



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 195 Deerpark Drive

Issued to Bryan A. Rogers Inc.

Date of Issue February 4, 1992

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. 913025, 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

Entire

APPROVED OCCUPANCY

Single family dwelling
with attached 2-car garage

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building and should be transferred from owner to owner when ownership changes. Copy is furnished to owner or lessee for use on file.

913025

Permit # City of Portland

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

BUILDING PERMIT APPLICATION Fee \$515

Zone

Map #

Lot #

Owner: Harry Smith

Address: 204 Maine Ave; Portland, ME 04103

Phone # 127 623

LOCATION OF CONSTRUCTION 400 434 125 Greenwood Dr

Contractor: Bryan & Rogers Inc. Sub: 383-1541

Address: P.O. Box 1723; Scarborough Phone # 1E 21074

Est. Construction Cost: 125,000. Proposed Use: 1-fam dwlg

Past Use: vacant lot

of Existing Res. Units # of New Res. Units

Building Dimensions L 35 W 30 Total Sq. Ft.

Stories: 2 # Bedrooms: 3 Lot Size: '2 300 sq ft

Is Proposed Use: Seasonal Condominium Conversion

Explain Conversion Construct 1-fam dwlg w/att 2-car gr

Foundation: 2 HSP

1. Type of Soil:
2. S-4 Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Floor:

1. Sills Size:
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
5. Bracing: Yes No Span(s)
6. Corner Posts Size
7. Insulation Type
8. Sheathing Type Size
9. Siding Type Size
10. Masonry Materials Weather Exposure
11. Metal Materials

Interior Walls:

1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

White - Tax Assessor

For Official Use Only

Date: 3/13/91

Inside Fire Limits

Clag Code

Time Limit

Estimated Cost: 125,000

Subdivision

Name

Lot

Owner/Builder

PERMIT ISSUED

SEP 17 1991

CITY OF PORTLAND

Zoning: R-2

Street Frontage Provided:

Provided Setbacks: Front Back Side Side

Review Required: must meet max. lot coverage & lot width

Zoning Board Approval: Yes No Date:

Planning Board Approval: Yes No Date:

Conditional Use: Variance Site Plan Subdivision

Shoreland Zoning: Yes No Floodplain Yes No

Special Exception (Explain)

Other: 7-16-91

Ceiling:

1. Ceiling Joist Size:
2. Ceiling Strapping Size Spacing
3. Type Ceilings: Not in District nor Landmark
4. Insulation Type
5. Ceiling Height: Size

Roof:

1. Trusses or Rafters Size
2. Sheathing Type Span Action: Approved
3. Roof Covering Type Size

Chimneys:

- Type: Number of Fire Places Date: 3/13/91

Heating:

- Type of Heat: Service Entrance Size: Smoke Detector Required Yes No

Electrical:

- Plumbing:
1. Approval of soil test if required
 2. No. of Tubs or Showers Yes No
 3. No. of Flushes
 4. No. of Lavatories
 5. No. of Other Fixtures

Swimming Pools:

1. Type:
2. Pool Size: Square Footage
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E

Signature of Applicant

CEO's District

PERMIT ISSUED WITH LETTER

Date 8/1/91

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

18/1779 MACI smc

PLOT PLAN



FEES (breakdown from front)
 Base Fee \$ 675
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ 50
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type	Date
EGGOTING POUR	9/24/91
FRAME	11/19/91
almost done	2/3/92
OK	2/4/92

COMMENTS

OK 2-4-92

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 area covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such work.

[Signature]
 SIGNATURE OF APPLICANT

[Signature]
 ADDRESS

883-4641
 PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

BUILDING PERMIT REPORT

ADDRESS: 195 Deepwood DR DATE: 16 Sept/91
 REASON FOR PERMIT: To Construct a Single
Family dwlg. with Attached 2 Car garage
 BUILDING OWNER: Garry Smith
 CONTRACTOR: Bryan E. Rogers Inc.
 PERMIT APPLICANT: 11
 APPROVED: *1 *6 *7 *8 *9.

