

924123

Permit # _____ City of _____

Please fill out any part which applies to job. Proper plans must accompany form.

Map # _____ Zone _____ Fee _____

Lot# _____

Phone # XXX-2625

Owner: _____

Address: 35 Robin St

LOCATION OF CONSTRUCTION

Contractor: _____ Sub: _____

Address: _____ Phone # _____

Est. Construction Cost: 45,000 Proposed Use: VACANT LOT

Past Use: _____

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion: CONVERTING MOBILE HOME - 26.5'x40'

For Official Use Only

Subdivision: _____

Name: SEP 16 1992

Lot: _____

Ownership: _____ Public _____ Private _____

Date: _____

Inside Fire Limits: _____

Blkg Code: _____

Time Limit: _____

Estimated Cost: _____

Zoning: _____ Street Frontage Provided: _____ Front _____ Back _____ Side _____

Provided Setbacks: _____

Review Required: _____ No _____ Date: _____

Zoning Board Approval: Yes _____ No _____

Planning Board Approval: Yes _____ No _____ Site Plan _____ Subdivision _____

Conditional Use: _____ Variance _____ Floodplain Yes _____ No _____

Shoreland Zoning Yes _____ No _____

Special Exception _____

Other _____ (Explain) _____

HISTORIC PRESERVATION

Not in District or Landmark _____

Does not require review _____

Requires Review _____

Foundation:

1. Type of Soil: _____

2. Set Backs - Front _____ Rear _____ Side(s) _____

3. Footings Size: _____

4. Foundation Size: _____

5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.

2. Girder Size: _____

3. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.

4. Joists Size: _____

5. Bridging Type: _____

6. Floor Sheathing Type: _____

7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____

2. No. windows _____

3. No. Doors _____

4. Header Sizes _____ No. _____ Span(s) _____

5. Bracing: _____ Yes _____ No _____

6. Corner Posts Size _____

7. Insulation Type _____ Size _____

8. Sheathing Type _____

9. Siding Type _____ Weather Exposure _____

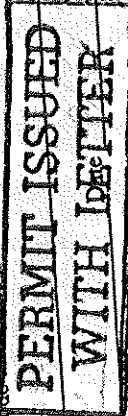
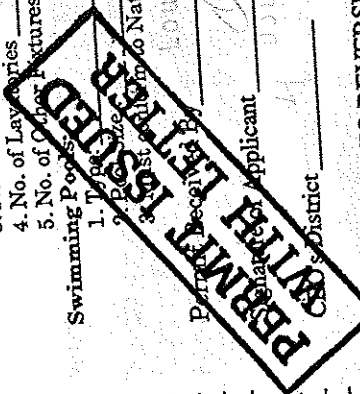
10. Masonry Materials _____

11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____

2. Header Sizes _____ Span(s) _____



Square Footage _____
x _____
National Electrical Code _____
State Law _____

TO REVERSE SIDE

LOT PLAN

9/17/92 Checked w/ builder - starting to be. 3' x 3' x 12" \$10" wall

Design by RHM - See Typ. Foundation Plan attached

9/15/92 Room - build-out about 5' x 12' on plans - Project will be closed -
make window - can go in front on right side - work stopped
until foundation problem; some problem of basement room problems
related to foundation problem and backfilled also inspection builder near
needed to me - Builder says it was damaged by HUD & will provide copy of report

Note: Stop order still in effect until Nov - rec'd HUD Co plan's report dated 10/30/92 -
foundation was destroyed and backfilled & covers prior to inspection Report etc -
checking the HUD report is questionable.

Oct 96 - Project taken over by Service Cont. - (stopped down RMB to Zumbler -
Dec 23 96 - Planning cancelled - see PD

FEES (Breakdown From Front)

Base Fee \$ 245
Subdivision Fee \$
Site Plan Review Fee \$ 50
Other Fees \$
(Explain)
Late Fee \$

Date	Type	Inspection Record
9/10/91	Search Permit	OK
9/10/91	Search Permit	OK
9/10/91	Search Permit	OK
9/10/91	Search Permit	OK
9/10/91	Search Permit	OK
9/10/91	Search Permit	OK

COMMENTS

3/6/97 - Call Brandon 1992 Hqs. Hwy to see
DATA Plate SN 62282 X4 - Liberty Homes - 21 So. Grackle Rd, Lotts, Pa 17540
Mod # HC 28520/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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any
reasonable-hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ PHONE NO. 878-5850

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE NO. _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 35 Robin St

Issued to Peter Holmes/Sunrise Homes

Date of Issue 10 March 1997

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. 924123, 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

Single Family Dwelling
No decks/No garage

Limiting Conditions:

This certificate supersedes
certificate issued

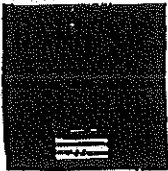
Approved:

3/14/97
.....
(Date)

[Signature]
.....
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.



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: March 6, 1997

RE: Request for Certificate of Occupancy
35 Robin Street

On March 6, 1997 I reviewed the site for compliance with the approved site plan and conditions of approval.

The site work is complete and satisfactory. The applicant does need to place the street number on the house.

It is my opinion that a permanent certificate of occupancy could be issued assuming code enforcement has no outstanding issues.

James T. Wendel, P.E.

c: Kandi Talbot, Planning Department
JN1350.1035robin

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 16, 1992

Turkey Construction
579 Bridgton Rd.
Westbrook, ME 04091

Re: 35 Robin St

Dear Sir,

Your application to install a 26.5'x48' manufactured home has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all the requirements of this letter are met.

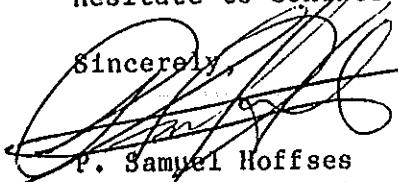
Inspection Services	Site Plan Review Requirements	
Public Works	Approved	W. Giroux
	See attached conditions	M. Esterberg

Building Codes

1. Please read and implement items 1, 6, 7, 9, 12, 13, and 14 of the attached building permit report.
2. This permit is being issued with the understanding that this is under the rules of the State of Maine Manufactured Housing Act and bears the State of Maine Seal of Approval. If not, a complete framing plan must be submitted and approved.
3. Your submitted plan did not show a foundation. Therefore, a minimum of an 8", 4' frost wall on footings, or an 8" foundation wall on footings is to be used.
4. A perimeter drain must be installed.

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

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: M. Esterberg, Planning
W. Giroux, Zoning

Compliance Inspection Report

Note: Reports of Final and Repair Compliance Inspections left at site always require reviewer's signature to be Official. Consult mortgagee for official reports.

