



CITY OF PORTLAND MAINE  
Department of Building Inspection

# Certificate of Occupancy



ISSUED TO: **Leo, Claude & Paul Gaudet**  
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. **87-1233**, 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 use, by or as, limited or otherwise, as indicated below.

LOCATION: **30-38 Cypress Street**  
Date of Issue: **June 8, 1988**

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

**two family dwelling**

Limiting Conditions: **entire**

This certificate supersedes certificate issued **1/23/88**  
Approved: **[Signature]**  
Date: **6/8/88**

**[Signature]**  
Inspector of Buildings

This certificate (sanitary) having use of building or premises, and ought to be transferred from owner to other when property changes hands. Copy will be furnished to owner or lessee for one dollar.

1. All lot lines and the lot shall be clearly marked before calling for a foundation inspection.
2. Walls, partitions and floor/ceiling assemblies separating dwelling units from other or from public or service areas shall have a sound transmission class (STC) of not less than 45.
3. Adjustable roofs: The wall is permitted to terminate at the underside of the roof deck in Types 3, 4 and 5 construction where all of the following conditions below are met.
  - a. The wall is properly firestopped at the deck.
  - b. The roof sheathing or deck is constructed of approved noncombustible materials, or fire-retardant treated wood, for a distance of 4 feet (1219 mm) on either side of the wall.

Building Code Requirements

Mr. R. R. RY

1. Building sewer service shall be 4" diameter.
2. Existing drainage patterns shall not be altered or disturbed.

Public Works

Approved with conditions

Inspection Services

Approved

Mr. W. J. Turner

09/17/87

Site Plan Requirements

Your application to construct a duplex dwelling at 38 Cypress Street has been reviewed and a building permit is herewith issued subject to the following requirements.

Dear Sir:

Re: 38 CY

reet, Portland

Claude, Leo & Paul Gaudet  
206 Mountain Road  
Falmouth, ME

September 18, 1987

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT



CITY OF PORTLAND, MAINE

308 CONGRESS STREET

PORTLAND, MAINE 04101

(207) 775-5451

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

38 Cypress Street  
September 18, 1927  
Page 2

c. Combustible material does not extend through the wall.  
d. The roof covering has a minimum of a Class C rating.

4. Multiple single-family dwellings: Single-family dwelling units (use Group R-3) located above or adjacent to other single-family dwelling units (use Group R-3) shall be considered as one building classified as use Group R-3 for the purpose of determining the applicable provisions of this code, provided each dwelling unit is completely separated from the adjacent dwelling unit(s) by fire separation wall(s) and floor/ceiling assemblies of not less than 1 hour fire resistance rated construction and each unit has independent means of egress.

5. Please read and implement items 5 and 6 of the attached building permit report.

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

Very truly,  
St. John

Chief, Inspection Services

cc: J. Roy, Public Works

Attachment

/rsc

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

Processing Form

Charles Gaudet

July 10, 1987

Applicant: 206 Mountain Rd., Scarborough 04105

Mailing Address: 206 Mountain Rd., Scarborough 04105

Proposed Use of Site: 6.01L

Area of Site: 1.280

Ground Floor Coverage: 1.280

Site Location, No. (DEP) Required: ( ) Yes ( ) No

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

Planning Board Action Required: ( ) Yes ( ) No

Other Comments:

Date Dept. Review Due:

Address of Proposed Site: 344-B-9

Site Identifier(s) from Assessors Maps: 344-B-9

Zoning of Proposed Site: 344-B-9

Proposed Number of Floors: 2

Total Floor Area: 2,560

(Date Received)

**PUBLIC WORKS DEPARTMENT REVIEW**

REASONS SPECIFIED BELOW	APPROVED	APPROVED CONDITIONALLY	DISAPPROVED
TRAFFIC REGULATIONS	<input checked="" type="checkbox"/>		
ACCESSES	<input checked="" type="checkbox"/>		
CURB CUTS	<input checked="" type="checkbox"/>		
ROAD WIDTHS	<input checked="" type="checkbox"/>		
PARKING	<input checked="" type="checkbox"/>		
SIGNALIZATION	<input checked="" type="checkbox"/>		
TURNING MOVEMENTS	<input checked="" type="checkbox"/>		
LIGHTING	<input checked="" type="checkbox"/>		
CONFLICT WITH CITY CONSTRUCTION PROJECT	<input checked="" type="checkbox"/>		
DRAINAGE	<input checked="" type="checkbox"/>		
SOIL TYPES	<input checked="" type="checkbox"/>		
SEWER	<input checked="" type="checkbox"/>		
TURBING	<input checked="" type="checkbox"/>		
SIDEWALKS	<input checked="" type="checkbox"/>		
OTHER	<input checked="" type="checkbox"/>		

REASONS: Building Sewer Service shall be 4" diameter. Existing drainage patterns shall not be altered or disturbed.