CONDITION OF APPROVAL:

- * 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) 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 system 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 square feet per sprinkler.
- * 6.) Every sleeping room below the fourth story in building of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 74).

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 fire-resistance 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-1 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.

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.

Sincerely,


P. Samuel Hoffsee
Chief of Inspection Services

/el
11/16/88
11/27/90
8/14/91



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

September 16, 1991

RE: 195 Deepwood Dr., Portland, Maine

Bryan & Rogers Inc.
P.O. Box 1723
Scarboro, Maine 04074

Dear Sir:

Your application to construct a single family dwelling with attached 2 car garage, 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.

Site Plan Review Requirements

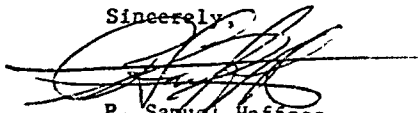
Public Works Drainage will be reviewed and approved prior to issuance of a Certificate of Occupancy. (See attached PPW conditions) 8/24/91 S.Harris
Inspection Services The structure shall not exceed the maximum lot size coverage & lot width William Giroux

Building Code Requirements

1. Please read and implement items 1,6,7,8 and 9 of the building permit report.

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

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: Steve Harris, Portland Public Works
Paul Niehoff, Portland Public Works
William Giroux, Zoning Administrator

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant	195	Date
Mailing Address	Address of Proposed Site	
Proposed Use of Site	Site Identifier(s) from Assessors Maps	
Acreage of Site / Ground Floor Coverage	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	Bryan + Rogers	
Other Comments:		
Date Dept. Review Due:		

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY										✓						✓
DISAPPROVED																

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: Drainage will be reviewed and approved prior to issuance of Certificate of Occupancy.
See attached PWD Conditions.

(Attach Separate Sheet if Necessary)

Stephen K. Harris 8/24/91
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

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

APPLICANT: Gary Smith
ADDRESS: 204 Maine Ave. Portland, ME, 04103
SITE ADDRESS/LOCATION: 195 Deerparks Drive (Lot 31 Pineick)
DATE: August 24, 1991

Review by Parks and Public Works 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 increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle site 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 on your street frontage prior to issuance of a Certificate of Occupancy.
- ☒ Your new street address is now 195 Deerparks Drive the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- ☒ The Engineering Division of Parks and Public Works (874-8300 Ext. 8838) 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 Parks and Public Works prior to issuance of a Certificate of Occupancy. Please schedule any property closings with these requirements in mind.
- ☒ 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.
- ☒ All 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).

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Garry Smith 75-6623 Date 8/13/91
204 Maine Ave; Portland, ME 04103
Mailing Address 195
Proposed Use of Site 1-fam dwlg w 2-car att gr Address of Prop. sec Site Lot #31 - Deepwood Dr.
Acreage of Site 10,000 sq ft 36'x30' Zoning of Proposed Site R-2
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 - Mike Bryan - 883-4641
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

Zoning:
SPR. & BUI.
as applicable

COMPLIES

COMPLIES
CONDITIONALLYDOES NOT
COMPLY

DATE	ZONE LOCATION	INTERIOR CORNER LOT	40 FT. SETBACK AREA (SEC. 31)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARD	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS
SPECIFIED
BELOWREASONS
SPECIFIED
BELOWREASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

Applicant: Garry Smith
Address: 195 Deepwoods Dr.
Assessors No.:

Date:

CHECK LIST AGAINST ZONING ORDINANCE

Date - 4-4-91

Zone Location - R-2

Interior or corner lot -

Use - single

Sewage Disposal - city

Rear Yards - 25' + shown as 28'

Side Yards - 16' + 16' 16' req.