Baker

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner



OMB No. 2502-0189 (exp. 5/31/92)

Builder's Name and Address Turnkey Construction Westbrook Me.		a. <input type="checkbox"/> Report not left at site. pending	FHA Case Number
Mortgagee's Name and Address GMAC Mortgage Corp. 875 Greenland Road Portsmouth N.H.		b. <input type="checkbox"/> Report not official without reviewer's signature.	Date of Inspection 10/30/92
		Property Address Robin St Portland Me. #350	

I. Inspection of On-Site Improvements Reveals:

- Construction was, was not begun prior to the date of mortgage insurance approval shown on the commitment, statement of appraised value or "Early Start" letter. (Applies to the initial report on new construction)
- Builder other than named in application.
- Unable to make inspection. (Explain below)
- Accepted construction exhibits not available at site.
- Individual Sewage disposal system; Individual Water supply system
 No noncompliance. Correction essential as explained below.
 Submit Health Department letter or form HUD-92573
- Correction req'd. by rpt. dated _____ not acceptably completed.
- Repairs required by form HUD-92800.5B not acceptably completed.
- Correction essential as explained below:
 a. Will examine at next inspection.
 b. Do not conceal until reinspected.
- No noncompliance observed.
- Acceptable variations as described below (Request for Change, form HUD-92577, may be submitted).
- Extensive noncompliance as explained below (see IV.A below).
- On-site improvements acceptably completed subject to receipt of certification that mortgagee's inspection reveals satisfactory completion of all items listed below.
- On-site improvements acceptably completed except items listed below, completion of which is delayed by conditions beyond control of the builder (see IV.B below).
- On-site improvements acceptably completed.
- Off-site improvements:
 a. Correction/Completion essential as explained below.
 b. Completion assured by escrow agreement or governing authority.
 c. Acceptably completed.

II. Explanation of statements checked in Parts I and III

<input type="checkbox"/> Initial Inspection	<input type="checkbox"/> Framing Inspection	<input type="checkbox"/> Final Inspection	<input type="checkbox"/> Other (explain)	<input type="checkbox"/> Repair Inspection	Inspection Number
No.	Foundation is finished as per approved plans, drains are tile on crushed rock and meet FHA standards, foundation has been treated with a tar sealcoat on all four walls, no non compliance observed, FHA # to be posted when it is issued.				No.

Certification: I certify that I have carefully inspected this property on this date. I have no personal interest, present or prospective, in the property, applicant, or proceeds of the mortgage. To the best of my knowledge I have reported all noncompliance, work requiring correction, and unacceptable work.

Signature: **X** _____ Date: **10-30-92**

Fee Inspector Appraiser DE Staff Inspector HUD Inspector

ID Number: **2200**

III. Specific Conditions Required by the HUD-92800.5B, Not Requiring Field Inspection

16. Submit items or resubmit incomplete items as noted above.

17. Acceptable Compliance with all specific conditions not requiring field inspection.

18. Submit Termite Soil Treatment Guarantee. None

Approved: _____ Signature: _____ Date: _____

as modified by me. _____

Direct Endorsement Underwriter Chief Architect Deputy

ID Number: _____

IV. To Mortgagee: When signed below, refer to the statement on the back corresponding to the designation checked.

A. Noncompliance
 (a) Variations from exhibits.
 (b) Unacceptable construction.
 (c) Premature construction.

B. Compliance -- Incomplete Items. "Mortgagee's Assurance of Completion", HUD-92300, may be submitted.
\$ _____ for completion not later than: _____

C. Final Acceptance. Closing papers may be submitted provided mortgage credit analysis is acceptable.

Signature: **X** _____ Date: _____

Direct Endorsement Underwriter Director of Housing Development Deputy

Signature of HUD Authorized Agent: **X** _____ Date: _____

ID Number: _____

For HUD Use Only for concurrence of Direct Endorsement Processing of this Compliance Inspection Report. If signed, this final report is considered processed by HUD and, thereby, convertible to the Veterans Administration.

Previous editions are obsolete
Form 2469 (9009)

form HUD-92051 (7/87)
ref. HB 4145.1. 4190.1

Great Lakes Business Forms, Inc.
To Order Call: 1-800-530-9393 FAX 616-791-1131



See the statement below that corresponds to the designation checked on the front of the form under section "IV. To Mortgagee".

A. Noncompliance. Construction is not acceptable or all specific conditions have not been fulfilled in accordance with the terms of the related commitment because of:

- (a) **Variations from Exhibits.** Inspection reveals extensive noncompliance involving variations from accepted construction exhibits. The property will be considered ineligible for mortgage insurance (1) unless the work has been corrected so as to effect compliance, or (2) unless reprocessing is requested on the basis of the mortgage security as it is now being constructed, and this is found to be acceptable. Requests for reprocessing must be accompanied by a letter, in duplicate, fully describing the work as now being constructed, signed by the mortgagee or approved by the mortgagee. Where the plan arrangement, or either the exterior or interior appearance is affected, the mortgagee's letter must be accompanied by drawings, in duplicate, fully indicating the variations and signed by both the mortgagee and the mortgagee.
- (b) **Unacceptable Construction.** Construction reveals extensive noncompliance with applicable FHA requirements or good construction practice. The property will be considered ineligible for mortgage insurance until construction has been corrected so as to effect compliance.
- (c) **Premature Construction.** Inspection reveals that construction was begun prior to the date of approval for mortgage insurance (in noncompliance with the commitment or statement of appraised value).

B. Compliance. (with incomplete items)

Construction of on-site improvements has been acceptably completed except for any items listed on the front of this form. Completion of those items is delayed by conditions beyond the parties' control. The property will be considered acceptable for mortgage insurance and closing papers may be submitted provided:

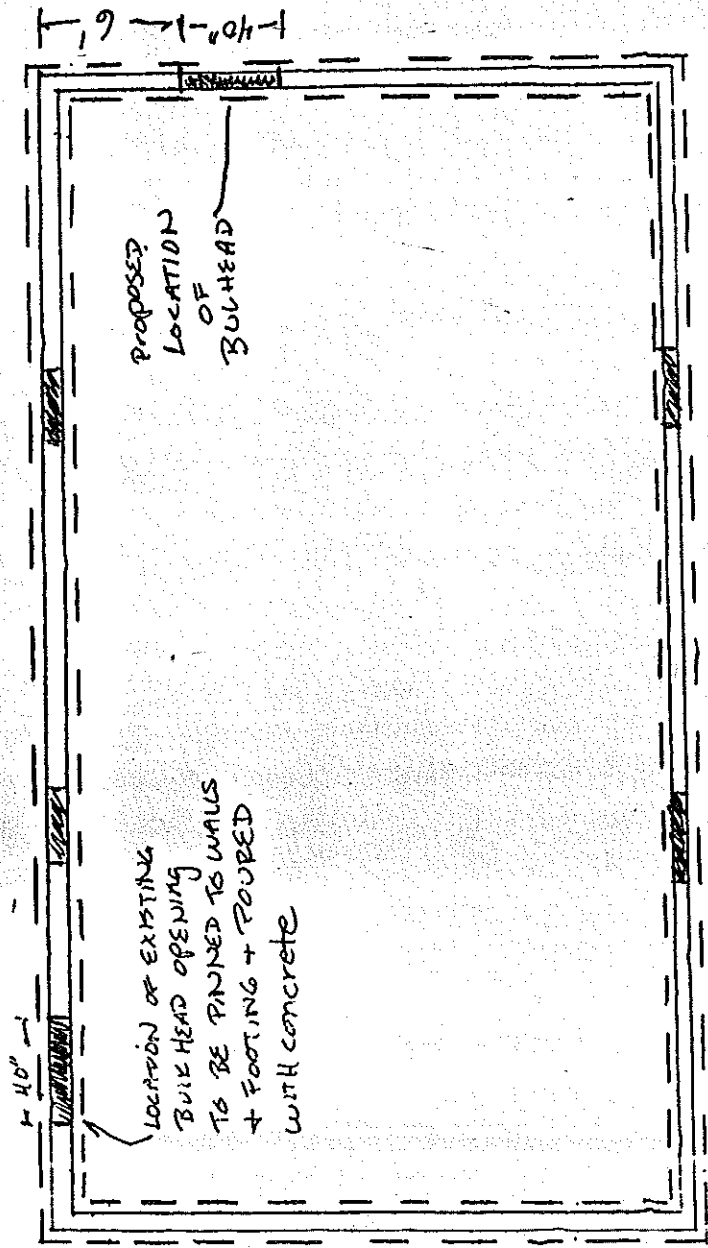
- (a) All required off-site improvements have been acceptably completed and so reported, or their completion has been assured by an acceptable "Mortgagee's Assurance of Completion" form, and;
- (b) All specific conditions not requiring field inspection as indicated on the front of this form have been acceptably fulfilled or evidence of compliance is submitted with the closing papers, and;
- (c) The closing papers are accompanied by form HUD-92300, "Mortgagee's Assurance of Completion," properly executed and providing for withholding the sum indicated, or by indicating the sum is available on a commercial letter of credit, and for completion of construction not later than the date stated on the front of this form.

C. Final Acceptance

Construction has been completed and all specific conditions have been acceptably fulfilled. Closing papers may be submitted provided the mortgagee's credit analysis of the borrower is acceptably completed. Evidence of compliance with specific conditions not requiring field inspection as indicated on the front of this form may be submitted with the closing papers.

8" = 1'0

48'



BULKHEAD BEING USED is a precast unit with stairs, supplied by American Concrete.

WALL + FOOTING PINNED AND POURED

7'6\"/>

KEYWAY

1\"/>

RECEIVED

DEC 0 6 1992

DEPT. OF CONSTRUCTION
CITY OF PORTLAND

15 N 13002

HOLMS AVE

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 3, 1992

Walter Baker
9 Powsland Street
Portland, ME 04102

Bill Brown
Turnkey Construction
579 Bridgeton Road
Westbrook, ME 04092

Re: 35 Robbin St
CBL: 272-F-018

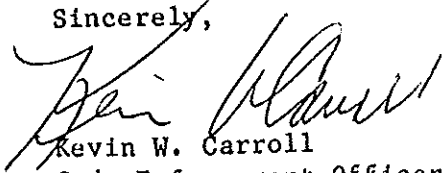
Dear Mr. Baker,

You are hereby notified that a "STOP WORK ORDER" has been issued on construction at the above referenced site. The existing foundation does not comply with plans submitted as the basis for building permit #92-4123 issued on September 16, 1992 by the City of Portland. This is in violation of Section 113.3 of the BOCA Building Code.

Under terms of the "STOP WORK ORDER" no additional work can be performed at this job site until the code deficiencies are corrected, an amended plan is applied for and approved by this office, and the "STOP WORK ORDER" is officially removed.

If I can be of any assistance to you regarding this matter, please do not hesitate to contact me at 874-8300 X8708.

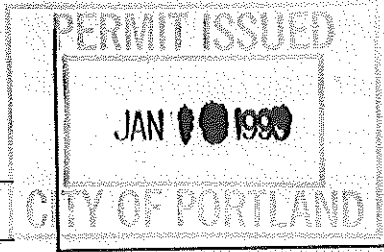
Sincerely,


Kevin W. Carroll
Code Enforcement Officer

cc: Joseph E. Gray, Director of Planning and Urban Development
Gary Wood, Corporation Counsel
P. Samuel Hoffses, Chief of Inspection Services
William Giroux, Zoning Administrator
Melodie Esterberg, Development Review Coordinator



APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. X 2
Portland, Maine, 1/12/93

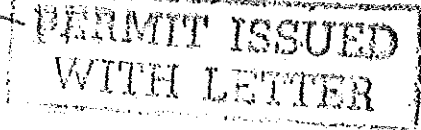
To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 92/4123

The undersigned hereby applies for amendment to Permit No. ~~888888~~ pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location ~~88~~ Robin St. - # 35 - Within Fire Limits? _____ Dist. No. _____
Owner's name and address Walter Baker - Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Turnkey Const; 579 580 Bridgton Rd Telephone 878-5880
Architect XXXXXXXXXX Westbrook, ME 04092 Plans filed _____ No. of sheets _____
Proposed use of building 1-fam dwllg No. families _____
Last use _____ No. families _____
Increased cost of work n/a Additional fee \$25

Description of Proposed Work

- Amendment*
1. change location of bulkhead
 2. window - egress



Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Framing lumber — Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: [Signature] 1-14-93

Signature of Owner [Signature]

Approved: _____ Inspector of Buildings

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

#4 • K. Carroll

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 14, 1993

Jim Casello
c/o Turnkey Const.
579 Bridgton Rd.
Westbrook, ME 04092

re: 35 Robin St.

Dear Sir:

Your application to permit amendment #2 for change of bulkhead location and install egress window at 35 Robin St. has been reviewed, and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

1. All items required in the original permit letter are still in effect.
2. The emergency escape window size must meet the requirements of BOCA Code Sec. 809.4.
3. Foundation wall/masonry work must be protected from freezing.
4. Any future work in the basement area to provide bedrooms or any other occupation other than what the original permit states will necessitate a building permit showing the proposed work.
5. As soon as the \$25 fee to release the current stop order is paid in full, this issuance of this amendment becomes valid.

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

Sincerely,

Marge Schmuckal,
Asst. Chief of Inspection Services

lec

West Gate Home 28' x 52' (less tongue = 48')
 delivered to site in 14' wide modules 52' long
 2 req'd

Product will be supplied with "Liberator Frame"
 - see cut sheet attached to allow ultimate
 loads in place on foundation to be carried
 on the outside walls of each module rather
 than through the axle frame.

Assume 2000 PSF foundation allowable contact
 pressure

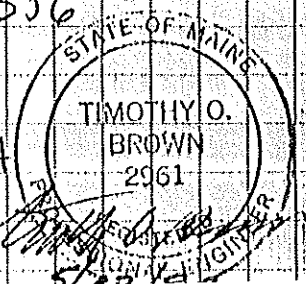
Use: 3000 psi concrete
 60,000 psi rebar
 A36 steel
 A307 anchor bolts (painted) FHP
 Date: 6/28/92

REF: Handbook 4930.3 Permanent Foundations
 Guide for Manufactured Housing.
 - HUD -

- Liberty Homes Double Wide Set-Up
 Instruction Manual
 Lib 120 10-1-97

- Addendum NTA approved 8-18-89
 FILE: MH 9356
 VOL: 1
 SEC: 4
 ILL: 47A

- BOCA Code



$$P_f = C_e I P_g$$

$$P_g = 80 \text{ PSF} \quad I = 1.0$$

$$C_e = .7 \quad 56 \text{ PSF}$$

$$P_f = 56 \text{ PSF snow}$$

Assumed dead load 44 PSF per HUD Manual pp. 4-1

Wind: 80 MPH

$$P_e = 12 \text{ PSF}$$

$$P_d = P_e \times I^2 \times C_p$$

$$I = 1.03$$

$$C_p = .8 \text{ windward wall}$$

$$.5 \text{ leeward wall}$$

$$.7 \text{ side walls}$$

$$.9 \text{ Roof}$$

$$\text{Roof} = 11.5 \text{ PSF uplift}$$

$$\text{Sidewalls} = 8.9 \text{ PSF}$$

$$\text{Windward} = 10.2 \text{ PSF}$$

$$\text{Leeward} = 8.9 \text{ PSF}$$

Space Piers @ 8' ON CENTER

$$\text{Dead} = 14 \times 8 \times 44 = 4928 \text{ lb}$$

$$\text{Live} = 14 \times 8 \times 50 = 5600 \text{ lb}$$

$$\text{Snow} = 14 \times 8 \times 56 = 6272 \text{ lb}$$

$$\text{Wind} = 14 \times 8 \times 11.5 = (1288 \text{ lb}) \text{ (less than dead load OK)}$$

$$\text{D+L+Snow} = 16,800 \text{ lbs}$$

FHP
6/08/92

Column 8' LONG USE 3" sched 40 pipe column
 OD = 3.5 wall thickness = 0.216 in
 Capacity = 34 KIPS A36 steel

Base PL $\frac{17,000}{1,000} = 17 \text{ in}^2$ use 6" square plate

$f_b = 27,000$ $S = \frac{bh^2}{6}$ $\frac{17}{36} = 472 \text{ psi}$
 contact pressure

$M = 472 \left(\frac{6 - 3.5}{2} \right)^2 / 2 = 368 \text{ lb-in}$

$S = \frac{M}{f} = \frac{368}{27,000} = 0.0137 = \frac{14^2}{6}$ or .29"

USE $\frac{3}{8}$ " PL 6x6" with 2 - $\frac{1}{2}$ " wedge anchors.

Footing Try 3' SQUARE 12" thick

Footing $9 \times 150 + 16,800 = 18,150 \text{ lb}$

over 9 SF = 2,017 PSF OK! F.H.A. 6/28/92

USE 3' x 3' x 12" footing unreinforced.

Look at Sidewalls

Dead = 7 x 44 = 308 16/FT
 Live = 7 x 50 = 350 "
 Snow = 7 x 56 = 392 "
 total 1050 "

Wt Wall $10 \times \frac{8}{12} \times 150 = 1000$ 16/FT

Total = 2050 16/FT

$\frac{2050}{2000} = 1$ FT WIDE USE

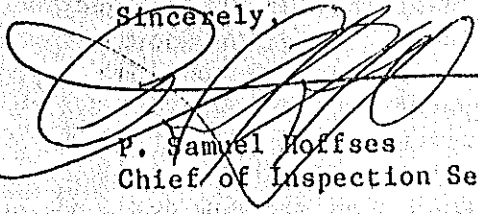
16" footing
 10" thick
 unreinforced

Wind Loads are transferred into end walls
 via roof and floor diaphragms.

By F H A
 Date 6/08/92

- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.
- 10.) 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.
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. 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.
- 12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.
- 13.) Headroom in habitable spaces is a minimum of 7'6".
- 14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

11/16/88

11/27/90

8/14/91

9/2/92

Sec. 14-423. Joint occupancy.

When two (2) or more uses occupy the same building or premises, the off-street parking and loading requirements and the area per dwelling unit requirements of both uses shall be met in full. (Code 1968, § 602.19.B)

Sec. 14-424. Required open space.

No part of a yard or other open space required about any building under this article shall be included as a part of a yard or other open space required for another building. (Code 1968, § 602.19.C)

Sec. 14-425. Projections in required yard areas.

A front yard may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed five (5) feet. A cornice eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any required yard a distance of not more than two (2) feet. (Code 1968, § 602.19.D)

Sec. 14-426. Fences.

In residence zones no wall or fence along a street line or within twenty-five (25) feet of a street line shall be more than four (4) feet in height, subject to the provisions of section 14-434. (Code 1968, § 602.19.E)

Sec. 14-427. Enclosure of porches.

Any open porch existing with a roof over the same on June 5, 1957, and encroaching upon any yard required by this article may be enclosed if the major portion of the enclosure is of glass. (Code 1968, § 602.19.F)

Sec. ~~14-428~~ Corner lots

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot. (Code 1968, § 602.19.G)

Sec. 14-429. Lot surrounded by streets or alleys.

Where a lot containing ten thousand (10,000) square feet or less is completely surrounded by streets or alleys, the building area may be increased twenty (20) percent. (Code 1968, § 602.19.H)

Applicant: Turnkey Construction

Date: 9-15-92

Address: 35 Robin St.