(Attach Separate Sheet if Necessary)

PUBLIC WORKS DEPARTMENT COPY  
 SIGNATURE OF REVIEWING STAFF/DATE  
*Robert J. [Signature]* 7/10/87

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW**

Process No. Form

**Applicant:** Claude Gaudet

**Mailing Address:** 206 Mountain Rd., Falmouth 04105

**Duplex:**

**Proposed Use of Site:** 5,013

**Acres of Site / Ground Floor Coverage:** 1,280

**Site Identification:** 344-B-9

**Site Identification from Assessors Maps:** 344-B-9

**Address of Proposed Site:** 38 Ocean Street

**Proposed Number of Floors:** 2

**Total Floor Area:** 2,557

**Zoning of Proposed Site:**

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

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

**Planning Board Action Required:** ( ) Yes ( / ) No

**Other Comments:**

**Date Dept. Review Due:**

**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

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT SETBACK AREA (SEE 211)	USE	REAR YARD	FRONT YARD	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA OR FAMILY	LOT FROM AGE	REAR STREET PARKING	LOADING BAYS

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

211 as applicable  
SPACE & BULK

COND. USE SPECIFIED BELOW

REASON SPECIFIED BELOW

REASONS:

5/10/1987

DATE OF REVIEWING STAFF DATE

BUILDING DEPARTMENT

FOR LISTED ZONING ORDINANCE

Assessors No.:

344-E-9

Address:

28 Oakwood St.

Applicant:

William W. ...

Date:

July 24, 1987

Date -

Zone location - R-3 Residence

Interior or corner lot - Interior

Use - Bulk Storage

Sewage disposal - City

Rear Yards - 20' required

Side Yards - 12' rear, 12' 12' required

Front Yards - 38' 20' required

Projections -

Height - 20' max

Lot Area - 62' x 100' = 6200 sq ft

Building Area - 4000 sq ft

Area per family - 3000 sq ft

Width of lot - 62'

Lot Frontage - 62'

Off-street parking - 0 ft

Loading Bays - 1/A

Site Plan -

Storage and Zoning -

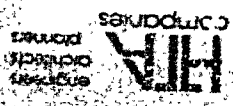
Flood Plains -

HIA-OEST Associates, Inc.

420 Western Ave.

South Portland, ME 04106

(207) 761-1770



DESCRIPTION OF PROPERTY  
IN THE CITY OF PORTLAND  
Prepared for Gaudet Brothers  
Mountain Road, Falmouth, Maine

A certain parcel of land situated on Cypress Street in the City of Portland and Cumberland County, State of Maine bounded and described as follows:

Beginning at a point on the southerly side of Cypress Street and at the north easterly corner of lot number 70 as shown on a plan entitled "The Homesteads," dated September, 1922, recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 70, thence S17°28'19"W, by said lot 70, 100.00 feet to an iron pipe found on the division line of lot 69 and lot 69, thence on the same course, by said lot 69, 41.00 feet to an iron pipe found on the division line of lot 69 and lot 68; thence, S71°04'17"W, by said lot 69, 6.20 feet to a point; thence, N17°28'19"W, through lot 69 and parallel to the first course, 41.00 feet to the division line of said lot 69 and lot 70; thence, on the same course through lot 70, 100.00 feet to a point on the southerly side of Cypress Street; thence, N71°05'33"E, by said lot 6.20 feet to the point of beginning.

Meaning and intending to convey a strip of land 6.20 feet wide off the easterly side of lots 70 and 69 and containing 874 square feet more or less.

Bearings are magnetic of the year 1986.

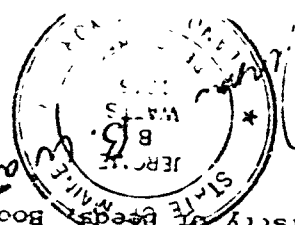
Also another lot abutting above described parcel, being lot numbered 9 on Plan of Sub-division of field of William F. Kuch, which plan was made by Hick, & Lewcomb, Eng'rs, dated September 25, 1915, and recorded in Cumberland County Registry of Deeds, Plan Book 13, Page 76.

Lot No. 9 has a frontage of 50.08 feet on Cypress Street, is 50 feet deep, and 52.74 feet wide on the rear line, and contains 5,000 square feet, according to said plan.

For special conditions and restrictions set forth by an agreement between William F. Kuch and Fred E. Lovejoy dated September 2, 1915 and recorded in said Cumberland County Registry of Deeds, see Book 957, Page 499.

The above described lots are a portion of property conveyed to Arnold C. Gaudet and Mary R. Gaudet of Portland Maine and described in the Cumberland County Registry of Deeds, Book 6175, Page 15.

June 25, 1987



cc: P. Samuel Hoffees, Chief, Inspection Services  
Kathleen Taylor, Code Enforcement Officer

Walter J. Turner  
Zoning Enforcement Inspector

*Walter J. Turner*

Sincerely,

Your application for site plan review has been completed and you may now apply for a building permit to enable you to construct the duplex which you plan to build at 38 Cypress Street, in Portland.  
Please come to City Hall and pay the construction permit fee and furnish construction plans for the completion of the duplex which will be located in the R-5 Residence Zone on Cypress Street.

