

General Information on The entire
Dunbarton Street Project

CODMAN
DANFORTH

STAMP
MAY 1944

CITY OF PORTLAND, MAINE
MEMCR# 1

DATE: 10-3-74

TO Mr. John R. Chesebro, Chief Eng., P.W.D.
FROM P.S. Hoffses, Building Inspector
SUBJECT: Cochran Housing Development

213 42 No. 101 SA
The department of Building Inspections issued a certificate of occupancy on 5-22-74 after meeting the requirements of the Building Code of the City of Portland. Before this was issued, the department of Public Works had approved the plans of this building as per memo dated 10-20-72 from Chief Eng. Hutchinson of Public Works Dept.

I will however, get in contact with Cochran Portland Limited and alert them to these problems.

Sam Hoffses
Building Inspector

SH:mas

CITY OF PORTLAND, MAINE
Building & Inspection Services

240 Danforth Street

Oct. 7, 1974

Mr. Ed Bryce
Schocket Association
21 Merchants Row
Boston, Mass. 02109

Dear Mr. Bryce:

Please be advised that the multiple family dwelling units at approximately 240 Danforth Street, have, to the best of our knowledge met all the requirements of the various governing ordinances of the City of Portland.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: John E. Menario, City Manager

DATE: 2/11/74

FROM: Neal W. Allen, III

SUBJECT: CODMAN Housing Project - Block "C"

File in G.L.

Danforth St?

At your direction I have been seeking a resolution to the problem which has developed at the above subject as a result of the failure by the developer, Shocket Associates, to incorporate within that building, the required fire prevention and fire fighting equipment.

I believe that we now have a more accurate understanding of the monies involved in resolving the problem. The attached memorandum, from Chief Cremo, dated February 4, 1974, indicates that, the Portland Water District has agreed to replace about 300 feet of the 2-inch water main in Summer Street with an 8-inch water main. This is confirmed in the attached letter, dated January 11, 1973, signed by Gerald E. Mayberry, Chief Engineer of the Portland Water District, addressed to Robert L. Ballew of Hunter-Ballew Associates. Chief Cremo advises me that this was recently confirmed to him by the Portland Water District. According to the Chief, there will be no cost to the city for this water main. I have asked the Chief that he request a letter to that effect from the FWD and forward a copy to the City Manager's office.

In regard to the fire hydrant and 20 foot water main from the hydrant to the building, the total cost will be \$1,855.00. The cost to the City for these items is projected at \$1,300.00 or if we amortize over 20 years, at 10% of the cost, \$130.00 per year. Chief Cremo further indicates that the Water District will make every effort to install the main as early as possible this coming spring. Chief Cremo has also indicated that as long as the Standpipe is installed, his pumpers would be able to pump the required water up into the building if such a situation becomes necessary. This admittedly is not an ideal situation. However, the Chief is confident that the FWD will accommodate us as soon as possible and such a situation would be for a minimal amount of time.

Thus, as long as the required Standpipe is actually installed, the building should be able to open on schedule. Water, for everyday use, would come via the Briggs Street main.

After considerable discussion with Mr. Morris of the FHA in Bangor and Mr. Brice of Shocket Associates in Boston, Massachusetts, I believe we have come to an understanding of our requirement that Block "C" have included in it the full Class III Standpipe System. Mr. Brice has made a more detailed examination of the costs involved in installing the required Standpipe System and determined that the total cost will be \$9,767.27. Shocket Associates had earlier agreed to install a partial standpipe system which their figures show would cost \$6,967.27. I have

Mr. Menario
2/11/74
Page 2

been informed by Shocket Associates that the remaining \$2,800.00 will cover the necessary expenses of bringing the standpipe system into full compliance with the Fire Department. I have asked that Shocket forward to the City of Portland a copy of their change order for appropriate review by the Fire Department and the Building and Inspections Department. Mr. Morris of the FHA understands that we will review that change order and then indicate to him whether or not we find it to our full satisfaction. This action I believe is necessary to mitigate any possible problems which might result if the change order were quickly processed through FHA and not given sufficient time for the Fire Department to review it. FHA appears to be very accomodating and I have elected this course to prevent any ill feelings which might result if further changes were later requested. Because of the public safety question, FHA has indicated that they will give careful consideration to the request and will in all probability comply with it.

The mortgage effect of this particular change order on the \$3,500,000 project should be minimal, and I am confident that the parameters established for the original rental rates will be maintained.

I will keep you advised of any further developments in this matter.

Neal W. Allen, III

NWA/pm

CC: Thomas Valleau, Executive Director, Portland Renewal Authority
Donald E. Megathlin, Director, Planning Department
Chief Cremo, Fire Department
X Bob Brown, Buildings and Inspections Department

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT

FEB 4 1974

DATE: 2/4/74

To: Mr. Neil Allen, Admin. Assistant to City Manager
From: Joseph R. Cremo, Chief of Fire Dept.
Subject: Hydrant and Main Installation

Enclosed is the information supplied to me by the Portland Water District relative to the Codman Project.

You will note the District proposes to replace the 2" main on Summer St. with an 8" main this Spring. The estimated cost quoted to Schochet Associates is for a water main only, \$1555.00. The cost of a hydrant would add \$300.00, for a total of \$1855.00.

The cost to the City for the main and hydrant would be approximately \$1300.00 or we could choose to pay 10% of the cost (\$130.00) a year for 20 years.

Relative to the matter that I discussed with you on the phone, we have found the water for fire service to the building is not available as we had been informed. The Water District corroborated this, stating that the service was not on, due to non-payment for installation.

It is critical that water for fire service be available once a building under construction has reached above the fourth floor. The builders were aware of this code requirement which had been discussed with them several times. The project engineer(s) say that they were aware of the requirements, but did not have approval to comply.

It would appear that the builders have been holding back on these installations in the hope that the City would absorb the cost of standpipes and water for the service.

The hydrant and main is a completely separate item from the standpipes and water for fire service which is brought to the building from Briggs St.

J.R.C.

