

DATE: 21/2011/95 ADDRESS: 100 Floridg Ave.

REASON FOR PERMIT: To Construct a 16x25 Add. Trop

BUILDING OWNER: ELizabeth Farthing

CONTRACTOR: T. M. Contractors, Inc. Magneticals. 17 X 12 X/4

PERMIT APPLICANT:

CONDITION OF APPROVAL OR OF PERMIT

- Before concrete for foundation is placed, approvals from Public Works 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 egreas. 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 loor 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 a-tic 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)
- 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,EH-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)
- 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.
- (14. Headroom in habitable space is a minimum of 7'6".
 - 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 - 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

Applicant: EriAn Flannagan

Date: 4/21/95

Address: 100 Florida AUC

Assessors No.: 463 - A - 9 c 10?

Zone Location - 2-3

Interior or corner lot -

Use - Addition 16' x 25'

Sewage Disposal - C. +

Rear Yards - 25/ reg - 25' lus Shown Side Yards - 8' reg - 12.5' Shown Front Yards - 11/1

. Front Yards - NA

Projections

Height - 1 Hery

Lot Area - 9,600 \$ Shown

Building Area - 25% MAX on 2 100 \$ max -- /1373 then

Area per Family -

Width of Lot -

Lot Frontage -

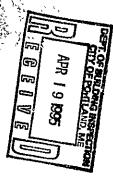
Off-street Parking -

Loading Bays -

Site Plan - NA Shoreland Zoning - NA Flood Plains - N

٠٠٠, Pintland, Me Plot Plan schooks flerphie all House divened Florida Ave 100

Family Room Addition in rear of house Roof will also be replaced with dustpan dorman in back of house.





A PROPERTY OF THE PARTY OF THE

CONSTRUCTION CO INC. NORTH YARMOUTH, POWNAL ME 04069

86 ROYAL ROAD

TEL.,846-1470

HOME	CONSTRUCTION	CONTRACT

Deborch Flangphan. Street State Zip Work Location .. Estimated work dates: Commencement Completion. CONTRACT PRICE: (A total contract price Of (Use only one) BorCost-Plus" Formula: Estimated Cost of Labor \$___ 🗕 and Materials 🗫 Lass: Downpayment (not more than 1/3 of contract price) Balance due LIRER COUNTERS Payment of balance to be made as follows _ It sill wef 4x6 pet sills. (Other terms may be set forth on additional sheets of this contract - mark them "continued page 2 etc.") WARRANTY: In addition to any additional warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract. RESOLUTION OF DISPUTES: If a dispute arises concerning the previsions of this contract or the performance by the parties, then the parties agree to eatilous dispute by jointly paying for one of the following (check only one). Elinding erbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision. Nonbinding arbitration, with the parties free to not accept the cribitrator's decision and to seak settataction through other means, including a lawsuit. Mediation, with the parties agreeing to enter into good faith negotietions through a neutral mediator in order to attempt to resolve their differences. CHANGE ORDERS: Any alteration or deviation from the above contractual specifications that involve extra cost will be executed only upon the parties entering into a written change order, ACCEPTANCE OF CONTRACT BY BOTH PARTIES Signature .. (Homeowner or Lessee) Signature _ actor or authorized Representative of Company This contract does not apply to door-to-door sales nor residential insulation.

COPIES: WHITE-OFFICE, DANARY-PRODUCTION, PINK-CUSTOMER

Form SMCC-89 Mood's Mailing & Printing, Ing., Lawleton, ME 04240 760 1454



J&MCCONTRACTORS, INC.

RR1 BOX 227A TOPSHAM, ME 04086 207 729 0894 • FAX 729 0896

March 31, 1995

Mrs. Deborah I Flanagan 35 Berry Avenue Portland, Maine 04103

Dear Mrs Flanagan:

Listed below is labor and materials estimate for construction of new addition to home located at 100 Florida Street in Portland, Maine. The following specifications are included in this estunate.

