

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

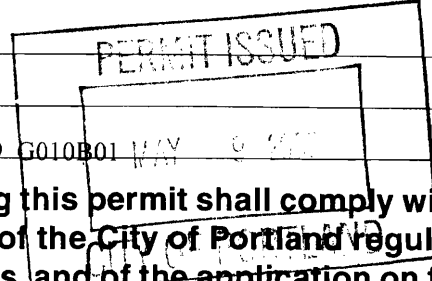
## BUILDING INSPECTION PERMIT

Permit Number: 080314

This is to certify that HEY CHRISTINE M /Joe L

has permission to Repair and replace front por

AT 72 HIGH ST



provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or service closed-in. 4 HOUR NOTICE REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. Craig Cross

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]* 5/9/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 08-0314	Issue Date:	CBL: 039 G010B01
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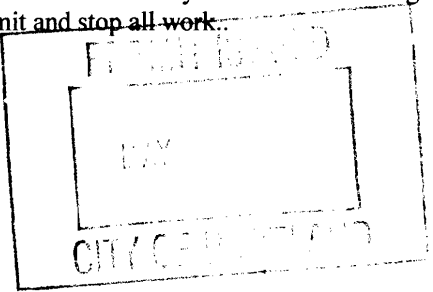
<b>Location of Construction:</b> 72 HIGH ST	<b>Owner Name:</b> HEY CHRISTINE M	<b>Owner Address:</b> 74 HIGH ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Joe Lucey	<b>Contractor Address:</b> 482 Walnut Hill Rd No Yarmouth	<b>Phone:</b> 2076714249
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	<b>Zone:</b> R-2

<b>Past Use:</b> Town Farm Townhouse Condominiums: 72-74 High St : 5 D.U.; 78-80 High St: 5 D.U.; 124 Pleasant St.: 7 D.U.	<b>Proposed Use:</b> Town Farm Townhouse Condominium - at 72-74 High St - Repair and replace front porch	<b>Permit Fee:</b> \$70.00	<b>Cost of Work:</b> \$5,000.00	<b>CEO District:</b> 2
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<b>Proposed Project Description:</b> Repair and replace front porch <i>- in the same footprint</i>	<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Maintain Egress</i>	<b>INSPECTION:</b> Use Group: <i>R-2</i> Type: <i>SB</i> <i>TBC 2003</i>
	Signature: <i>Loren Cass</i>	Signature: <i>[Signature]</i>

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 04/07/2008	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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.</li> </ol>	<b>Special Zone or Reviews</b> <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: <i>4/08/08</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> to <i>DA</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>4/22/08</i> <i>D. Andrews</i>
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**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

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

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

<b>Permit No:</b> 08-0314	<b>Date Applied For:</b> 04/07/2008	<b>CBL:</b> 039 G010B01
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<b>Location of Construction:</b> 72 HIGH ST	<b>Owner Name:</b> HEY CHRISTINE M	<b>Owner Address:</b> 74 HIGH ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Joe Lucey	<b>Contractor Address:</b> 482 Walnut Hill Rd No Yarmouth	<b>Phone</b> (207) 671-4249
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> Town Farm Townhouse Condominium - at 72-74 High St - Repair and replace front porch	<b>Proposed Project Description:</b> Repair and replace front porch
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 04/22/2008  
**Note:**      **Ok to Issue:**

- 1) \* Composite decking shall have a brushed finish and square edge.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/08/2008  
**Note:**      **Ok to Issue:**

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.  
2) The legal use of the entire property is: Town Farm Townhouse Condominiums: 72-74 High Street is 5 D.U.; 78-80 High Street is 5 D.U.; 124 Pleasant Street is 7 D.U. . Any change of use shall require a separate permit application for review and approval.  
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the repair and replacement is within the pre-existing footprint.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 05/09/2008  
**Note:** see notes      **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 04/23/2008  
**Note:**      **Ok to Issue:**

- 1) Means of egress shall be maintained when the building is occupied.

**Comments:**

5/1/2008-tmm: need waiver from historic and inspections for 3' high guardrail - went over w/builder

5/8/2008-gg: received waiver for railing height exemption. /gg filed with building (Tammy)

**BUILDING PERMIT INSPECTION PROCEDURES**

Please call 874-8703 or 874-8693 (ONLY)

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.

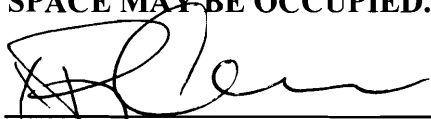
X  Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

X  Final inspection required at completion of work.

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.

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

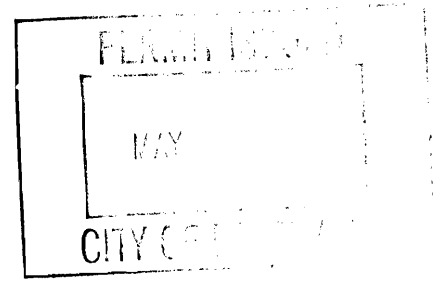
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

5.9.08   
\_\_\_\_\_  
Date



039 6010 B01

# Application for Exemption From Building Code Railing Height Requirements

\* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

Applicant \_\_\_\_\_

Application Date \_\_\_\_\_

Applicant's Mailing Address \_\_\_\_\_

Address of Subject Property \_\_\_\_\_

Contact Person/Phone Number \_\_\_\_\_

Description of Project (please attach photograph of existing conditions and/or plan of project):  
\_\_\_\_\_  
\_\_\_\_\_

### Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):  
\_\_\_\_\_
2. Proposed Use, if applicable: \_\_\_\_\_
3. The distance from the porch deck to the ground: \_\_\_\_\_
4. The number of existing stair risers: \_\_\_\_\_
5. The current railing height and/or documented original railing height: \_\_\_\_\_
6. The railing height requested: \_\_\_\_\_

### Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: \_\_\_\_\_  
\_\_\_\_\_

Inspections Staff Recommendation: \_\_\_\_\_  
\_\_\_\_\_

Exemption Granted  Conditional Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