Enc. (2)

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT

File # C.L.
228-242 Danforth St

TO: Mr. Robert Brown, Building Inspection Dept.
FROM: Captain Joseph McDonough, Fire Prevention Bureau
SUBJECT: Codman Project

4 Feb. 1974 DATE:

Relative to your conversation with Chief Cremo, the Codman Project still does not have a standpipe system, nor a fire service water supply. The building is nearing completion and contains much combustible material. According to the National Fire Codes, Vol. 7, Chapter 3, Buildings under construction, a standpipe system should be installed before the building has reached the height of approximately 70 feet above the street grade. Also at the ground level, there must be provided two or more two-way connections for attaching hose lines from Fire Department pumpers.

Any help that you can give us in this matter would be appreciated.

Joseph McDonough
Joseph McDonough, Captain
Fire Prevention Bureau

IS. OK NOW R.L.B.

Allberti, LaRochelle & Hodson
Engineering Corporation, Incorporated
436 Main Street, Lewiston, Maine 04240
Tel. 207 783-2058

REC.

5-16-73

Hoffa

Henry J. Allberti
Donald R. LaRochelle
Harry D. Hodson
Leo R. LaFochelle
Ernest A. Fay
Arthur W. McIntosh

August 14, 1973

Mr. Kirby Wood
Seppala & Aho Construction Co.
Portland Neighborhood Development
Danforth Street
Portland, Maine

Re: Building "C"

Dear Mr. Wood:

Upon your request, I have inspected the concrete wall which was forced out of alignment by earth backfill.

It was previously stated that this wall was out of vertical alignment by 3 inches, more or less; however, after the removal of the fill behind the wall, the wall seems to have rebounded towards its original position. This is evidenced by the dropping of the diangle supports which braced the wall when the displacement was observed.

With the backfill removed from the rear of the wall and the water proofing also removed, it was observed that a horizontal tension crack had developed at approximately elevation 49. This elevation being the first floor level and also where the reinforcing rods were placed in the wall to tie into the first floor concrete slab.

Diangle cracks were observed at the end where the lower portion of the wall in question tied into the wall on line 7 and diangle cracks were also observed at the end of the filled area between line 9 and line 10. A small vertical crack on the rear of the wall was also observed at line 8. This was probably caused by the restraining force of the foundation perpendicular to the wall in question at line 8.


It is my opinion that the wall may be returned by forcing it back to its original position with jacks or other means. Since the horizontal tension crack is located at the first floor level, the effective restraining forces of the floor on one side and the earth fill on the other should prevent any future movement. The forces developed by the girders at line 8 and 9 should therefore be transferred to the footings without developing a eccentric force in the wall above any floor lines.

Mr. Kirby Wood
Page 2
August 14, 1973

It is recommended that the wall in question be tied to the stair wall at line 7, which I understand you plan to do as soon as you receive approval on your submittals.

If you have any questions on the above observations, please feel free to call at any time. I am enclosing a resume' as requested by Jay Schocket.

Very truly yours,



Donald R. LaRoche

DRL/swa
Enc. Eight (8) copies of letter
Resume

FROM THE DESK OF
ROBERT LOVELL BROWN

~~THIS SHOULD~~
GO IN G.I. FILE
SEE ADDRESS FROM
SAM

Schochet Associates

21 MERCHANTS ROW
TEL. (617) 723-1800

BOSTON, MASSACHUSETTS 02109
CABLE: SCHOCHET, BOSTON

File
RECEIVED

JUL 26 1973

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

July 24, 1973

Mr. Joseph Cremo
Chief, Portland Fire Department
380 Congress Street
Portland, Maine

Re: Infill Housing Sites
Neighborhood Development Project
Portland, Maine

Dear Mr. Cremo:

I want to thank you and Captain Mayo for participating in a discussion with me concerning the Infill Housing Project which we are constructing in the Danforth Street area of the Portland peninsula. I think that we had a healthy exchange of information. For my part, I think that I understand, fully, the schedule of fire safety items that the Portland Fire Department (PFD) would like to see included in this project.

I am sorry that we learned of the PFD requirements so late in the development program of this project. As I explained to you, we believed that we had received the approval of all local and state code enforcing authorities before we began construction. In the case of the City of Portland, we understood that the City Building Inspection Department reviewed the working drawings for this project with the appropriate municipal agencies before issuing building permits. You confirmed that this method was the normal procedure. I have a letter from the City of Portland (a copy of which I enclose) which states that the plans have been reviewed by all appropriate agencies. However, we have discovered that, without your knowledge or mine, building permits were issued without a full review of our

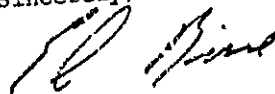
plans by your Department.

This 166 unit project is being constructed under Section 236 of the National Housing Act and under the guidelines of the Federal Housing Administration. In construction projects of this type budgets are limited. Furthermore, after commencement of construction, budgets are, in general, fixed. Changes in construction are permitted in extraordinary circumstances, where, in the opinion of the Federal Housing Administration and the development's sponsor, changes are needed to create a safe, long-lived development. Certainly, in our opinion, the fire safety items you have specified fall in this category. Therefore, I will prepare requests for changes in construction which incorporate the fire safety items you have determined and submit these requests to the Federal Housing Administration district office in Bangor.

I will keep you informed of future developments.

With warm regards.

Sincerely,

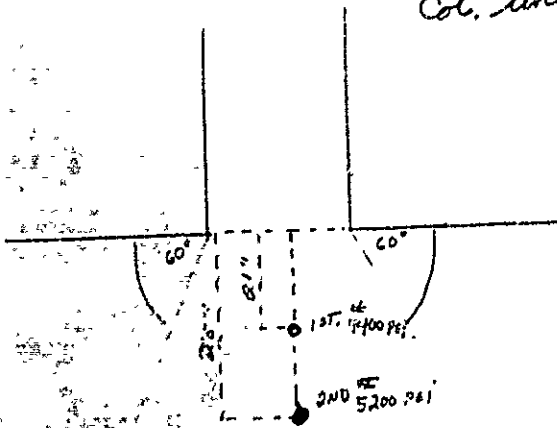


Edward W. Brice, Jr.

cc: Joseph Gray
David Twombly
R. Lovell Brown
Kirby Wood
Robert Clarke
Richard Berman