EXTERIOR AND ROUGH CARPENTRY

- I. Addition will be 16 feet wide and 25 feet long.
- 2. Foundation will be concrete 8 inch frost wall with footings.
- 3. Framing will be 2x6 24 inches on centers with two windows and exit door. Windows will be Anderson 2428 doublehung. Exit door will be Peachtree 2868 with Lite and AUCTION TRUSSE &
- 4. Sheeting will be 1.2 inch CDX plywood.

< Coof 2x6 160c.

- 5. Walls will be insulated with fiberglass and will include vapor barrier.
- 6. Rooting will be Windseal 30 by Bird. Roof decking will be 1/2 CDX plywood.
- 7. Siding will be vinyl to match existing. Trim will be covered with coil stock to match existing. existing.

INTERIOR

- 1. Walls will be 1/2 inch sheetrock taped and sanded smooth.
- 2. Finished sheetrock will be painted with two coats. One primer and one finish coat will be applied. Paints will be flat wall paints. Color will be chosen by Owner.
- 3. Floor joist will be 2x10 16 inches on center.
- 4. Subfloor will be 3/4 inch T&G.
- 5. Carpets and pads will be installed. Allowance will be \$15 a square yard for materials and labor.
- 6. Ceiling height will be 7 feet 6 inches with strapping.
- 7. Trim will be finger jointed colonial base trim and casings will be 2 1/2 inches finger
- 8. Trim will be painted same color as walls.
- 9. Entrance to addition from existing house will be open easing.

ELECTRICAL

Deborah Flanagan Page 2 March 31, 1995

- LAddition will be wired to code
- 2. Allowance for all electrical fixtures will be \$150.00.

HF A ITNG

i Heating will be Argo baseboard. Pipes will be connected to existing heating plant. Color will be off what.

LANDSCAPING

- 1 I andscaping will consist of putting back existing soils and reseeding same soil.

 NOTE Owner will be responsible for watering new seeding installed by Contractor
- 2 Extra exeavated soils will be hauled away by Contractor

MISCEI LANEOUS NOTES

Owner will be responsible for all permits except for electrical.

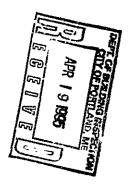
No plumbing is required nor included in this project.

TOTAL PROJECT COST IS \$20,000. (Twenty thousand dollars)

Submitted by 4

J&MC CONTRACTORS, INC.

James P. Card, President



Location of Construction: 100 Fiorida Ave	Owner: Eilzabeth Fart	bing .	Phone:	Permi 950376
Owner Address:	Leasee/Buyer's Name: Deborah Flanagan 35 Berry	Phone: Ave Pald, HE	BusinessName; 04102.	PERMIT ISSUED
Contractor Name, J & MC Contractors, Inc./Bughe	Address: sa Construction Co. Inc.	Phone:	797-8124	Permit Issued:
Past Use:	Proposed Use:	COST OF WORK: \$ 25,200,00	PERMIT FEE: \$ 145.00	APR 2 4 1995
Daycare (Max 24)	Erne W/addition	FIRE DEPT. CI A	pproved INSPECTION:	CITY OF PORTLAN
		Signature	Signature: Affact	Zone: CBL: 403-A-009
Proposed Project Description: Construct Addirton as per plan Repair Roof	us (25° x 16°)	PEDESTRIAN AC Action: A _I	TIVITIES DISTRICT (120.D.) pproved E pproved with Conditions: E mied E	Shor sland
Permit Taken By: hary Gresik	Date Applied For:	Signature:	Date-	☐ Subdivision ☐ Site Plan_maj☐minor ☐ n
 Building permits are void if work is not starte tion may invalidate a building permit and st 			PERMIT ISSUED	☐ Conditional Use ☐ Interpretation ☐ Approved ☐ Denried Historic Preservation ☐ Nation District or Landm ☐ Doos Not Require Revie ☐ Requires Review
	CERTIFICATION		(EFFERD)	Action:
I hereby certify that I am the owner of record of the authorized by the owner to make this application if a permit for work described in the application areas covered by such permit at any reasonable hereby the permit at a	e named property, or that the proposed wor as his authorized agent and I agree to conf issued, I certify that the code official's aut	k is authorized by the o orm to all applicable la horized representative	owner of record and that I see beer two of this jurisdiction. In addition shall have the authority to enter al	☐ Approved with Condition ☐ Denied
SIGNATURE OF APPLICANT AND APPLICANT		19 April 2395	PHONE	1 Winter
SIGNATURE OF AFFICIANT	rings and the second of the second	in the second of the	the state of the s	7

	COMMENTS	
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5-25-95 - Pusposed Flostwish inspe	ection for pur flow (west side it	estan
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	Inspection Record Type	Date
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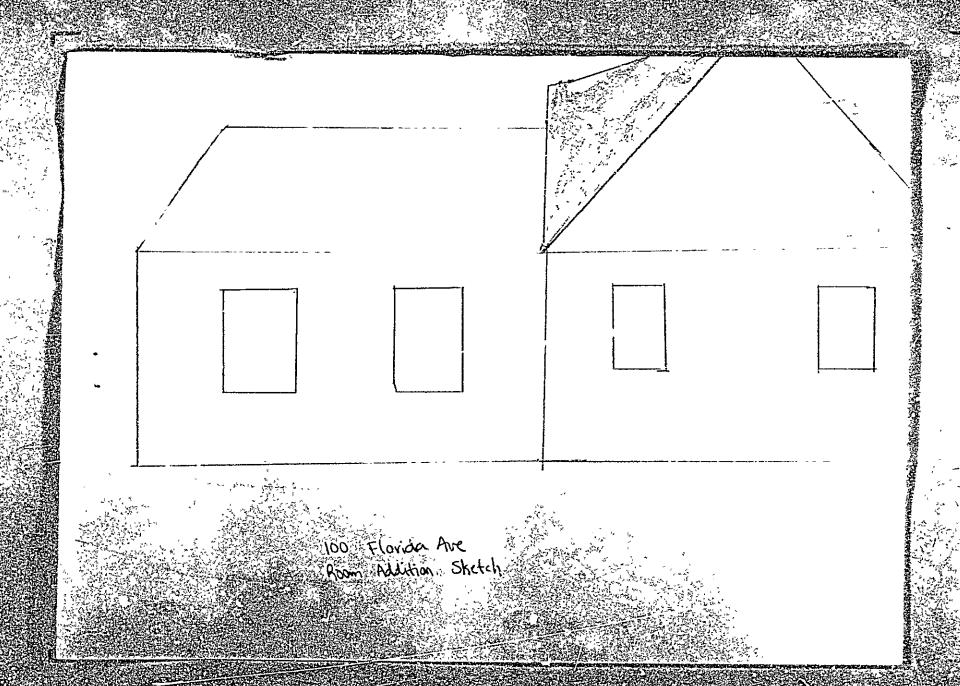
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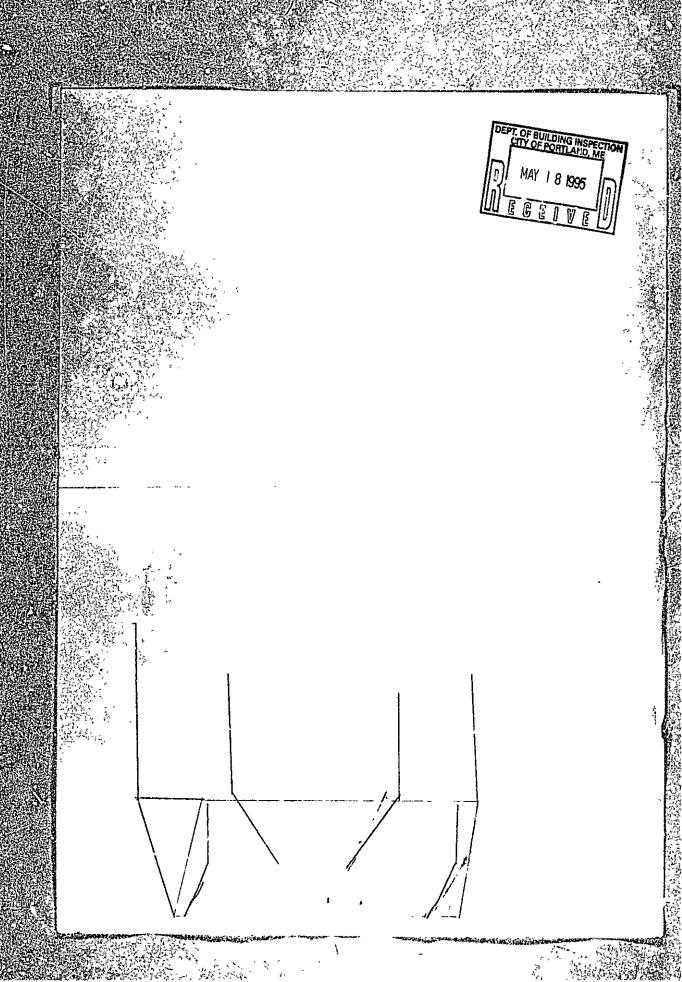