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot

Use - single family

Sewage Disposal - city

Rear Yards - 8'

8' req. as per 14-428

Side Yards - 31'

Side yard on side street ~~21'~~ 21'

Front Yards - 35'

25' req.

Projections - none

Height - 1 story

Lot Area - 7,000 sq ft

Building Area - 26x48

Area per Family - entire

Width of Lot - 100'

Lot Frontage - 100'

Off-street Parking - 2 cars

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

95' setbacks provided

78' required under section 14-428

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Walter Baker
9 Powsland St- Ptld, ME 04102
 Mailing Address
1-fam dwlg - mobile home
 Proposed Use of Site
7,000 sq ft / 26'x48'
 Acreage of Site / Ground Floor Coverage

Date 7/30/92
35
Holm Ave / Robin St.
 Address of Proposed Site
 Site Identifier(s) from Assessors Maps
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No

Other Comments: contact person Turnkey Const. Dough Shea - 878-5880
 Date Dept. Review Due: _____

 MINOR MINOR SITE PLAN REVIEW

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning:
 SPACE & BULK,
 as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS:

WDB 9-15-92

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

92-61-MM

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Melodie Esterberg
Planning

Walter Baker

Applicant
9 Powsland St- Portland, ME 04102

Mailing Address
1-fam dwlg - mobile home

Proposed Use of Site
7,000 sq ft / 26'x48'

Acreage of Site / Ground Floor Coverage

35

7/30/92

Date

~~Helm Ave/ Robin St.~~

Address of Proposed Site

Site Identifier(s) from Assessors Maps

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors

Board of Appeals Action Required: () Yes () No

Total Floor Area

Planning Board Action Required: () Yes () No

Other Comments: contact person Turnkey Const.

Dough Shea - 878-5880

Date Dept. Review Due:

MINOR SMINOR SITE PLAN REVIEW

PUBLIC WORKS DEPARTMENT REVIEW

7/31/92
(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITION SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: please see attached conditions.

(Attach Separate Sheet if Necessary)

Melodie A. Esterberg 9/9/92
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

Contact:
Turnkey Const.
Doug Shea
878-5880

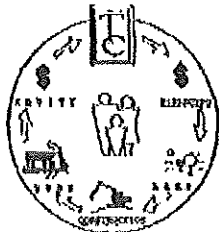
APPLICANT: Walter Baker
ADDRESS: 9 Powland St Portland ME 04102
SITE ADDRESS/LOCATION: Helm Ave./Robin St
DATE: Sept 9, 1992

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- Two (2) City of Portland approved species and size trees must be planted ^{or retained} on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 35 Robin St, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- The Development Review Coordinator (874-8300, ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closings with these requirements in mind.
- A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300 ext 8838. The Sewer Division of Parks and Public Works (Jackie Wurslin at 797-5302) must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- As-built record information for sewer and storm service connections must be submitted to Parks & Public Works Engineering Division (55 Portland St.) and approved prior to issuance of a Certificate of Occupancy.
- A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible).
- Lot to be graded towards Street.

cc: P. Niehoff



TURNKEY CONSTRUCTION, INC.

579 Bridgton Road, Route 302 • Westbrook, ME 04092
Telephone: (207) 878-5880 • Fax: (207) 878-5382

NO
STILL a part of structure
A

FAX TRANSMITTAL COVER LETTER

DATE: 11/30/92

TO: Inspections

ATTN: SAM Hoffses Rm. 315

RE: 35 Robbins St., BAKER Job

NUMBER OF PAGES SENT EXCLUSIVE OF COVER LETTER: 1

ANY QUESTIONS REGARDING THIS TRANSMISSION, PLEASE CONTACT:
Bill Brown

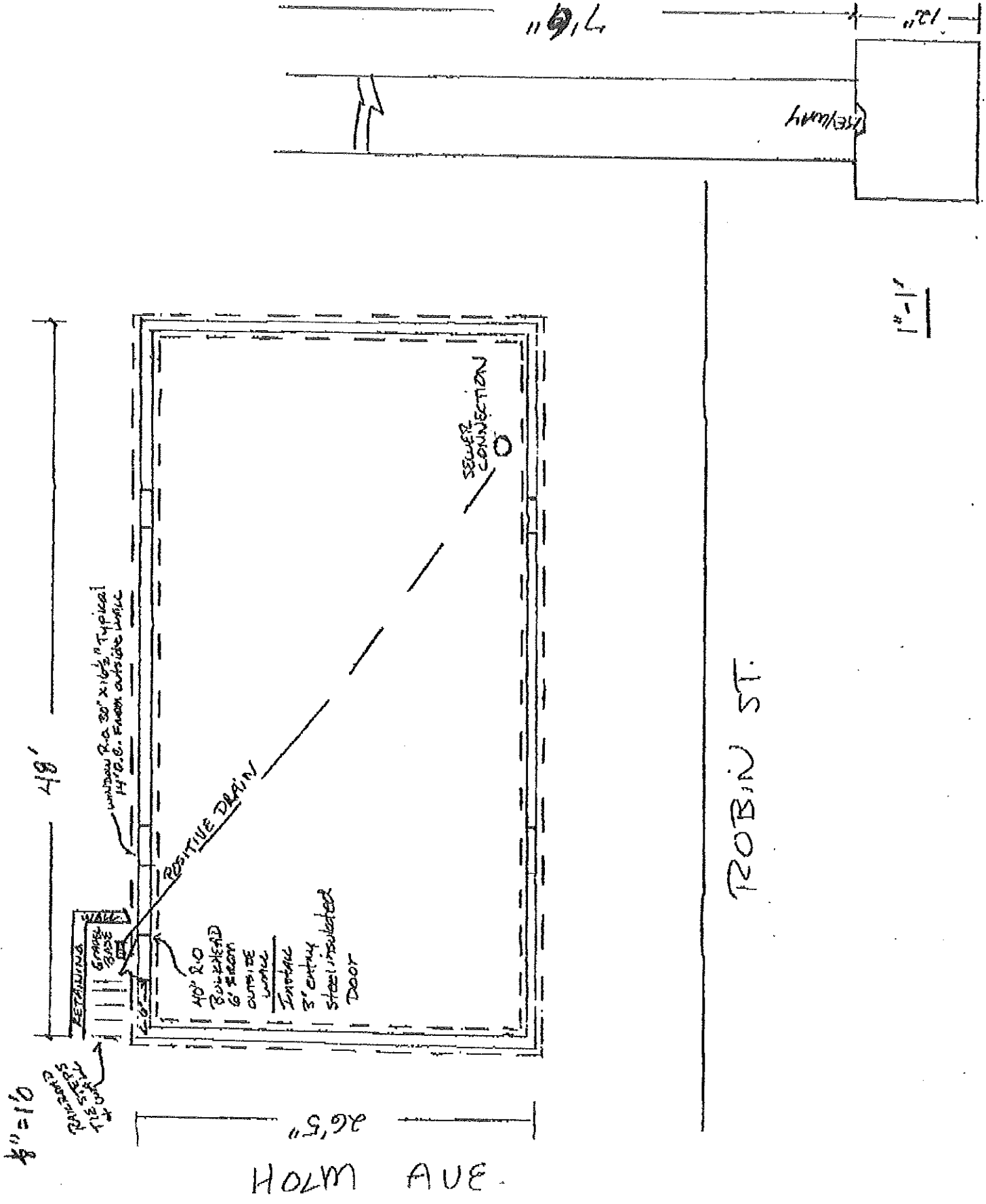
AT: Turnkey Const.

FAX: #207-878-5382

C. M. L.
B

REMARKS: we are proposing an entry door rather than a bulkhead with a retaining wall built out on railroad ties and railroad tie steps. At the base will be a catch basin with a positive drain run to the sewer connection. Please let me know if this is acceptable, thanks. Bill Brown

HELPING REBUILD AMERICA

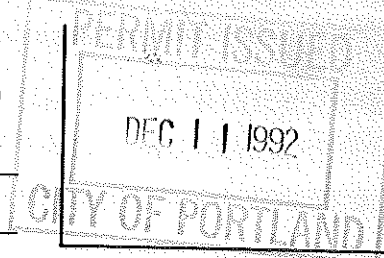


RAVINE

1'-1"



APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

in Portland, Maine, 12/8/892

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 92/4123 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 35 Robin St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Walter Baker; 9 Powsland St- Ptld Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Turnkey Const.; 579 Bridgton Rd Telephone 878-5880
 Architect Westbrook, ME 04092 Plans filed _____ No. of sheets _____
 Proposed use of building 1-fam dwlg No. families _____
 Last use _____ No. families _____
 Increased cost of work n/a

Additional fee \$25.
HISTORIC PRESERVATION
 Not in District nor Landmark
 Side Does not require review.
 Requires Review.

 Action: Approved.
 Approved with Conditions
 Pending
 Date: 12-10-92
 Signature: [Signature]

Description of Proposed Work

change location of bulkhead - from rear to right

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Framing lumber — Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
 Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: W.A.H. - 12-10-92

Signature of Owner: [Signature]

Approved: [Signature]
Inspector of Buildings

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

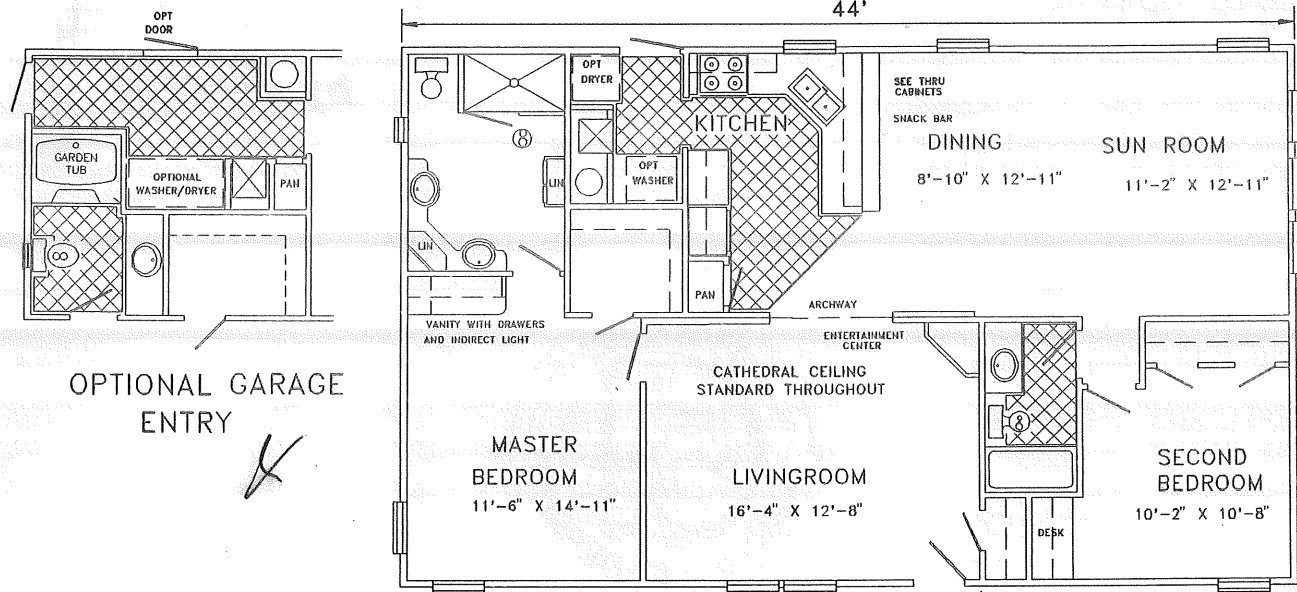
FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