6-7-73

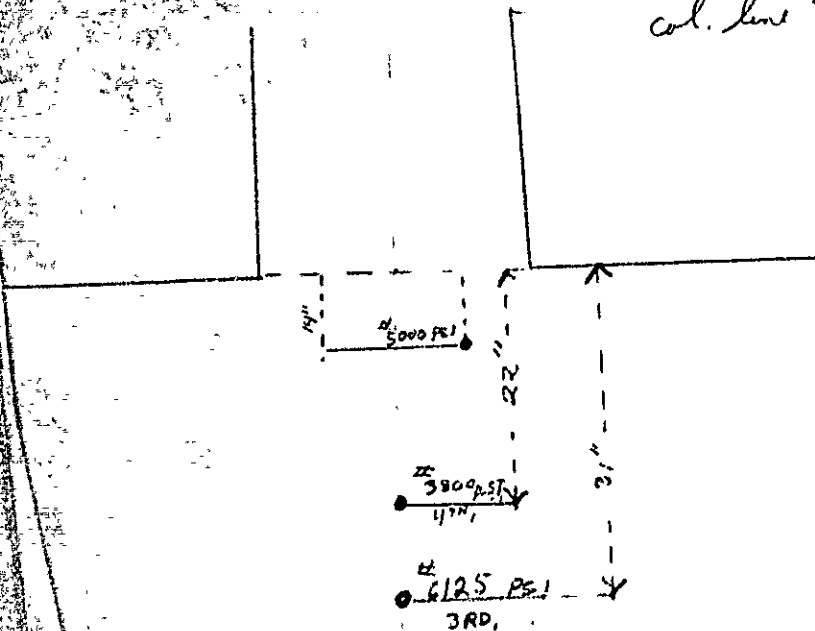
col. line #3



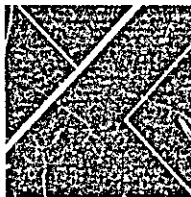
Winson test
 given on 6-7-73
 by Mr. Gallant of
 Boston sand & gravel,
 at oldy. C. Codman
 Proj. Danforth st.

P. S. Hoffas

col. line #4



col. line #5
 1st test 2800 PSI
 2nd 2800 PSI



SAMUEL GLASER & PARTNERS ARCHITECTS

SAMUEL GLASER A I A
ANTONIO P. DE CASTRO A I A
VICTOR S. VITOLS A I A

23 February 1973

Mr. R. Lovell Brown
Building Department
City Hall
Portland, Maine 04111

Re: Portland Neighborhood Development

Subject: Hardware at Egress Areas

Dear Sir:

With reference to Parcel 2 & 3, Buildings A, B and C of this project, we wish to inform you of the hardware selected for egress doors in each building.

In Building "A" and "B", in all areas from stairs to vestibules, to exterior we are providing Adam-Rite lock set units MS-1890 with large lever handles.

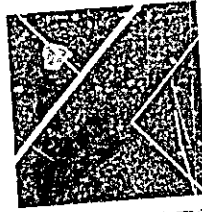
In Building "C", all egress doors will have the Adam-Rite units as called for above excluding those from Stair Nos. 7 and 8 to exterior at 4th floor level and from Stair No. 6 to vestibule at ground floor level. They shall receive panic hardware.

Please advise us as to your approval or comments regarding this matter.

Very truly yours,
SAMUEL GLASER & PARTNERS

Robert Clarke
RC/ac

cc: Seppala & Aho Construction Co.



SAMUEL GLASER & PARTNERS ARCHITECTS

SAMUEL GLASER A I A
ANTONIO P. DE CASTRO A I A
VICTORS VITOLS A I A

4 October 1972

Mr. R. Lovell Brown, Director
Department of Building Inspection
City of Portland
City Hall - Room 113
Portland, Maine

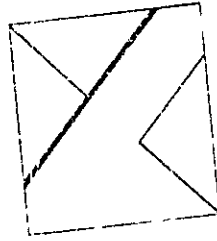
Re: Portland Neighborhood Development Project
Parcels 2, 3 and 4

Dear Mr. Brown,

We are writing to confirm our intent to revise the Construction Documents filed with your Department. The following list of revisions was discussed in a review conference held in your office on September 26, 1972 between the writer and your Mr. Smith, Plan Examiner:

1. Town Houses (attached single family dwellings), Parcel 4, shall have:
 - a) 4 x 4 solid wood sills for exterior walls.
 - b) waterheater designed for use on wood floor (see attached copy of manufacturer's literature).
 - c) all heating ducts closer than 1" to woodwork will be protected by 14 lb. asbestos or equivalent.
 - d) Bathroom ventilation fan will be connected to bathroom light switch.
 - e) Metalbestos gas vent flue shall have minimum 1" clearance from woodwork and shall be installed in accordance with manufacturer's instructions.

585 BOYLSTON STREET BOSTON, MASSACHUSETTS 02116



Page 2 - 4 October 1972

2. Apartment Buildings, Parcels 3 and 4 shall have:
 - a) All corridor doors in fire walls and doors between corridors and stairways shall be "B" label doors.
 - b) Boiler room make-up air calculations shall be forwarded to your office under separate cover. In addition to make-up air ventilation requirements, there will be provision for additional room ventilation.
3. City of Portland Building Department during the course of construction shall be provided with:
 - a) Concrete test reports.
 - b) Wood truss shop drawings.
 - c) Prefabricated chimney and rubbish chute shop drawings.
4. In accordance with our telephone conversation between writer and Mr. Smith on October 2, 1972, the framing plans for 2nd floor of town houses will not be changed. The doubling up of 2 x 10 or 2 x 12 at edge of floor joists is not desirable, since the load would then be transferred to load carrying joists by nailing only. Please note detail 15, Drawing TA-14 showing double 2 x 10 or 2 x 12 at end walls parallel to floor joists.
5. This office agreed to provide 15 lb. building paper stapled to studs and located behind exterior plywood siding. We are aware that this construction method is required by present Portland Building Code.

Our investigation shows that:

1. BOCA code does not require building paper installation.
2. Minimum property standards (HUD) does not require building paper installation.

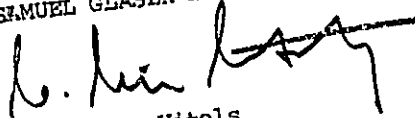
Page 3 - 4 October 1972

3. The American Plywood Association does not require the building paper and recommends the installation of vapor barrier near the warm surface of the wall (as our drawings indicate).