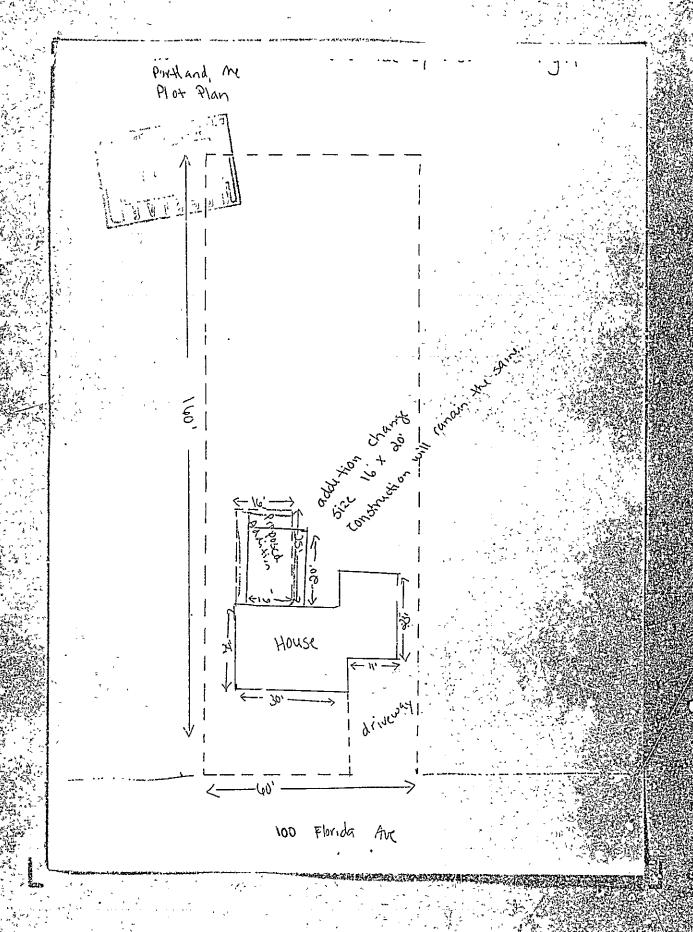
APPLICATION FOR AMENDMENT TO PERMIT

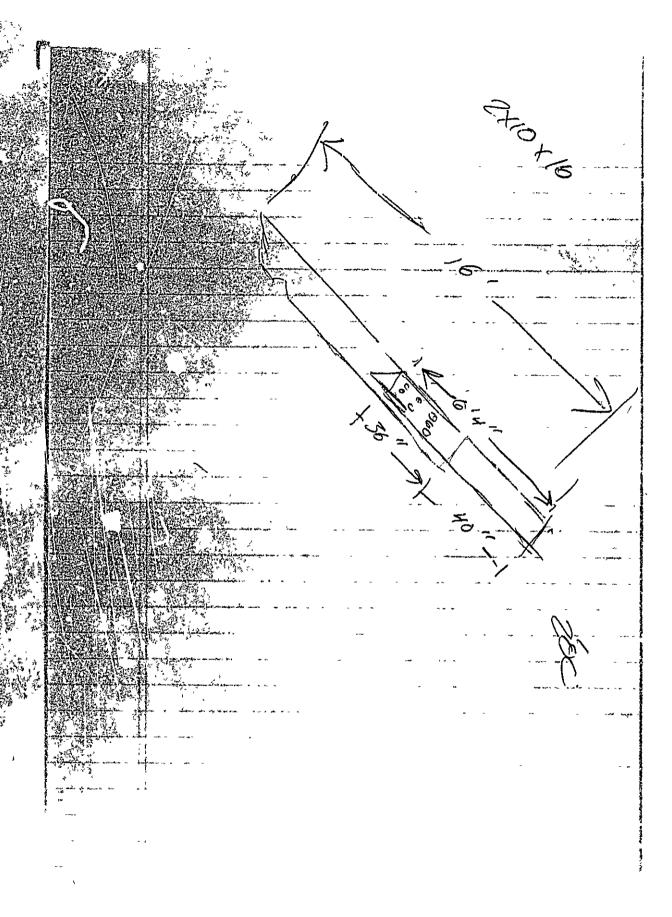
MAY 2 3 IS95 Amendment No.

	ornand, anime,		3,11
*	To the INSPECTOR OF BUILDINGS PORTLAND MAINE	18 May 1935	
ر در رائي رائي	The undersigned bereby a police for a mendment to Permit No. in the original application in accordance with the Laws of the M Prirland, plans and specifications, if any, submitted herewish,	als of Maine, the Bull line Code and 2	ilding 'r structure comprised kning Orainance of the City of
7.	ATT AND A SECOND THE AREA OF T		Dist. No.
1		Berry Ave, Frd, MP.	Teler mp 797-8124
, j	Lessee's name and address		Talentone
8	Contractor's name and address		Telephone
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١,	Proposed use of building	w/eddition	No families
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1	Increased cost of work Paid on original permit	A.I.	ditional fee25.00
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Š.	Height average grade to top of plateH	eight average grade to highest poi	nt of rocf
\X.	Size front depth No. stories	solid or filled land?	earth or rock?
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	Material of underpinning H	IeightThic	kmess
	Kind of roof Rise per foot	_ Roof covering	
	No. of chimneys Material of chimneys	of	lining
4	Framing lumber — Kind	. Dressed or full size?	
31	Corner posts Sile Girt or ledger	board?S	ize
tr:	Girders Size Columns under girde	ersSize	Max. on centers
486 10	Study (outside walls and carrying partitions) 2x4-16" O.C.	. Bridging in every floor and flat re	oof span over 8 feet
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	Approved:		/ ^
	3/32/55	Signature of Owner	
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	INSPECTION COPY — WHITE FILE COPY — PR	Approved:	Inspector of Buildings
•	APPLICANT'S COPY — YELLOW ASSESSOR'S COF		The state of the s
		17 Wills	10/1/2
		1.71	1014









Painting will consist of one primer coat and one finish loat. Trimbwill be painted the same as the wall.

Electrical will be wired to code. Electrical fixtures 11 be limited to and allowance of \$135.00.

Trim will be finger jointed 2 1/2 inch colonial and 3 1/2 inch Colonial Base Trim.

Two windows will be installed, the sizes are 2824 Double hung Anderson, and one exit door 3068 insulated with lite peachtree or equal.

Entry with main house will be a cased opening

Carpeting will be \$15 00 per square yard and installed with pad.

Foundation will be insulated by system AAB

Landscaping will consist of removal of existing soils and saved to be spread at completion of project and seeded. Owner will be responsible for watering lawn of initial installation.

C. Main roof of house back section will be removed and all rotten framing will be replaced.

Framing will be redone in following manner:

One dust pan dormer will be framed in the back section with a nied roof.

Framing w '1 be 2 by 6 roof rafters and side walls will be 2 by a

Three windows will be installed in the dormer, one 2424 and two 2824.

Interior will be insulated with not finish to be installed With no finish to be installed. Owner will finish at later

Roofing will be the same as in addition.

DEPT OF BUILDING INSPECTION

11

Flanagan Contract May 4, 1995 Page 3

Trim and siding will be the same as insaddition. Heating will be Argo base board heating connected to existing heating plant on nearest zone.
All nails and fasteners to be provided by Contractor.

- D. Boiler room will have walls and ceiling installed with fire rated sheet rock. Seams taped one coat.
- E. Room off kitchen will have present opening enlarged and electrical switches relocated

 One window in this area will be changed to allow for egress.
- F. Replace on main house approx 40 Ft of rotten sills

Work scheduled to begin on May 9th. 1995 and to be completed by June 13th, 1995.

All acts of God and events of unforeseeable occurrences beyond Contractor's control and without his fault or negligence considered

Contractor will provide supervision, workman s compensation, and liability insurance to accomplish work outlined herein Certificates will be provided to Owner upon request.

Any alteration or deviation from the above contractual specifications will be executed only upon the parties entering into a written change order. The cost for a change order will be \$15.00 plus cost of work. If Cwner desires additional work to be done on a cost plus basis the cost will be charged at the rate of \$25 per hour per man.

Contractor warrants materials provided by him will be free from fault and constructed according to the standards of the building code applicable for this location and constructed in a skillful manner. All labor by Contractor will be warranteed for one year.

All leftover materials provided by Contracted will remain property of Contractor. All debris created by Contractor will be removed by Contractor.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development Joseph E. Gray Jr Director

CITY OF PORTLAND

April 24, 1995

peborah Planagan 35 Berry Ave Portland, AME 04103

Re: 100 Florida Ave

Dear Mrs. Flanagan,

Your application to construct addition (16' \times 24') 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.

- Please read and implement items numbered 1, 7, 12, and 14 of the attached building permit report.
- section 917.4.1 A fire protective signaling system shall be installed and maintained as per NFPA \$72.
- Fire extinguishers shall be provided and installed in accordance with NFPA #10.
- Crawl spaces shall be ventilated by an approved mechanical means or by openings in exterior walls. This shall be done in accordance with sections 1210.2, 1210.2.1 & 1210.3 of the City's building code (BOCA/1993).

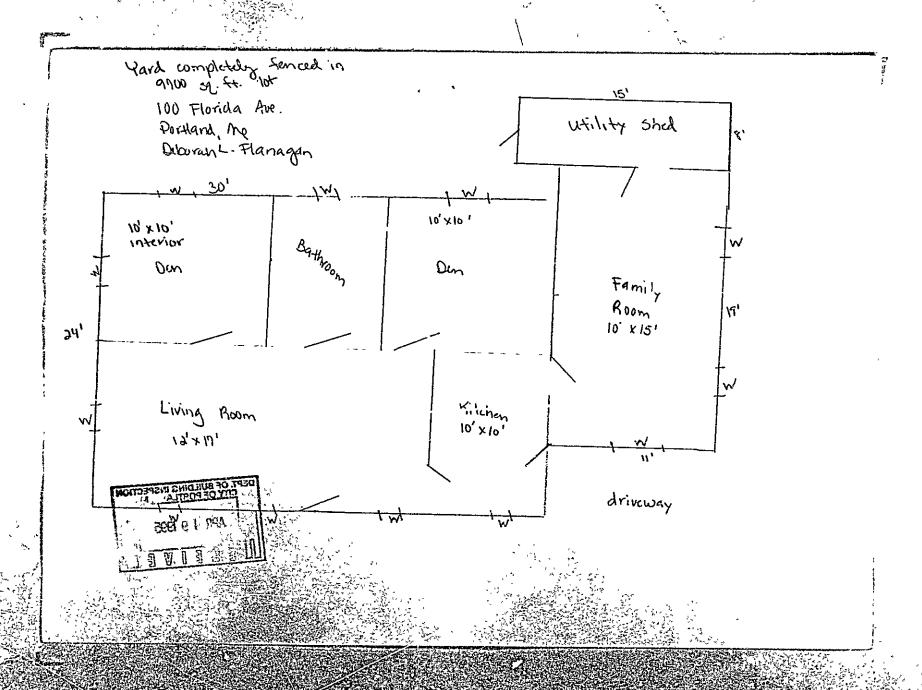
If you have any questions regarding these requirements, please do not hesitate to contact \pm his office.

Si merely,

Samuel Hoffwes

Chief of Inspection Settices

c: LT Mc Dougall, Fire Prevention Bureau



ELECTRICAL PERMITCity of Portland, Me.

