2005
Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, or heating.

Comments:

11/2/05-tmm: rec'd additional info - **ok** to issue
10/19/05-tmm: left message for additional info
10/21/05-tmm: went over info w/owner



Residential Building Permit Application

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

Location/Address of Construction: 62 Tourey St
 Total Square Footage of Proposed Structure: 496 Square Footage of Lot: 3640

Tax Assessor's Chart, Block & Lot: D 004 Owner: DANA EARLS Telephone:
 Chart# 155 Block# 34 Lot# 27

Lessee/Buyer's Name (If Applicable): _____ Applicant name, address & telephone: DANA EARLS
55 LAMBERT ST. #14
PORTLAND, ME 04103 Cost Of Work: \$ 50,000
 Fee: \$ 471.-

Current Specific use: RESIDENTIAL - PRIMARY Single Family
 Proposed Specific use: RESIDENTIAL - PRIMARY

Project description: 16' X 30' ADDITION

Contractor's name, address & telephone: HUGHES CONSTRUCTION CO RECEIVED
 Who should we contact when the permit is ready: DANA EARLS
 Mailing address: 55 LAMBERT ST. #14
PORTLAND, ME 04103 Phone: 797-9460 or 671-8556



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

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

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

Signature of applicant: Dana Earls Date: 8/30/05

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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

2443

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.

- Footings/Building** Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection** Prior to pouring concrete
- Foundation** Inspection: Prior to placing ANY backfill
- 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

~~NOT~~ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~NO~~ **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Dana Earl
Signature of Applicant/Designee

11/3/05
Date

[Signature]
Signature of Inspections Official

11/3/05
Date

CBL: L55-D-

Building Permit #: 05/1310



Prmt	Text93	22000	Constr Type	New	Num1	5	
Permit Nbr	05-1310	Location of Construction	62	TORREY ST	Appl. Date	C	
Status	Hold	Permit Type	Additions - Dwellings		Issue Date		
CBL	155 D004001	District Nbr	4	Estimated Cost	\$50,000.00	Date Closed	

Comment Date	Comment	Name	Follow Up Date	Completed
10/19/200	left message for additional info	tmm		

CreatedBy	ldobson	CreateDate	09/09/2005	ModBy	tmm	ModDate	10/21/
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MAINE REAL ESTATE TAX PAID

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that I

Doris C. Earls, a/k/a Dory C. Earls, of **62 Torrey Street, City of Portland**, County of Cumberland in the State of Maine 04103

for consideration paid, grant to **Dana R Earls** of **55 Lambert Street #14 Portland**, County of Cumberland, in the State of Maine 04103

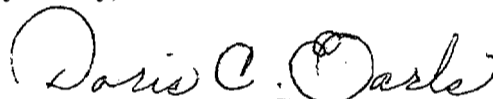
with **WARRANTY COVENANTS**,

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of **Torrey Street**, in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a point on said southwesterly side of Torrey Street, distant northwesterly thereon twenty-six (26) feet from the northerly corner of lot numbered 51 on plan of land made for Goodridge & Buelduc recorded in Cumberland County Registry of Deeds in Plan Book 8 Page 991; thence southwesterly at right angles with said Torrey Street, one hundred forty (140) feet to lot numbered 45 on said plan; thence northwesterly, by the northeasterly line of said lot numbered 45, fifty-two (52) feet to a point; thence northeasterly at right angles with Torrey Street one hundred forty (140) feet to said side of Torrey Street; thence southeasterly by said Torrey Street fifty-two (52) feet to the point of beginning; being the northwesterly half of lot numbered 50 and the southeasterly half of lot numbered 49 on said plan, to which plan reference is hereby made.

Meaning and intending to convey the same premises conveyed to the above grantors by deed of **James W. Devine Jr. and Constance A. Devine** dated **October 16, 1964**, and recorded at the **Cumberland County Registry of Deeds at Book 2859, Page 26**.

WITNESS my hand and seal this 29th day of **July, 2005**.



Witness

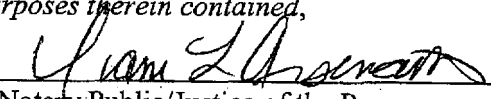
Doris C. Earls, a/k/a Dory C. Earls

Received
Recorded Register of Deeds
Aug 25, 2005 03:08:53P
Cumberland County
John B O'Brien

State of Maine
County of **Cumberland**

July 29th, 2005

Personally appeared **Doris C. Earls, a/k/a Dory C. Earls** known to me, or satisfactorily proven, to **be** the person(s) whose name(s) is(are) subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me, 
Notary Public/Justice of the Peace
My Commission Expires:

DIANE L. ARSENAULT
Notary Public, Maine
My Commission Expires March 19, 2010

THIS IS NOT A BOUNDARY SURVEY

this copyrighted document expires 10-13-05. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 2859 PAGE 26 COUNTY Cumberland
PLAN BOOK 8 PAGE 99 LOT p/o50&51

ADDRESS: 62 Torrey Street, Portland, Maine

Job Number:

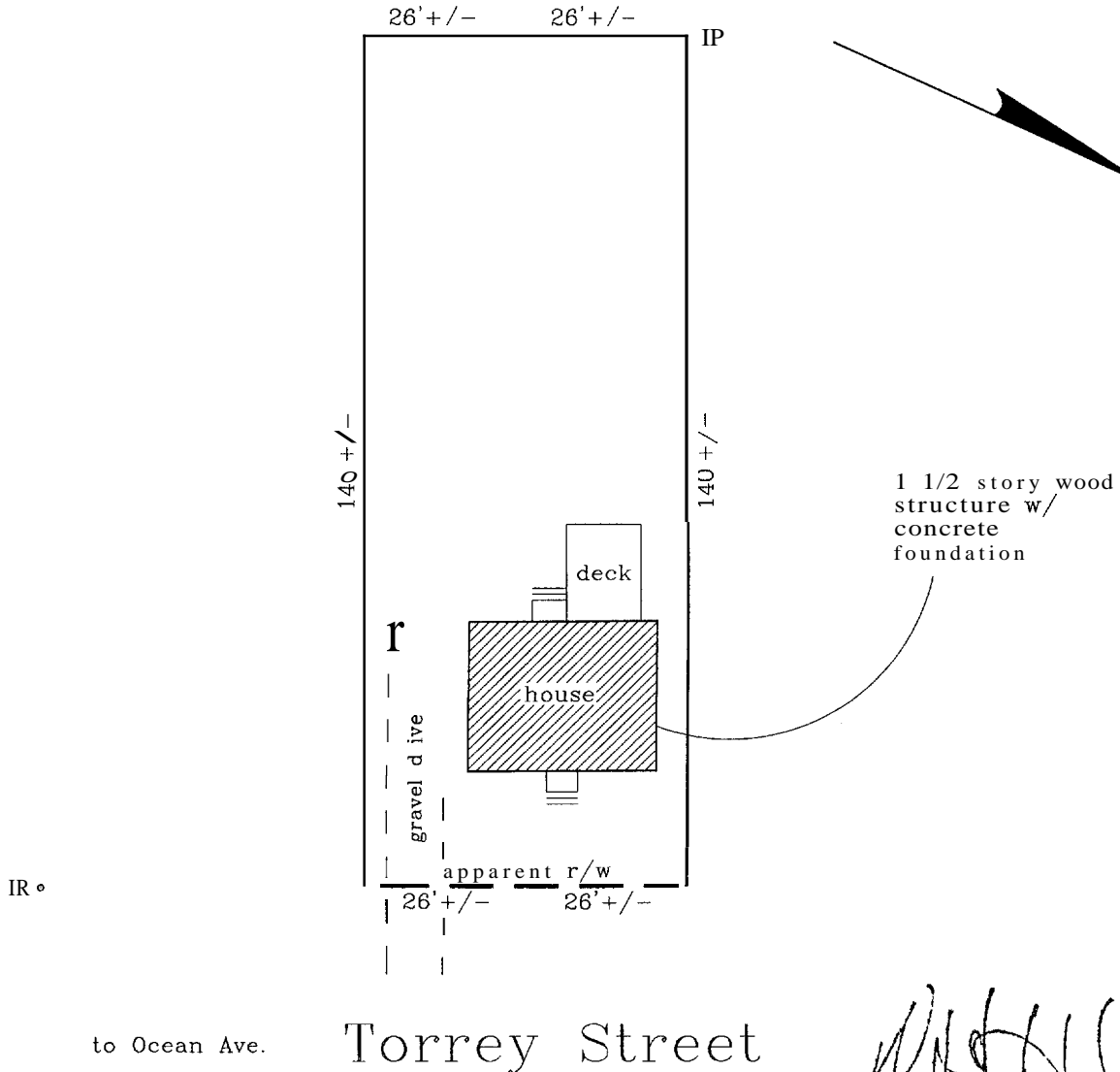
Inspection Date: 7-13-05

Scale:

Client File #: 55

Buyers: Dana E. Earls

Sellers: Dory C. Earls



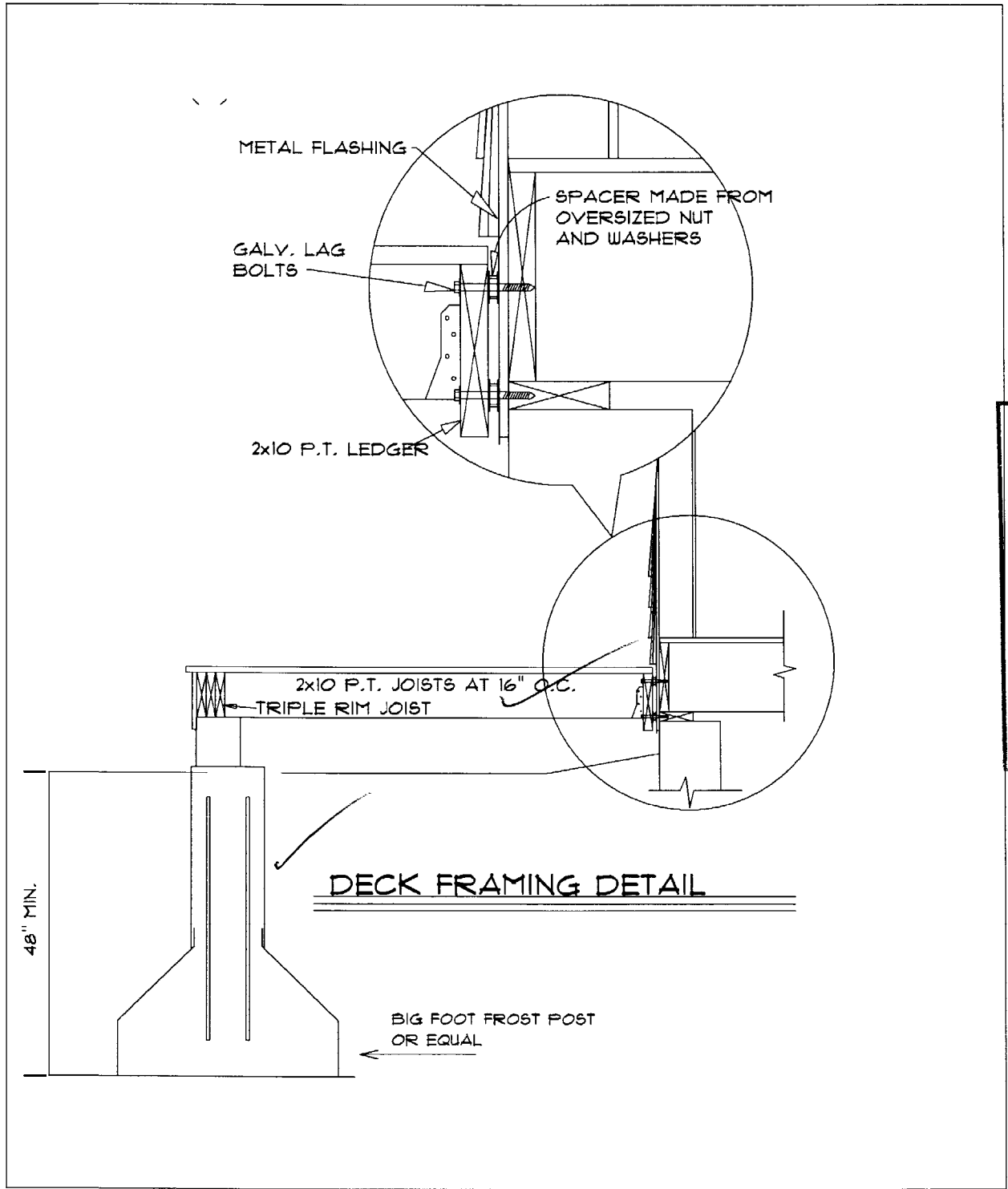
[Handwritten signature]

I HEREBY CERTIFY TO: Vision Title & Closing, LLC; Merrimack
Mortgage and its title insurer.
 Monuments found did not conflict with the deed description.
 The dwelling setbacks, do not violate town zoning requirements.
 As delineated on the Federal Emergency Management Agency Community
 Panel: 230051-0007 C
 The structure does not fall within the special flood hazard zone.
 The land does not **fall** within the special flood hazard zone.
 A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY. copyright.