[4] MR. CARROLL

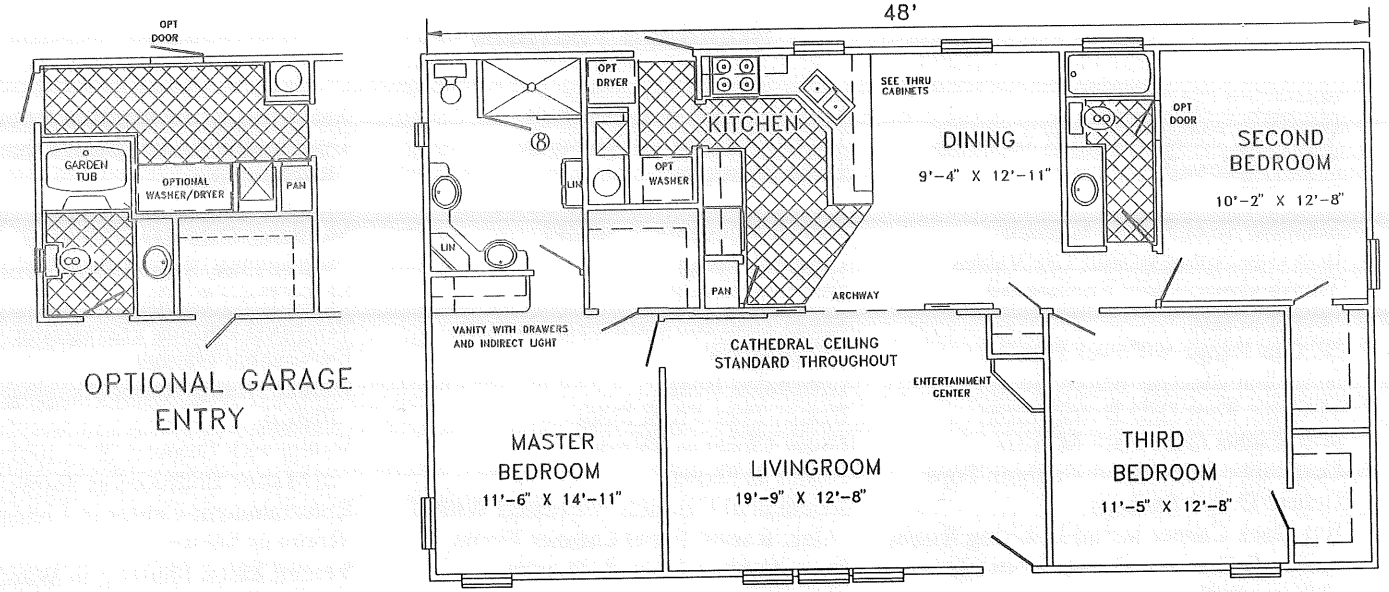
RECEIVED

JUL 30 1992

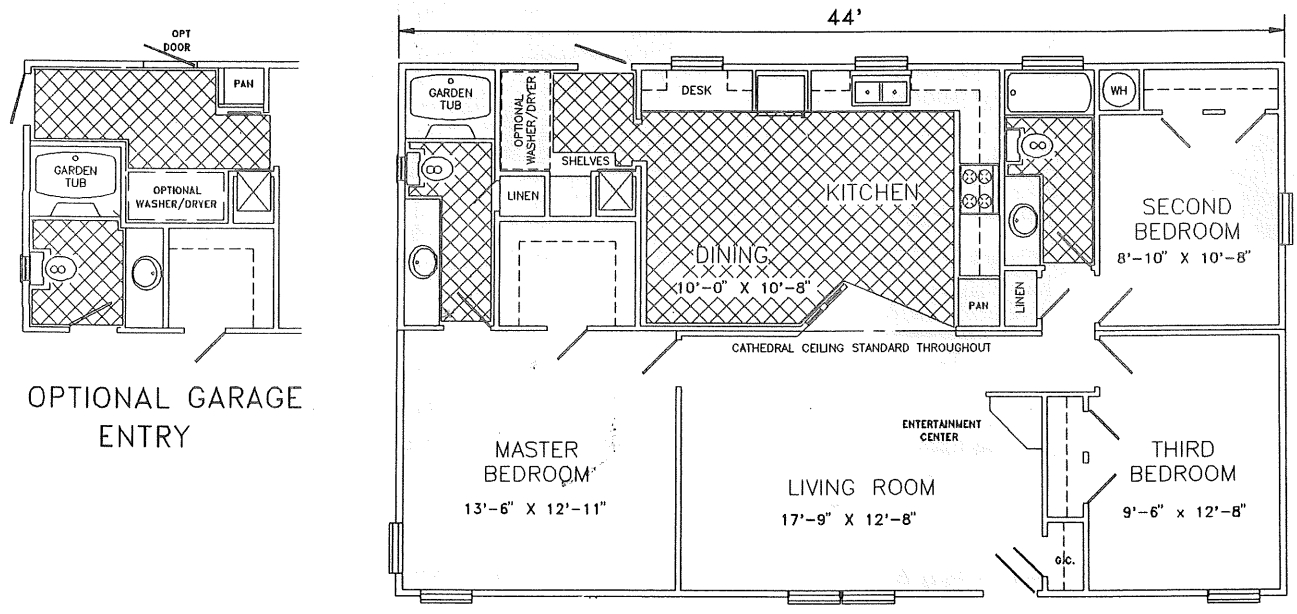
DEPT OF BUILDING INSPECTION
CITY OF PORTLAND