Copies of appropriate pages from the above publications are enclosed.

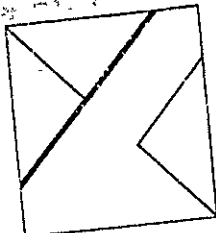
In light of imminent building code changes, we respectfully request your reconsideration of the building paper requirement.

Very truly yours,
SAMUEL GLASER & PARTNERS


V. Victors Vitols

VVV/afj
Enclosures

cc: Mr. Smith, Plan Examiner
The Codman Company



From the desk of —
A. Allan Soule

Don't forget #5

9/21/72

Zoning -

2 Copies on bldg 5

on the right as you

face them are to be

left off. -

Allan

samuel glaser & partners, architects
585 Boylston St, Boston, Massachusetts 02116

Tel. 267-4747 area code 617

PROJECT Parcels 2, 3 and 4
Portland Neighborhood Development NO. 7121

TO Portland Building Department, Attention: Mr. Brown

ADDRESS Portland City Hall, Portland, Maine

sent by: architect's messenger, receiver's messenger, mail, taxi,

We are sending - returning the following:

b&w prints, originals, specifications, shop dwgs., pk. testats, photo-copy

no. of copies	description
1	letter of September 21, 1972 from Thomas Rona Associates, Inc. re soil bearing capacity and foundation design.

Remarks:

samuel glaser & partners

by: V. Vectors Vitols/dfj

date: 9-27-72

THOMAS RONA ASSOCIATES, INC
CONSULTING STRUCTURAL ENGINEERS

8 NEWBURY STREET BOSTON MASS 02116
TELEPHONE (617) 436-9800

THOMAS RONA P.E.
RENE MUGNIER P.E.
KARL ANDERSON

September 21, 1972

Samuel Glaser & Partners
585 Boylston Street
Boston, Massachusetts

Attention: Mr. V. Vitols

Re: Neighborhood Housing
Portland, Maine

Gentlemen:

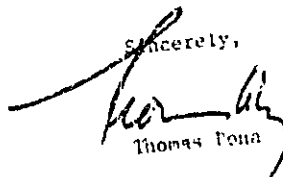
This is to comply with your verbal request regarding soil bearing capacity and foundation design for the referenced project.

The boring logs as prepared by the Maine Test Boring, Inc. indicate a consistent firm gravely sand soil as the bearing stratum with an average per foot blow count of sixty.

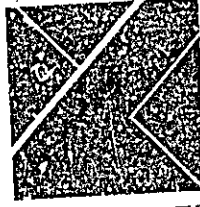
The foundation design is based on an allowable bearing pressure of three (3.0) tons per square foot which is far below the "Presumptive Surface Bearing Values of Foundation Materials" (BOCA Code, Table 15).

Should you have any further requests regarding this, please contact our office.

Sincerely,


Thomas Rona

TR:pr



SAMUEL GLASER & PARTNERS ARCHITECTS

SAMUEL GLASER A.I.A.
ANTONIO P. DE CASTRO, A.I.A.
VICTOR H. VITOLS, A.I.A.

PORTLAND NEIGHBORHOOD DEVELOPMENT PROJECT

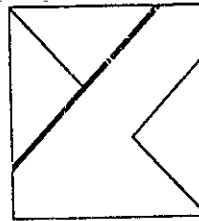
PARCEL 2

12 One Bedroom Apartments

55 Two Bedroom Apartments
67 Apartments in two 3 story Buildings

TYPE 4A (PROTECTED FRAME) CONSTRUCTION

- A. Building A - 30 Apartments Total
10 Apartments Per Floor Subdivided
by 2 hr. partitions and B label doors in
areas not to exceed 4,000 s.f.
- Building B - 36 Apartments Total
1 Basement Apartment for Manager
Max. 12 apartments Per Floor Subdivided
by 2 hr. partition and B label doors in
areas not to exceed 4,000 s.f.
- B. Minimum Distance Between Building and Property Line = 10'
Minimum Distance Between Building and Building = 30'
- C. Building Height Building A = 30' above ground to eave
Building Height Building B = 38' max. above ground to eave
- D. Building Structure:
- 1) 4' deep foundation wall and spread footings.
 - 2) 8" concrete masonry unit of load bearing walls.
 - 3) 4" slab on grade with wire mesh reinforcing.
 - 4) 8" precast concrete prestressed plank floors
with 2" concrete topping.
 - 5) Wood roof trusses supported on fireproofed
(1 hr.) steel beam.



- E. Exterior Wall Construction:
5/8" thick vertical cedar plywood wood siding -
exterior face of 2 x 4 studs, 3" fiberglass
insulation with asphalted vapor barrier and
1/2" gypsum wallboard finish on interior.
- F. Roof Construction:
1/2" Plywood Sheathing on wood trusses.
15 lb. asphalt impregnated roofing felt.
Asphalt Shing^g Class C.min. 235 lbs.per square
- G. Typical Floor Construction:
8" precast prestressed plank with 2" concrete topping.
Spray paint textured finish on underside
Floor finish on top of topping.
- H. Third Floor Ceiling Construction:
1/2" Fire rated gypsum wallboard underneath
roof trusses.
6" thermal insulation.
- I. Interior Partitions Within Apartments :
1/2" Gypsum Wallboard each side (waterproof
type in bath and kitchens).
2 x 3 studs non-load bearing walls.
- J. Interior Partition Between Apartments (and 2 hr. partitions
in Corridors)
and Enclosing Stairways
8" Concrete masonry wall painted both sides
and/or 2 hr. fire rated GWB construction.
- K. Interior Partition Between Apartments and Corridor
5/8" Fire rated gypsum wallboard each side of
2 x 4 stud wall with 3" insulation between studs.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. John R. Chenebro, Chief Eng., P.W.D.
FROM: P.S. Hoffses, Building Inspector
SUBJECT: Codman Housing Development

DATE: 10-3-74

The department of Building Inspections issued a certificate of occupancy on 5-22-74 after meeting the requirements of the Building Code of the City of Portland. Before this was issued, the department of Public Works had approved the plans of this building as per memo dated 10-20-72 from Chief Eng. Hutchinson of Public Works Dept.