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04046
 207-967-9761 phone 207-967-4831 fax
 www.livingston-hughesurveyors.com

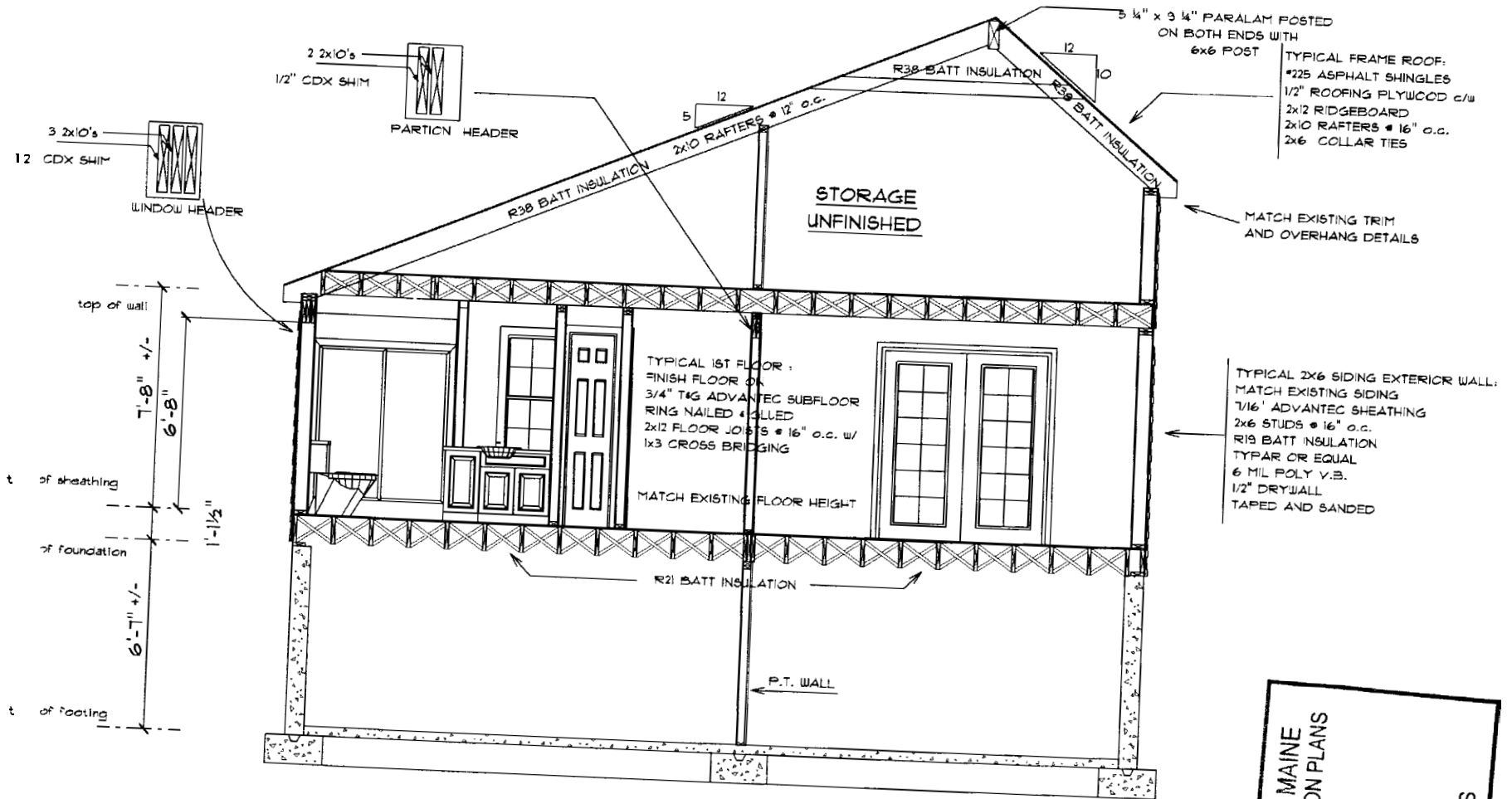
THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS

NOV C 2 2005

SUPERSEDES ALL
 PRIOR DATED PLANS



CROSS SECTION A-A

SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOWS
U-FACTOR = .31

TY OF PORTLAND, MAINE
ROVED CONSTRUCTION PLANS

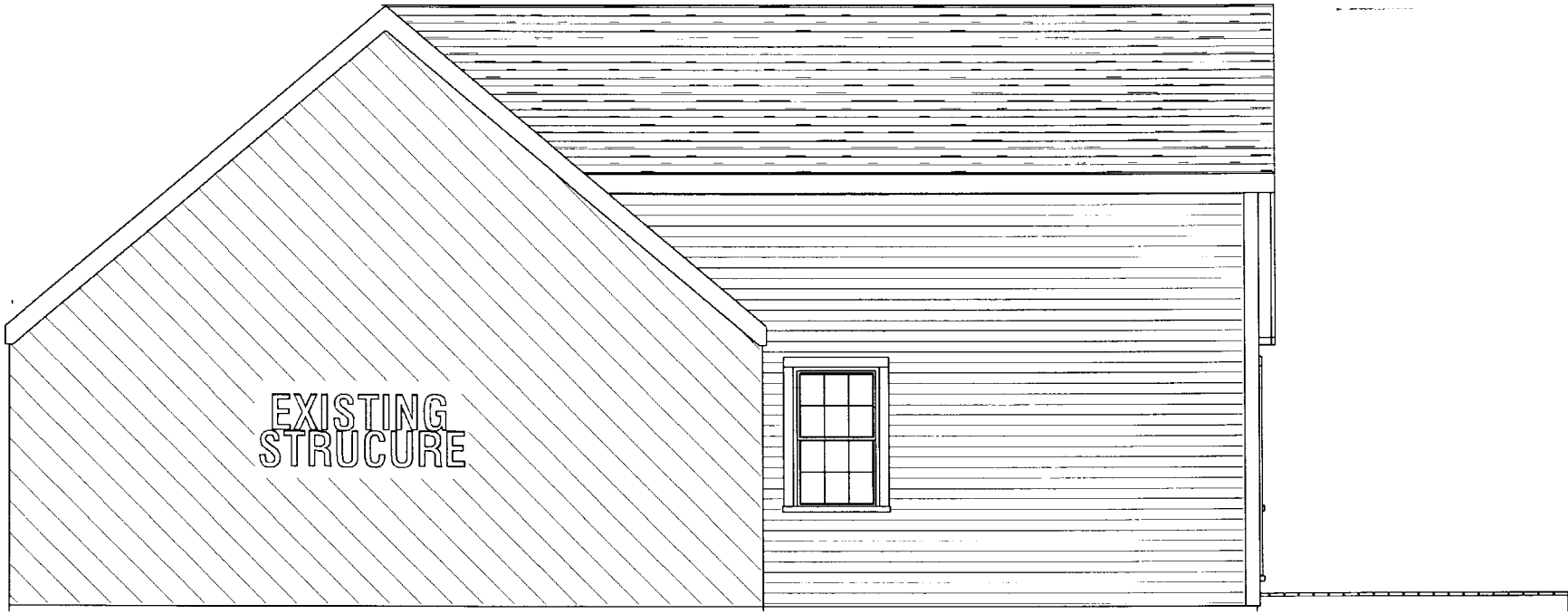
NOV 02 2005

SUPERSEDES ALL
PRIOR DATED PLANS



CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
NOV 02 2005
SUPERSEDES ALL
PRIOR DATED PLANS

LEFT ELEVATION



EXISTING
STRUCURE

RIGHT ELEVATION

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
NOV 02 2005
SUPERSEDES ALL
PRIOR DATED PLANS



EXISTING
STRUCURE

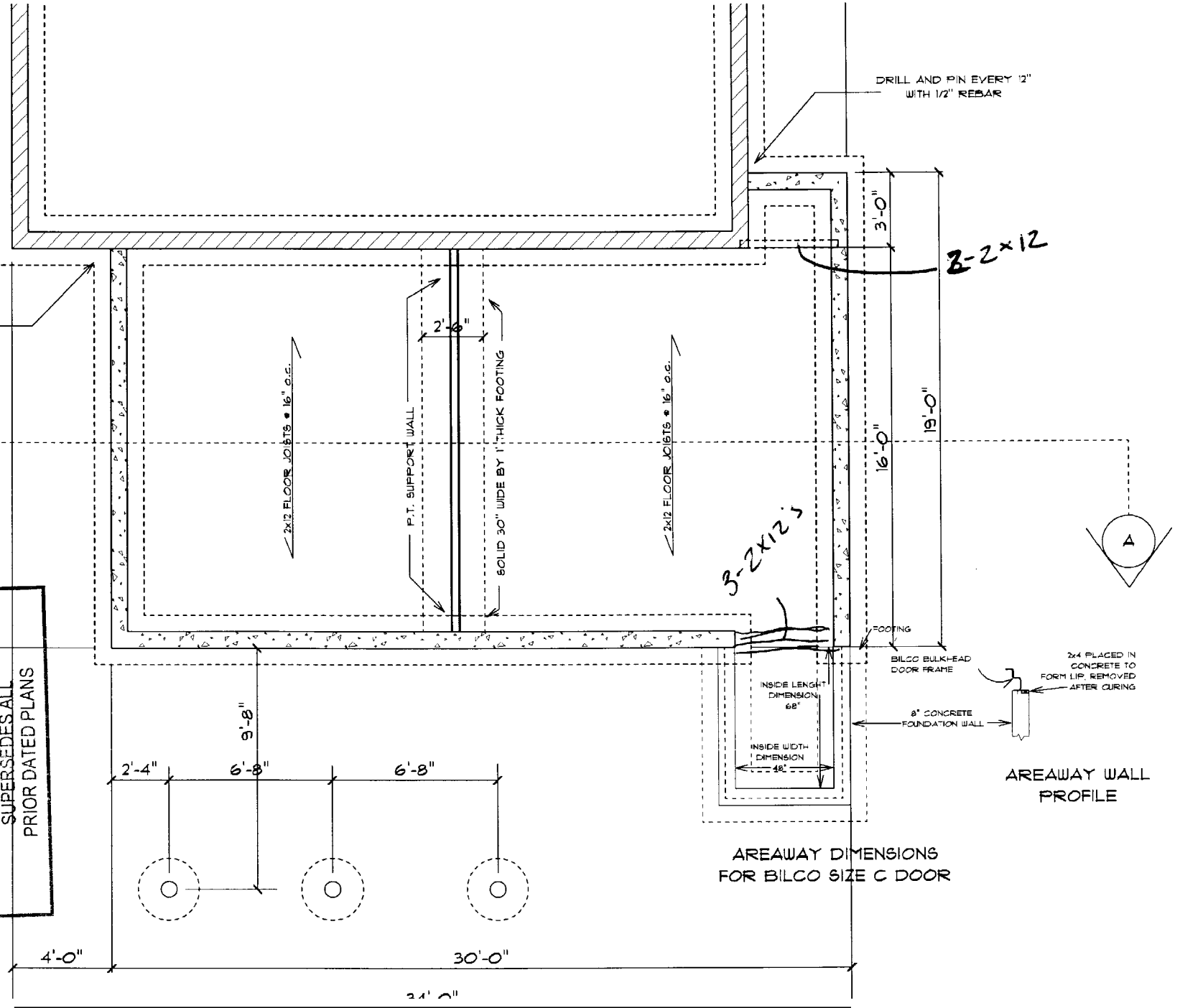
CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
1-21-2005
SUPERSEDES ALL
PRIOR DATED PLANS

REAR ELEVATION

DRILL AND PIN EVERY 12"
WITH 1/2" REBAR

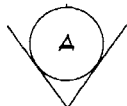
DRILL AND PIN EVERY 12"
WITH 1/2" REBAR

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
KJV C-2 2005
SUPERSEDES ALL
PRIOR DATED PLANS



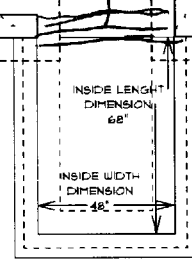
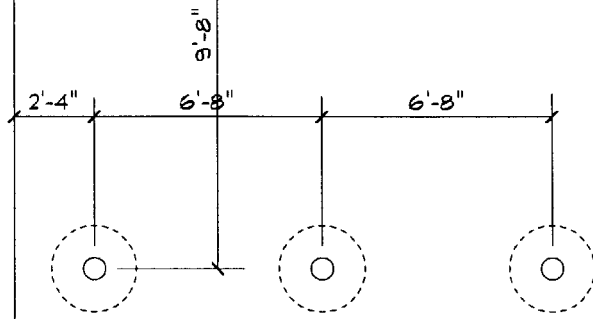
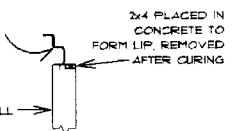
3-2x12