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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 City of Portland Electrical Ordinance, National Electrical Code and the following anapplication:



National Electrical code an	id the following specif	icatio	n:		Date	23 1	iay l	.995	
LOCATION 100 Flo	rica. Ave				Perm	it #	16542		
J 9 14+ 42	4 4				, ,,,,,				
OWNER Flanaga	n. Deborah		ADDRES	S					
3 C. S. W	• 1			-			TOTAL	LEACH	CEE
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APPLIANCES	Ranges	╁	Cook Tops	<u> </u>	Wall Ovens			2.00	
-	Water heaters	╁	Fans		Dryers	├		2.00	
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INSPECTION:	Will be ready 3	XXXX /24		0:	r will call			<del></del>	
CONTRACTORS NAME	Steven Dut	tom	- Bath Elect	tric					
ADDRESS	P.O. Box 3							_	
TELEPHONE	443-6434								
MASTER LICENSE No.	16542				 SIGNATURE O				
LIMITED LICENSE No.					100	<i>と</i>	t =		

ĮNSPECTIONS	Service	·	ELECTRICA Parmit Number. Location Location Location Location Location Date of Permit Final Inspection By Inspector
PROGRESS IN	` <u>`</u>		mit Number 4542  mit Number 4542  ation 100 Flore to R  ner Debarat Flore to R  e of Permit 5-23-95  inspection 5-24-95  inspection 5-24-95
DATÉ:	REMARKS:		
1.0			
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1-6-2", 1-6-1",

## **ELECTRICAL PERMIT**City of Portland, Me.



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 City of Portland Electrical Ordinance, National Electrical code and the following specification:

LOCATION: r=100: Florida Ave

Date 18 May 1995
Permit # 12020LE

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DUYLETS	1		<del></del>		T		
,	Receptacles		Switches		1	.20	
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	Underground	┖			800	15.00	
TEMPORARY SERV.		$\vdash$					
	Overhead	T		AMPS OVER	800	25.00	
	Underground	$\vdash$			800	25.00	
METERS	(number of)	1				100	
MOTORS	(number of)	1				2.00	
RESID/COM	Electric units					1.00	
HEATING	oil/gas units	1				5.00	
APPLIANCES	Ranges		Cook Tops	Wall Ovens		2.00	
	Water heaters		Fans	Dryers		2.00	
Disposals	Dishwasher		Cempactors	Others (denot	e)		
MISC. (number of)	Air Cond/win		<u> </u>			3.00 10.00	
	Air Cond/cent	┷				5.00	
	Signs	┸.			_	10.00	
	Pools	_				5.00	
	Alarms/res	Х			_	15.00	5.00
	Alarms/com					2.00	
	Heavy Duty					2.011	
	Outlets					25 00	
	Circus/Carny	_ _				5.00	
	Alterations				_	15.00	
	Fire Repairs	_ _				1.00	
	E Lights	_ _				20 00	
	E Generators					4.00	
	Panels				_	5.00	ļ <u>.</u>
TRANSFER	0-25 Kva				<del>_ </del>	8.00	ļ <u>.</u>
	25-200 Kva	_				10 00	<del> </del>
	Over 200 Kva	_ _		TOTAL AMO			<u> </u>
		_ļ_		MINIMUM F		25.00	105.0
			<u>. l </u>			23.00	25.0
INSPECTION:	Will be ready			or will callx			
ADDRESS							
TELEPHONE			· · · · · · · · · · · · · · · · · · ·	<del></del>	,,		
MASTER LICENSE N	0			SIGNATURI	efjeon	TRACTOR	
LIMITED LICENSE NO		)		1 Lak	1:1		

INSPECTIONS:	Service called in	by	By Inspector	ELECTRIC Permit Number Location Location Date of Permit Pinal Inspection
ا بي آهر (	Closing-in	by	ccto	
PROGRESS INSPI	., <u>.</u> ^ ? <u>.</u>			ELECTRICA mit Number - sation
	1 1 rets 8	/ / / /		A LISTA
<b> </b>		// //		ILATIONS—
- DATE:	REMARKS:			<u> </u>
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PARTER (C)