I will however, get in contact with Codman Portland Limited and alert them to these problems.

Sam Hoffses
Building Inspector

SHimes

10-8-74
Talked with E.A. Byles on
above will be taken care of
E. Hoffses

117e

M.G.W.
9

Oct. 7, 1974

Mr. Ed Bryce
Schocket Association
21 Merchants Row
Boston, Mass. 02109

Dear Mr. Bryce:

Please be advised that the multiple family dwelling units at approximately 240 Danforth Street, have, to the best of our knowledge met all the requirements of the various governing ordinances of the City of Portland.

Very truly yours,

Earle S. Smith
Plan Examiner

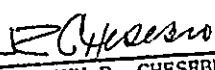
ESS:m

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: R. Lovel Brown, Director of Building & Inspection Services DATE: 9-27-74
FROM: John R. Chesebro, Chief Engineer, Public Works Department
SUBJECT: Codman Housing Development
School Street

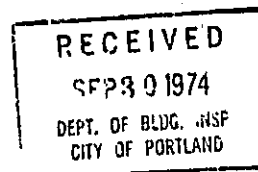
In making a final field inspection of the Danforth Street reconstruction project, being constructed by the Renewal Authority, I noticed two problems concerning roof drainage practices which should be corrected prior to issuance of an occupancy permit for the subject development. Both problems observed exist on the School Street side of these buildings -- other similar problems may occur at various locations.

1. Roof drain effluent being channeled directly onto public sidewalk by asphalt paved ditch. The water should be redirected to enter a drainage structure on the property.
2. Roof drain effluent being deposited directly onto stairway and landing entrance to building. This will become extremely hazardous during winter time and therefore should be corrected.



JOHN R. CHESEBRO
CHIEF ENGINEER

JRC/dmd



240 Danforth Street

Oct. 7, 1974

Mr. Ed Bryce
Schocket Association
21 Merchants Row
Boston, Mass. 02109

Dear Mr. Bryce:

Please be advised that the multiple family dwelling units at approximately 240 Danforth Street, have, to the best of our knowledge, met all the requirements of the various governing ordinances of the City of Portland.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1-21 School Street, Building "B"

Date of Issue December 6, 1973

Issued to **Codman-Portland Limited**

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. _____, 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

thirty seven (37) units

entire

Limiting Conditions:

This certificate of occupancy supersedes any and all previously issued certificates issued for building "B"

This certificate supersedes certificate issued

Approved:

12/6/73
(Date)

P. S. Hoff
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.





APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, December 11, 1972

PERMIT ISSUED
DEC 15 1972
01500
CITY of PORTLAND

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 School Street (between Bldg. A & Bldg. B) Within Fire Limits? _____ Dist. No. _____

Owner's name and address Codman Co., 211 Congress St., Boston, Mass. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Seppala & Aho, New Ipswich, N.H. Telephone _____

Architect 228 Danforth St., Portland, Maine Specifications _____ Plans YES No. of sheets 1

Proposed use of building _____ No families _____

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install 1-5000 gallon fuel oil tank

Tank to be buried at least 3' below grade; coated with asphaltum; bears Und. Lab.

sent to Fire Dept 12/11/72
Rec'd from E.H. 12/13/72

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** Installer 228 Danforth St. Portland

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 _____

_____ story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

How accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Mobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

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

010-0 12-13-72

12/11/72

Codman Co.
Seppala & Aho

Signature of owner By: _____

Peri A. Seppala

Permit No. 73/ 1500

Location *Bellevue St*

Owner *Edmund Co*

Date of permit *12/15/72*

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

SM

NOTES

8-16-73 completed

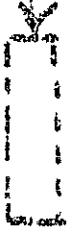
(DANFORTH STREET)

BUILDING

UNDERGROUND OIL TANKS
(5000 GALLONS) BY HEATING
CONTRACTOR

RECEIVED
DEC 8 1972
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

BUILDING
"B"



PORTLAND REDEVELOPMENT PROJECT (SCHOOL STREET)

228 DANFORTH ST, PORTLAND

228 Danforth Street

August 16, 1973

Codman-Portland Ltd.
Att: Mr. Edward Brice, Jr.
683 Atlantic Ave., Boston, Mass. 02111

cc to: Seppala & Aho Const. Co.
228 Danforth Street

Dear Mr. Brice:

It has come to my attention that a number of the dwellings in the Danforth area building site are being occupied prematurely. As you probably know a certificate of occupancy is required from this department prior to occupancy, which will show that the building meets all of the code compliance items for building, plumbing, electrical, etc. It is my understanding that a Miss Nancy Shiparo is allowing people to move in prior to the contractor giving completion to us and causing some commotion, both through his end of it and ours along with some dissatisfied and irate citizens who have been moving in and complaining about our actions.

Would you kindly advise whoever is responsible for filling the various quarters to at least wait until the certificates are issued or the inspector from this department gives the O.K. for occupancy. This will avoid some problems, such as, open receptacles, etc. which have been found due to this premature action.

Very truly yours,

R. Lovell Brown
Dir. Building & Inspection Services

RLB:m



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Feb. 12, 1973

Portland, Maine,

PERMIT ISSUED

FEB 16 1973

00150
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location: Danforth St. Bldg A apt. No. Stories: New Building
 Name and address of owner of appliance: Codman-Portland Ltd, 83 Atlantic Ave, Boston
 Installer's name and address: Milford Heating, Cooling Inc, 31 Granite St. Milford, Mass. Telephone:

General Description of Work

To install forced hot water heating system as per plans on file

IF HEATER, OR POWER BOILER

Location of appliance: boiler room ... Any burnable material in floor surface or beneath? ... no ...
 If so, how protected? ... Kind of fuel? ... oil ...
 Minimum distance to burnable material, from top of appliance or casing top of furnace ... surrounded by poured concrete
 From top of smoke pipe ... From front of appliance ... From sides or back of appliance ...
 All fuel prefab chimney - Metalbestos
 Size of chimney flue type H ... Other connections to same flue ... no ...
 If gas fired, how vented? ... Rated maximum demand per hour ...
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? ...