Dear Mr. Gaudet:

Mr. Claud J. Gaudet  
206 Mountain Road  
Barnouth, Maine 04105

July 26, 1971

38 Cypress St.

CITY OF PORTLAND  
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**



To the Chief Electrical Inspector, Portland, Maine:  
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of  
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:  
**OWNER'S NAME:** (George B. B. B.)  
**ADDRESS:** 206 Portland St., Portland, ME

**OUTLETS:** 66  
 Receptacles 46 Switches 46 Plugmold 102 **TOTAL 192**  
 Incandescent 38 Fluorescent (not stat) **TOTAL 38**  
**SERVICES:**  
 Overhead X Underground 2  
**MOTORS:** (number of) 2  
 Fractional  
 1 HP or over  
**RESIDENTIAL HEATING:**  
 Oil or Gas (number of units) 2  
 Electric (number of room)

**COMMERCIAL OR INDUSTRIAL:**  
 Oil or Gas (by separate units)  
 Oil or Gas (by main boiler)  
 Electric (number of units) 2  
**AL PLANCES:** (number of)  
 Over 20 kw  
 Under 20 kw

**MISCELLANEOUS:** (number of)  
 Fans 5  
 Dryers  
 Wall Ovens  
 Cook Tops  
 Hangars  
 Water Heaters 2  
 Repairs  
 Freezers  
 Compactors  
 Others (specify)

**TRANSFORMERS:**  
 Air Conditioning Units (if used)  
 Signs 20 sq ft and under  
 Over 20 sq ft  
 Swimming Pools Above Ground  
 In Ground  
 Fire/Burglar Alarms Residential  
 Commercial  
 Heavy Duty Cables 220 Volt (such as welders) 30 amps and under  
 Over 50 amps  
 Churn, Pairs, etc  
 Alterations to wires  
 Repairs after fire  
 Emergency Light, battery  
 Emergency Generator

**FOR REMOVAL OF A STOP ORDER (304-166)**  
**INSTALLATION FEE DUE**  
**DOUBLE FEE DUE**  
**TOTAL AMOUNT DUE**

**INSPECTION**  
 Will be ready on  
**CONTRACTOR'S NAME:** L. J. J. J.  
**ADDRESS:** 28 Edwards Street, Portland, ME 04102  
**TEL:** 772-4326  
**MASTER LICENSE NO:** 11139  
**LIMITED LICENSE NO:** 11139

**SIGNATURE OF CONTRACTOR:** L. J. J. J.  
**INSPECTOR'S COPY - WHITE**  
**OFFICE COPY - CANARY**  
**CONTRACTOR'S COPY - GREEN**



**PLUMBING APPLICATION**

Town of  
 Street  
 Subdivision Lot #  
**PROPERTY OWNERS NAME**  
 Applicant Name: First: Yvonne  
 Mailing Address of Owner/Applicant: 1111

Department of Public Services  
 Division of Health Engineering  
 (207) 233-3746  
 PERMIT # 2727  
 FEE \$ 142.00  
 Date: 12-2-88  
 Name: Yvonne J. Condit  
 License # 1111

**Owner/Applicant Statement**  
 I certify that the information submitted is correct to the best of my knowledge and understanding and that any falsification is reason for the Local Plumbing Inspector to deny a Permit.  
 Signature of Owner/Applicant: Yvonne J. Condit  
 Date: \_\_\_\_\_

**Caution: Inspection Required**  
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.  
 Local Plumbing Inspector Signature: \_\_\_\_\_  
 Date Approved: \_\_\_\_\_

**PERMIT INFORMATION**

This Application is for:  
 NEW PLUMBING  
 RELOCATED PLUMBING  
 DATE: 1-4-1988

Type of Structure To Be Served:  
 SINGLE FAMILY DWELLING  
 MODULAR OR MOBILE HOME  
 MULTIPLE FAMILY DWELLING  
 OTHER - SPECIFY: \_\_\_\_\_

Plumbing To Be Installed By:  
 MASTER PLUMBER  
 OIL BURNER MAN  
 MFG'D HOUSING DEALER MECHANIC  
 PUBLIC UTILITY EMPLOYEE  
 PROPERTY OWNER  
 EXTENSION: 1-2-2-2

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2		Number	Column 1	
		Type of Fixture	Type of Fixture		Type of Fixture	Type of Fixture
HOOK-UP to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. <b>OR</b> HOOK-UP to an existing subsurface wastewater disposal system. <b>OR</b> PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures.	2	Habitat / Sillcock		2	Bathtub (and Shower)	
		Floor Drain			Sink (Sanitary)	
		Urinal			Sink	
		Drinking Fountain		4	Wash Basin	
		Indirect Waste		1	Water Closet	
		Water Treatment Softener, Filter, etc.		2	Cloth	
		Grease/Oil Separator				
		Dental Cuspidor				
		Jet				
		Other			Laundry Tub	
Number of Hook-Ups & Relocations		Fixtures (Subfacts) Column 2	2	Water Heater		
Hook-Up & Relocation Fee			14	Fixture (Water) Column 1		
			2	Fixture (Drain) Column 2		
			16			
			\$			
			\$			
			\$ 42			

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY