

47-51 Broomhall St. -

212173 -

Allen

New office bldg.

RL

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - RL

Interior or corner lot -

40 ft. setback area (Section 21) -

→ Use - Doctor offices (4)

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 3,146 sq'

Building Area - 1,480 sq'

Area per Family -

Width of Lot -

Lot Frontage

Off-street Parking - 6 spaces req.

loading bay - 4 new for 1 addition at

Bldg at 317-323 Brackett St.
(Brackett St - Reg. 3 have 6 there are
enough spaces for 2 bldg.

560 sq' 1st floor

1620 sq' - 2nd fl

22180 sq' lots 1

400 - 6 Parking

Spaces req.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 16, 1973

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 29, 1973 at 4:00 p.m. to hear the appeal of Dr. & Mrs. Alphonse Telfeian requesting an exception to the Zoning Ordinance to permit the construction of a 2-story building 56' x 34' for doctors offices at 47-51 Bramhall Street.

This permit is presently not issuable under the Zoning Ordinance because such a use is not allowable in the R-6 Residential Zone in which the property is located unless authorized by the Board of Appeals under provisions of Section 602.7.8.6.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 ft. of the premises in question as required by Ordinance.

BOARD OF APPEALS

William B. Kirkpatrick
Chairman

~~CORRECTED LETTER~~

47-51 Bramhall Street

March 2, 1972

cc to: Corporation Counsel
cc to: Alexander Hutcheon
125 Preble Street

Dr. Alphonse Telfeian
321 Brackett Street
Portland, Maine 04102

Dear Dr. Telfeian:

Building Permit to construct a 2-story building 48' x 47' at the above named location for six doctors offices, is not issuable under the Zoning Ordinance because such a use is not allowable in the R-6 Residential Zone in which the property is located unless authorized by the Board of Appeals under provisions of Section 602.7A.7.c.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a conditional use appeal shall be paid at this office at the time the appeal is filed.

Very truly yours,

Malcolm G. Ward
Plan Examiner

HGM/e

67-51 Bramhall Street

Feb. 23, 1973

cc to: Corporation Counsel
cc to: Alexander Hutcheon
105 Froble Street

Dr. Alphonse Telfeian
321 Brackett Street

Dear Dr. Telfeian:

to construct a 2-story bldg 48' x 47'
Building permit and certificate of occupancy to change the
~~use of the dwelling~~ at the above named location ~~to~~ six doctors
offices ~~is~~ not issuable under the Zoning Ordinance because such
a use is not allowable in the R-6 Residential Zone in which the
property is located unless authorized by the Board of Appeals
under provisions of Section 602.7A.7.c.

We understand that you would like to exercise your appeal
rights in this matter. Accordingly you or your authorized repre-
sentative should come to this office in Room 113, City Hall to
file the appeal on forms which are available here. A fee of
\$15.00 for a conditional use appeal shall be paid at this office
at the time the appeal is filed.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGN:ms

PROCEDURE OF ZONING APPEALS

LOCATION 47-51 Bramhall St.

OWNER Dr. Alphonse Telfein

FEE PAID FOR APPEAL

PLANS & INFORMATION

DATE OF HEARING March 16

\$15. APPEAL Conditional
 Variance

Certificate Letter

List of streets - 500' Date 3/6

Envelopes - Mail out Monday, 10 days before hearing Date 3/6

Letters mailed out

Appeal folders (2)

Notice to owner of property of hearing date - Monday before hearing Date 3/3

Notice to prospective owner (if any) - Monday before hearing Date 3/3

Notice to lawyer, sign hanger, etc. (if any) Monday before hearing Date 3/13
3/2

Pictures and sketch

\$5.00 APPEAL

Notice to abutting property owners (Monday before hearing - Date _____)

Appeal folders (2)

Notice to owner of property (Monday before hearing - Date _____)

Notice to prospective owner (Monday before hearing - Date _____)

Notice to lawyer (if any)

Pictures and sketch

DOCKET - Mailed to appeal board no later than Monday before hearing - Date 3/13

Corp. Counsel Office - Large folder sent upstairs with appeal papers

Office Copy of Appeal - One copy of appeal put in small folder with Inspection Copy of application with all plans and letters

All papers for appeals - Docket, Corp. Counsel folders and office folders should be completed Monday before hearing

DATE INITIAL

3/9 MORA
P.C.

3/6 C

3/3 C

3/3 C

3/13 ✓
3/2 ✓

3/13 C

#15-Pd 4/18/72

Denied

3-16-72

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Dr. Alphonse Telfeian, owner of property at 47-51 Bramhall Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit construction of a 2-story
building 48' x 47' at the above named location for six (6) doctors' offices. This
permit is presently not issuable under the Zoning Ordinance because such a use is not
allowable in the R-6 Residential Zone in which the property is located unless authorized
by the Board of Appeals under provisions of Section 602.7A.7.c.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals
finds that such use of the premises will not adversely affect property in the
same zone or neighborhood and will not be contrary to the intent and purpose of
the Ordinance.

Alphonse Telfeian
APPELLANT

DECISION

After public hearing held March 16, 1972, the Board of Appeals finds
that such use of the premises will not adversely affect property in the same
zone or neighborhood and will not be contrary to the intent and purpose of the
Ordinance.

It is, therefore, determined that permit should not be issued in this case.

Robert Keenan
John J. Wynn
Walter E. Shuman
BOARD OF APPEALS

47-51 BRAMHALL ST.
CHANGE USE FROM
DUELLING TO SIX DOCTORS OFFICES

2/23/72 M.G.O.

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - EXISTING
- Zone Location - R-6
- ✓ Interior or corner Lot -
- ✓ 40 ft. setback area (Section 21) - NO
- Use - SIX DOCTORS OFFICES
- ✓ Sewage Disposal - PUBLIC
- ~~Rear Yards -~~
- ~~Side Yards -~~
- ~~Front Yards -~~
- ~~Projections -~~
- ~~Height -~~
- ✓ Lot Area - 3146 sq'
- ✓ Building Area - 1650 sq'
- ~~Area per Family -~~
- ~~Width of Lot -~~
- ~~Lot Frontage -~~
- ✓ Off-street Parking - 8 REQ. 6

SAMPLES

WARREN C. BALDWIN, M.D.
STANLEY W. KENT, M.D.
42 DEERING STREET
PORTLAND, MAINE 04101

TELEPHONE 774-8274

February 22, 1972

Jasmin Telfeian
114 Stroudwater Road
Portland, Maine

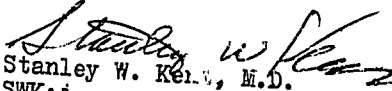
Dear Mrs. Telfeian:

Dr. Baldwin and I are very much interested in renting property on 47-48 Bramhall Street in Portland when a medical building is completed.

I understand that present requirements for parking in that area would designate two spaces for each doctor. Dr. Baldwin and I feel that this would be unnecessary in view of the new parking garage and other parking facilities available in the area.

We would be very interested in the office space even if such parking were not available.

Yours very truly,


Stanley W. Kent, M.D.
SWK:j

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 5, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 16, 1972 at 4:00 p.m. to hear the appeal of Dr. Alphonse Telfeian requesting an exception to the Zoning Ordinance to permit to construct a 2-story building 48' x 47' for six doctors offices, at 41-51 Bramhall Street.

This permit is presently not issuable under the Zoning Ordinance in the R-6 Residential Zone in which the property is located unless authorized by the Board of Appeals under provisions of Section 602.7A.7.c.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect the property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 ft. of the premises in question as required by Ordinance.

BOARD OF APPEALS

William B. Kirkpatrick
Chairman



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Feb. 19, 1972

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment 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 47 - 49 Bramhall St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Dr. Alphonse Telfeian, 321 Brackett St. Telephone 772-1420
 Lessee's name and address _____ Telephone _____
 Contractor's name and address To be decided Telephone _____
 Architect _____ Telephone _____
 Proposed use of building Dr.'s offices (6) Specifications _____ Plans yes No. of sheets 1
 Last use Dwelling No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ No. families 2
 Other buildings on same lot _____ Roofing _____
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To change from dwelling to doctors offices. To be relieved of the requirements of off street parking.

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information estimated cost and pay legal fee.

Revised Appeal Denied 3-16-72

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 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 _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ 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.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED: _____

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Dr. Alphonse Telfeian

INSPECTION COPY

Signature of owner BY

Alexander Hutchins

PERMIT # 13148 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: Jasvin Telferian, 2 Cardigan Circle, # 2 Columbia ME

Address: 750 W. 17th Street, Portland, ME

LOCATION OF CONSTRUCTION: 321 1/2 Beach Street

CONTRACTOR: Dahlgren Const. SUBCONTRACTORS _____

ADDRESS: 103 Route 1, Scarborough 04096

Est. Construction Cost: 16,000 Type of Use: Office

Per. Use: _____

Building Dimensions: L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain: Interior Renovations

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
Resident & Dwelling Only: # of Dwelling Units _____ # of New Dwelling Units _____

Foundation:
1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ (Sides) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floor:
1. Sill Size: _____ Sill must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size _____ Spacing to _____
4. Joists Size: _____
5. Bridging Type: _____ Size _____
6. Floor Sheathing Type: _____ Size _____
7. Other Material: _____

Exterior Walls:
1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Spacing _____
5. Bracing Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:
1. Studding Size _____ Spacing _____
2. Header Sizes _____ Spacing _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only	
Date: <u>11/13/87</u>	Subdivision: Yes / No _____
Inside Fire Limits: _____	Name: _____
Fire Code: _____	Lot: _____
Time of Day: _____	Block: _____
Budgeted Cost: <u>16,000</u>	Permit Application: _____
Value Structure: _____	City: _____ Public / Private _____
Fee: <u>1,000</u>	

Callings:
1. Ceiling Joists Size _____ Spacing _____
2. Ceiling Sheathing Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height _____

Roof:
1. _____ or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:
Type: _____ Number of Fire Places: _____

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

Plumbing:
1. Approval of soil test if required: Yes _____ No _____
2. No. of Tubs or Showers _____
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

Zoning:
District: _____ Street Frontage Req: _____ Provided _____
Required Setbacks: Front _____ Back _____ Side _____

Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: Variance _____ Sub. Plan _____ Subdivision _____
Shore and Floodplain Mgmt _____ Special Exception _____
Other (Explain): _____
Date Approved: _____

Permit Received By: Mark Ota

Signature of Applicant: _____ Date: _____

Signature of CEO: _____ Date: _____

Inspection Dates: _____

Dahlgren Construction, Inc.

20 U.S. ROUTE 1, YARMOUTH, MAINE 04096
(207) 846-3508 (207) 846-4161

RECEIVED

NOV 13 1987

October 8, 1987

Russ Lund

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

Re: Doctor's Office at 321 Brackett St., Portland, Maine

Dear Russ:

As per your request we are submitting this proposal for renovations to be performed on the second floor at the above mentioned building for the sum of \$16,000.00.

Scope of Work

1. Demolition of existing interior partitions, ceilings, carpeting and wall paneling in the stairwell.
2. Spackle remaining walls, as required, to receive paint or wall paper.
3. Construct one (1) closet and walls to enclose the existing chimney.
4. Paint the walls, trim and doors of the office and conference area.
5. Furnish and install a 2'x 2' suspended ceiling system with 2'x 2' reveal edge tile.
6. Furnish and install seven (7) 2'x 4' recessed, fluorescent, parabolic lens light fixtures.
7. Furnish and install ten (10) recessed, incandescent light fixtures.
8. Furnish and install one (1) thru-the-wall heat pump and air conditioner with ducted supply and common return.
9. Remove two (2) existing window-type air-conditioners, block up the openings and install new vinyl siding over the opening.

Alternate

Remove and replace five (5) existing windows. Replacement windows shall match the existing windows as closely as possible. Add \$2,500.00.

We trust that this proposal is in compliance with your request and is adequate for your planning. If you have any questions concerning this proposal, please contact us at our office.

Respectfully,

Steven J. Dunn

SJE/dmr

We trust that this proposal is in compliance with your request and is adequate for your planning. If you have any questions concerning this proposal, please contact us at our office.

Respectfully,

Steven J. Dujan

SJD/dmm

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-

Location of Construction: Bramhall St 321 Brackett St/47 XXXXXXXXXX		Owner: Telfian, Jasman		Phone: 883-3798 609-298-8387		Permit No: 940629	
Owner Address: 2 Cnadlelight Circle, Columbus		Leasee/Buyer's Name: NJ XXXXX 08022		Phone:		BusinessName:	
Contractor Name: Paul Keeting		Address:		Phone:		Permit Issued: PERMIT ISSU JUN 28 1994	
Past Use: Offices		Proposed Use: 2-family w/int reno		COST OF WORK: \$ 3,000.		PERMIT FEE: \$ 45.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3Type5 B	
Proposed Project Description: Change Use/Make Interior Renovtions				Signature:		Signature: <i>P.S. Telfian</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: Special Approval: <i>WR</i>	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Special Zone or Re: <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	
				Signature:		Date:	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

**PERMIT ISSUED
WITH REQUIREMENTS**

CERTIFICATION

I hereby certify that I am the owner or agent 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 certification 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 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 provisions of the code(s) applicable to such permit

<i>Jasman Telfian</i>		24 June 1994	
SIGNATURE OF APPLICANT	Jasman Telfian	ADDRESS:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK		TITLE	
		2 Cnadlelight Cir, Columbus, NJ 08022	
		PHONE:	

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *6/24/94*

[Signature]

CEO DISTRICT

MR. WING

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 321 Brackett St/47		Owner: Telfian, Jasman	Phone: 883-3798 609-298-8387	Permit No: 940629
Owner Address: 2 Candlelight Circle, Columbus	Leasee/Buyer's Name: NJ 08022	Phone:	Business Name:	Permit Issued: PERMIT ISSUED JUN 28 1994 CITY OF PORTLAND Zoning: R-3
Contractor Name: Paul Keating	Address:		Phone:	
Past Use: Offices	Proposed Use: 2-family w/int renc	COST OF WORK: \$ 5,000.	PERMIT FEE: \$ 45.00	Zoning Approval: R-3 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Proposed Project Description: Change Use/Make Interior Renovtions		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: B	
54-E-9		Signature:	Signature: [Signature]	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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.

PERMIT ISSUED WITH REQUIREMENTS

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 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 provisions of the code(s) applicable to such permit

24 June 1994

SIGNATURE OF APPLICANT Jasman Telfian	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		PHONE:	

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: **6/24/94**

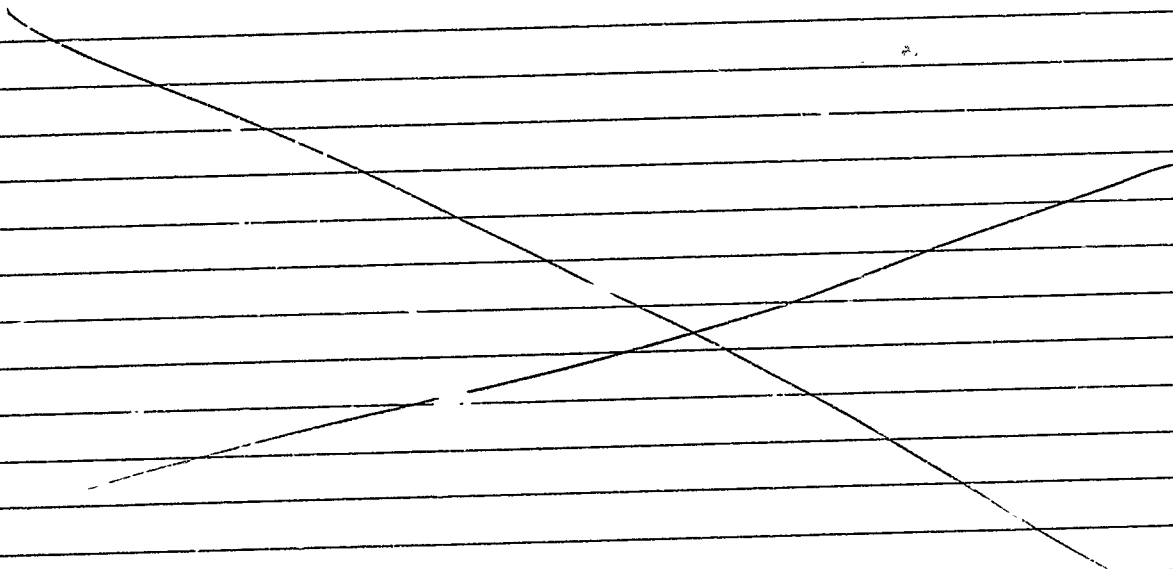
[Signature]

CEO DISTRICT **3**

BIR. WING

COMMENTS

9.30.94 Didn't do renovation - selling property



	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

BUILDING PERMIT REPORT

Address 321 Brackett St, /47 Bramhall Date 24/June/94

Reason for Permit Change of use from office s To 2 family

Bldg. Owner: Jasman Telfian

Contractor: Paul Keating

Permit Applicant: "

Approval: *5 *7 *8 *10

CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
- *5. Each apartment shall have access to (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.
6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply 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.
- *7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of special knowledge or 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 room must have 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), and a minimum net clear opening of 5.7 sq.ft.
- *8. 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 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19.

9. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by Fire Partitions and floor/ceiling assembly ;ies which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993).

10. Guardrails & Handrails - A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code (The BOCA National Building Code/1993).

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 space is a minimum of 7'6".

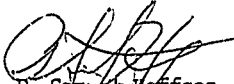
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

15. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

16. 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".

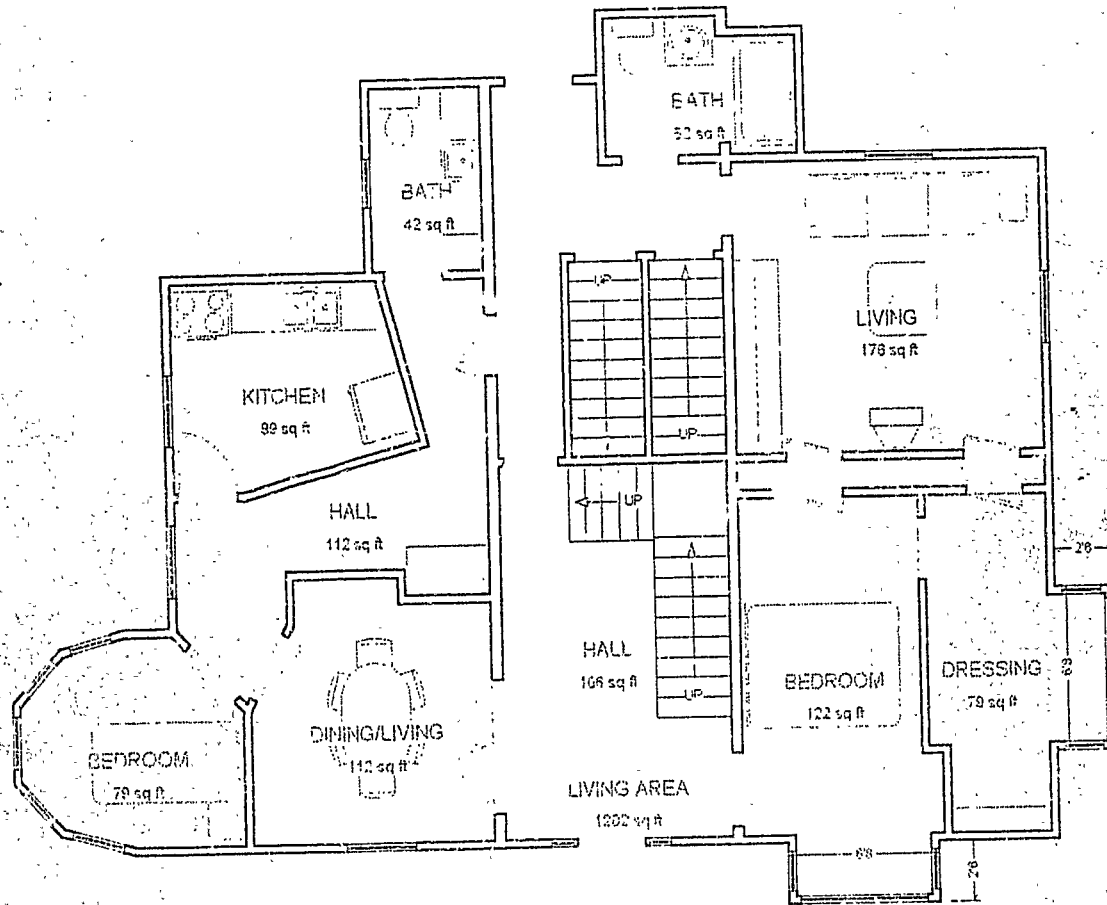
17. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,


P. Samuel Hoffses
Chief of Inspections

/dm 01/14/94
(redo w/additions)

Rudi The Plumber inc.

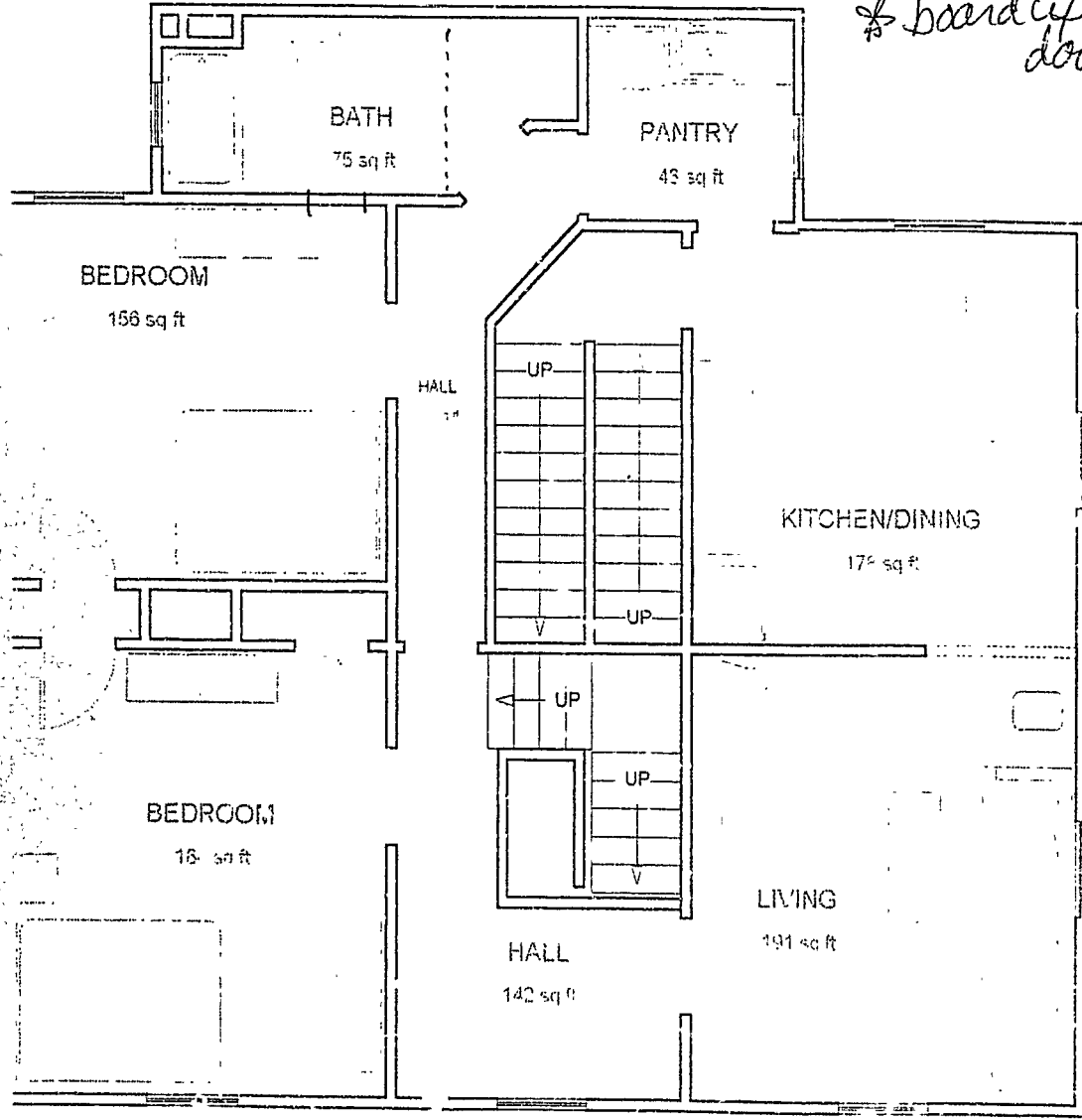


321 Brackett St
Goswin Telfian

1st Floor

These plans are only for reference to a
single floor plan only
Date: 8/1/1986
Drawn by: Paul Cucaruso

* remove existing wall
* board up door



LIVING AREA
1130 sq ft

321 Brackett St.
Gosman Wilson

2nd Floor

321 Brackett Street 51-E-9

LONGF-SQ 1



SHAW-WALKER

#8503-3R