Signature \_\_\_\_\_

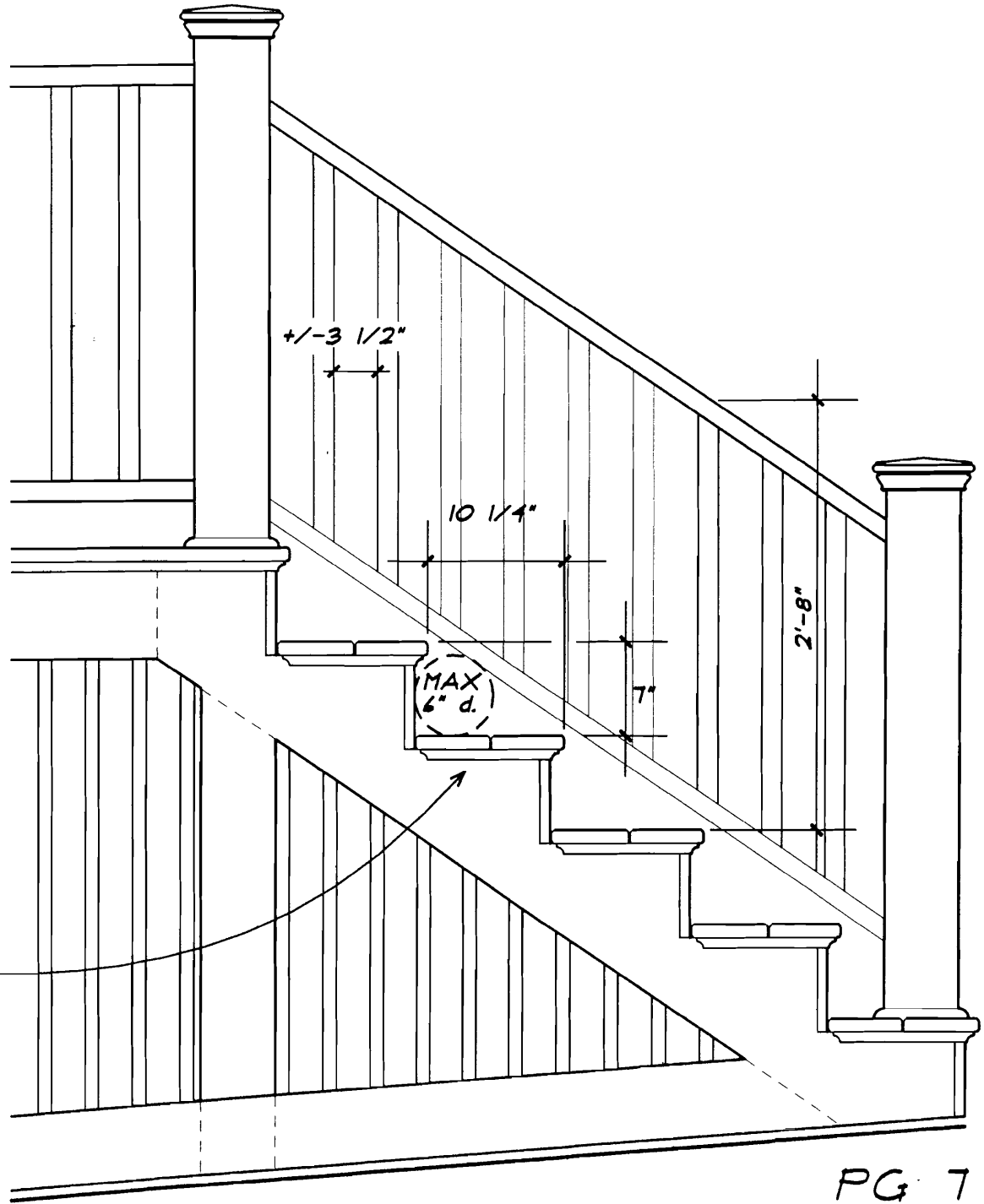
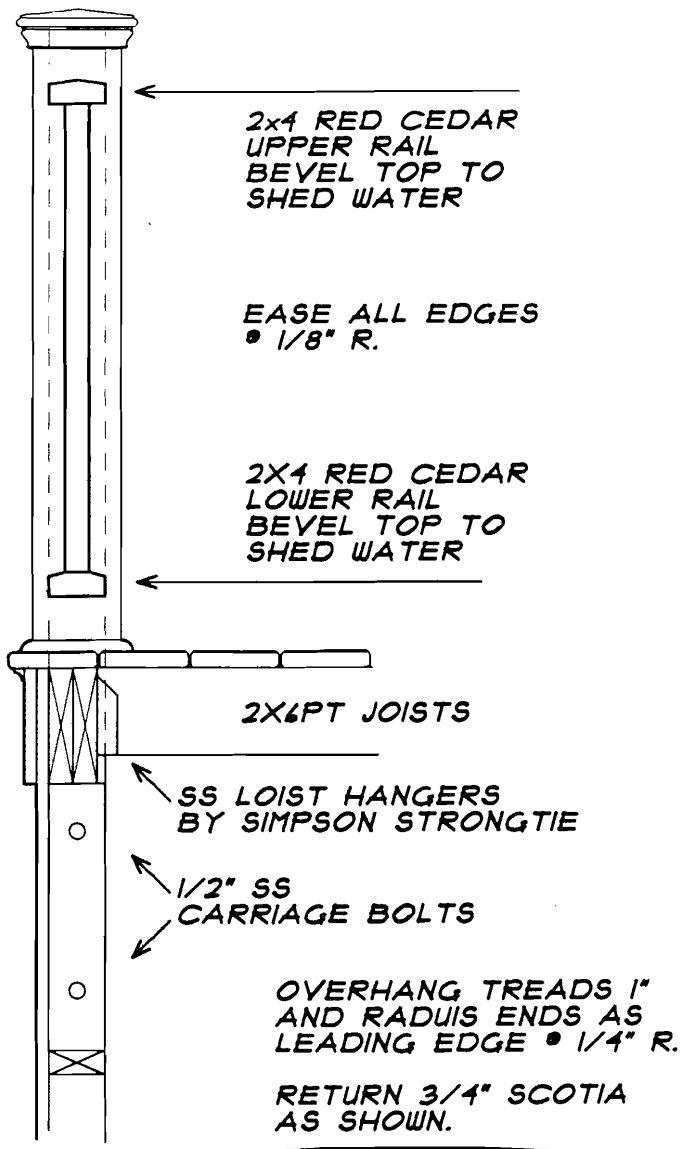
Date: \_\_\_\_\_

White - Planning Office

Yellow - Inspections

Pink - Applicant

5/18/12



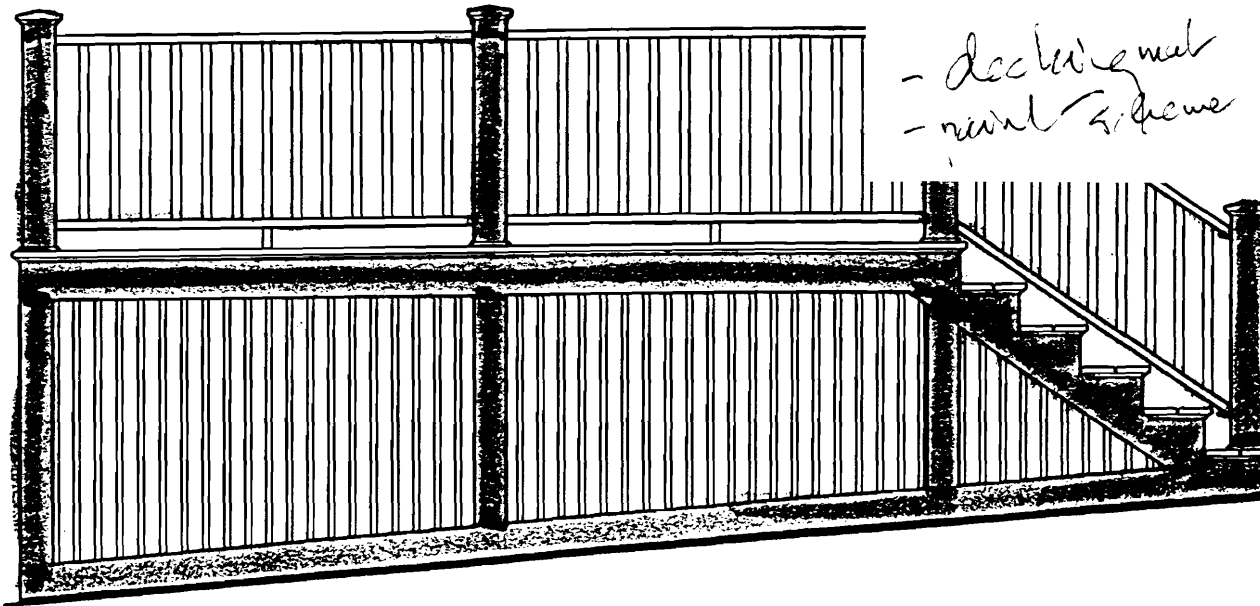
SCALE: 1" = 1'-0"

**PAINT SCHEDULE**

**FURNISHED BY:  
PAINT DESIGN UNLIMITED  
500 FOREST AVENUE, PORTLAND, M  
761-1857**

*Design w/  
Scott - color?*

**PRIMER: TPS EXT LTX PRIMER (TINT TO FINISH COLOR)  
TRIM, NEWEL POSTS, RAILINGS: GL SATIN...MARKET SQ. TAVERN DARK GREEN  
BALLUSTERS & VERTICAL SLATS: GL SATIN...S/M NAVAJO &**



*- deck railing  
- newel & balusters*

**FRONT PORCH  
ELEVATION**

**SCALE: 3/8" = 1'-0"**

CEDAR 6X6 LG.  
PYRAMID OVER  
THE POST CAP

BOX 4X4 POST  
W/ 1X6 SEL. PINE.  
USE 1/4" SPACERS  
FOR 5 1/2" X 5 1/2"  
OVERALL DIM.

EASE CORNERS • 1/8" R.

HOLD PINE BOX  
1/2" ABOVE DECK.  
FINISH W/ 3/4" QTR. ROUND  
BASE TRIM

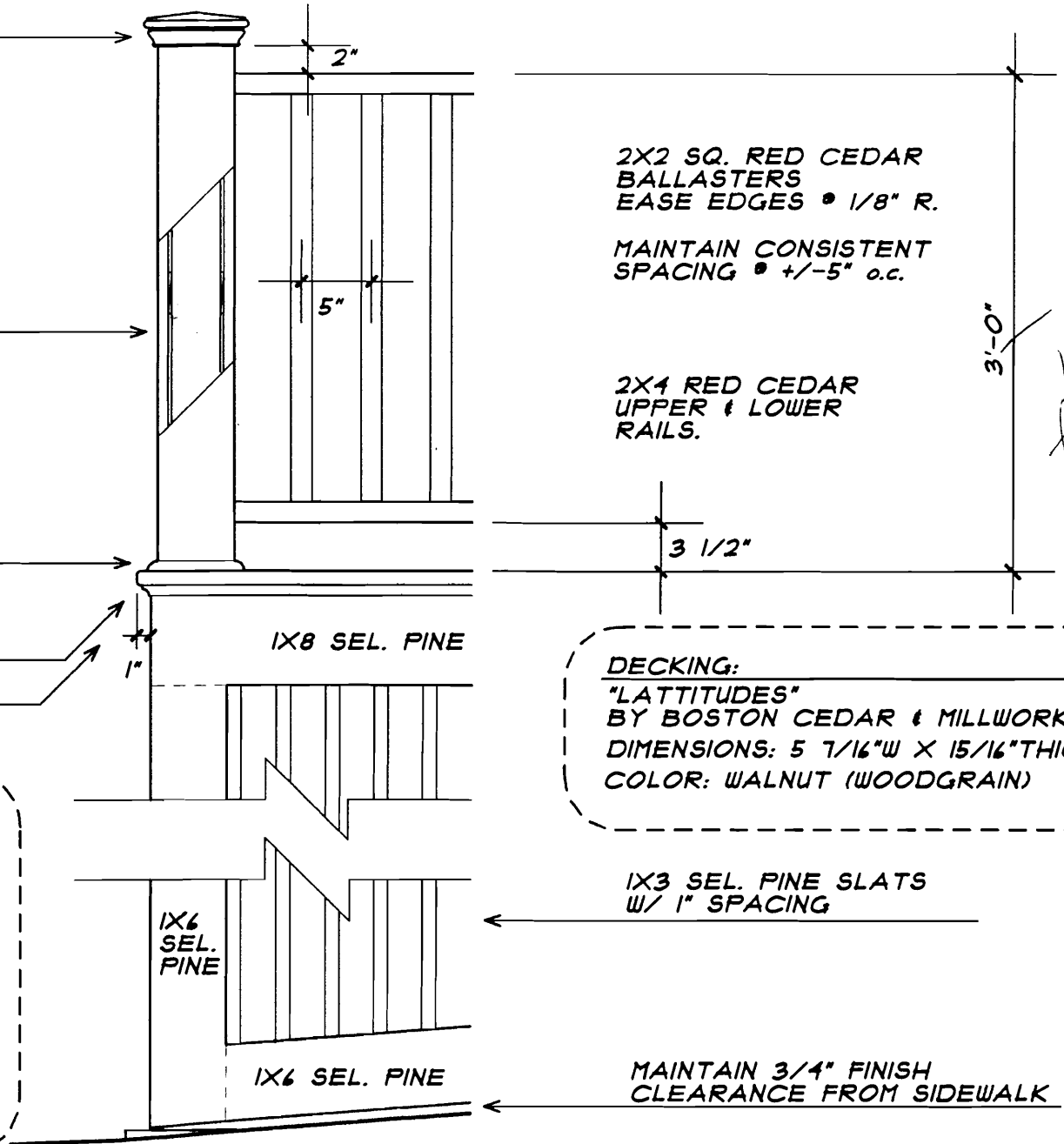
5/4X6 DECKING  
MAINTAIN 1" OVERHANG  
AT SKIRT BRD

3/4" SCOTIA

**NOTES:**

MTR DECKING  
• OUTSIDE CORNERS  
RADIUS ALL DECKING  
EDGES • 1/4"

PRIME ALL PINE TRIM, SLATS,  
AND RAILING COMPONENTS  
(ALL SURFACES & ENDS)  
PRIOR TO INSTALLATION.  
TINT PRIMER TO MATCH  
FINISH COLORS.  
SEE PAINTING SCHEDULE.



