

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

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

Permit No:	04-0872	Issue Date:	FEB 17 2006	CBL:	944 H001001
------------	---------	-------------	-------------	------	-------------

Location of Construction:	0 Beavers St Fishes St	Owner Name:	O'Brien Stephen D	Owner Address:	37 Ridgewood Dr	Phone:	
Business Name:		Contractor Name:	Mark Adams	Contractor Address:	Portland	Phone:	
Lessee/Buyer's Name:		Phone:		Permit Type:	Single Family	Zone:	R-3

Past Use:	Vacant Lot	Proposed Use:	Build new Single Family Home 28x38 Cape	Permit Fee:	\$861.00	Cost of Work:	\$85,000.00	CEO District:	5
Proposed Project Description:	New Single Family Home 28x38 Cape			FIRE DEPT:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION:	Use Group: R-3 Type: 5B	Date: 1/27/2006	

Permit Taken By:	Idobson	Date Applied For:	06/14/2004	Signature:	<i>[Signature]</i>	Signature:	<i>[Signature]</i>
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Approved w/Conditions:	<input type="checkbox"/> Denied
				Signature:		Date:	

<b>Zoning Approval</b>			
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	Special Zone or Reviews	Zoning Appeal	Historic Preservation
2. Building permits do not include plumbing, septic or electrical work.	<input type="checkbox"/> Shoreland <i>N/A</i>	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
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.	<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
	<input type="checkbox"/> Flood Zone <i>Zone 2</i>	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<i>#2004-0135</i>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	Date:	Date:

**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 \_\_\_\_\_

Please Read Application And Notes, If Any, Attached

FEB 17 2006

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
PERMIT ISSUE CITY OF PORTLAND

BUILDING INSPECTION

PERMITS

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
Permit Number ~~BA0872~~ 2006  
RECEIVED

This is to certify that Orren Stephen D. Mark Adams  
CITY OF PORTLAND  
has permission to New Single Family Home 28

AT ~~Brewster St~~ Fisher St

344 H001001

provided that the person or persons, of the provisions of the Statutes of the construction, maintenance and use of this department.

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

OTHER REQUIRED APPROVALS

Fire Dept.

Health Dept.

Appeal Board

Other

Department Name

No. of inspections required  
9  
and work  
be this  
la  
nd or  
R NO  
FEB 17 2006  
CITY OF PORTLAND

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

PENALTY FOR REMOVING THIS CARD

*[Handwritten Signature]*  
Director - Building & Inspection Services

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

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

Permit No:	04-0872	Date Applied For:	06/14/2004	CBI:	344 H001001
------------	---------	-------------------	------------	------	-------------

Location of Construction:	0 Fisher St	Owner Name:	O'Brien Stephen D	Owner Address:	37 Ridgewood Dr	Phone:	
Business Name:		Contractor Name:	Mark Adams	Contractor Address:	Portland	Phone	
Lessee/Buyer's Name		Phone:		Permit Type:	Single Family		

Proposed Use: Build new Single Family Home 28x38 Cape

Proposed Project Description: New Single Family Home 28x38 Cape

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 02/04/2005

Note: 7/6/04 needs to show the street put in from end of pavement to end of property - will contact applicant -needs OK to Issue:  to show one more parking space not within the required front setback

10/13/04 revised plans brought in while I was on vacation and was never brought to my attention til now.

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) It is understood that Fisher Street will be brought up to City standards from where pavement ends to the end of the property being developed.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently a rear 10' x 20' deck is being shown and approved.

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 02/16/2006

Note:  Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 3) The basement is NOT approved as habitable space.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.

Dept: DRC Status: Approved with Conditions Reviewer: Jay Reynolds Approval Date: 10/14/2004

Note:  Ok to Issue:

- 1) Your new street address is now #25 BREWSTER STREET, the number must be displayed on the street frontage of your house 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) A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext. 8822.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.
- 4) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

<b>Location of Construction:</b>		<b>Owner Name:</b>	<b>Owner Address:</b>	<b>Phone:</b>
0 Fisher St		O'Brien Stephen D	37 Ridgewood Dr	
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>		<b>Phone</b>
	Mark Adams	Portland		
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b>		
		Single Family		

6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

**Dept:** Planning      **Status:** Not Applicable      **Reviewer:** Jay Reynolds      **Approval Date:** 10/14/2004

**Note:**      **Ok to Issue:**

**Comments:**

2/4/05-tmm: no structural info submitted - called JIM COFFIN - he said he'd send them.

7/14/05-tmm: additional info sent in on 06/28/05 - given to me sometime during vacation.

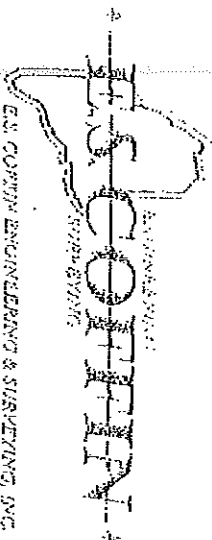
8/10/05-tmm: faxed review sheets to Steve O'Brien

9/1/05-tmm: rec'd additional info - still not complete and some is incorrect. Called Steve O'Brien and went over w/him.

10/12/05-tmm: rec'd new stair plan - still incorrect - left message w/engineer and spoke w/owner

2/16/06-tmm: Rec'd correct stair detail from Ben Murry @ Coffin Engineering - ok to issue

422 Cong Road  
P.O. Box 4687  
Augusta, ME 04330



(207) 623-9473  
Fax: (207) 623-0016  
1-800-344-9475

# FAX

Date: 2/15/06  
Number of pages including cover sheet: 5

To: <u>Tammy Nelson</u>	From: <u>Benjamin Murray, P.E.</u>
	<u>Project Engineer</u>
Re: <u>Stue O'Brien</u>	
Phone _____	Phone <u>(207) 623-9475</u>
Fax Phone <u>874-8716</u>	Fax Phone <u>(207) 623-0016</u>
CC: _____	Email <u>bmurray@coffineng.com</u>

REMARKS:

Urgent       For your review       Reply ASAP       Please comment

If you did not receive the indicated number of pages or if any of the pages are illegible, please notify us immediately.

Confidentiality Notice: This facsimile transmission contains information that is confidential or privileged. The information is intended only for the use of the above named individual or entity. If you are not the intended recipient, be aware that any disclosure, copying, distribution, or use in any way of the contents is strictly prohibited. If you have received this facsimile in error, please notify us immediately by telephone so that we may arrange for the return of this document. Thank you.

*Professionals Delivering Quality Solutions*



# 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: <u>FISHER STREET</u>		Square Footage of Lot		9,000 sq. ft.	
Total Square Footage of Proposed Structure <u>1,404 sq. ft.</u>		Tax Assessor's Chart, Block & Lot Chart# <u>344</u> Block# <u>4</u> Lot# <u>1</u>		Owner <u>Stephen W. O'Brien</u>	
Lessee/Buyer's Name (If Applicable) <u>N/A</u>		Applicant name, address & telephone: <u>E.S. O'Brien Engineering</u> <u>P.O. Box 4687</u> <u>Augusta, Maine 04330</u>		Telephone: <u>620-9205</u>	
Current Specific use: <u>VACANT</u>		Applicant address & telephone: <u>623-9475</u>		Cost Of Work: \$ _____	
Proposed Specific use: <u>3 Bedroom Residence</u>		Project description: <u>Construction of 3 bedroom residence on vacant lot.</u>		Fee: \$ _____	
Contractor's name, address & telephone: <u>N/A</u>		Who should we contact when the permit is ready: <u>Stephen W. O'Brien</u>		899-1330	
Mailing address: <u>P.O. Box 2301</u> <u>Augusta, ME 04330</u>		Phone: <u>620-9205</u>			

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: <u>Paul Werry Esq. Coffin</u>	Date: <u>10/14/05</u>
---	-----------------------

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

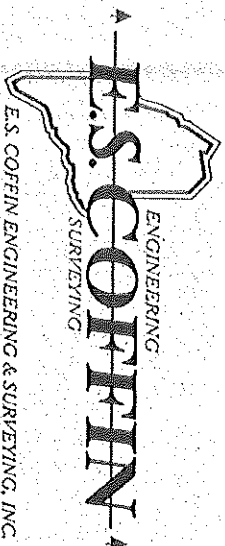
This is not a Permit; you may not commence any work until the Permit is issued.

Issued 28 2005

DEPT OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

RECEIVED

432 Cony Road  
P.O. Box 4687  
Augusta, ME 04330



(207) 623-9475  
Fax (207) 623-0016  
1-800-244-9475

June 24, 2005

City of Portland  
Department of Planning & Development  
389 Congress Street  
Portland, Maine 04101

**Subject: Application for Single Family Dwelling, Fisher/Brewster Streets  
(DD# 2004-0135)**

Dear Sir or Madame:

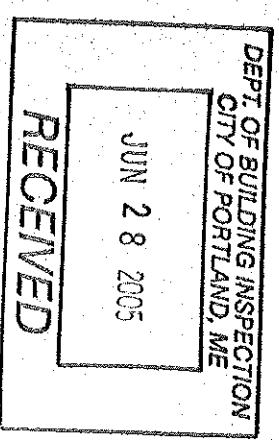
We are doing a final submission for a building permit approval for the single-family residence located on Fisher/Brewster Streets. Included in the plans is a site drawing, floor plans, elevations, and full structural plans and details.

Please find the enclosed a review letter from Jay Reynolds dated July 19, 2004 that lists required changes to the site. We have met all of these requirements with the following submission. All required permit and review fees are to be paid by the owner.

If you have any questions, please feel free to call me at 623-9475.

Sincerely,

Benjamin Murray, PE  
Project Engineer  
E.S. Coffin Engineering & Surveying, Inc.



Mailed Priority 9/21/04  
Kre

Department of Planning & Development  
Lee D. Urban, Director



Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

CITY OF PORTLAND

Alexander Q. Jaegerman, AICP  
Planning  
John N. Lufkin  
Economic Development

July 19, 2004

James Coffin  
E. S. Coffin Engineering and Surveying, Inc.  
170 Grant Road  
Freeport, ME 04032

Dear Mr. Coffin:

RE: Application for Single Family Dwelling, Fisher/Brewster Streets  
(ID# 2004-0135)

Upon review of the site plan, the City has the following comments:

100' ?

1. In order to meet the (zoning) street frontage requirements, either Brewster Street or Fisher Street will need to be extended to City standards. Please reflect these requirements on your site plan.
2. Please show any/all wetlands on, or adjacent to, the site.
3. Please provide the City with a copy of your NRP A permit application.
4. The storm drainage system has been reviewed and the design as shown shows the routing of storm drainage through the building's underdrain and sump pump system. This layout is not recommended, and redesign is suggested.
5. The minimum of two street trees must be installed along the Street frontage, per City standards. Please show these on your site plan.

*unworkable 1 1/2*

Please feel free to call me at 874-8632 if you have any questions or comments.

Sincerely,

*Jay Reynolds*  
Jay Reynolds

Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager  
Eric Labelle, City Engineer  
Marge Schmuckel, Zoning Administrator

O:\PLANNING\fisherbrewsterreview.doc - 1

389 Congress Street • Portland, Maine 04101 • (207) 874-8721 • FAX 756-8258 • TTY 874-8936



# WARRANTY DEED

Maine Secretary Short Form

KNOW ALL MEN BY THESE PRESENTS, That I, Edna P. Lawrence, (being married), of the Town of Raymond, County of Cumberland, and State of Maine, whose mailing address is 3 Haskell Avenue, Raymond, Maine 04071 (hereinafter "Grantor"), for consideration paid, grant to Stephen D. O'Brien of the Town of Augusta, County of Kennebec, State of Maine, whose mailing address is 37 Ridgewood Drive, Augusta, Maine 04330, (hereinafter "Grantee"), with WARRANTY COVENANTS, the land in the City of Portland, County of Cumberland, and State of Maine more particularly described as follows:

Two certain lots or parcels of land situated on the Eastern side of Fisher Street and the Northern side of Brewer Street in said City of Portland, County of Cumberland, and State of Maine, and being lots Numbered 255 and 256 as shown on Plan of the Homeowners, recorded in Cumberland County Registry of Deeds Plan Book 14, Page 70. Each of said described lots measures forty-five (45) feet in width on said Brewer Street and ninety-nine feet and ninety-six hundredths (99.96) in depth.


Meeting and intending to describe and convey the same parcel conveyed to Ralph E. Lawrence and Edna P. Lawrence by Warranty Deed from Lewis H. Alexander dated December 22, 1943, and recorded in the Cumberland County Registry of Deeds in Book 1737 Page 33, and being the same property described and conveyed to Edna P. Lawrence by Ralph E. Lawrence by Quitclaim Deed dated November 1, 1949, and recorded at the Cumberland County Registry of Deeds in Book 1972, Page 269.

IN WITNESS WHEREOF, the said Ethel P. Lawrence has caused this instrument to be signed this:

3 day of the month of October, 2003.

SIGNED, SEALED AND DELIVERED in the presence of:

  
Witness


  
Ethel P. Lawrence  
3 Hensell Avenue  
Raymond, ME 04071

State of Maine )  
 )  
 Cumberland County )  
 )  
 ) ss.

October 3, 2003

Then personally appeared the above-named Ethel P. Lawrence and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public, Attorney at Law

  
Printed Name

APPLICATION FOR A NATURAL RESOURCES PROTECTION ACT PERMIT

→ PLEASE TYPE OR PRINT IN BLACK INK ONLY

→ SEE DETACHABLE INSTRUCTIONS

1. Name of Applicant:		Stephen D. O'Brien		4. Name of Agent: (if applicable)		E.S. COFFIN ENGINEERING & SURVEYING Attn: Jim Coffin	
2. Applicant's Mailing Address:		P.O. Box 2361 Augusta, Maine 04330		5. Agent's Mailing Address:		P.O. Box 4687 Augusta, Maine 04330	
3. Applicant's Daytime Phone #:		(207) 626-9265		6. Agent's Daytime Phone #:		(207) 623-9475	
7. Location of Project: (Nearest Road, Street, Rd.#)		Brewster & Fischer Streets		8. Town:		Portland	
				9. County:		Cumberland	
10. Type of Resource: (Check all that apply)		<input type="checkbox"/> River, stream or brook <input type="checkbox"/> Great Pond <input type="checkbox"/> Coastal Wetland <input checked="" type="checkbox"/> Freshwater Wetland <input type="checkbox"/> Wetland Special Significance <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Fragile Mountain		11. Name of Resource: (Sq.Ft.):		Fill: 9,000 Sf. Dredging/Veg Removal/Other:	
13. Type of Wetland: (Check all that apply)		<input checked="" type="checkbox"/> Forested <input type="checkbox"/> Scrub Shrub <input type="checkbox"/> Emergent <input type="checkbox"/> Wet Meadow <input type="checkbox"/> Peatland <input type="checkbox"/> Open Water <input type="checkbox"/> Other _____		FOR FRESHWATER WETLANDS/ NOT OF SPECIAL SIGNIFICANCE ONLY: Tier 1 <input type="checkbox"/> 0 - 4,999 sq. ft. <input checked="" type="checkbox"/> 5,000 - 9,999 sq. ft. <input type="checkbox"/> 10,000 - 14,999 sq. ft.		Tier 2/3 <input type="checkbox"/> 15,000 - 19,999 sq. ft. <input type="checkbox"/> 20,000 - 43,560 sq. ft. <input type="checkbox"/> > 43,560 sq. ft.	
14. Brief Project Description:		New single family residence (See sheet C-1).					
15. Size of Lot or Parcel:		9,000 <input checked="" type="checkbox"/> square feet, or		0.21 <input checked="" type="checkbox"/> acres			
16. Title, Right or Interest:		<input checked="" type="checkbox"/> own <input type="checkbox"/> lease		<input checked="" type="checkbox"/> purchase option		<input type="checkbox"/> written agreement	
17. Deed Reference Numbers:		Book#: 20410 Page: 231		18. Map and Lot Numbers:		Map #: 344 Lot #: H001001	
19. DEP Staff Previously Contacted:		Fred Gallant		20. Part of a larger project:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No After-the-Fact: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
21. Resubmission of Application?		<input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No		If Yes, previous application #		Previous project manager:	
22. Written Notice of Violation?		<input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No		If Yes, name of DEP enforcement staff involved:		23. Previous Wetland Alteration: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
24. Detailed Directions to the Project Site:		Washington Avenue west from I-295, left at Northgate Shopping Center onto Washington Avenue Extension. Immediate left, then immediate right onto Brewster Street (See Site Location Map).					
25. Fee		TIER 1		TIER 2/3 AND INDIVIDUAL PERMITS			
<input checked="" type="checkbox"/> Topographic Map <input checked="" type="checkbox"/> Plan or Drawing (8 1/2" x 11") <input checked="" type="checkbox"/> Photos of Area <input checked="" type="checkbox"/> Statement of Avoidance & Minimization <input checked="" type="checkbox"/> Statement/ Copy of cover letter to Maine Historic Preservation Commission		<input type="checkbox"/> Fee <input type="checkbox"/> Topographic Map <input type="checkbox"/> Photos of Area <input type="checkbox"/> Plan or Drawing (8 1/2" x 11") <input type="checkbox"/> Copy of Public Notice <input type="checkbox"/> Professional Certification/Delineation <input type="checkbox"/> Erosion Control Plan		<input type="checkbox"/> Alternatives Analysis, if required <input type="checkbox"/> Description of Avoidance/Minimization <input type="checkbox"/> Compensation Plan (if required) <input type="checkbox"/> Description of Previously Mined Peatland (if required) <input type="checkbox"/> Statement/ Copy of cover letter to Maine Historic Preservation Commission <input type="checkbox"/> Construction Plan, if required			
26. FEES, Amount Enclosed:		\$75.00					

FOR DEP USE	App#: _____	Office Code: _____	Date Rec'd: _____	Date Completed: _____
FOR CORPS USE	ATS# _____	Total FEES _____	CK# _____	Date Rec'd _____

CreatedBy	ldobson	CreatedDate	06/14/2004	ModBy	lmm	ModDate	02/04/2005
Permit Nbr	04-0872	Location of Construction	0	Fisher St	Appl. Date	06/14/2004	
Status	Hold	Permit Type	Single Family	Issue Date			
CBL	344 H001001	District Nbr	5	Estimated Cost	\$85,000.00	Date Closed	
Print	Text193	36680	Constr Type	New	Num1	40872	
Delete	Schedule	Add	Find	Print Permit	Print C of O	Print Insp	Invoicing
Taxes Due	Close						

Comment Date	02/04/2005	Comment	no structural info submitted - called JIM COFFIN - he said he'd send them.
Name	lmm	Follow Up Date	
Completed	<input type="checkbox"/>		
Add	Delete	Save	Print

# All Purpose 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>Brewster Street, Portland</u>	
Total Square Footage of Proposed Structure <u>85x38</u>	Square Footage of Lot <u>4x4</u> <u>100x100</u>
Total Square Footage of Proposed Structure <u>4x4</u>	1000
Tax Assessor's Chart, Block & Lot Chart# <u>Map 344</u> Block# <u>11</u> Lot# <u>02</u>	Owner: <u>Steve O'Brien</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Steve O'Brien</u> <u>P.O. Box 2361</u> <u>Augusta ME 04330</u>
Current use: <u>Vacant</u>	Cost Of Work: \$ <u>55,000</u> Fee: \$
If the location is currently vacant, what was prior use: <u>Empty lot</u>	
Approximately how long has it been vacant: <u>ever</u>	
Proposed use: <u>29 x 35 Cape</u> <u>New SF</u>	
Project description:	
<u>Jim Coblin</u> <u>623-9975</u>	e: _____ it is ready: <u>Mike Adams</u>

permit is ready. You must come in and pick up the permit and any work with a Plan Reviewer. A stop work order will be issued if the permit is picked up. PHONE: 622-0359

**UPDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY  
BY PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL  
FEE.**

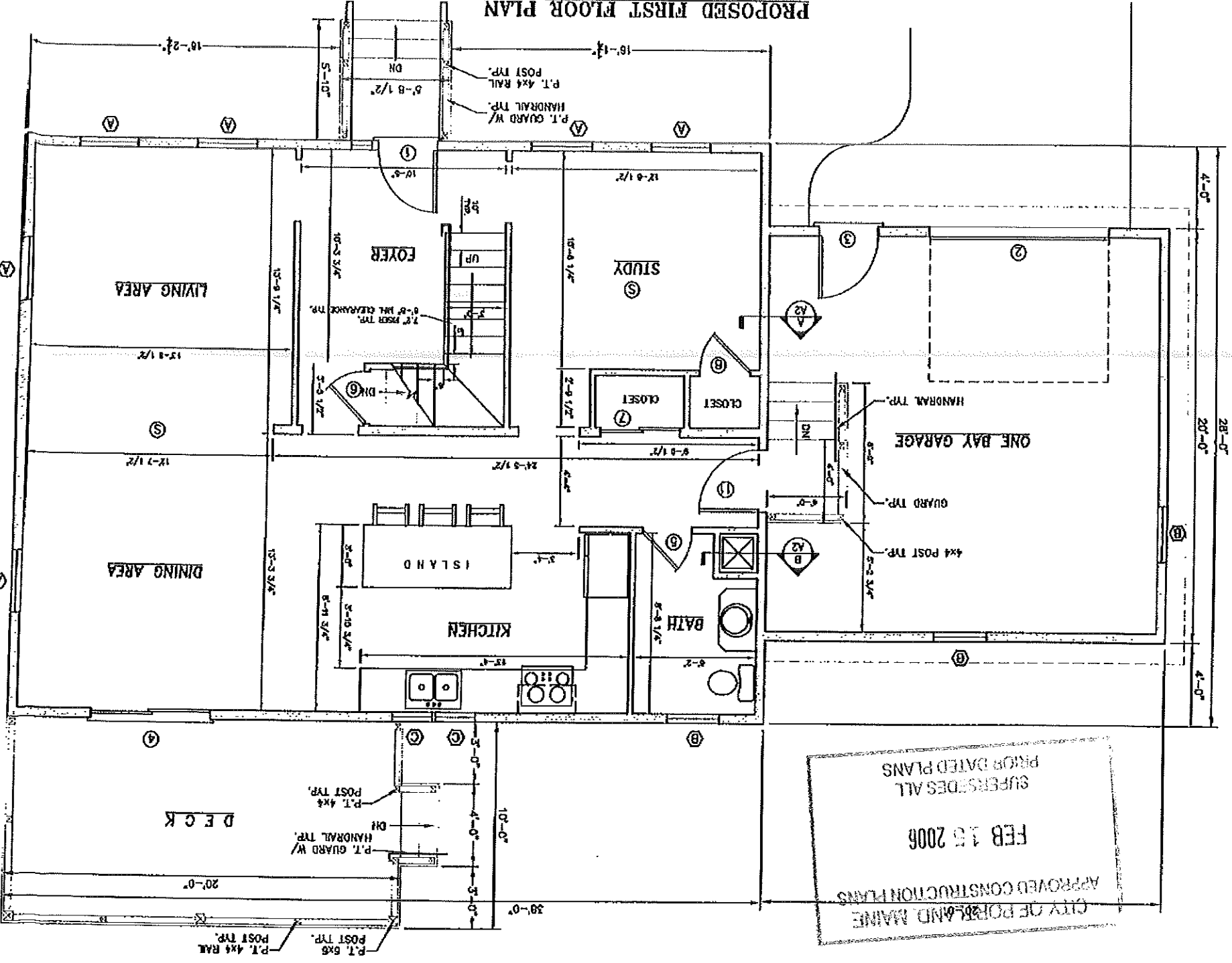
I, the owner, or that the owner of record authorizes the proposed work and that I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority 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: 10/16/03

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

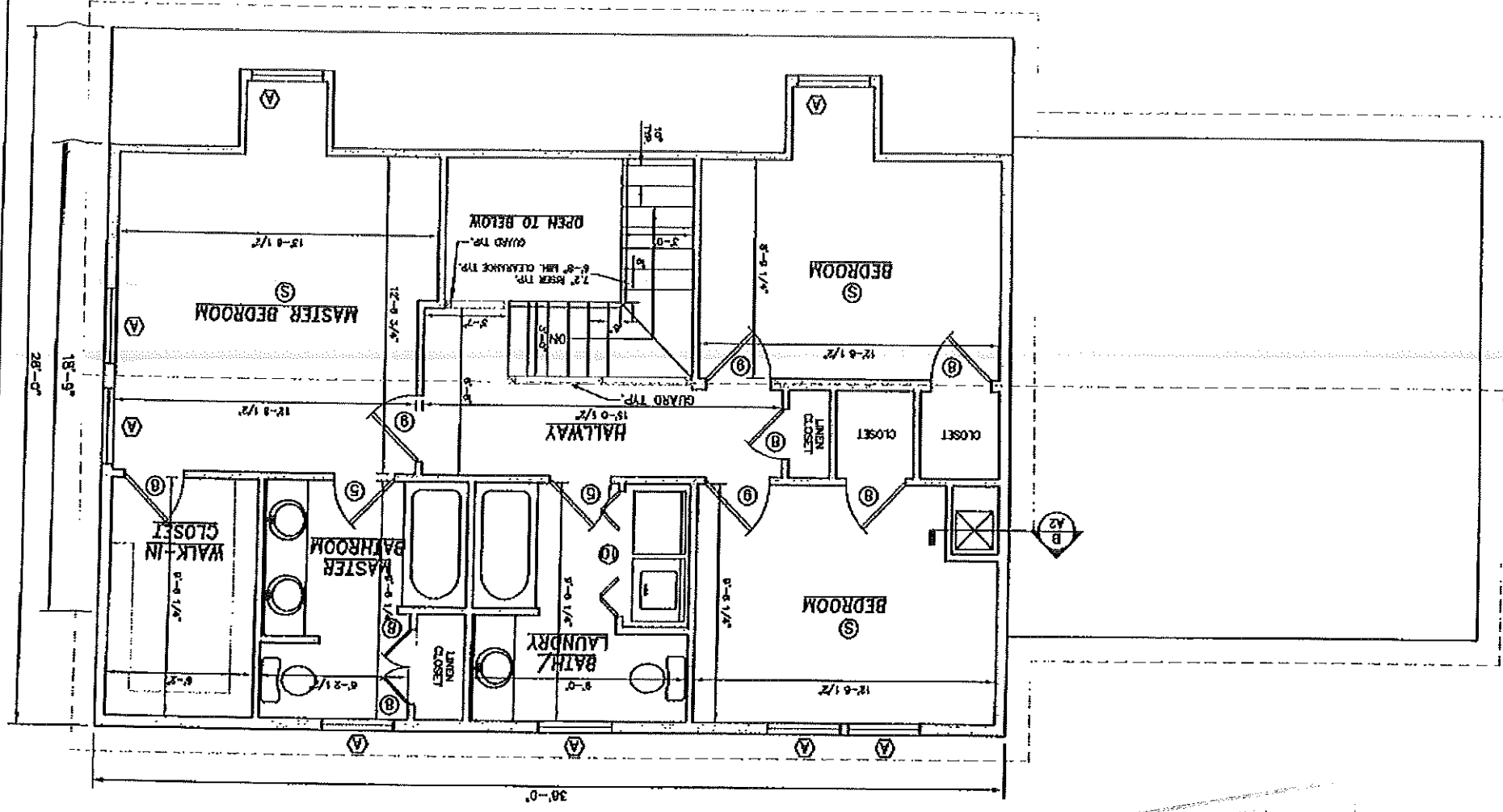
PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"





PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

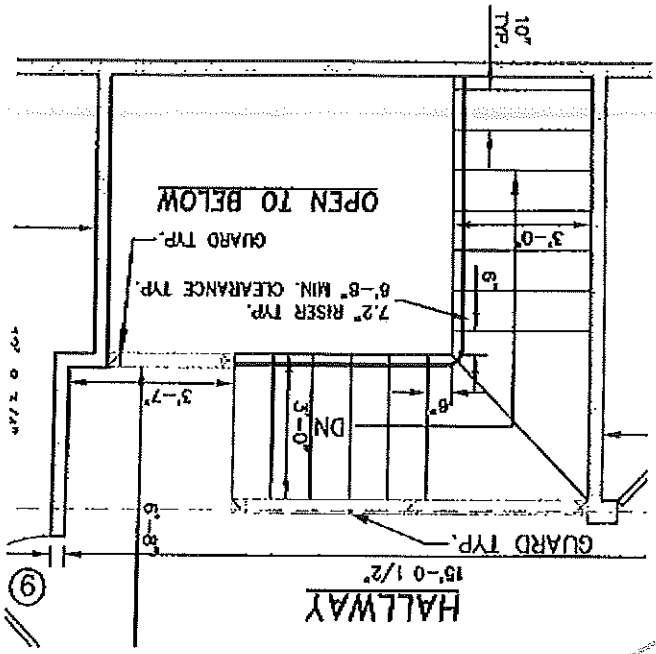


NOTE:  
SMOKE DETECTORS TO BE  
INTERCONNECTED AND  
COMPLY WITH NFPA 72

**LEGEND**

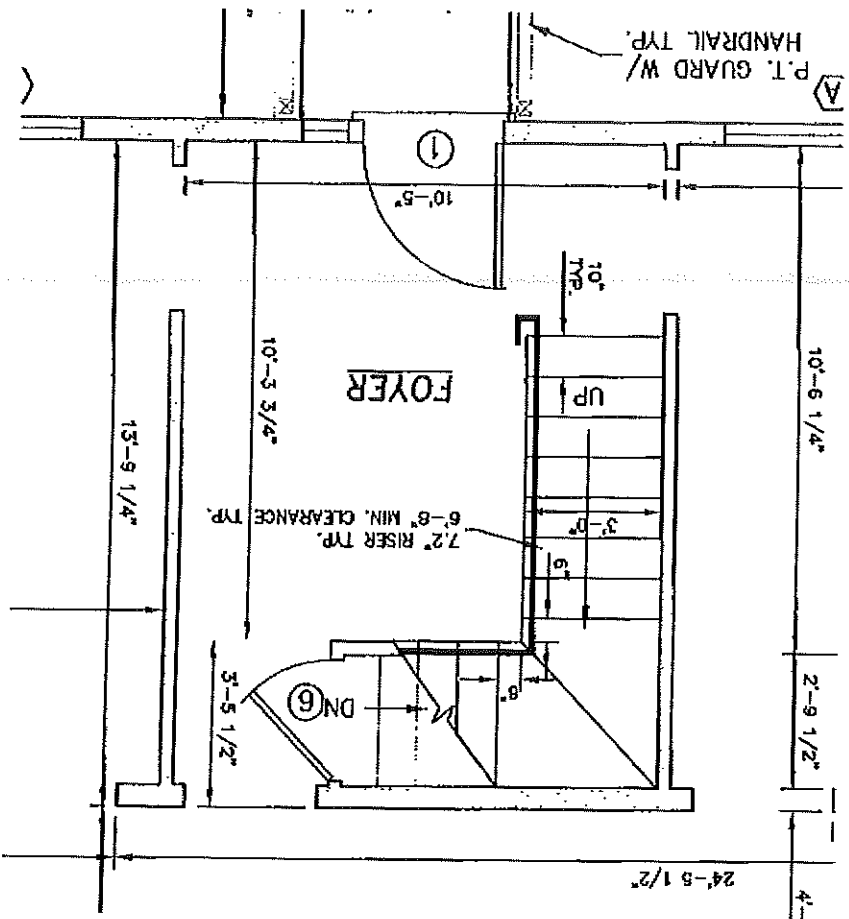
 PROPOSED WALL  
 SMOKE DETECTOR

CITY OF PORTLAND, MAINE  
APPROVED CONSTRUCTION PLANS  
FEB 15 2006  
SUPERIDES ALL  
PRIOR DATED PLANS

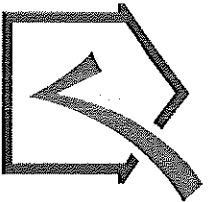


CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS  
 FEB 15 2006  
 SUPERSEDES ALL  
 PRIOR DATED PLANS





CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS  
 FEB 15 2006  
 SUPERSEDES ALL  
 PRIOR DATED PLANS



# Generated by REScheck Package Generator Compliance Certificate

Permit Number
Checked By/Date

Project Title: Untitled

Energy Code: 2003 IECC  
Location: Portland, Maine  
Construction Type: Single Family  
Window-to-Wall Ratio: 0.15  
Heating Degree Days: 7378

Report Date:

Date of Plans:

Project Information:

Project Notes:

Builder Information:

### Compliance: Passes

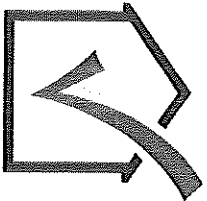
Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	38.0	0.0	
Wall:	19.0	0.0	0.300
Window:			0.350
Door:			
Floor:	19.0	0.0	
Furnace: : 80 AFUE			

*Statement of Compliance:* The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Builder/Designer

Company Name

Date



Generated by REScheck Package Generator  
**REScheck Inspection Checklist**

Project Title: Untitled

**Ceilings:**

- Ceiling: , R-38.0 cavity insulation

Comments: \_\_\_\_\_

**Above-Grade Walls:**

- Wall: , R-19.0 cavity insulation

Comments: \_\_\_\_\_

**Windows:**

- Window: , U-factor: 0.300

For windows without labeled U-factors, describe features:

#Panes \_\_\_\_\_ Frame Type \_\_\_\_\_ Thermal Break? \_\_\_\_\_ Yes \_\_\_\_\_ No

Comments: \_\_\_\_\_

**Doors:**

- Door: , U-factor: 0.350

Comments: Front door exempt

**Floors:**

- Floor: , R-19.0 cavity insulation

Comments: \_\_\_\_\_

**Heating and Cooling Equipment:**

- Furnace: , 80 AFUE or higher

Make and Model Number: \_\_\_\_\_

**Air Leakage:**

- Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage must be sealed.

- Recessed lights must be 1) Type IC rated, or 2) installed inside an appropriate air-tight assembly with a 0.5" clearance from combustible materials. If non-IC rated, the fixture must be installed with a 3" clearance from insulation.

**Skylights:**

- Minimum insulation requirement for skylight shafts equal to or greater than 12 inches is R-19.

**Vapor Retarder:**

- Required on the warm-in-winter side of all non-vented framed ceilings, walls, and floors.

**Materials Identification:**

- Materials and equipment must be installed \plain\21s20 in accordance with the manufacturer's installation instructions.

- Materials and equipment must be identified so that compliance can be determined.

- Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment must be provided.

- Insulation R-values, glazing U-factors, and heating equipment efficiency must be clearly marked on the building plans or specifications.

**Duct Insulation:**

- Supply ducts in unconditioned attics or outside the building must be insulated to R-8.

- Return ducts in unconditioned attics or outside the building must be insulated to R-4.
- Supply ducts in unconditioned spaces must be insulated to R-8.
- Return ducts in unconditioned spaces (except basements) must be insulated to R-2.
- Where exterior walls are used as plenums, the wall must be insulated to R-8.
- Insulation is not required on return ducts in basements.

**Duct Construction:**

- Duct connections to flanges of air distribution system equipment must be sealed and mechanically fastened.
- All joints, seams, and connections must be securely fastened with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric, or tapes. Tapes and mastics must be rated UL 181A or UL 181B. Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).
- The HVAC system must provide a means for balancing air and water systems.

**Temperature Controls:**

- Thermostats are required for each separate HVAC system. A manual or automatic means to partially restrict or shut off the heating and/or cooling input to each zone or floor shall be provided.

**Service Water Heating:**

- Water heaters with vertical pipe risers must have a heat trap on both the inlet and outlet unless the water heater has an integral heat trap or is part of a circulating system.
- Insulate circulating hot water pipes to the levels in Table 1.

**Circulating Hot Water Systems:**

- Insulate circulating hot water pipes to the levels in Table 1.

**Swimming Pools:**

- All heated swimming pools must have an on/off heater switch and require a cover unless over 20% of the heating energy is from non-depletable sources. Pool pumps require a time clock.

**Heating and Cooling Piping Insulation:**

- HVAC piping conveying fluids above 105°F or chilled fluids below 55°F must be insulated to the levels in Table 2.

**Table 1: Minimum Insulation Thickness for Circulating Hot Water Pipes**

Heated Water Temperature (°F)	Insulation Thickness in Inches by Pipe Sizes			
	Non-Circulating Runouts	Circulating Mains and Runouts		
	Up to 1"	Up to 1.25"	1.5" to 2.0"	Over 2"
170-180	0.5	1.0	1.5	2.0
140-169	0.5	0.5	1.0	1.5
100-139	0.5	0.5	0.5	1.0

**Table 2: Minimum Insulation Thickness for HVAC Pipes, Hot Water Pipes**

Piping System Types	Fluid Temp. Range (°F)	Insulation Thickness in Inches by Pipe Sizes			
		2" Runouts	1" and Less	1.25" to 2.0"	2.5" to 4"
<b>Heating Systems</b>					
Low Pressure/Temperature	201-250	1.0	1.5	1.5	2.0
Low Temperature	106-200	0.5	1.0	1.0	1.5
Steam Condensate (for feed water)	Any	1.0	1.0	1.5	2.0
<b>Cooling Systems</b>					
Chilled Water, Refrigerant and Brine	40-55 Below 40	0.5 1.0	0.5 1.0	0.75 1.5	1.0 1.5

NOTES TO FIELD: (Building Department Use Only)


797-2446  
Fax #

Fisher St. Steve O'Brien 899.1360

# 86-0872

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	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)	OK	
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))	OK	
Built-Up Wood Center Girder Dimension/Type	LVL'S	
Sill/Band Joist Type & Dimensions	2x6 PT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10'S	
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 R802.4(1) and	N/A - Structural Ridge	

	R802.4(2))		
	Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10's & Trusses	
	Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 Roof / 1/2" wall / 3/4" floor	
	Fastener Schedule (Table R602.3(1) & (2))	OK	
	<b>Private Garage</b> (Section R309) Living Space? (Above or beside)	Yes	
①	Fire separation (Section R309.2)	Not shown - OK Shows 1/2"	
②	Opening Protection (Section R309.1)	" "	
③	Emergency Escape and Rescue Openings (Section R310)	" "	
	Roof Covering (Chapter 9)	OK Asphalt	
	Safety Glazing (Section R308)	N/A	
	Attic Access (Section R807)	N/A	
④	Chimney Clearances/Fire Blocking (Chap. 10)	not shown	
	Header Schedule (Section 502.5(1) & (2))	OK	
⑤	Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	Need U value - windows + floor insulation	

U-0.30

Cing - 38  
walls - 19

Condition

Factor Fenestration		
Type of Heating System	not shown - OK	
<b>Means of Egress</b> (Sec R311 & R312) Basement / Number of Stairways 2 Interior / Exterior / Treads and Risers (Section R311.5.3) not shown Width (Section R311.5.1) need details OK Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected	not shown -	condition
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	OK	

Windows

7

8

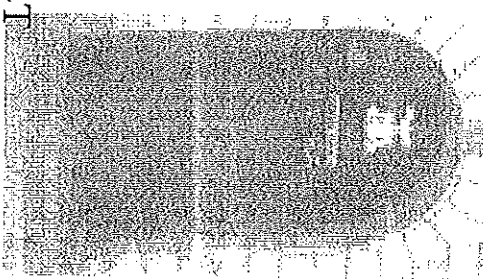


City of Portland  
INSPECTION SERVICES

Room 315  
389 Congress Street  
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693  
Facsimile: 207-874-8716

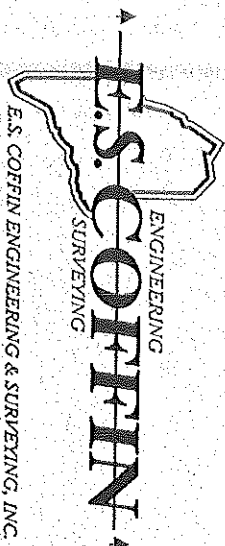
FACSIMILE TRANSMISSION COVER SHEET



TO: <u>Steve O'Brien</u>	FROM: <u>Tommy Munson</u>
FAX NUMBER: <u>797-2446</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: _____	RE: <u>874-<del>8706</del></u>
DATE: _____	<u>8706</u>

Comments:	
-----------	--

432 Cony Road  
P.O. Box 4687  
Augusta, ME 04330



(207) 623-9475  
Fax (207) 623-0016  
1-800-244-9475

August 25, 2005

Tammy Munson  
City of Portland  
Inspection Services  
Room 315  
389 Congress Street  
Portland, Maine 04101

**Subject: Plan Review Comments Response**

Steve O'Brien Residence  
Fisher Street  
Portland, Maine

Dear Ms. Munson:

Thank you for talking with me the other day to discuss your comments from the plan review of the O'Brien Residence on Fisher Street. The following is a list of your comments followed by our response.

① Item 1 - Fire separation between the garage and habitable space  
Provided detail A on sheet A-2.

② Item 2 - Opening protection between garage and habitable space  
Provided fire rated door, see door schedule on sheet A-2.

③ Item 3 - Emergency Rescue Openings  
Egress windows provided in each bedroom, see window schedule on sheet A-2.

④ Item 4 - Chimney Clearances/Fire Blocking  
Provided detail B on sheet A-2.  
Dimensioned 2" minimum clearance between chimney and framing on sheets S-1 and S-2.

⑤ Item 5 - Energy Efficiency  
Provided U values for windows in the window schedule on sheet A-2.  
The wall and ceiling insulation is shown on the structural details on sheets S-3 and S-4.

⑥ Item 6 - Heating System  
Showed gas fired boiler on basement plan on sheet A-2.

⑦ Item 7 - Stair/Guard/Handrail Details  
Provided stair and handrail details on sheet A-2.  
The width of the stairs is provided on sheets A-1 and A-2.  
Guard detail is shown on detail L on sheet S-4.

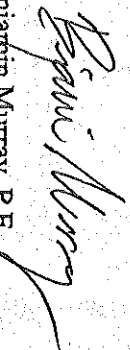
⑧ Item 8 - Smoke Detectors  
Provided interconnected smoke detectors in each bedroom and common rooms on sheets A-1 and A-2.

*Professionals Delivering Quality Solutions*

*D. S. M. X  
J. S. M. X*

These responses should address all of the issues from your plan review. If you have any questions or further comments, please feel free to call me at 623-9475.

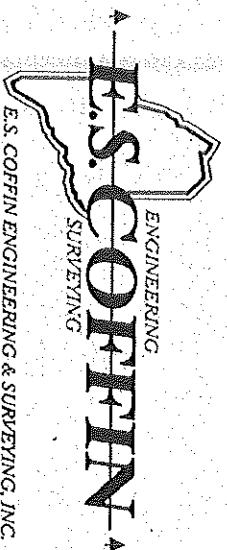
Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin Murray". The signature is written in a cursive style with a large, prominent initial "B".

Benjamin Murray, P.E.  
Project Engineer  
E.S. Coffin Engineering & Surveying, Inc.

Cc: Steve O'Brien

432 Cony Road  
P.O. Box 4687  
Augusta, ME 04330  
(207) 623-9475  
Fax (207) 623-0016  
1-800-244-9475



170 Grant Road  
Freeport, ME 04032  
(207) 865-1695  
Fax (207) 865-4017

## Cover Letter

The proposed project involves erecting a single-family home on a lot that has an existing freshwater wetland. 9,000 square feet (ft<sup>2</sup>) of wetlands will be impacted and an application for a Natural Resources Protection Act Permit (NRPA) has been filed with the Department of Environmental Protection (DEP). The proposed grading of the site (see plan labeled C-1) shows how some runoff will be diverted through a new 12" diameter corrugated metal pipe (cmp) and the remainder through a sump pump in the proposed basement, and eventually to the ditch in front of the parcel. It should be noted that this parcel of land is positioned at the end of Fisher and Brewster Streets.

Department of Planning & Development  
Lee D. Urban, Director



Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

## CITY OF PORTLAND

John N. Lufkin  
Economic Development

July 19, 2004

James Coffin  
E. S. Coffin Engineering and Surveying, Inc.  
170 Grant Road  
Freeport, ME 04032

Dear Mr. Coffin:

RE: Application for Single Family Dwelling, Fisher/Brewster Streets  
(ID# 2004-0135)

Upon review of the site plan, the City has the following comments:

1. In order to meet the (zoning) street frontage requirements, either Brewster Street or Fisher Street will need to be extended to City standards. Please reflect these requirements on your site plan.
2. Please show any/all wetlands on, or adjacent to, the site.
3. Please provide the City with a copy of your NRP A permit application.
4. The storm drainage system has been reviewed and the design as shown shows the routing of storm drainage through the building's underdrain and sump pump system. This layout is not recommended, and redesign is suggested.
5. The minimum of two street trees must be installed along the Street frontage, per City standards. Please show these on your site plan.

Please feel free to call me at 874-8632 if you have any questions or comments.

Sincerely,

  
Jay Reynolds

Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager  
Eric Labelle, City Engineer  
Marge Schnuckal, Zoning Administrator

O:\PLAN\DRC\Fisherbrewsterreview.doc - 1 -

Applicant: Stephen O'Brien

Date: 7/6/04

Address: ~~Brook Street~~ Fishers

C-B-I: 344-H-001 & 2

fronting on Fishers ST  
CHECK LIST AGAINST ZONING ORDINANCE

permit # 04-0872

Date - New construction

Zone Location - R-3

Interior of corner lot - CORNER

28 x 38

20' x 20'

Proposed Use/Work - construct new single family with Attached one car garage

Sewage Disposal - City

left Deck  
OK per 14-425

Lot Street Frontage - 50' min ~ 100' setback

Front Yard - 25' min - 27' to house with 4' x 6' stoop; stairs in front set back

10' x 20' on stairs  
7' x 4'

Rear Yard - 25' min - 25' to

Side Yard - (2 story) - 14' min - 21.5' setback

Side glen side street - 20' min - 20' shown

Projections - Ferr Deck 10 x 2 on 18' x 4' stairs

Width of Lot - 75' min - 100' setback

Height - 35' max - 23.5' setback

Lot Area - 6,500 sq ft 8,996 sq ft per assessments

Lot Coverage/Impervious Surface - 25% 0.2249 sq ft max

Area per Family - 6,500 sq ft

2 car garage shown

Off-street Parking - 2 parking spaces req - ~~2~~

~~needs to~~  
~~one~~  
~~from~~  
~~loading~~  
Loading Bays - N/A

Site Plan - # 2004-0035

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel Z - Zone X

28 x 38	=	1064
20 x 20	=	400
10 x 20	=	200
1 x 4	=	4
6 x 6	=	36
		<u>1704</u>

→ 14-403 street NOT shown to end of lot

revised plans show that Fisher St will be brought up to City Streets  
10/15/04

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

Orhien Stephen D  
Applicant

2004-0135  
Application I. D. Number  
6/14/04  
Application Date

37 Ridgewood Dr , Augusta , ME 04330  
Applicant's Mailing Address

Single Family Home  
Project Name/Description

Consultant/Agent  
Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_

Brewster St, Portland, Maine  
Address of Proposed Site  
344 H001001

Applicant or Agent Daytime Telephone, Fax  
Proposed Development (check all that apply):  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_  
 New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 28 x 30  
 Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_  
 Assessor's Reference: Chart-Block-Lot

**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 (ZBAP/B)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan \$250.00 Subdivision \_\_\_\_\_ Engineer Review \$50.00 Date: 6/25/04

**Zoning Approval Status:**

Approved  Approved w/Conditions See Attached  Denied  Reviewer \_\_\_\_\_

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	_____	_____	_____	_____	_____
<input type="checkbox"/> Inspection Fee Paid	_____	_____	_____	_____	_____
<input type="checkbox"/> Building Permit Issued	_____	_____	_____	_____	_____
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____	_____	_____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	_____	_____	_____	_____
<input type="checkbox"/> Final Inspection	_____	_____	_____	_____	_____
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	_____	_____	_____
<input type="checkbox"/> Performance Guarantee Released	_____	_____	_____	_____	_____
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____	_____	_____

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  
Parcel ID  
Location  
Land Use

1 of 1  
344 H001001  
BREWSTER ST  
VACANT LAND

**Owner Address**

O'BRIEN STEPHEN D  
37 RIDGEMOOD DR  
AUGUSTA ME 04330

Book/Page  
Legal

20410/231  
344-H-1-2  
BREWSTER ST  
FISHER ST  
8996 SF

**Valuation Information**

Land  
\$26,780

Building  
\$ 0.00

Total  
\$26,780

**Property Information**

Year Built

Style

Story Height

Sq. Ft.

Total Acres  
0.207

Bedrooms

Full Baths

Half Baths

Total Rooms

Attic

Basement

**Outbuildings**

Type

Quantity

Year Built

Size

Grade

Condition

**Sales Information**

Date  
10/01/2003

Type  
LAND

Price  
\$41,000

Book/Page  
20410-231

**Picture and Sketch**

[Picture](#)

[Sketch](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**