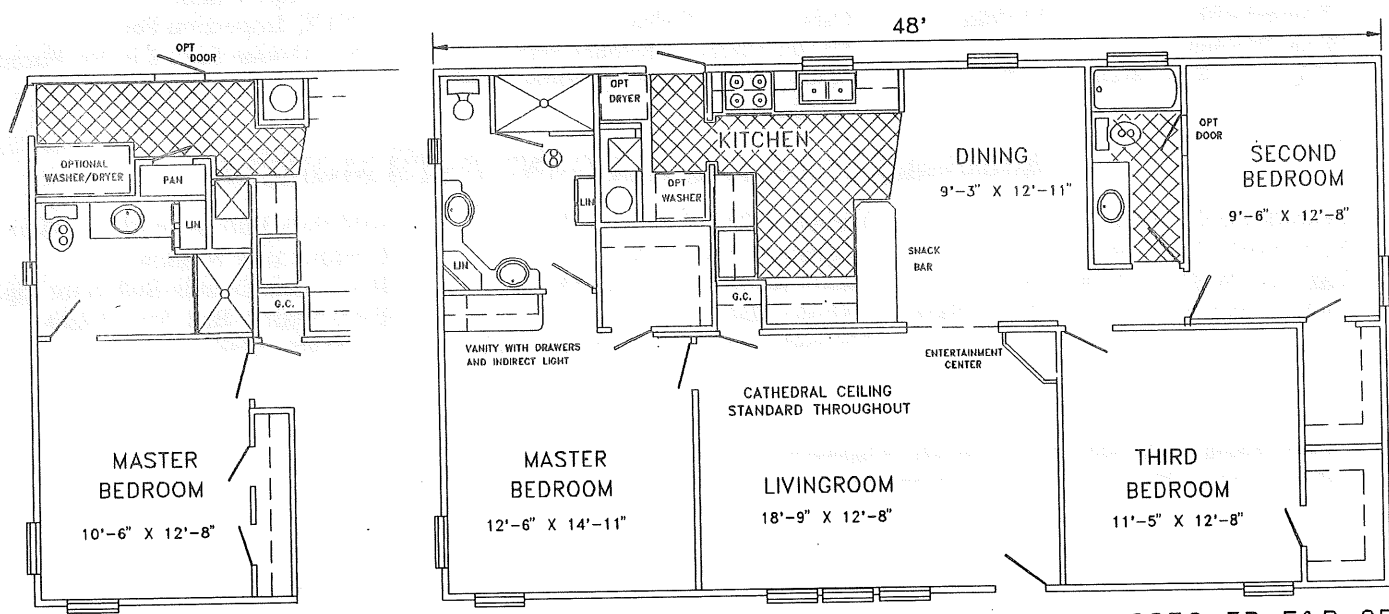
HC284801 1166 SQ. FT. 2848 2B 2B EB SR



HC285201 1272 SQ. FT. 2852 3B F&R 2B EB



HC284802 1166 SQ. FT. 2848 3B 2FB 2B GT



HC285202 1272 SQ. FT. 2852 3B F&R 2B

370

The Anniversary Home

by *Liberty*



Standard Features

Shingled Roof w/Eaves
 Vinyl Lap Siding w/Backer on Studs
 2" X 4" Sidewalls
 2" X 6" Floor Joists
 Stainless Steel Sink in Kitchen
 Iron Gas Piping w/Shut Off Valves
 Thermodynamically Engineered
 Gas Furnace
 30" Gas Range w/Power Hood
 30 Gallon Electric Water Heater
 15 Cubic Foot D/D Refrigerator
 Strip Lights Over Bath Mirrors
 Decorative Self-Edged Counter Tops
 Deluxe Drapery Package
 Jute Back Carpet w/Pad in Living Room,
 Hall, Bedrooms, Dining Room &
 Master Bath
 Vinyl Floor Covering
 in Kitchen and Baths
 Mini Blind in Kitchen w/Valance
 Vinyl Covered Wall Panels Throughout
 Vinyl Entry
 Cottage Rear Door
 3036 Bath Mirrors in Master Bath
 Framed with Gold Insert Molding
 Storm Windows
 16" O.C. Exterior Walls & Rafters

Exterior Light at Each Door
 Egress Window in Bedrooms
 Deep Windows
 Smoke Detector & Code Insulation
 Exterior Receptacle w/GFI
 Copper Wiring
 100 Amp Service
 Spray Textured Cathedral Ceilings
 Throughout
 Concealed Beam
 House-Type Front Door
 Guest Closet as Shown
 Pantry as Shown
 Residential Cabinets w/Frosted White
 Oak, Raised Panel Cabinet Doors
 Brass Cabinet Door & Drawer
 Hardware
 Brass Insert Decorative Molding
 in Kitchen Over Cabinets
 Kitchen/Dining Room See-Through
 Cabinets
 Bath Vent Fans
 Rocker Switches Throughout
 Residential Roof Vent Covers
 Cabinet Over Refrigerator
 Finished Interior Kitchen Base
 Cabinets & Pantry w/Center Shelf
 in Base

Snack Bar as Shown (Sun Room Model)
 Double Bulb Bullet Light Over
 Kitchen Sink
 China Commodes
 Medicine Cabinets w/Frosted
 White Oak, Raised Panel Doors
 Metal Door Knobs
 Wrapped Battens Throughout
 Detachable Hitches
 Deluxe Dining Room Hanging Light
 Fixture
 Vanity with Drawers & Indirect Light
 in Master Bedroom as Shown
 Entertainment Center in Living
 Room as Shown
 Vented Metal Shelving in Wardrobes
 Desk w/Shelf in Second Bedroom
 as Shown
 Deluxe Ceiling Molding Throughout
 Plumb for Washer
 Wire for Dryer
 Self Skirting Tub
 Extra Wide 5 Bulb Strip Lights
 in Master Bath
 HUD Inspection Fee
 See Option Price List for Furniture.

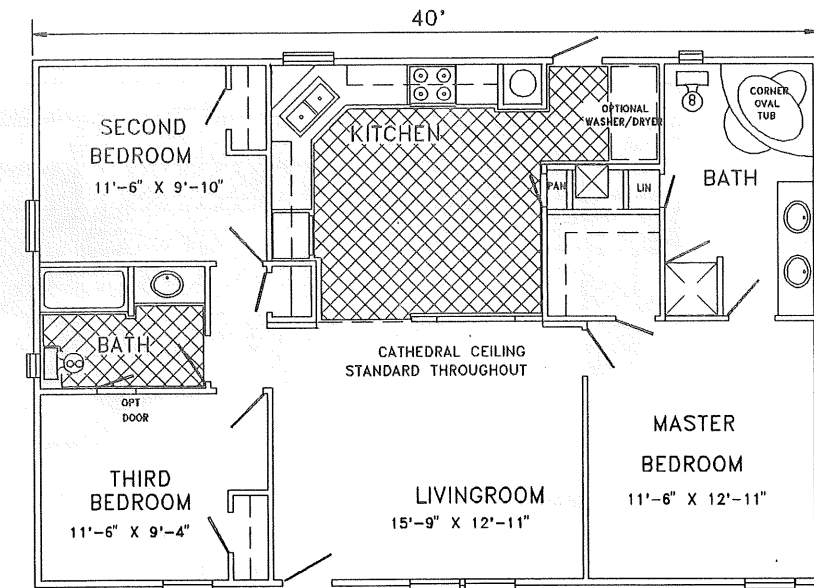
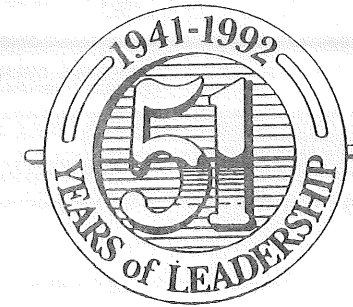
Additional Features in ELEGANT BATH MODELS

Pedestal Look Lavs in Bath
 Brass Look Glass Shower Door
 Large 60" Walk In Shower
 Lighted Bath Vent Fan in Master Bath

Designer Glass Enhanced Bath
 Cabinetry and Linen
 Gold Fixtures on Lavs & Shower in
 Master Bath
 Upgrade Carpeting in Master Bath

3644 Bath Mirrors in Master Bath
 Obscure 1439 Window
 Brass Look Double Bulb Spot Lights
 Extra Wide 6-Bulb Strip Lights
 in Master Bath

Due to Liberty Homes' policy of constant product improvement,
 all prices and specifications are subject to change without notice.



HC284401 1060 SQ. FT. 2844 3B F&R 2B FCOT

LIBERTY BUILT MEANS LIBERTY BACKED.



Model number includes overall length of the floor of the home,
 including approximately 4' for the hitch.
 Some tires, wheels, axles and other components may be reused
 after inspection.
 Floor width of model 28's is 318" to allow for necessary road
 clearance. Interior room dimensions are to the wall surface
 and based on 2" X 4" exterior walls.
 Square footage is based on overall outside dimension.

Specifications subject to change without notice.

PA-IN-WI
 HC02A
 1-15-92