Front Yards - 25' + shown as 34'

Projections - stone retaining wall OK

Height - 2 1/2 +

Lot Area - OK

Building Area - OK

Area per Family - entire

Width of Lot - OK

Lot Frontage - 50'

Off-street Parking - 2 cars

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

PLUMBING APPLICATION

Town or
Parish: **Portland**
Street: **Lot 31 Depue St**
Subdivision Lot #

PROPERTY OWNERS NAME
Bryan & Roger Inc

Applicant's
Name: **S. Chablain**
First: **Scarbrough**
Last: **Scarbrough**
Address of
Owner/Applicant
(if different)
P.O. Box 1297
Scarbrough

Owner/Applicant Statement
I hereby state the information submitted herein is the best of my
knowledge and belief, and that I am not aware of any violation of the Local
Plumbing Rules.
Signature of Owner/Applicant: **[Signature]**
Date: **9-20-92**

Department of Human Services
Division of Health Engineering
(202) 223-3826
Caution: Permit Required
PERMIT # **4313**
FEE: **\$14.75**
Local Plumbing Inspector: **[Signature]**
Date: **2-10-92**

This Application is for
1. ☒ NEW PLUMBING
2. ☐ RELOCATED PLUMBING

PERMIT INFORMATION
Type of Structure To Be Served:
1. ☒ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER - SPECIFY

Hook-Up & Piping Relocation
Maximum of 1 Hook-Up
HOOK-UP: to public sewer in
those cases where the connection
is not regulated and inspected by
the local Sanitary District
OR
HOOK-UP: to an existing subsurface
wastewater disposal system.

PIPING RELOCATION of sanitary
lines, drains, and piping without
new fixtures.

Number of Hook-Ups
& Relocations

Hook-Up & Relocation Fee

Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
2	Hosebib / Jockey	2	Bathtub (and Shower)
	Floor Drain		Shower, Separate
	Urinal		Sink
	Drinking Fountain	4	Wash Basin
	Indirect Waste	3	Water Closet (Toilet)
	Water Treatment & Filter, etc.	1	Clothes Washer
	Grease/Oil Separator	1	Dish Washer
	Dental Cupidator		Garbage Disposal
	Bidet		Laundry Tub
	Other:		Water Heater
	Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
	2		16
	\$ 42.		\$ 42.
			\$ 42.
			\$ 42.
			Hook-Up & Relocation Fee
			Family Fee
			Total

SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE

STATE COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 10/3/91, 19
Receipt and Permit number 4852

I, the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: Lot 31- Deepwood Dr.

OWNER'S NAME Bryan & Rogers Inc. ADDRESS: _____

	FEE\$
OUTLETS:	
Receptacles <u>75</u> Switches <u>4 1/2</u> Plugmold _____ ft. TOTAL <u>120</u>	<u>24.00</u>
FIXTURES: (number of)	
Incandescent <u>30</u> Fluorescent _____ (not strip) TOTAL <u>30</u>	<u>6.00</u>
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground <u>X</u> Temporary _____ TOTAL amperes <u>200</u> ..	<u>15.00</u>
METERS: (number of) <u>1</u>	<u>1.00</u>
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric: Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ 1 _____ Water Heaters _____	
Cook Tops _____ Disposals _____ 1 _____	
Wall Ovens _____ Dishwashers _____ 1 _____	
Dryers _____ 1 _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL <u>4</u>	<u>8.00</u>
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE: _____	<u>54.00</u>

INSPECTION: temp insp req

Will be ready on _____, 19____; Will Call perm insp _____

CONTRACTOR'S NAME: Andrew Casparius

ADDRESS: 20 Hillside Ave - Cumberland

TEL: 826-6555

MASTER LICENSE NO.: #04852

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

Andrew Casparius

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

Permit Number 4852Permit Number 4852

Location LOT 31 DEEPWATER

Owner Bryant & Rostad Inc

Date of Permit 10-3-91

Final Inspection 11-6-91

By Inspector [Signature]

Permit Application Register Page No. 115

INSPECTIONS: Service 10-4-91 by YB

Service called in 1:30 PM

Closing-in 11-6-91 by JB

PROGRESS INSPECTIONS: _____ / _____ / _____

_____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____

DATE: | REMARKS:

[illegible]