IF OIL BURNER

Name and type of burner: American Standard ... Labelled by underwriters' laboratories? yes ...
 Will operator be always in attendance? ... Does oil supply line feed from top or bottom of tank? ... bottom ...
 Type of floor beneath burner: concrete ... Size of vent pipe: 2" ...
 Location of oil storage: underground ... Number and capacity of tanks: 1-5000 gal. underground
 Low water shut off ... Make ... No ...
 Will all tanks be more than five feet from any flame? ... How many tanks enclosed? ...
 Total capacity of any existing storage tanks for furnace burners ... Sent to Fire Dept. 2/12/73
 Rec'd from Fire Dept. 2/14/73

IF COOKING APPLIANCE

Location of appliance ... Any burnable material in floor surface or beneath? ...
 If so, how protected? ... Height of Legs, if any ...
 Skirting at bottom of appliance? ... Distance to combustible material from top of appliance?
 From front of appliance ... From sides and back ... From top of smokepipe
 Size of chimney flue ... Other connections to same flue ...
 Is hood to be provided? ... If so, how vented? ... Forced or gravity?
 If gas fired, how vented? ... Rated maximum demand per hour ...

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? \$10.

APPROVED:

OK - 2-16-73 N.F.C.
with letter

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
Milford Heating, Cooling Inc.

Signature of installer ...

Raymond Boucher #3787

CS 300

INSPECTION COPY



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, Feb. 12, 1973

PERMIT ISSUED

FEB 16 1973

00147

CITY of PORTLAND

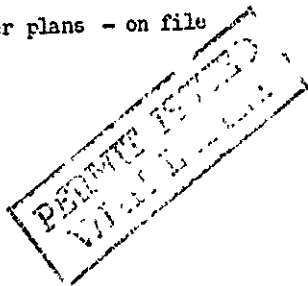
To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 Danforth St, Bldgs - A, EXX Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Codman-Portland Ltd, 83 Atlantic Ave. Boston Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Milford Heating, Cooling, Inc. 31 Granite St. Milford, Mass. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building apts. No families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 10.
 Estimated cost \$ _____

General Description of New Work

To install air conditioning system as per plans - on file



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 Contractor**

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 _____ nters _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C Bridging in every floor and flr _____ 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? _____

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

Milford Heating, Cooling Inc.

APPROVED:
D.K - 2-16-72 N.K.C.
with letter

CS 301

INSPECTION COPY

Signature of owner By: _____

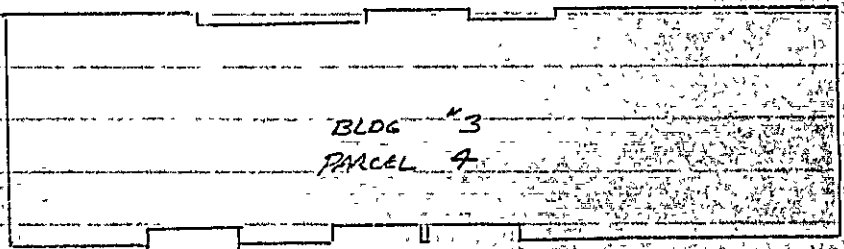
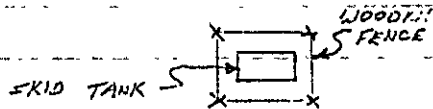
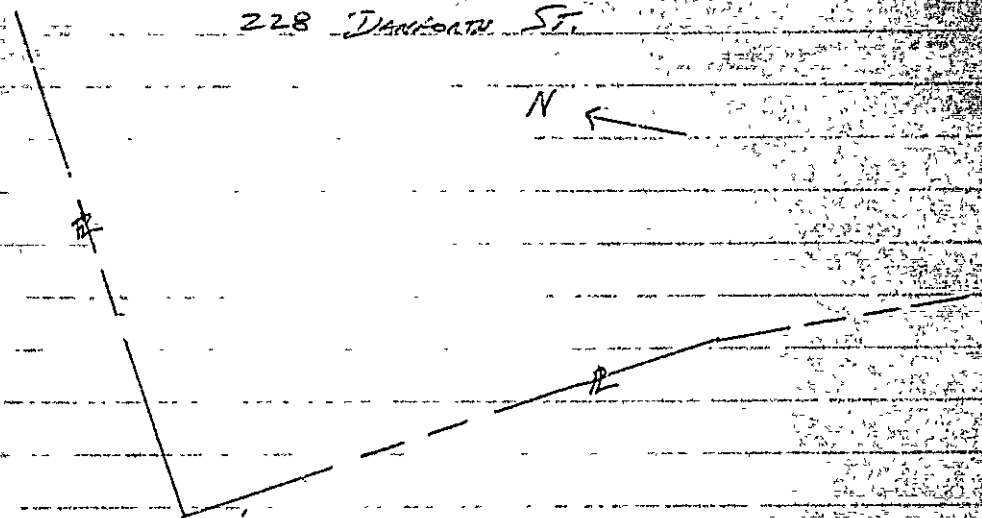
[Signature]

LOCATION OF SKID TANK FOR GASOLINE

SEAPALA & A. CONST. Co.

228 DANFORTH ST.

N ←



RECEIVED
JAN 2 1973
DEF: P.
CH: V

SCALE 1"=20'
BY D. L. ROSE



APPLICATION FOR PERMIT

PERMIT ISSUED
JAN 9 1973
00000
CITY OF PORTLAND

Class of Building or Type of Structure _____
Portland, Maine, Jan. 2, 1973

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 specifications, if any, submitted herewith and the following specifications:

Location 228 Danforth St. Within Fire Limits? _____ Dis. No. _____
Owner's name and address Seppala and Aho, Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Specifications _____ Plans _____ No. of sheets _____
Architect _____ No. families _____
Proposed use of building _____ No. families _____
Last use _____ Heat _____ Style of roof _____ Roofing _____
Material _____ No. stories _____ Other buildings on same lot _____ Fee \$ 5.00
Estimated cost \$ _____

General Description of New Work

one
to install 300 gal. skid tank for gasoline - for temporary use.

Sent to Fire Dept. 1-2-73
Rec'd from Fire Dept. 1-8-73

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** _____ contractor

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 _____, height? _____
If one story building with masonry walls, thickness of walls? _____

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? _____

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

APPROVED:
Eric C. O. O'Neil 1-8-73
OK E.A. 1/4/73

Signature of owner By: Seppala and Aho
Seppala and Aho

CS 201

INSPECTION COPY

Permit No. 73/30

Location 238 Blankfort St

Owner Deppala and Co

Date of permit 1/9/73

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

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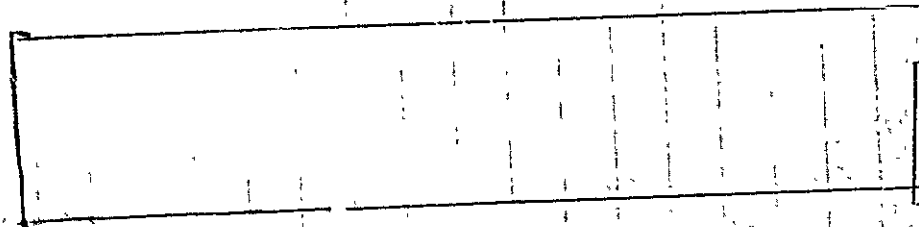
Pyro Gas Corp - Westbrook
for Supply - Also Construction

Temporary until April 15/72

500 gal WC Propane Tank - for Temporary Heating

○

AP 8/16/72



RECEIVED
DEC 26 1972
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

228 Danforth

Dorchester St

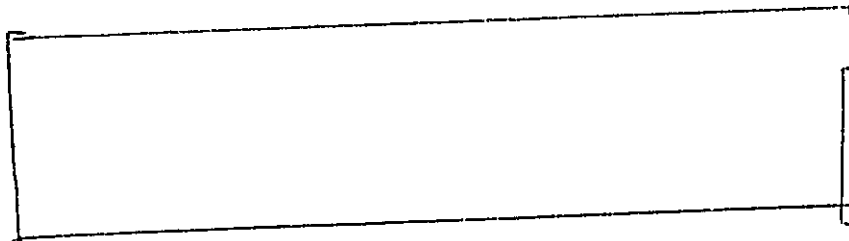
Pyrofax Gas Corp - Westbrook
for Vapors-Ohio Construction

Temporary until April 15/72

500 gal WC Propane Tank - for temporary heating



Briggs St



RECEIVED
DEC 26 1972
DEPT OF BLDG. INSP.
CITY OF PORTLAND

228 Donahate

Donahate St



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, December 26, 1972

PERMIT ISSUED
DEC 29 1972
CITY OF PORTLAND

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 22 8 Danforth Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Seppla and Aho Construction Co. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Pyrofax Corp., 917 Main St., Westbrook Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 3.00
 Estimated cost \$ _____

General Description of New Work

To install 1-500 gallon propane tank for temporary use until April 15, 1973
Tank to set on concrete blocks

Sent to Fire Dept. 12/26/72
Rec'd from Fire Dept. 12/27/72

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 Installer**

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 renters _____
 Studs (outside walls and carrying partitions): 2x4-16" O. C. Bridg'ng 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? _____

Garage

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

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

APPROVED:

Fine, C.O. Hall 12-27-72
O.I.C. E.R. 12/28/72

CS 301

INSPECTION COPY

Signature of owner By: _____

Fyrox Corp.
[Signature]

Permit No. 72/1540

Location 228 Wabasha St

Owner Apple & Cole Const. Co.

Date of permit 12/13/72

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Ch. . . . e

NOTES

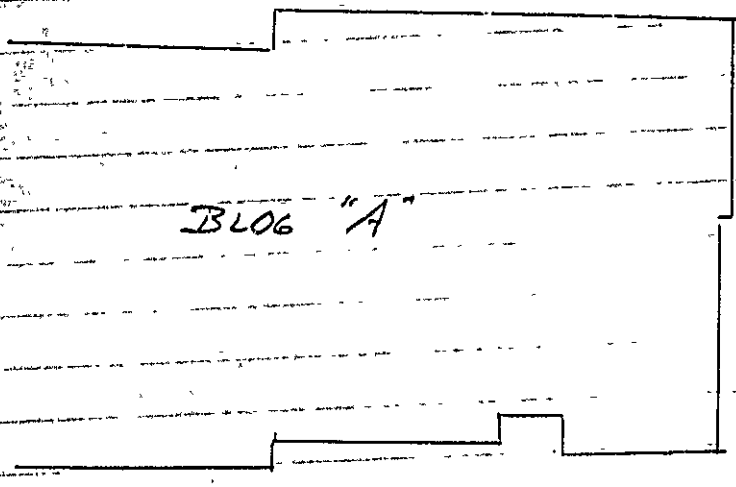
A large section of the document is a ruled area for notes, consisting of approximately 35 horizontal lines. A large, diagonal 'X' is drawn across the first 10 lines of this section, indicating that the notes are either unused or have been crossed out.

PROPOSED LOCATION OF SKID TANK

SEPPALA & AND CONSTRUCTION Co., INC.

223 DANFORTH ST.
PORTLAND, ME.

DANFORTH ST



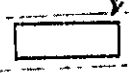
BLOG "A"

BRIGGS

ST.

RECEIVED
DEC 27 1972
DEPT. _____
OFF. _____

22' 7" to 72' →



PROPOSED LOCATION
SKID TANK
(300 GAL.)



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, Dec. 20, 1972

PERMIT ISSUED

DEC 29 1972

01550

CITY OF PORTLAND

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 228 Danforth St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Seppala & Aho Construction 228 Danforth St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address same Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install 300 gal. skid tank for diesel storage.

Sent to Fire Dept. 12/21/72
Rec'd from Fire Dept. 12/22/72

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** _____ contractor

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 proc. used 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:

AIN. C. O. P. 12-27-72
O.K. E.S. 12/27/72

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

Seppala & Aho construction Co.

INSPECTION COPY

Signature of owner

By:

[Signature]

NIP #57

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **902**

Date Issued **11-27-72**

Portland Plumbing Inspector
By **ERNOLD R. GOODWIN**

Date

By

App. First Insp.

App. Final Insp.

Date

By

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

Address 947 School St. Bldg. A		PERMIT NUMBER 902	
Installation For. Multi			
Owner of Bldg. PHA			
Owner's Address: 359 Congress St. Portland, Maine		Date: 11-27-72	
Plumber: Philip Icuria		HO	FEE
NEW	REPL.	19 Road St.	
		SINKS	
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
	1	HOUSE SEWERS	2.00
		ROOF LEADERS	
		AUTOMATIC WASPERS	
		DISHWASHERS	
		OTHER	
		TOTAL	2.00

Building and Inspection Services Dept. Plumbing Inspection

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

Issued to: Codman Portland Ltd. LOCATION 228-242 Danforth St.
Date of Issue 10/15/73

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. 72/1286, 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

30 family units.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

10/15/73
(Date)

P. S. Hoffa
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and owner to owner when property changes hands. Copy will be furnished

unfettered from
for one dollar.



R6 RESIDENCE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 20 1972

0129

CITY OF PORTLAND

Class of Building or Type of Structure

Portland, Ore. Sept. 26, 1972

To the INSPECTOR OF BUILDING

The undersigned hereby applies for a permit in accordance with the Laws of the State of Oregon and the specifications, if any, submitted herewith.

Location 228-242 Danforth St.

Owner's name and address Coö

Lessee's name and address

Contractor's name and address Seppala

Architect

Proposed use of building Dwelling

Last use

Material No. stories Heat

Other buildings on same lot

Estimated cost \$ 462,000.

After repair: demolish install the following building structure equipment in accordance with the Building Code and Zoning Ordinance of the City of Portland, plans and specifications.

Within Fire Limits? Dist No.

683 Atlantic Ave., Astoria Telephone

New Ipswich, N.H. Telephone

Plans No. of sheets

No. families 30

No. families

Roofing

Fee \$ 1,386.00

General Description

To construct 2-story frame and brick dwelling (30 units) as per plans

Approved by Municipal Officers 10/2/72

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 contractor

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? yes 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 lin. Kind of heat fair fuel gas

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 to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in this building?

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

APPROVED: CITY OF PORTLAND INSPECTOR OF BUILDING

Signature of owner Seppala & Aho

INSPECTION COPY

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

January 14, 1988

RE: 240 Danforth Street
Apt. 107

Ms. Joyce
240 Danforth Street
Apt. 107
Portland, Maine 04102

Dear Ms. Foss:

We understand that you are operating a day care facility called "family day care" serving six or fewer children in your residence at Apt. 107, 240 Danforth Street. If this is so, then you need to process a change of use for your residence, which is located within the R-6 Residence Zone.

In order to process your application for a change of use, we shall need to have a floor plan showing the rooms of your apartment, which is used for supervisory purposes of the children, the number of children supervised, and the proximity of these rooms to outside exits, and whether there is ample provision for off-street parking to permit the pick-up and drop-off of the children by their parents without creating a traffic problem in the area.

Please come to Room 315, City Hall, Portland, and make application for family day care as a change of use for your residence, submit the floor plan, and pay a change of use fee of \$25.00 if you wish to obtain approval of your use of your residence for a home occupation: family day care.

In the event you wish to accommodate more than six children, then you would require a conditional use appeal for a day care center through the Board of Appeals. The fee for this conditional use appeal is \$50.00, and complete plans would have to be furnished for such review.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services
Merle Leary, Code Enforcement Officer

11-17-87 A ceiling collapsed in the
first floor right apartment. I spoke
with Dick about this. Also the other
apartment on the first floor has some
ceilings that need fixing. Screens
have not been installed. The stair
halls have to be fire rated on the stairs

APPLICATION FOR PERMIT

VOTED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE Aug 4, 1986

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following

LOCATION 243 Danforth Street Fire District 42

- 1. Owner's name and address Robert Billings - 50 Pennell St. Telephone:
2. Lessee's name and address West Telephone:
3. Contractor's name and address Lanny McGahey - North St. SACR Telephone: 43-944

Proposed use of building multi-family No. of sheets
No. families 6

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 100,000 Appeal Fees \$

FIELD INSPECTOR-Mr. Base Plan 300.00

@ 775-5451

Late Fee 3-11-86 570.00

TOTAL \$

Minor site plan reveal
To construct 24 x 56- 2 story building
to be used for 4 family with 2
additional families to be built on existing
foundation, 20 x 32

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work 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 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 (or inside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat top of span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
(In 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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Robert Billings Phone # same
Type Name of above Robert Billings 1 2 3 4
Other and Address



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

January 14, 1988

RE: 240 Danforth Street
Apt. 107

Ms. Joyce Foss
240 Danforth Street
Apt. 107
Portland, Maine 04102

Dear Ms. Foss:

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PERMIT # 159 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: Federal Management

Address: Boston, MA

LOCATION OF CONSTRUCTION: 240 Danforth Street Apt. 7

CONTRACTOR: Joyce Foss SUBCONTRACTORS: _____

ADDRESS: 240 Danforth Str. Portland, ME 774-5531

Est. Construction Cost: _____ Type of Use: Residential

Past Use: _____

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

Is Proposed Use _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain Change of use from 1 family to 1 family w/

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE home occupation, daycare

Residential Buildings Only: # Of Dwelling Units _____ # Of New Dwelling Units _____

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: _____

4. Joists Size: _____ Spacing 16" O.C.

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 _____ Span(s) _____

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 _____ Span(s) _____

3. Wall Covering Type _____

4. Fire Wall if required _____

5. Other Materials _____

For Official Use Only

Date: February 19, 1988 Subdivision: Yes / No _____

Inside Fire Limits _____ Name _____

Bldg Code _____ Lot _____

Time Limit _____ Block _____

Estimated Cost _____ Permit Expiration: _____

Value/Structure _____ Ownership: _____ Public _____ Private _____

Fee: 25

Ceiling:

1. Ceiling Joists Size: _____

2. Ceiling Strapping Size _____ Spacing _____

3. Type Ceilings: _____

4. Insulation Type _____ Size _____

5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____

2. Sheathing Type _____ Size _____

3. Roof Covering Type _____

4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

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: _____ x _____ 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 _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain) _____

Date Approved _____

Permit Received By L. Benoit

Signature of Applicant Joyce Foss Date 2/19/88

Signature of CEO Joyce Foss Date _____

Inspection Dates _____