

NOTES

10/1/84 Checked 206 plumbing
insulated up stairs/
walls 1st floor
ok to close w/

7/12/84 Request for CoD
denied - no power,
disturbance missing - exterior walls
incomplete - grading not completed etc.

9/20/84, FINAL; OK to issue the
CoD.

Permit No. # 459

Location 407 1/2 Prospect Street

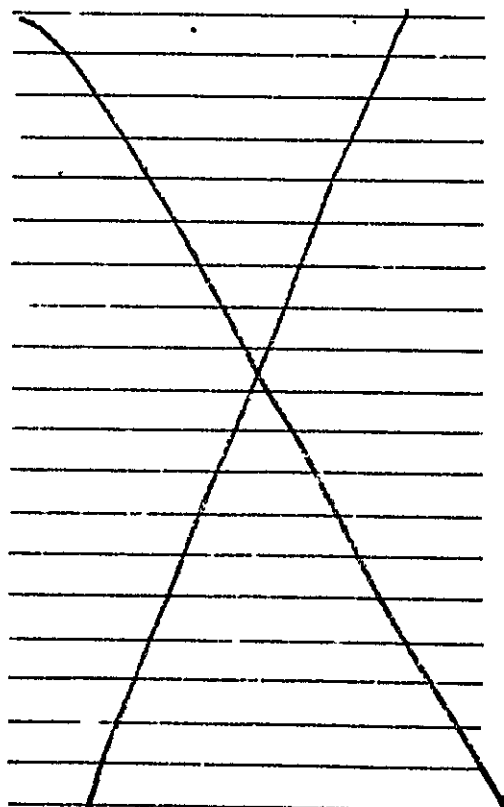
Owner E. S. Plummer Co.

Phone 5-4-54

1. - 26' x 46' x 22' x 24'

Garage

Alteration



PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3326

PROPERTY ADDRESS

Town Or Plantation: Portland

Street: CLAYBURNDA

Subdivision Lot #: Lot #5, Presumpt Scott River Place

PROPERTY OWNERS NAME

Last: F.S. Plummer Co., Inc.
First:

Applicant Name: F.S. Plummer Co., Inc.

Mailing Address of Owner/Applicant (If Different): 25 Mechanic St. Gorham, Me.

PORTLAND PERMIT # 432 TOWN COPY

Date Permits Issued: 5/3/84 \$ 13 FEE

Franklin J. Goodwin L.P.I. # 123 City of Portland

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Franklin J. Goodwin 5/3/84
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Franklin J. Goodwin JUL 12 1984
Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING <u>JUN 4 1984</u>	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY: _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>1251</u>

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type Of Fixture
<u>1</u>	<input checked="" type="checkbox"/> HOOK-UP: to public sewer in cross cases where the connection is not regulated and inspected by the local Sanitary District.	<u>2</u>	Hose/bbb / Sillcock	<u>1</u>	Bathtub (and Shower)
		<u>1</u>	Floor Drain		Shower (Separate)
			Urinal	<u>1</u>	Sink
			Drinking Fountain		Wash Basin
	<input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	<u>2</u>	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.	<u>2</u>	Clothes Washer
	<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator	<u>1</u>	Clothes Washer
			Dental Cuspidor	<u>1</u>	Dish Washer
			Bidet	<u>1</u>	Garbage Disposal
			Other: _____	<u>1</u>	Laundry Tub
	Hook-Ups (Subtotal)			<u>1</u>	Water Heater
\$	Hook-Up Fee	<u>3</u>	Fixtures (Subtotal) Column 2	<u>10</u>	Fixtures (Subtotal) Column 1
				<u>3</u>	Fixtures (Subtotal) Column 2
				<u>13</u>	Total Fixtures
				\$	Fixtures Fee
				\$	Hook-Up Fee
				\$ <u>13.</u>	Permit Fee Total

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **Lot # 5 Clapboard Lane**
Date of Issue **September 21, 1984**

Issued to **F. S. Plummer Co.**

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. **84-159**, 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
Limiting Conditions:

Single Family Dwelling

This certificate supersedes
certificate issued

Approved:

809
32
9/21/84
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, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **F. S. Plummer Co.**

LOCATION **Lot 4 5 Clapboard Lane**

Date of Issue **September 21, 1984**

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. **84-459**, 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
Limiting Conditions:

Single Family Dwelling

This certificate supersedes
certificate issued

Approved:

[Signature]
(Date) **9/21/84**
Inspector

[Signature]
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

MECHANIC STREET GORHAM, MAINE 04038 / TELEPHONE (207)839-6711

December 6, 1984

Mrs. Norma M. St. Angelo
134 Curtis Road
Portland, ME 04103

RE: Response to October 22, 1984 letter

Dear Mrs. St. Angelo:

We are in receipt of your October 22, 1984 letter outlining your concerns about the drainage at the back of your property. As a result of your letter, I met with Mr. Hugh Irving at the site to review any potential problems.

In general, the historic drainage patterns have been substantially altered by the construction of the new road and the raised elevations of the new lots behind your house.

It was Mr. Irving's my opinion that the storm sewer on the new road will make a substantial difference in the drainage of the area. In addition, we felt that there appears to be adequate drainage where the properties abut to handle the amounts coming from the various owner's back yards. In fact, the area may even prove to be much dryer with less standing water in the spring.

It is our position that this situation should be watched and if some type of a water problem results, you should call us to observe the problem first hand.

We would be pleased to work with you in the future should a problem arise.

Sincerely,



Mark S. Plummer
President

MSP/scp

cc: David Lourie, Counsel
J. L. Barker, Chairman, Planning Board
Stephen G. Honey, City Manager
Joseph Gray, Planning Director
Hugh Irving, Building Inspection

134 Curtis Road
Portland, ME 04103
October 22, 1984

Mr. Mark S. Plummer
F. S. Plummer Co.
25 Mechanic Street
Gorham, ME

Dear Mr. Plummer:

Called your office the later part of August to express my concerns about the grading of the back of the house behind our house in your development off Abby Lane, Presumpscott River Place. Spoke with Doug Woodbury and he suggested that I write to you. We live at the lake over the summer months and into the Fall, thus my letter has taken a while to be written. We are at Curtis Road now, though.

We were not aware of the pitch of the grading on the house behind us until we happened to visit our house during the daylight hours. My and my husband's concern lies in the fact that the property directly behind us has always been very wet and marshy. It was literally impossible to walk into the woods back there in the Spring of the year. The lot was flat and full of trees and undergrowth. Even at that, the water would take months to dry up. You have graded the back of the house on this property so that every bit of run off will go directly onto our lot. There is no where else for it to go with that pitch! There is an outside chance that the storm drains and sewers will handle the runoff. I hope it does, but I wanted to be on the record as having brought this potential problem to your attention.

If there is a problem, the answer may be as simple as to plant some trees that absorb large amounts of water, since every tree was taken off the property. We own the property below us, and this too is in jeopardy due to potential runoff.

Might also mention to you the fact that it has been brought to our attention that potential buyers at Presumpscott River Place of the lots adjoining our land have been told that the land behind them is not buildable. This is not true, and I would appreciate your instructing your salesmen to discontinue telling your buyers this falsehood. We were assured by Mr. David Lourie, the City of Portland Counsel, that we would have at least three building lots, with a variance for one of them, when the city purchased property to extend Curtis Road to accommodate the pumping station, which made your development possible.

I would appreciate hearing from you about these concerns as soon as possible. My home number is 797-4890.

Very truly yours,

Norma M. St. Angelo

Norma M. St. Angelo

CC: D. Lourie
J. L. Barker, Chrmn, Planning Board



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING & URBAN DEVELOPMENT

May 4, 1984

F. S. Plummer Co., Inc.
25 Mechanic Street
Gorham, Maine 04038

RE: Lot 5, Presumpscot River Place

Gentlemen:

Your application to construct a single family dwelling with an attached garage has been reviewed, and a building permit is herewith issued subject to the following requirements:

1. Private garages attached to dwellings shall be completely separated from the dwellings and their attic area by means of one-half inch gypsum board, or equivalent applied to the garage side. The sills of all door openings between the garage and dwellings shall be raised not less than 4 inches above the garage floor. The door opening protectives shall be 1 1/4 inch solid core wood doors or approved equivalent.
2. A minimum of one single station smoke detector shall be installed in a manner and location so that when activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. In buildings having basements or cellars, an additional smoke detector shall be installed in the basement or cellar in a location approved by the authority having jurisdiction.
3. Every sleeping room shall have at least one window approved for emergency egress. The sill height shall be not more than 44 inches from the floor. All egress windows must have a minimum net clear opening of 5.7 sq. ft. The minimum net clear opening height dimension shall be 24 inches and a minimum net clear width dimension of 20 inches.

If you have any questions on these requirements, please call this office.

Sincerely,


P. SAMUEL HOFFSES,
CHIEF OF INSPECTION SERVICES

PSH/mlb

ENC.

Applicant: F.S. PLUMMER CO. Date:

Address: LOT # 5 CLAPBOARD RD.

Processors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date - NEW

Zone Location - R-2

Interior or corner lot -

Use - 26'8" X 46'8" DWELLING UNATTACHED

Sewage Disposal - PUBLIC 23'4" X 24'8"

Rear Yards - 25' ± - 25' MIN.

Side Yards - 18' ± - 10' - 10' MIN.

Front Yards - 27' - 25' MIN.

Projections - NONE

Height - 1 STORY - 35' MAX.

Lot Area - 9,500 ± - 8,000 ± MIN.

Building Area - 1,495 ± - 1,900 ± MAX.

Area per Family - 9,500 ± - 8,000 ± MIN.

Width of Lot - 100' - 80' MIN.

Lot Frontage - 100' - 50' MIN.

Off-street Parking - YES

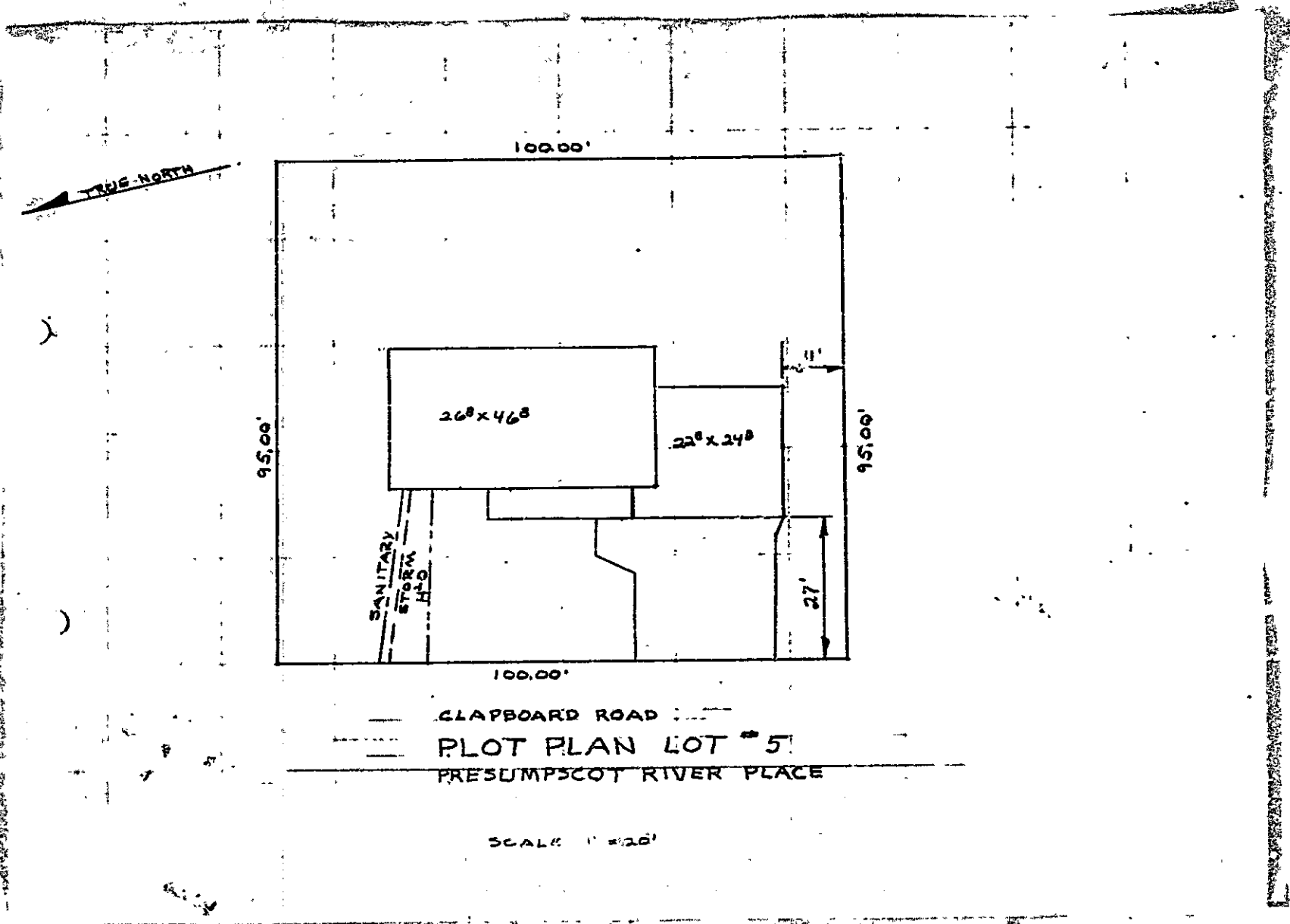
Loading Bays -

1244
551
1795

Site Plan -

Shoreland Zoning -

Flood Plains -



TRUE NORTH

100.00'

95.00'

26' x 46'

22' x 24'

95.00'

SANITARY
STORM
H₂O

27'

4'

100.00'

CLAPBOARD ROAD

PLOT PLAN LOT # 5

PRESUMPSCOT RIVER PLACE

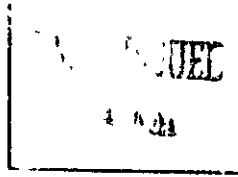
SCALE 1" = 20'

APPLICATION FOR PERMIT 455

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION *R 2* PORTLAND, MAINE May 3, 1964



To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, or in any other way change building structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland P.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Lot #5, Presumpscot River Place (Clapboard Lane) Fire District #1 #2
 1. Owner's name and address F.S. Plummer Co., 25 Mechanic St., Telephone
 2. Lessee's name and address Gorham, ME 04038 Telephone 839-6711
 3. Contractor's name and address same Telephone

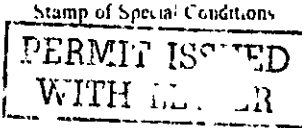
Proposed use of building single family No. of sheets
 Last use new No. families
 Material wood No. stories 1 Heavy electric Style of roof pitched Roofing asphalt

Other buildings on same lot
 Estimated contractor cost \$55,000 Appeal Fees \$

FIELD INSPECTOR Mr. *DAVIA* Base Fee
 @ 775 Late Fee
 TOTAL 285.00

construction of single family dwelling with attached garage as per plans

send to #1
 26'x41'
 22'x24'



NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanical.

DETAILS OF NEW WORK

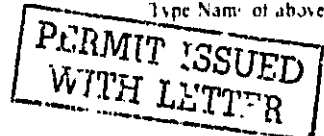
Is any plumbing involved in this work? **yes** Is any electrical work involved in this work? **yes**
 Is connection to be made to public sewer? **YES** If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate 16' Height average grade to highest point of roof 18'
 Site front 69' depth 26.8 No. stories 1 Soil or filled land? **solid** earth or rock? **earth**
 Material of foundation **concrete** Thickness, top 1" bottom 10" cellar **yes - full**
 Kind of roof **pitched** Rise per foot 4/12 Roof covering **asphalt**
 No. of chimneys 1 Material of chimney **brick** lining **clay** and heat **elec.** fuel
 Framing Lumber Kind **spruce** Dressed or full size? **dressed** Corner posts 6"6" Sills 2x6
 Size Girder 6x10 Columns under girders **alloy** Size 3" Max. on centers 8'
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet
 Joists and rafters 1st floor 2x10 2nd 3rd roof
 On centers 1st floor 16 2nd 3rd roof
 Maximum span 1st floor 14' 2nd 3rd roof
 If one story building with masonry walls thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated 2 number commercial cars to be accommodated
 Will automobile repairing be done other than minor repairs? cars habitually stored in the proposed building?

APPROVALS BY DATE MISCELLANEOUS
 BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street? **NO**
 ZONING *OK* *5/11/64*
 BUILDING CODE Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? **yes**
 Fire Dept.
 Health Dept.
 Others

Signature of Applicant *Mark* Phone # *839-2011*
 Type Name of above *Mark* 1 2 3 4
 Other and Address



FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY
14 - P.A. - R.V.M.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE

May 3, 1984

MAY 4 1984

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

CITY of PORTLAND

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Lot #5, Presumpscot River Place (Clipboard Lane) Fire District #1 □, #2 □
1 Owner's name and address F.S. Plummer Co. 25 Mechanic St. Telephone
2 Lessee's name and address Telephone 839-6711
3 Contractor's name and address same Telephone

Proposed use of building Single Family No. of sheets
Last use new No. families
Material wood No. stories 1 Heat electric Style of roof pitched Roofing asphalt
Other buildings on same lot
Estimated contractual cost \$55,000

FIELD INSPECTOR—Mr. @ 775-5451
Appeal Fees \$
Base Fee
Late Fee
TOTAL \$ 285.00

construction of single family dwelling with attached garage as per plans

sent to #1

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes
Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes
If not, what is proposed for sewage?
Has septic tank notice been sent?
Form notice sent?
Height average grade to top of plate 16'
Height average grade to highest point of roof 18'
Solid or filled land? earth
Material of foundation concrete Thickness top 10" bottom 10" cellar yes - full
Kind of roof flat asphalt Rise per foot 4/12 Roof covering asphalt
No. of chimneys 1 Material of chimneys brick Kind of heat elec, fuel
Framing Lumber Kind dressed or full size? dressed Corner posts 6"x6" Sills 2"x6"
Size Girder Columns under girders 4"x4" Size 8" Max. on centers
Studs (outside walls and carrying partitions) 2"x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2"x10" 2nd 3rd
On centers: 1st floor 16" 2nd 3rd
Maximum span: 1st floor 14' 2nd 3rd
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated 2 number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING
BUILDING CODE
Fire Dept.
Health Dept.
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Applicant Mark Plummer Phone # 839-6711
Type Name of above

Other and Address



APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date: June 6, 19 84
 Receipt and Permit number: B 22524

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:
 LOCATION OF WORK: Lot # 4 Clapboard Lane Lot # 5 ADDRESS: 25 Mechanic St., Gorham
 OWNER'S NAME: F. S. Plummer Co.

COMPLETED
 FEES
 5.00
 3.00

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 31-60

FIXTURES: (number of)
 Incandescent x Fluorescent _____ (not strip) TOTAL 1-10
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ Underground x Temporary _____ TOTAL amperes 200

METERS: (number of) 1

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) 6

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)

Ranges _____ x	Water Heaters _____ x
Cook Tops _____	Disposals _____ x
Wall Ovens _____	Dishwashers _____ x
Dryers _____ x	Compactors _____
Fans _____	Others (denote) _____

TOTAL _____

MISCELLANEOUS: (number of)

Branch Panels _____

Transformers _____

Air Conditioners Central Unit _____
 Separate Units (windows) _____

Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____

Swimming Pools Above Ground _____
 In Ground _____

Fire/Burglar Alarms Residential _____
 Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

INSTALLATION FEE DUE: _____
 DOUBLE FEE DUE: _____
TOTAL AMOUNT DUE: 25.00

INSPECTION: Will be ready on 6-7-84, 19__; or Will Call _____
 CONTRACTOR'S NAME: Michael LaPlante
 ADDRESS: 25 Varnah Ave.
 TEL.: _____
 MASTER LICENSE NO.: 3714
 LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:
Michael LaPlante

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