3-2x12's

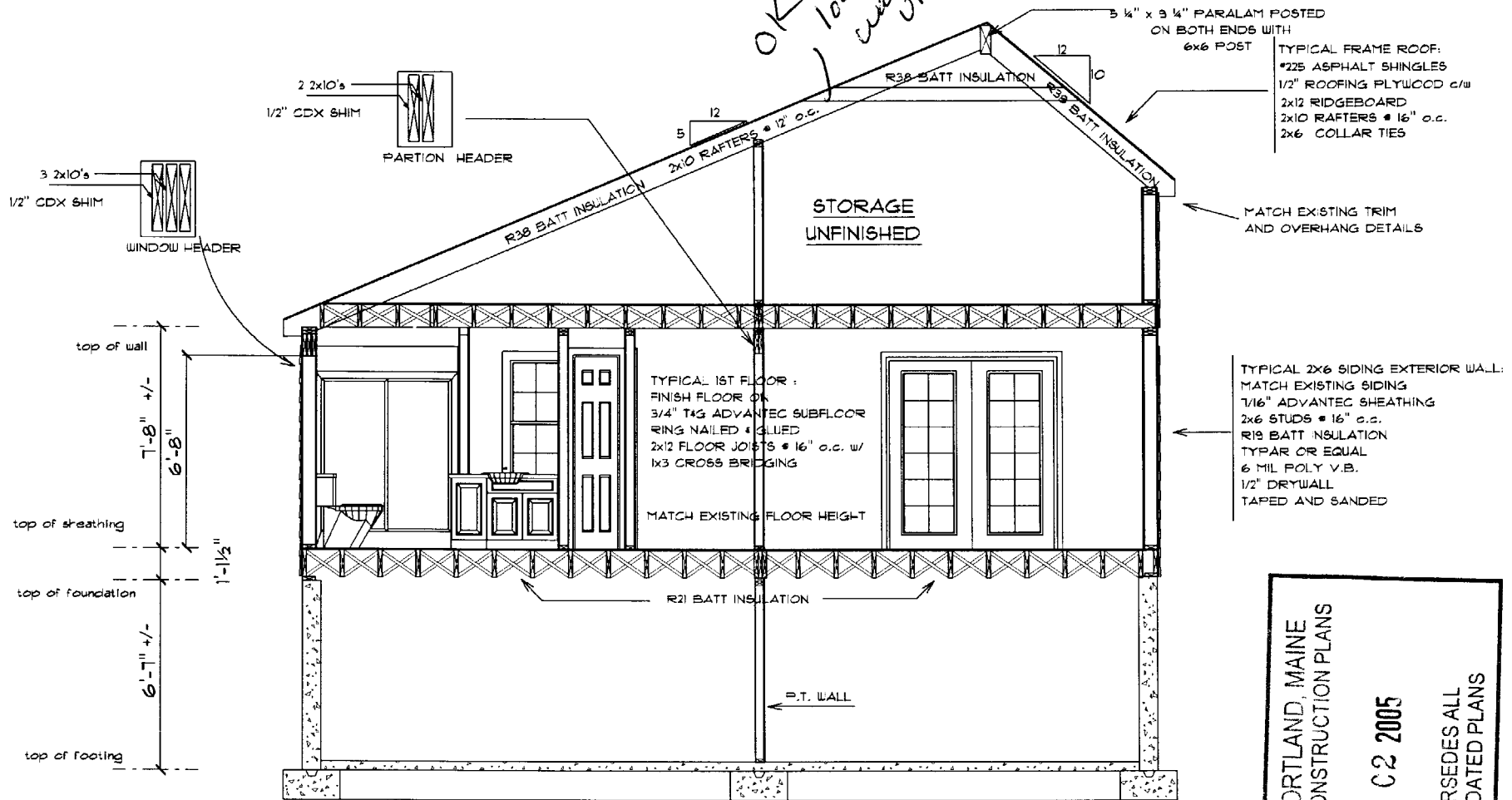


AREAWAY WALL
PROFILE

AREAWAY DIMENSIONS
FOR BILCO SIZE C DOOR



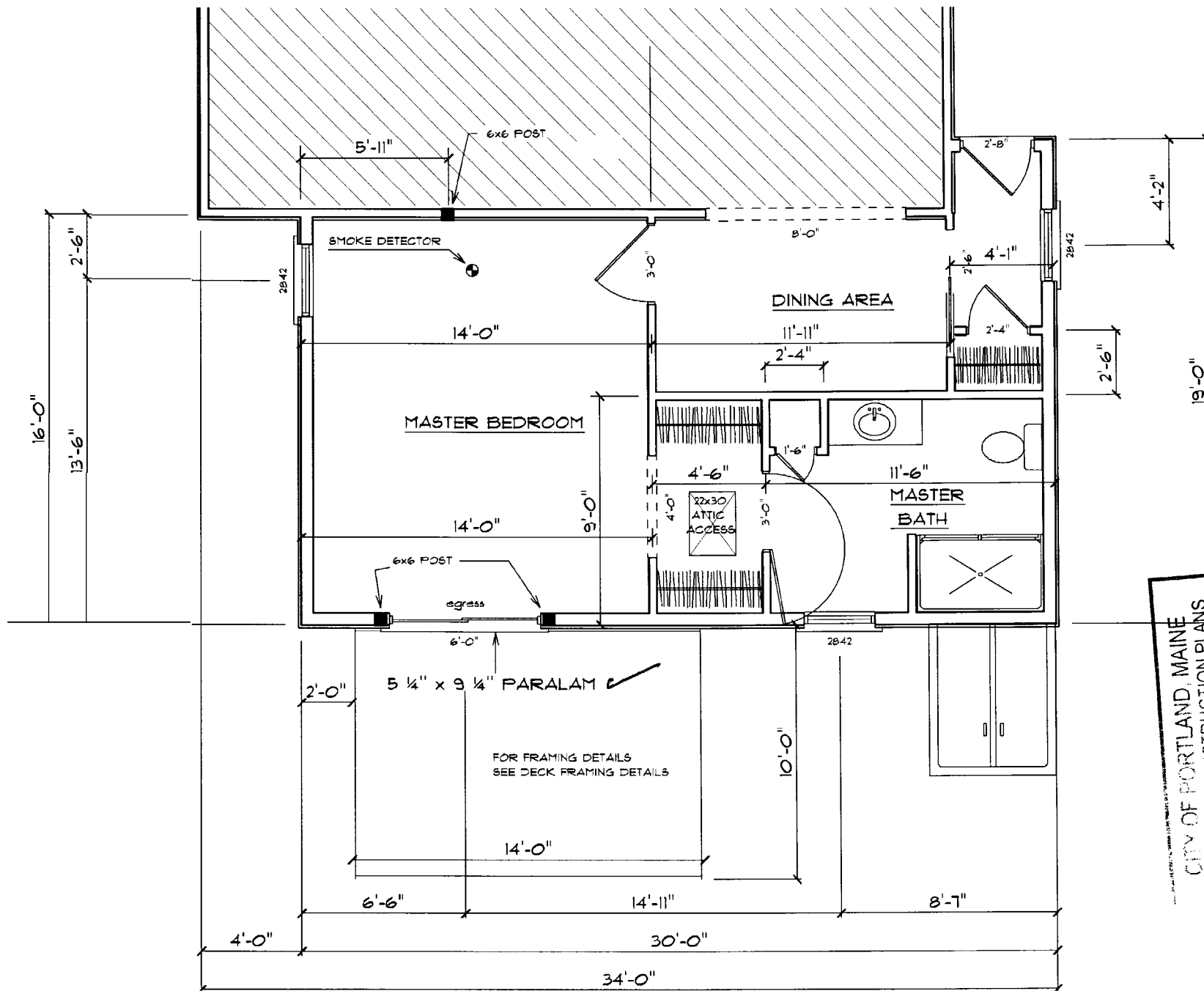
OK load bearing wall order.



CROSS SECTION A-A
SCALE: 1/4" = 1'-0"

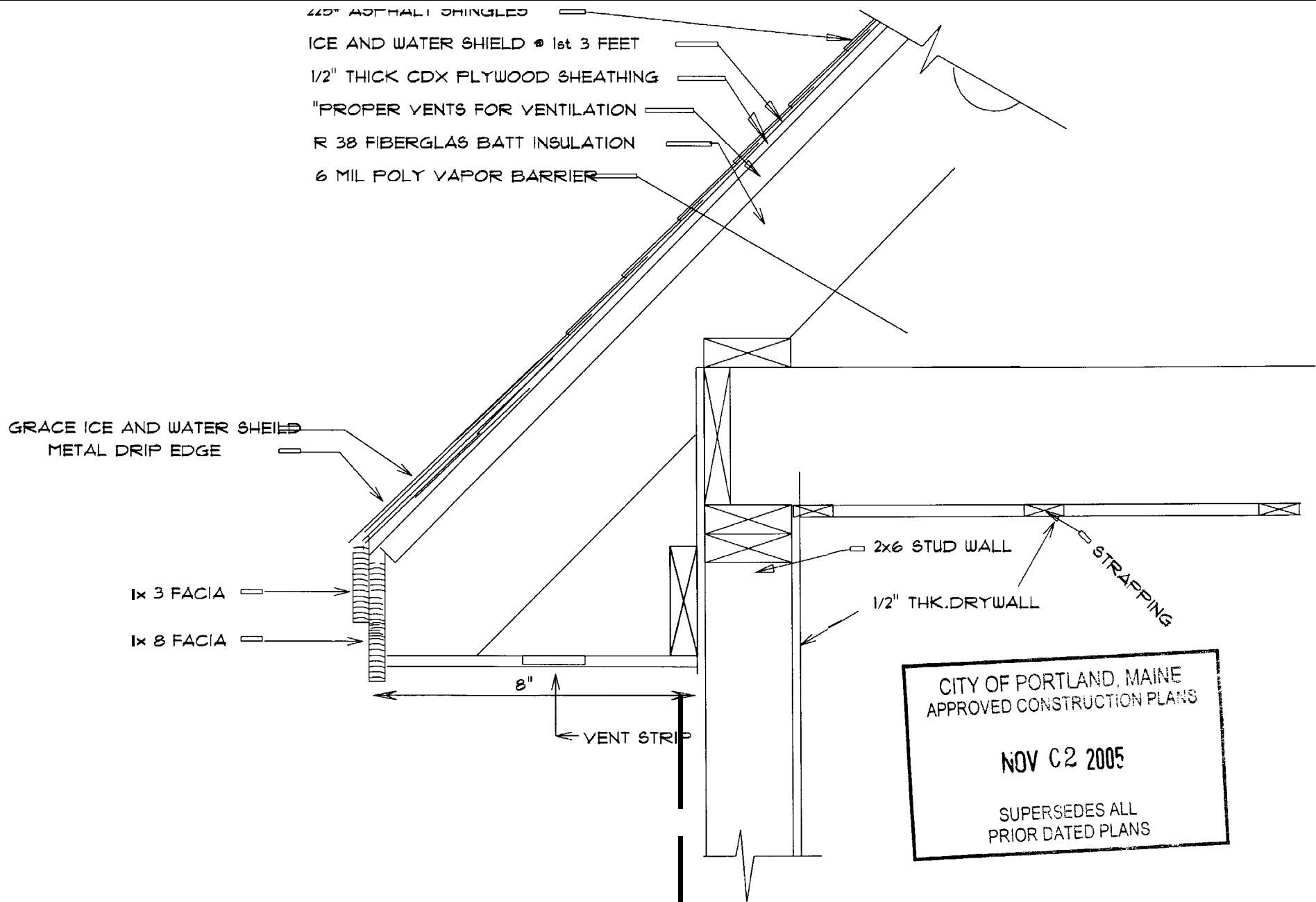
NOTE: ALL WINDOWS
U-FACTOR = .31

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
NOV C 2 2005
SUPERSEDES ALL
PRIOR DATED PLANS



CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 NOV C2 2005
 SUPERSEDES ALL
 PRIOR DATED PLANS