2X2 SQ. RED CEDAR  
BALLASTERS  
EASE EDGES • 1/8" R.

MAINTAIN CONSISTENT  
SPACING • +/- 5" o.c.

2X4 RED CEDAR  
UPPER & LOWER  
RAILS.

3 1/2"

**DECKING:**

"LATTITUDES"  
BY BOSTON CEDAR & MILLWORK  
DIMENSIONS: 5 7/16"W X 15/16" THICK  
COLOR: WALNUT (WOODGRAIN)

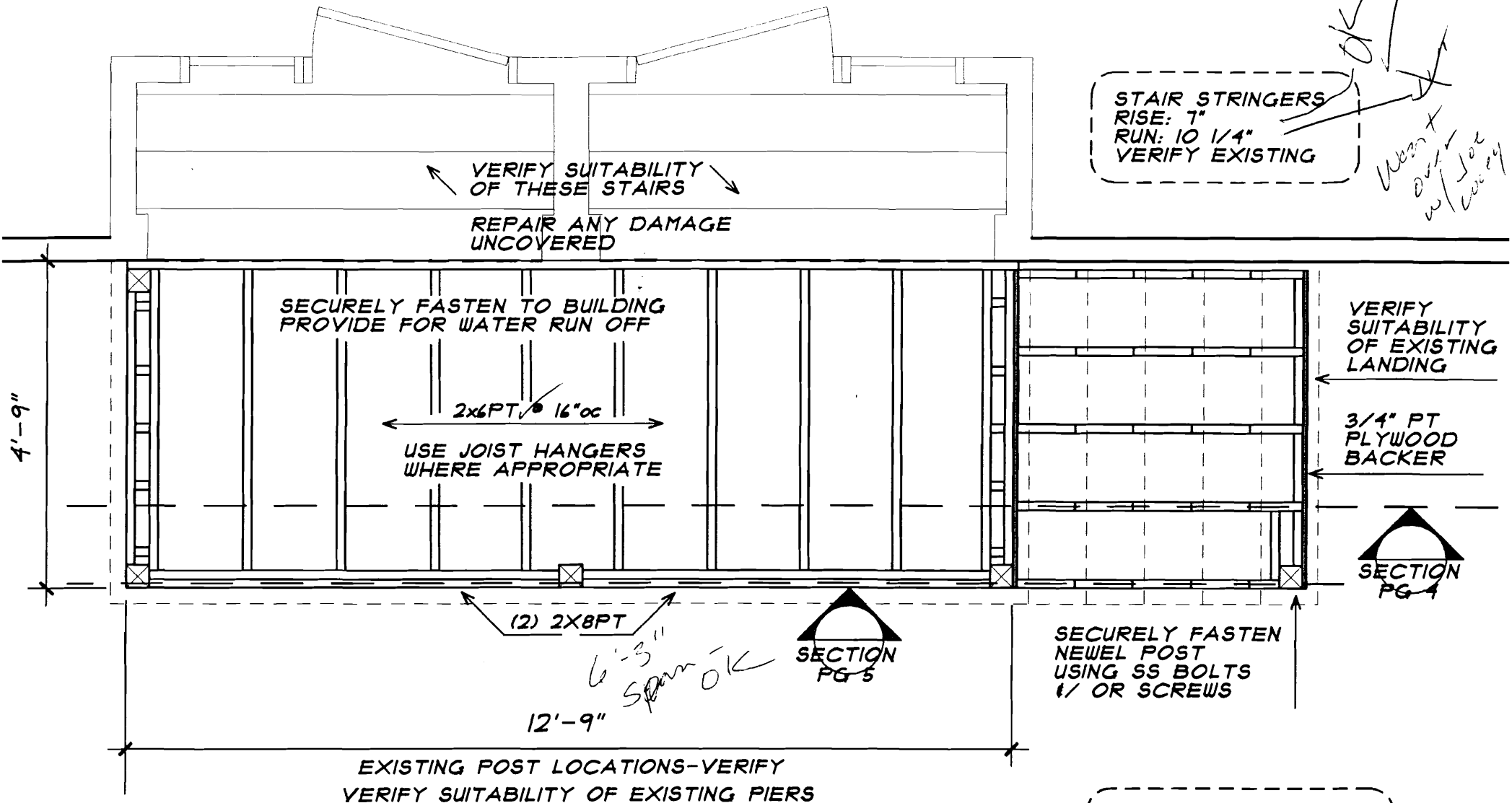
1X3 SEL. PINE SLATS  
W/ 1" SPACING

MAINTAIN 3/4" FINISH  
CLEARANCE FROM SIDEWALK

*Needs  
weaver  
for height*

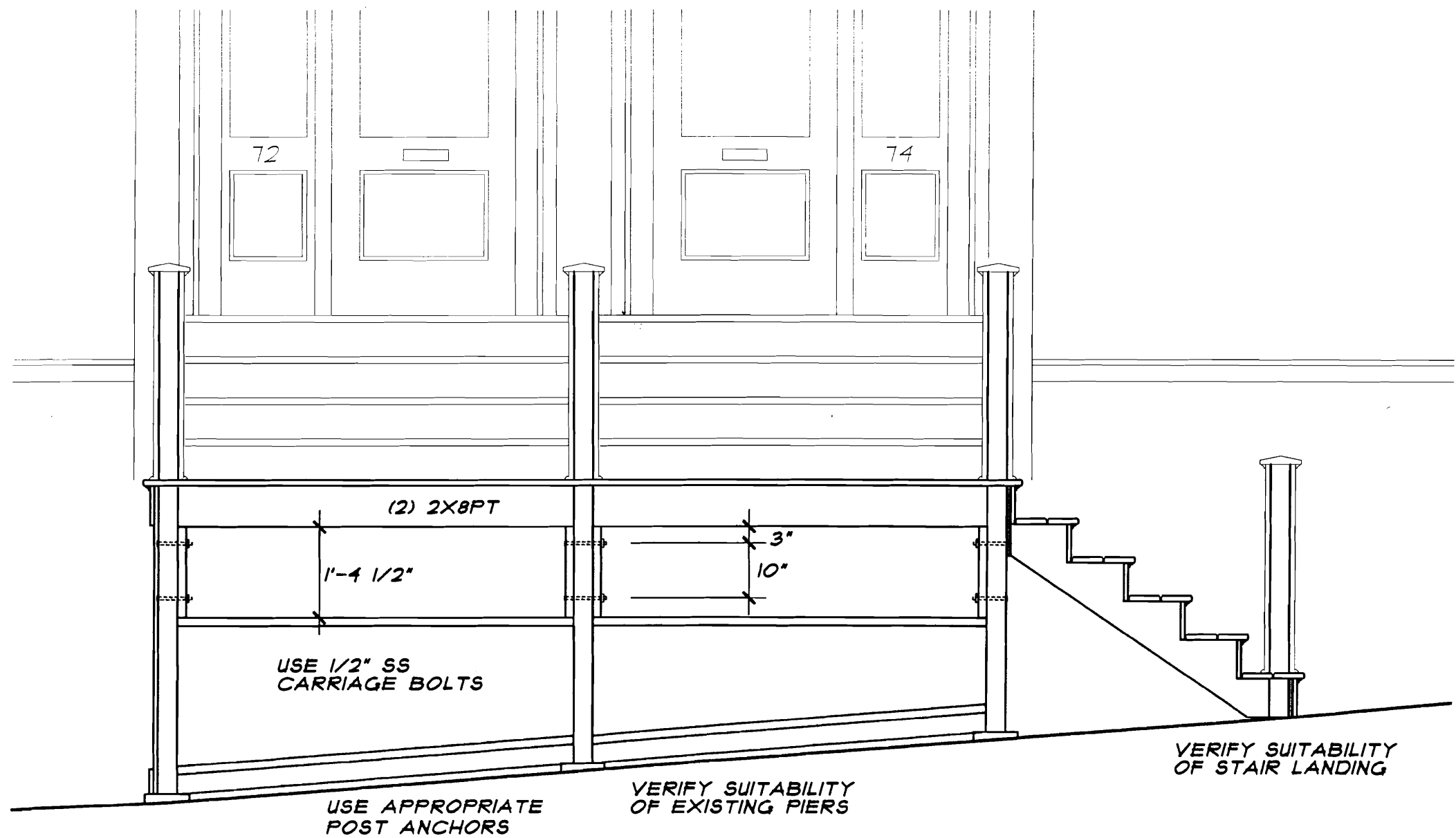
SCALE: 1" = 1'-0"





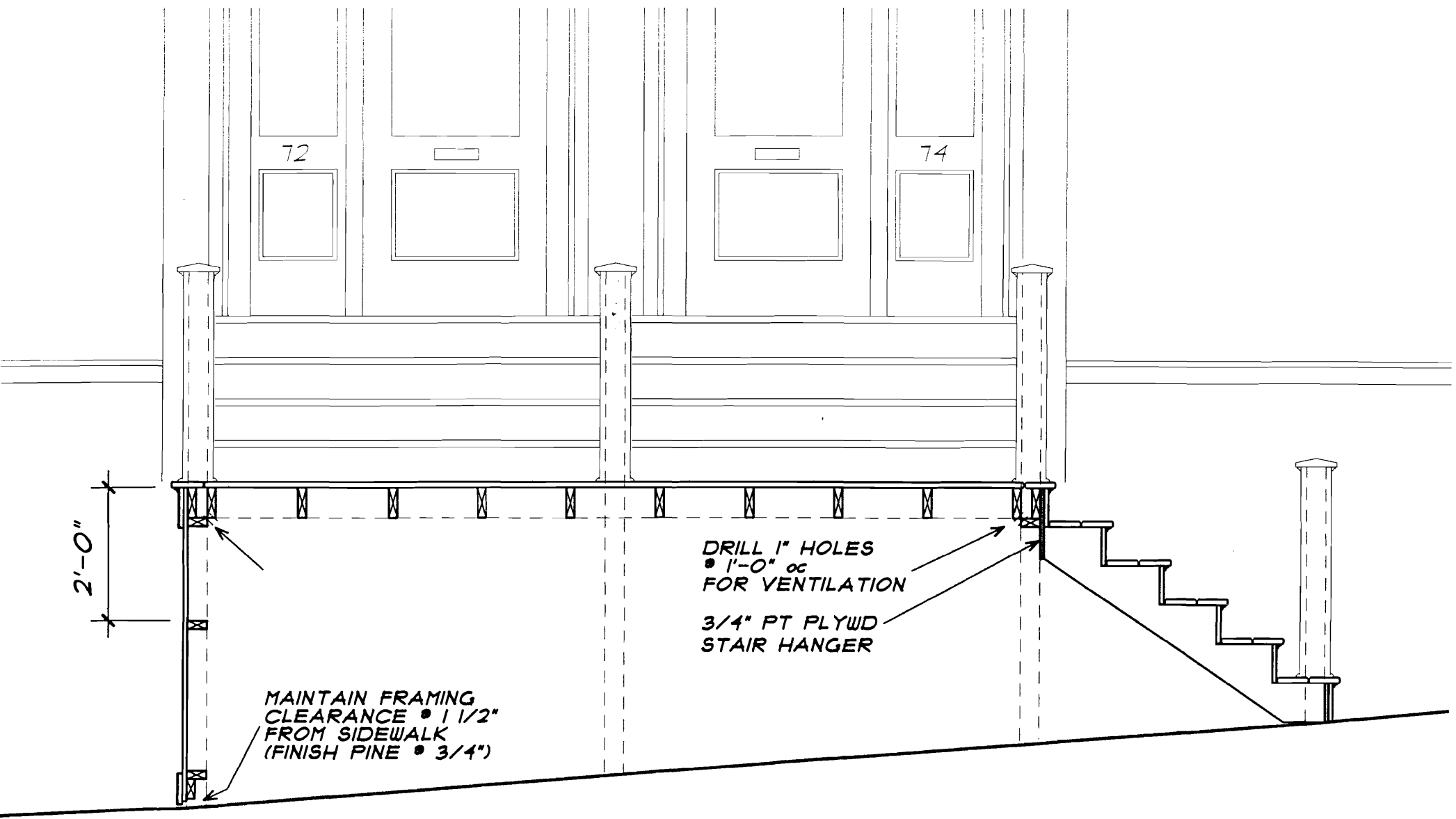
**FRAMING PLAN**

SCALE: 1/2" = 1'-0"



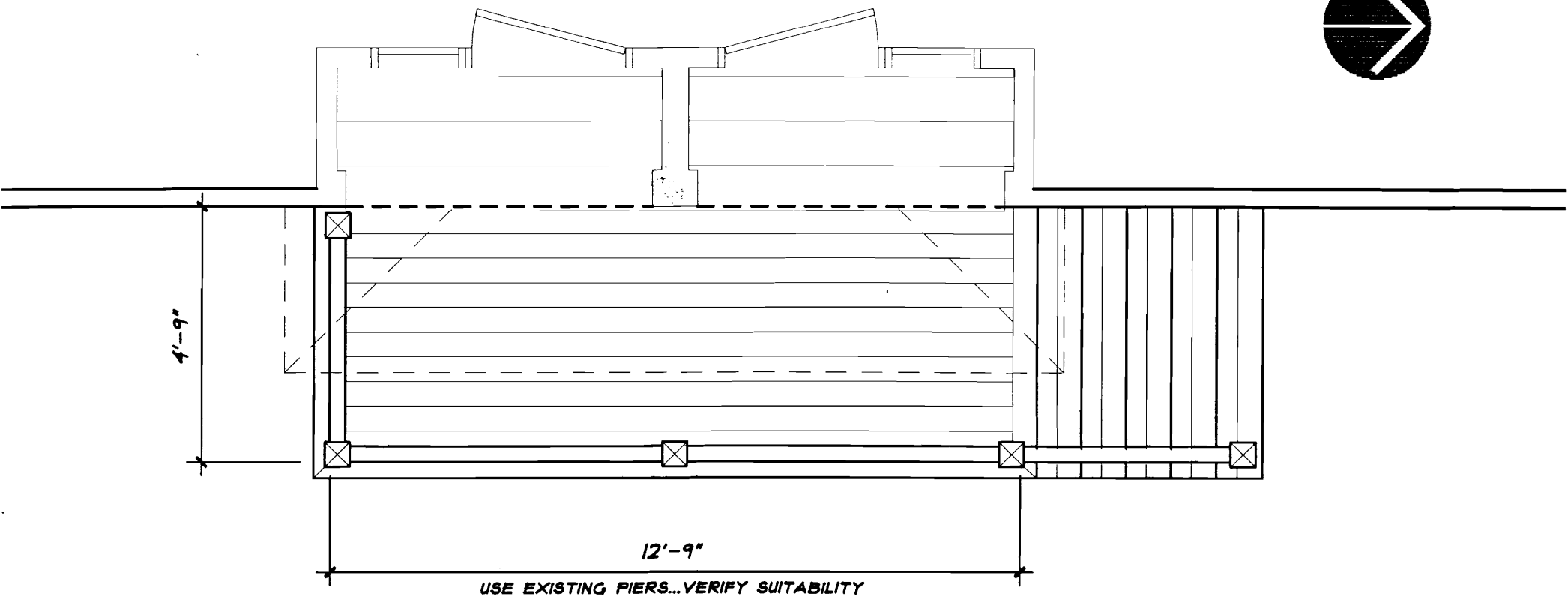
**FRONT PORCH  
SECTION • POSTS**

SCALE: 1/2" = 1'-0"



FRONT PORCH  
SECTION

SCALE: 1/2" = 1'-0"



4'-9"  
12'-9"  
USE EXISTING PIERS...VERIFY SUITABILITY

FRONT PORCH  
PLAN VIEW

SCALE: 3/8" = 1'-0"

HIGH STREET  
←→



TOWN FARM TOWNHOUSE  
CONDOMINIUM ASSOCIATION

FRONT PORCH REPLACEMENT  
• 72-74 HIGH STREET, PORTLAND

MAILING: PO BOX 4286, PORTLAND, ME 04101  
CONTACT: BOB THEBERGE • 725-7499

MARCH 2008

CONTRACTOR:  
JOE LUCEY CARPENTRY  
482 WALNUT HILL ROAD  
NORTH YARMOUTH, ME 04097  
(W) 671-4249 (H) 829-6152

FRONT PORCH  
ELEVATION

SCALE: 3/8" = 1'-0"

PG 1



# General 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>72/74 HIGH STREET</u>		
Total Square Footage of Proposed Structure/Area <u>11,905 SF</u>		Square Footage of Lot <u>30,840 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>39</u> Block# <u>G</u> Lot# <u>10</u> <u>039 G 010 B01</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>ROBERT THEBERG</u> Address <u>74 HIGH STREET</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>725-7499</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>TOWN FARM</u> Address <u>TOWN HOUSES CONDOS</u> <u>PO BOX 4286</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>5,000-</u> C of O Fee: \$ _____ Total Fee: \$ <u>70.00</u>
Current legal use (i.e. single family) <u>DUPLEX CONDOMINIUM</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>CONDOMINIUMS</u> If yes, please name <u>TOWN FARM</u> Project description: <u>TOWNHOUSE CONDOMINIUM ASSOCIATION</u> <u>FRONT PORCH REPLACEMENT</u> <u>(NO CHANGE IN OVERALL SIZE)</u>		
Contractor's name: <u>JOE LUCEY CARPENTRY</u> Address: <u>482 WALNUT HILL DRIVE</u> City, State & Zip <u>N. YARMOUTH, ME 04097</u> Telephone: <u>671-4249</u> Who should we contact when the permit is ready: <u>BOB THEBERG</u> Telephone: <u>725-7499</u> Mailing address: <u>74 HIGH STREET, PORTLAND, ME 04101</u>		

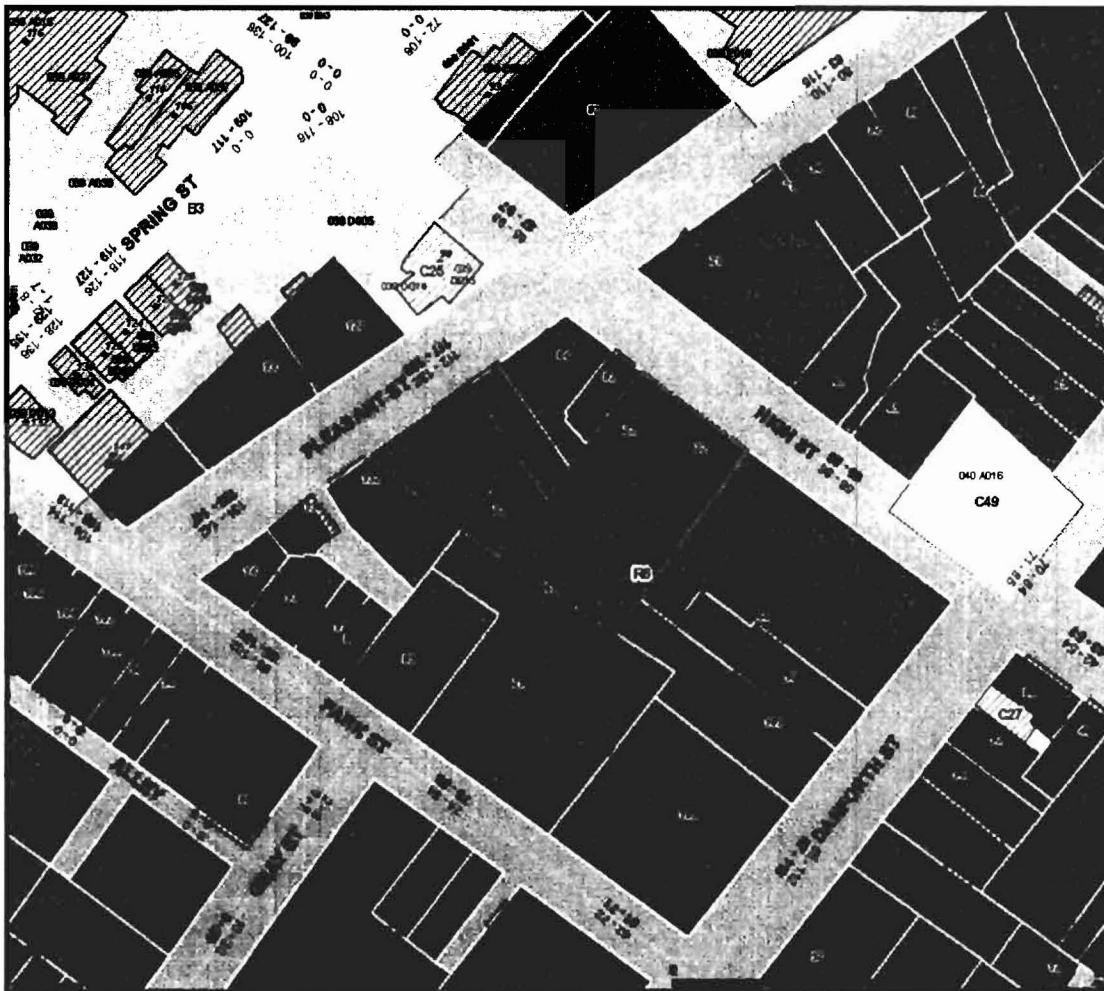
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download a copy of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: [Signature] Date: APRIL 4, 2008

This is not a permit; you may not commence ANY work until the permit is issued FOR: BOARD OF DIRECTORS TOWN FARM TOWNHOUSE CONDOMINIUM ASSOCIATION



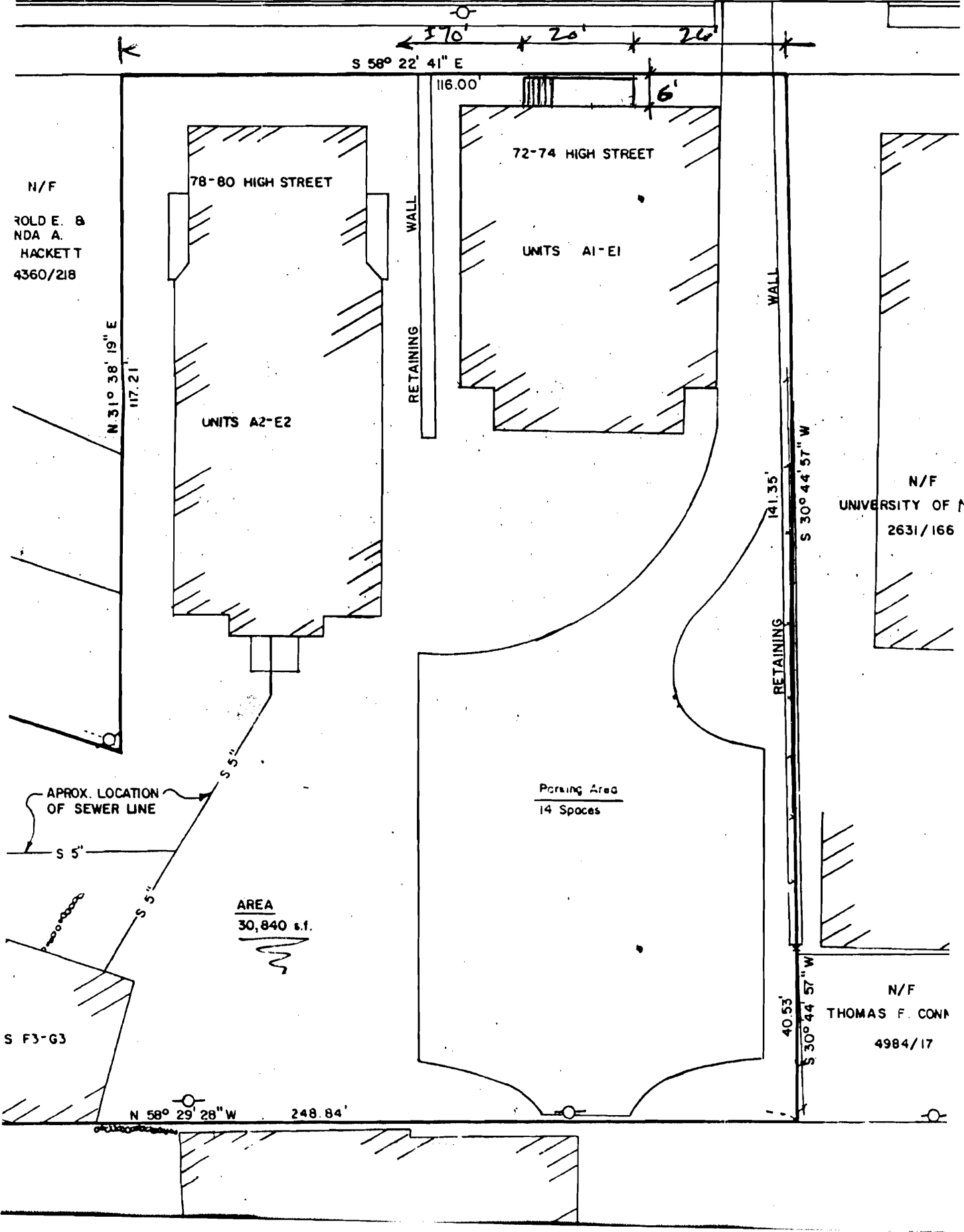
City of Portland  
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007  
City of Portland  
389 Congress St.  
Portland, Maine  
04101

N HIGH STREET S



N/F  
ROLD E. &  
NDA A.  
HACKETT  
4360/218

78-80 HIGH STREET

UNITS A2-E2

72-74 HIGH STREET

UNITS A1-E1

Parking Area  
14 Spaces

AREA  
30,840 s.f.

N/F  
UNIVERSITY OF MAINE  
2631/166

N/F  
THOMAS F. CONN  
4984/17

N 31° 38' 19" E  
117.21'

S 58° 22' 41" E

170' x 20' x 26'

116.00'

6'

RETAINING WALL

WALL

RETAINING WALL

141.35'

S 30° 44' 57" W

APPROX. LOCATION OF SEWER LINE

S 5"

N 58° 29' 28" W

248.84'

40.53'

S 30° 44' 57" W

S F3-G3



- 1) PROPERTY SUBJECT TO N.E.T.G.I. EASEMENTS AS DESCRIBED IN A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3610, PAGE 227, AND BOOK 3619, PAGE 140.
- 2) PROPERTY SUBJECT TO A DRAINAGE EASEMENT AS DESCRIBED IN A DEED FROM EDWARD KEATING TO MICHAEL C. & GEORGIA L. PORTER AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3604, PAGE 273.
- 3) A PORTION OF PLEASANT STREET HAS BEEN DISCONTINUED BY THE CITY OF PORTLAND BY AN ORDER DATED OCTOBER 15, 1984.

*See Book 6633 Page 125.*

**LEGEND**

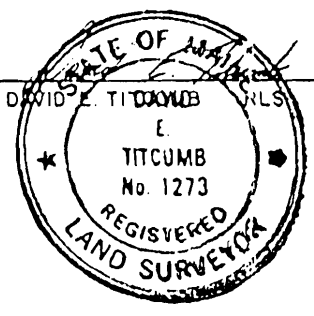
- N/F NOW OR FORMERLY OF
- MONUMENT FOUND
- IRON PIPE FOUND
- CURB OR RETAINING WALL
- SEWER MANHOLE
- ▨ EXISTING BUILDING
- ▲— WOOD FENCE
- W— EXISTING WATER LINE
- G— EXISTING GAS LINE
- \*— WIRE FENCE
- UTILITY POLE
- ⊙ STONE WALL

*1 of 9*

State of Maine, Cumberland ss.  
 Registry of Deeds  
 Received December 5, 1984  
 at 3:00 P.M. and recorded in  
 Plan Book 1145 Page 46  
 Attest: *James J. Walsh*  
 Register

**CERTIFICATION**

I hereby certify that the lines and bearings and description of land and buildings shown are substantially correct to the best of my knowledge



Plan Book # 145  
Page # 46

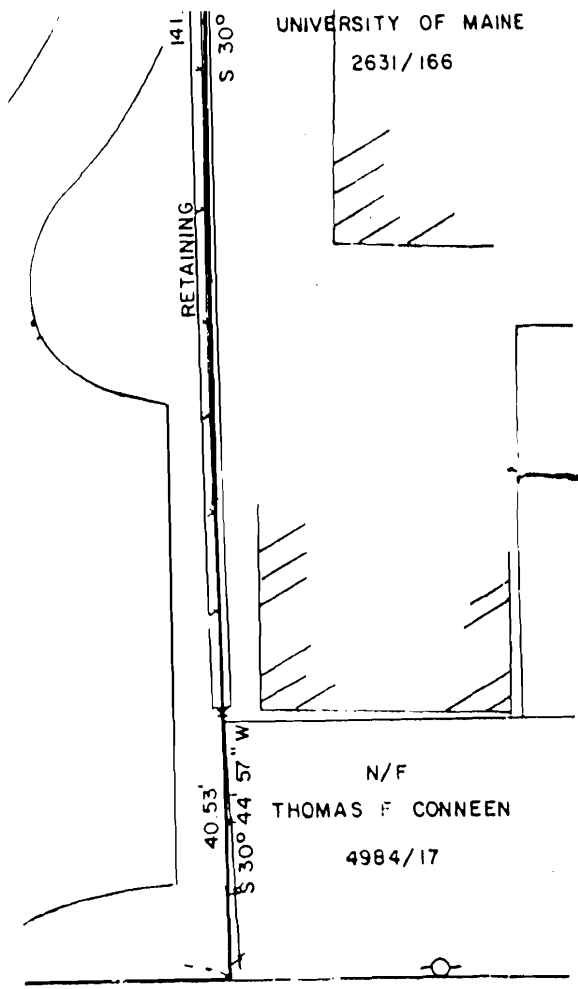
NOTE: COMPUTATIONS DONE BY ROBERT J. GAUDREAU RLS 1257

**PLAN OF**  
**TOWN FARM TOWNHOUSE CONDOMINIUM**  
**HIGH & PLEASANT ST. PORTLAND, ME.**

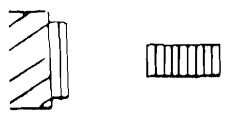
Made for  
**PLEASANT ST. DEVELOPMENT ASSOCIATES**  
**148 MIDDLE ST. PORTLAND, ME.**

Job 84140	Scale 1"=20'	Drawn by RJC	Checked by	Date 8/2/84
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**R. P. TITCOMB ASSOCIATES, INC.**



N/F  
THE CARROLL MANSION  
5033/147





57106 / 16

039 6010 B01

# Application for Exemption From Building Code Railing Height Requirements

\* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

Bob Thorberg  
Applicant

7-79 High St.  
Application Date  
Address of Subject Property

735-7499  
Applicant's Mailing Address

Contact Person/Phone Number

Description of Project (please attach photograph of existing conditions and/or plan of project):

W/W railing replacement

### Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):  
1 - Unit w/ porch deck
2. Proposed Use, if applicable: \_\_\_\_\_
3. The distance from the porch deck to the ground: \_\_\_\_\_
4. The number of existing stair risers: \_\_\_\_\_
5. The current railing height and/or documented original railing height: \_\_\_\_\_
6. The railing height requested: \_\_\_\_\_

36" on plan

### Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: Recommended w/ railing height to 36" provision with 10" tread depth, based on existing site plan

Inspections Staff Recommendation: 36" Guard allowed as graspable handrail / guard  
Tread depth 10 1/4" ~~10 1/2"~~ ~~10 3/4"~~ ~~11"~~ ~~11 1/4"~~ ~~11 1/2"~~ ~~11 3/4"~~ ~~12"~~ ~~12 1/4"~~ ~~12 1/2"~~ ~~12 3/4"~~ ~~13"~~ ~~13 1/4"~~ ~~13 1/2"~~ ~~13 3/4"~~ ~~14"~~ ~~14 1/4"~~ ~~14 1/2"~~ ~~14 3/4"~~ ~~15"~~ ~~15 1/4"~~ ~~15 1/2"~~ ~~15 3/4"~~ ~~16"~~ ~~16 1/4"~~ ~~16 1/2"~~ ~~16 3/4"~~ ~~17"~~ ~~17 1/4"~~ ~~17 1/2"~~ ~~17 3/4"~~ ~~18"~~ ~~18 1/4"~~ ~~18 1/2"~~ ~~18 3/4"~~ ~~19"~~ ~~19 1/4"~~ ~~19 1/2"~~ ~~19 3/4"~~ ~~20"~~ ~~20 1/4"~~ ~~20 1/2"~~ ~~20 3/4"~~ ~~21"~~ ~~21 1/4"~~ ~~21 1/2"~~ ~~21 3/4"~~ ~~22"~~ ~~22 1/4"~~ ~~22 1/2"~~ ~~22 3/4"~~ ~~23"~~ ~~23 1/4"~~ ~~23 1/2"~~ ~~23 3/4"~~ ~~24"~~ ~~24 1/4"~~ ~~24 1/2"~~ ~~24 3/4"~~ ~~25"~~ ~~25 1/4"~~ ~~25 1/2"~~ ~~25 3/4"~~ ~~26"~~ ~~26 1/4"~~ ~~26 1/2"~~ ~~26 3/4"~~ ~~27"~~ ~~27 1/4"~~ ~~27 1/2"~~ ~~27 3/4"~~ ~~28"~~ ~~28 1/4"~~ ~~28 1/2"~~ ~~28 3/4"~~ ~~29"~~ ~~29 1/4"~~ ~~29 1/2"~~ ~~29 3/4"~~ ~~30"~~ ~~30 1/4"~~ ~~30 1/2"~~ ~~30 3/4"~~ ~~31"~~ ~~31 1/4"~~ ~~31 1/2"~~ ~~31 3/4"~~ ~~32"~~ ~~32 1/4"~~ ~~32 1/2"~~ 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