NOTE: ALL WINDOWS
 U-FACTOR = .3



TYPICAL RAFTER TRIM DETAIL
 OR MATCH EXISTING

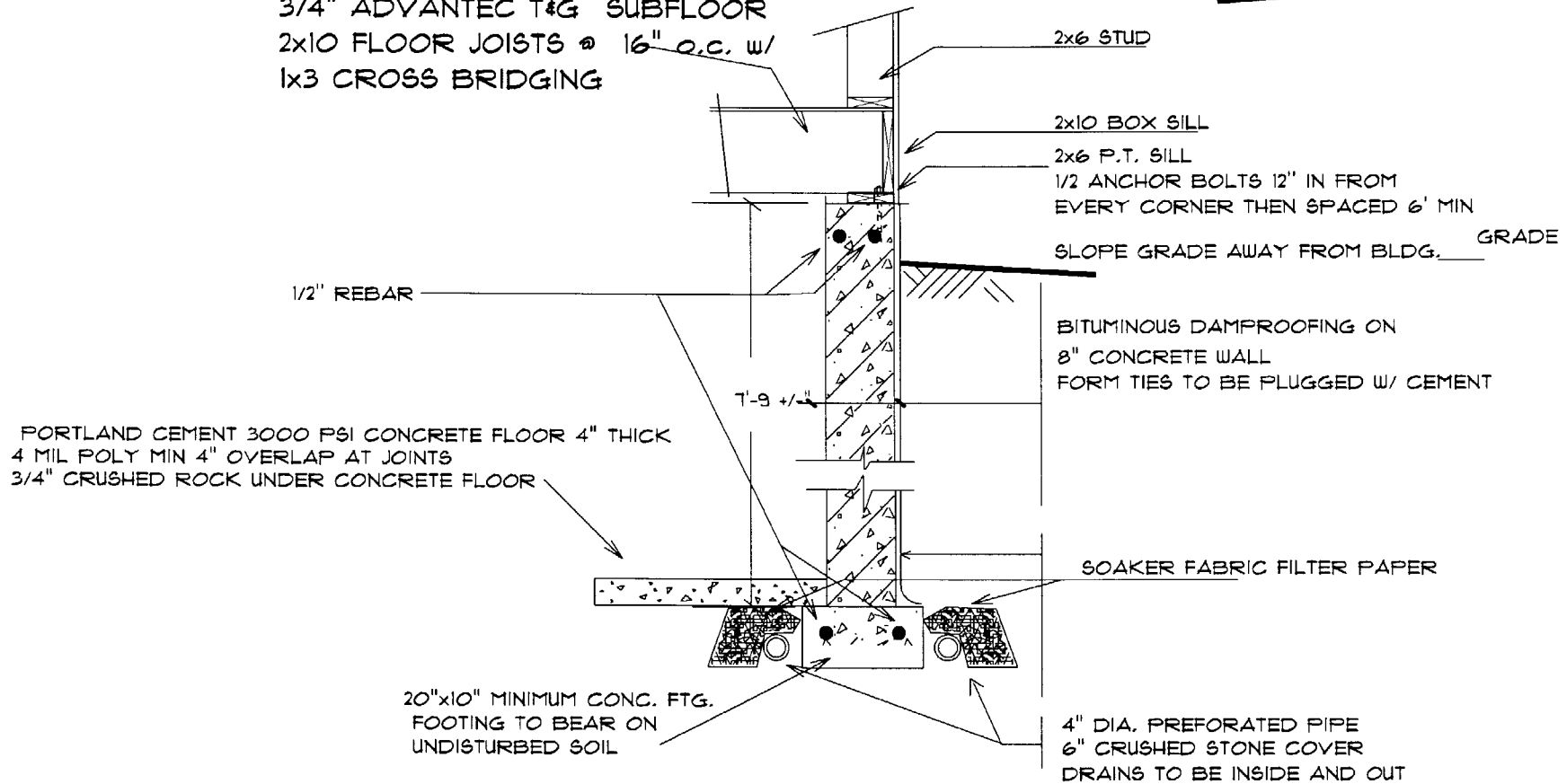
NOTE: ALL WINDOWS
U-FACTOR = .31

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

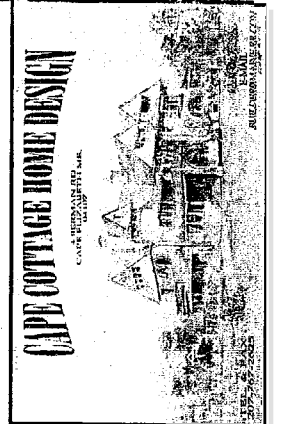
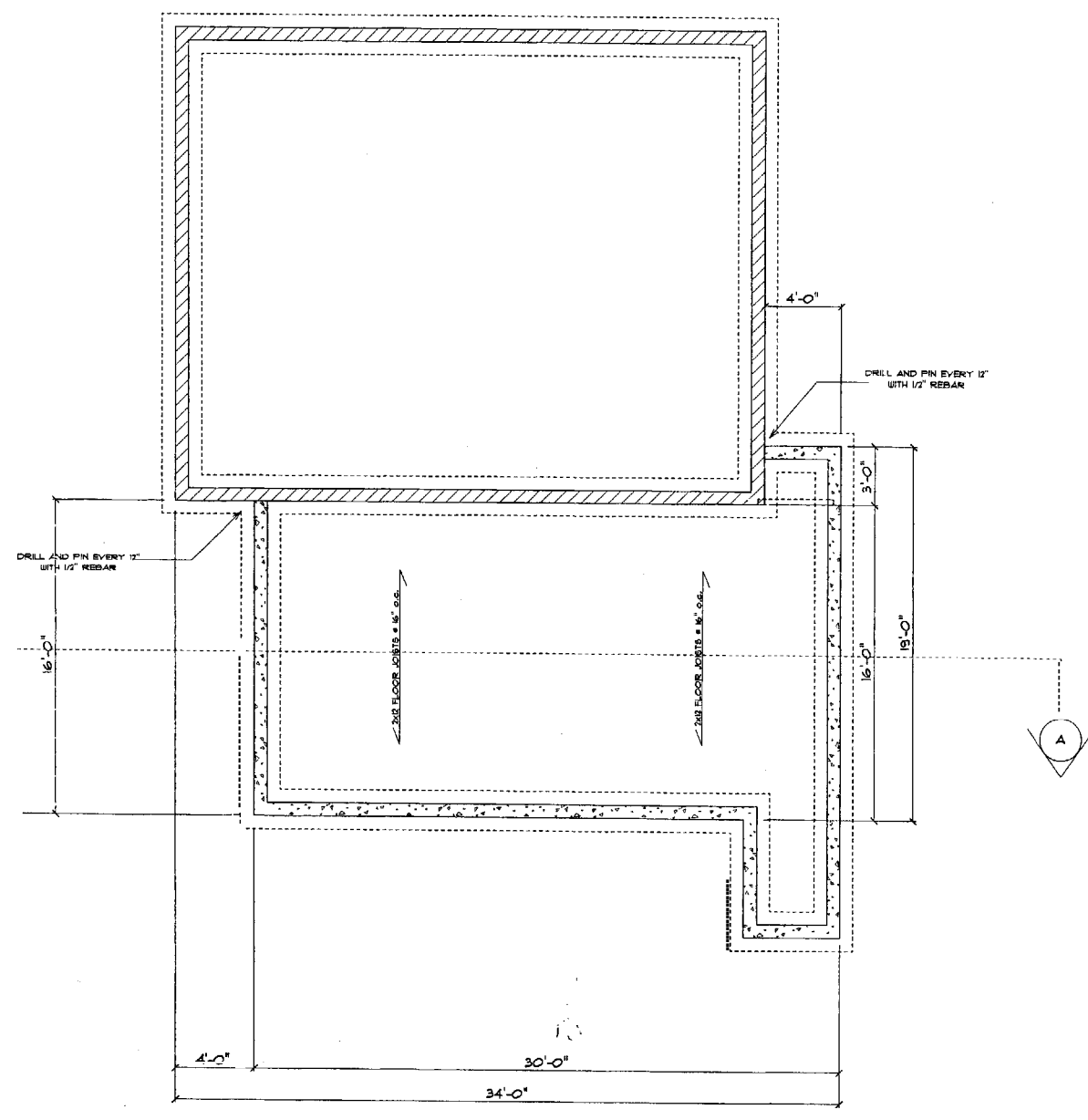
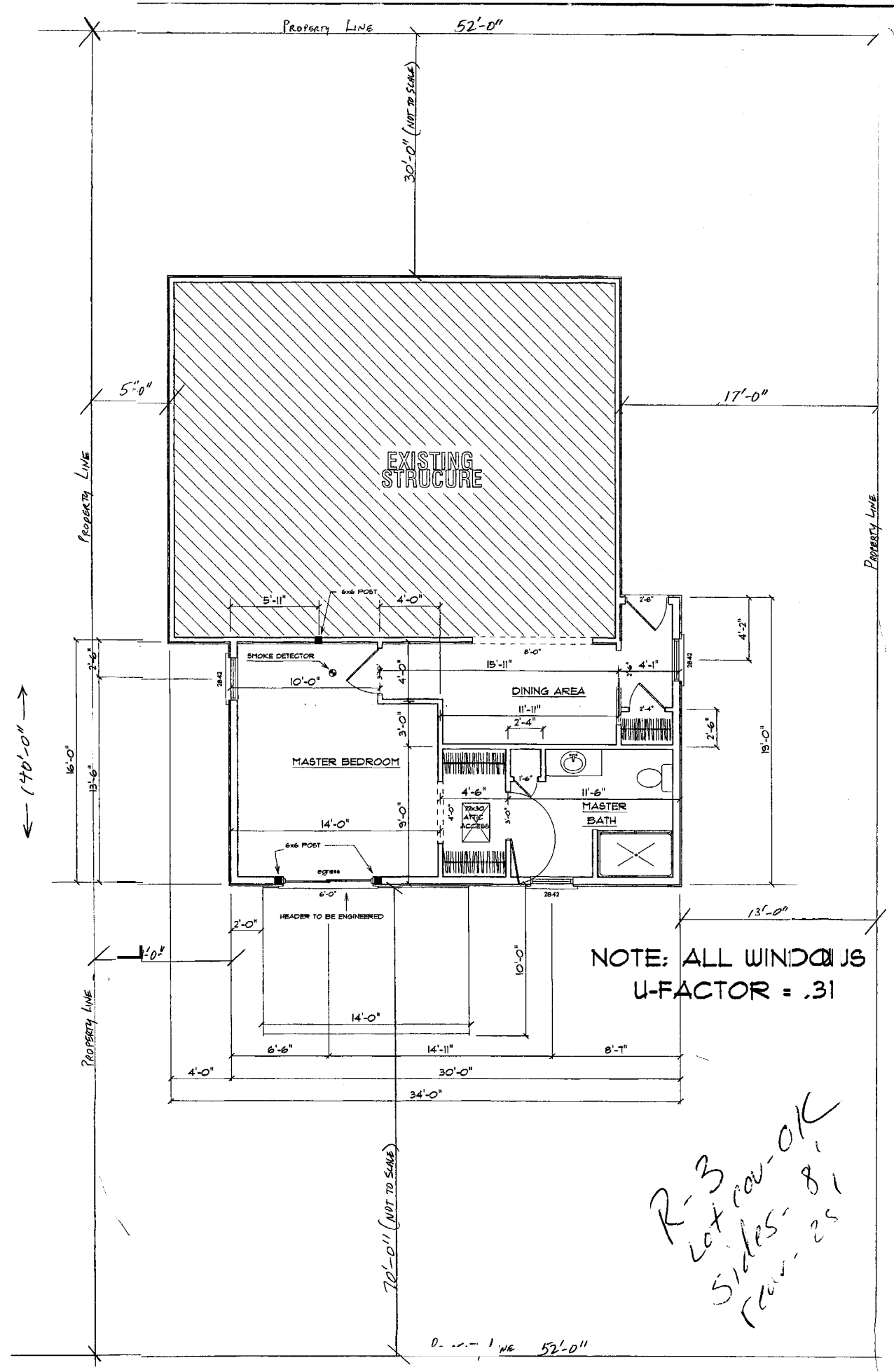
NOV 02 2005

SUPERSEDES ALL
PRIOR DATED PLANS

TYPICAL 2x10 FLOOR SYSTEM:
3/4" ADVANTEC T&G SUBFLOOR
2x10 FLOOR JOISTS @ 16" o.c. w/
1x3 CROSS BRIDGING



TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE



THIS PLAN AND ALL SPECIFICATIONS ARE GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA INC. OR OTHER PALANZA DO NOT GUARANTEE THAT THESE PLANS COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND CODES. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL APPLICABLE REGULATIONS AND CODES. PALANZA INC. AND ITS DESIGNERS SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS IN THE PLANS OR FOR ANY CONSTRUCTION DEFECTS OR INADEQUACIES. THE USER OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALANZA INC. DESIGN INC. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL APPLICABLE REGULATIONS AND CODES. PALANZA INC. AND ITS DESIGNERS SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS IN THE PLANS OR FOR ANY CONSTRUCTION DEFECTS OR INADEQUACIES.

CONTRACTOR:
HUGHES CONSTRUCTION

PROJECT NAME:
TORREY STREET ADDITION
DANA EARLS

REVISIONS	DATE	SCALE	DRAWN	FILE	SHEET	OF
	August 26 2005	AS NOTED				



CITY OF PORTLAND, MAINE

Department of Building Inspections

Sept 2 2005

Received from Dana Earls

Location of Work 62 Tarrey St.

Cost of Construction \$ 50,000.00

Permit Fee \$ 471.00

Building (I/L) Plumbing (I/S) Electrical (I/2) Site Plan (U/2)

Other _____

CBL: 155 D 004

Check #: 2143

Total Collected \$ 471.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

Dana Earls
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy