

\bigcirc	Date Issued 2–9–78 Portland Plumbing Inspector	Owne	lation Fo	Morrit Dicketoin		IBER 1450
	By ERNOLD R. GOODWIN	Pluint	Der: Duct	t-the Plumber	Date.	0-70
		-	I NEP L	SINKS	NO.	FLE
	App. First Insp.			LAVATORIES		
	Date 💦		***	TOILETS		
	By IOTO			BATH TUBS		
	App. Final Insp.		*	SHOWERS		
	Date &			DRAINS LLOOR	SURFACE.	
	By What ever		ļ	HOT WATER TANKS		
	Type of Bldg.			TANKLESS WATER HEATE GARBAGE DISPCSALS	ERS	
	Type of Bldg.			SEPTIC TANKS		
	Commercial			HOUSE SEWERS		
	Residential			ROOF LEADERS	18 100	3.00
\frown	Single			AUTOMATIC WASHERS	- <u> </u>	
\mathcal{I}	Multi Family New Construction			DISHWASHERS		
	Remodeling			OTHEP		

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APPLICATION	I FOR PERMIT	00105 TAN 25 1955
	re Third Class	
Portland, Maine	g Jen. 24, 1955	CITY of PORTLAND
To the INSPECTOR OF BUILDINGS, FORTLAND, I	MAINE	
The undersigned hereby applies for a permit to xx in accordance with the Laws of the State of Maine, the 1 specifications, if any, submitted herewith and the followin	Building Code and Zoning Ordinance of a	ng building URACINFORMOPTICALS the City of Portland, plans and
Location 302 Brighton Ave,		no Dist. No.
Owner's name and addressNathan_Cope, 302	Brighton Ave.	Telephone
Lessee's name and address		Telephone
Contractor's name and address The Minat Corr	p., 220 Cumberland Ave.	
Architect	Specifications	A noNo. of sheets
Proposed use of building dwelling_house	9	No. families 1

General Description of New Work

No. families ____

Fee \$ 2.00

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Last use

Other buildings on same lot

Estimated cost \$_150.

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To enclose existing 1-story open plazza 5' 8" x 10' 5" on right hand side of dwelling. 23' to side property line.

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 The Minat Corp.

Details of New Work

Is any plumbing involved i	n this work?	Is any electrica	l worl: involved in this work?	
Is connection to be made to	o public sewer?		proposed for sewage?	. 20-96.22
Has septic tank notice bee	n sent?		ent?	,
Height average grade to to	p of plate	. Height average gr	ade to highest point of roof	
Size, front dept	hNo. stories	solid or filled la	nd?earth or rock?	
Material of foundation	Thick	ness, top b	ottom cellar	*******
Material of underpinning		Height	Thickness	******
Kind of roof				
No. of chimneys		of itsing		143 144 144 144 144 144
Framing lumber-Kind		Dressed or full	size?	
Corner posts	SillsGirt or led	ger board?	Size	
Girders Size .		irders	Size Max, on centers	
Studs (outside weils and ca	arrying partitions) 2x4-16" (). C. Bridging in ev	ery floor and flat roof span over 8 feet	•
Joists and 'alters:	1st floor	., 2nd	, 3rd, roof	dimeining str
On center::	1st floor	., 2nd	, 3rd, roof	4) FLE9 (1999) 1 (1999) 1
Maximum span:	1st floor	. 2nd		

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

.height?

APPROVED:	^	
1125155-0, X-	aal	Will work require disturbing of a
anna fa faltind fan din an an an de la da barra		Will there be in charge of the
4+++++++17442+4+++1444444444444444444444		see that the State and City re
		observed?
	Nie werdenebenetenebeneteneteneten anterneteneten werdeneteneteneteneten	Nathan Cope
		acture lope
	lignature of owner by:	(man 1
INSPECTION COPY	2.16.101110.01	1

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

INSPECTION COPY

28 and all of the state of the second seco Permit No. 0.5 activity issue quarter. Location 3 ? Own Date of permit 2 Notif. closing-in 1000 55 Inspin. closing-in 2/8, 201200 Final Notif. 1.11.1 Final Inspn. Cert: of Occupancy issued Staking Out Notice Form Check Notice isymptot to Lovertry a with an it 5. . . 1.11 51 1. 100 X Chrue Iredia no bites 112 the state of the second second NOTES Clear to sha a 5 4 , 2.15-5 Close Į. 4 N え

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	15 pm	(RAA) RESIDENCE	ZONE - AN	PERMIT ISSUE
	APPLICA	TION FOR PEI	RMIT	SEI01456
	Class of Building or Type of	Structure Third Clas	5	
TATIS	Portlan	d. Maine. Avenst: 31		
10 the INSPECT	OR OF BUILDINGS, POR	TLAND, MAINE		
Location	19, submitted herewith and the 302 Brighten 1, ve.		me orainance o	f the City of Portland, plans
Uwner's name and	d address <u>Nathan Cope</u> ,	. 302 Brighton Ave.		Telephone
Contractor's name	and address The line	t Corp., 220 Cumberla		Telephone
Architect				
Proposed use of bu	uilding 1-car garag	re	y	esNo. of sheets
Last use		at State of our		
Material	No. storics	atStyle of roof		Roofing
Estimated cost \$		houseStyle of roof		
	Genera	al Description of New V		Fee \$ 4.00
To construc	t 1-car frame garage	14' x 24'.		
Use of	1 can and	in cellar of de revented by e	<u> </u>	0
hund	And garage	n cellar of di	velling	for garage
1 cu quoi	a war be p	wented by e	rectione	I this build
it is understood that the name of the heatin	this permil does not include i g contractor, PERMIT TC	nstallution of heating apparate BE ISSUED TO The	CERTIFIC REQUIN is which is to be it is linat Corp	CATE OF OUUPANUE REMENT IS WAIVED
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10,19 Permit Avo. 53 Loc Owner i. Date of permit 9 Notif. closing-in Inspn. closing-in Final Notif, Final Thspn. / 0/ 15/53 U Cert. of Occupancy sued وبالاستهالة أليا Ċ Person in Maria Other And " aw a sidt a barloran shere isointisto "pe al • e C 4 2 e vi N. 11 Jeit. 5 NOTES م منا الدين من من الم ţ 1. 1. 1. T. L. V. V. いい ٠ 5 1 .. [. 4.] 237 Ľ

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STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

at 302 Brighton Ave. Date 8/31/53

- 1. In whose name is the title of the property now recorded? <u>Nathan Cope</u>
- 2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how?
- 3. Is the outline of the proposed work now staked out upon the ground? <u>yes</u> If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?
- 4. What is to be maximum projection or overhang of eaves or drip? _

- 6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? _______yes
- 7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made?

yes 12

		PERNIT ISSUED
_	FILL IN AND SIG	
	APPLICATION FOR	R PERMIT FOR
	HEATING, COOKING OR	POWER EQUIPMENT CITY of PORTLAND
A TATILY POP		December 23, 1948
The valer ance with the Law Location298=	304 Brighton Avenue Use of Build	ity of Portlant, and the following specifications: New Building Buelling house No. Stories New Building Bobzog "
Installer's name	and address	Se Jan Breek man har man and a second se
	General D	Description of Work
To instal	1 burning equipment in conner	ction with forced hot water heating system
	IF HEATER	, OR POWER BOILER
Terretion of and	•• •	Type of floor beneath appliance
Minimum dista	nce to wood or combustible material, f	from top of appliance or casing top of furnace
From top of sm	noke pipe From front of app	bliance
Size of chimne	y flue	ns to same flue
	117	OUL BURNER
		I abelled by underwriter's laboratories?
Will operator 1 Type of fibor 1 Specific, of oi If two 275-gal	be always in attendance?	oes oil supply line feed from top or bottom of tank? . bottom
Total capacity	y of any existing storage tanks for fur	
	IF COU	OKING APPLIANCE
	poliance	
Location of a	15	
If wood, how	protected?	to the of appliance
If wood, how Minimum dis	protected? tance to wood or combustible material f	from top of appliance
If wood, how Minimum dis From front o	protected?	from top of appliance
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If wood, how Minimum dis From front o Size of chimn Is hood to be If gas fired, 1 	protected?	from top of appliance From top of smokepipe and back From top of smokepipe ions to same flue nted? Rated maximum demand per hour IPMENT' OR SPECIAL INFORMATION
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Permit No. 48/2378	to make a state of the state of	
Location 298 Brighton Gue	was far a long and a seconday.	1. 19, 177
Owner americani Homes -	and the state of the second se	2 4
Date of permit 12/28/48		<u> </u>
Approved 2 12 3/11 17		
NOTES		
-1-FIII Pipe	***************************************	
A Vent Pipe		
8 Kind of Hen hi & usal		<u></u>
4 Border Baldity & Sumprist		<u> </u>
6 Name & Label - Ale Ale - Ch.		
7 High I im (- ntrol.		8
8 P 10		
- D-Pipipa		<u> </u>
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	APPLICATION FOR AMENDMENT TO PERMIT
	Portland, Maine, September 14, 1953
The undersig in the original ap City of Portland,	FOR OF BUILDINGS, FORTLAND, MAINE ned hereby applies for amendment to Permit No. <u>1456</u> pertaining to the plication in accordance with the Laws of the State of Maine, the Building C plans and specifications, if any, submitted herewith, and the following speci 8 Brighton Ave., Within Fire Limits

The undersigned hereby app is s for amendment to Permit No. <u>1456</u> pertaining in the original application in accordance with the Laws of the State of Maine, the Build Gity of Portland, plans and specifications, if any, submitted herewith, and the following	ing Code and Zoning Ordinance of the
Location 302 Brighton Ave., Within Fire L	imits? Dist. No
Owner's name and address Nathan Cope, 302 Brighton Ave.,	Telephone
Lessee's name and address	
Contractor's name and address	
Architect	Plans filed yes No. of sheets 1
Proposed use of buildingbreezeway	
Last use	
Increased cost of work\$30000	Additional fce1.00

Description of Proposed Work

To construct open breezeway 82'x18'

To close up existing 7'x8' garage door beneath house and provide 3'x6' door

Is any plumbing involved in	this work?	Is any elec	crical work involved	in this work?	
Height average grade to top	o of plate	Height averag	e grade to highest po	in: of roof	
Size, front depth	nNo. stories	solid or fill	ed land?	earth or rock?	*****
Material of foundation	Therete The Th	ickness, top		ellar	
Material of underpinning	. biba wren concre	Kine Wil	T	hickness	
Kind of roof	Rise per foot	6" Roof cove	ring asphalt	Olass C. Und	Iab.
No. of chimneys					
Framing lumber-Kind					
Corner posts					
Girdera Size					
Studs (outside walls and can					
Joists and rafters:			a every noor and nat		
		and a second W . Mar B.J. Warrands to say a subbard second sec			
•	1st floor 16"	Ind	2rd		16"
On centers:	ist floor. 16"	, 2nd		manana, roof manana	16"
On centers: Maximum span:	ist floor. 16"	, 2nd	, 3rd		16" 4"
On centers: Maximum span: Approved:	1st floor. 16" 1st floor. 8'	, 2nd		at Corporation	16" 4* n
On centers: Maximum span: Approved:	1st floor. 16" 1st floor. 8'	, 2nd		at Corporation	16" 4* n
On centers: Maximum span: Approved:	ist floor. 16"	, 2nd	, 3rd	at Corporation	16" 4* n
On centers: Maximum span: Approved:	1st floor. 16" 1st floor. 8'	, 2nd		at Corporation	16" 4* n

Details of New Work

PEAMLE ISSUED SEP 14 1953

CTTY of PORTLAND

Constanting .



FILL IN AND SIGN WITH INK APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

10

Portland, Maine, November 12, 1943 To the INSI FCTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to in tall the following heating, cooking or power equipment in accordance with the Days of Maine, the Building Code of the City of Partland, and the following specifications: Location 298-304 Brighton Ave. Use of Building Dwelling No. Stories. New Bailding

Name and address of owner of appliance ... American Homes, 220 Gumberland Ave. Existing " Installer's name and address M. Cohen, 186 Dartmouth St. • • • • • • Telephone

· ···· · ··· ··· ·

TEANT ISSURP

02111;

CITY of LUNILAND

General Description of Work

To install steam heating system

IF HEATER, OR POWER BOILER

From top of smoke pipe...<u>151...</u>From front of appliance <u>Over</u> <u>41...</u>From sides or back of appliance <u>Over</u> <u>31...</u>

IF OIL BURNER

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner If two 275-gallon tanks, will three-way valve be provided? ······ Will all tanks be more than five feet from any flame? How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance	JORING APPLIANCE
If wood, how protected?	fuel
Minimum distance to wood or combustible metarial	
From front of appliance	the top of appnance
Size of chimney flue	From top of smokepipe
Is hood to be provided?	ted?
If gas fired, how vented?	

Rated maximum demand per hour MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

· · · · ... •• •• allan a sa saadig sin andika yay 🔹 alla ayo adalahan Maanagaa

Amount of fee enclosed? 2.00 (\$1.00 for one her er, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: рркоуци: OK-11/12/48-QQ

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto a

INSPECTION COPY

-

Signature of Installer Pr. Concre

1' mit No. 48/ 2116	
Locavon 298-304 Drighton Que	
Currer American Homes	
Date of permit 11/13/48	
Approved 3/2 3/er	
NOTES	B BARRAN
1 Fill Fipe	<i>Lunion</i> a. Toistivisi
- 8 Kind or Heat	
- 4 Burnes Rigidity & Supporte	
5 Name & Lybel	
6 Stack Control	
7 High Limit Controf.	
8 Demote Cortrol	
9 Piping Support & Production	
11 Capacity of Tares	
-19-5 and Righting the upper Content of the second	
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15 Instucton Card	
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S. C. P. L.

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	ISSUED
	1567
To the INSPECTOR OF BUILDINGS, PORTLAND, ME. New plane 8/2/48	JRTLAND
the undersigned hereby applies for a permit to erect Mostorprotocomponents (Massault the following building structure equ accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinauce of the City of Portland, plans and so I any, submitted here with and the following two effortiences for the city of Portland, plans and so	tipment in cifications,
Within King Limited no.	
	0.0016
Lessee's name and address	
Stule of mod	
Other buildings on same lot	
Fier S 2+J	0
General Description of New Work	
TO CONSTRUCT Brotory frame dwalling 94'r46' with attached any	Se Ment
Concrete floor in garage. Foundation for garage to be concrete 8" at top and between 4" below grade.	- 20"-at-
The inside of the garage will be covered, where required by law with motal lath	
Door between gamage and dwelling to be a labelled fire door for opening in Corrid Room Partition, or frame and Net door will be made as in Section 303-c-4 of the E Code. 6" faised threshold.	or or
Code. 6" faired threshold.	ldg.)
	1
Permit Immediate	
Perrit Ispeed with Lei	
It is understood that this permit loss not include installation of heating apparatus which is to be taken out separately by and in the the heating contractor. FI M. TO BE ISSUED TO Amend can Homes	
	name of
Details of New Work	2
Is any plumbing work involved in this work 2^{96} Is any electrical work involved in this work 3^{96}	
	10
leight number in the place in the second sec	
leight number in the place in the second sec	
Size, frontdepthNo. stories_2 solid or filled land? solid earth or rock? 1 at least 4 below grade	dge
Size, frontdepthNo. stories_2_solid or filled land? golid carth or rock? 1 at least 4' below grade 10" hottom 12" cellaryes Material of foundation concreteThickness, top10" hottom12" cellaryes	dge
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Size, front	l
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Size, front	Lab.
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Size, front	Lab. 1
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Permit No. 48/ 1567 FLocation 298-304 Bughton are Between stronger, at Dwner American Homes . • Date of permit 148 Cathol side and according •• Notif. closing-in - 121 11/48 411 Brover Curplianing Inspn. closing-in 1 9/17/118 PA PIA niel of this might for farrely · 1 ; 12/7/11 Pint Gan Solt to Final Inspn 3/23/49. A Parisin math and de the Cert. of Occupancy issued 3/2 4/451 int floor ten tragen . has a NOTES in the house for Holling Procenter 11 - miladi-to <u>als</u>_ 3/23/4/9- Burney ander Cify Shomas Storres D slightly some on them. I Londin on ., -! 8/20/48- met- yest Newtorked `. · ., أرجرح 1 •• 5/31/118- 9-2- CLAN C. 15, E8-1-... ε. . 9/10/48- lije male la marke -----1 for for the and more for ganded to cl ili · پ ' Fina and the . .. love teen iver of th ma states of doct <u>_</u>1 1 of 1-1-1-1 1 12/7/88-44 There The need The . ' Double Tunde - aring aring şί£ ·-- , The work which is and how the ÷ in the fait floor 12 in the

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A SURGAN		FLAND, MAINE
		uilding Inspection
ATTS V	Certificate o	c Occupancy
Issued to Mitcholl	Cope d/b American Homes	Date of Issue March 24, 1949
under Building Perm tially to requirement for occupancy, limite <u>PORTION OF I</u>	s of Zoning Ordinance and Buildin d or otherwise, as indicated below. BUILDING OR PREMISES	pection, has been found to conform substan og Code of the City, and is hereby approve
	•• 6 7 A Court	Suddana an 10 CO
Satire B	uttin the	CERODAL RELATO
Entire B Limiting Conditions		ryannyl, Refor
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Memorandum from Department of Building Inspection, Portland, Maine

298-304 Brighton Avenue-Amendment to building permit for providing brick veneer front wall on dwelling of American Homes by The Minat Corporation--9/20/48

The ties for anchoring the brick veneer to the frame of building are required to be either wire ties of no loss than number six gauge wire or corrugated sheet metal ties galvanized and of such weight and width that at a maximum width of seven-sighths of inch 1000 ties will weigh no less than forty-wight pounds. These latter ties are required to be fastened to the stude with no less than two 6d common nails and are to be spaced $1L^{n}$ on centers at every fifth course of brickwork as indicated on plan,

ajs/g

Enclosure: CC to foreman on job

(Nigned) Warren McDonald Inspector of Buildings A AND A A

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PERMIT' ISSUED

Amendment No. 48/1587

A 20 1948 CITY of PURTLAND

Portland, Maine, September 1.7, 1948

Plans filed yes No. of sheets 1

Adu 'ional fee ____25_

_No. families____1

To the INSPECTOR OF BUILDINGS, PJETLAND, ME.

Proposed use of building_____

Increased cost of work_

The undersigned hereby applies for an amendment to Permit No. <u>48/1567</u> pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications: _Within Fire Limits?___no__ Owner's name and address American Homes, 220 Cumberland Ave. _Dist. No. Lessee's name and address _ .Telephone Contractor's name and address The Minat Corp., 220 Cumberland Ave. Telephone. _Telephone_ Architect.

Description of Proposed Work

To provide brick veneer front wall and eventary on dwelling as per plan.

Dwelling and garage

Permit Issued with Memo

• •	Detail	s of New W	ork		
Is any plumbing work involved in Height average grade to top of	this work?			• • • •	
Height average grade to top of size, frontdepth	plate	Height avon	cerical work involve	d in this work?	
Size, frontdepth	No. stories	entit C	ge grade to highest p	oint of roof	
Size, frontdepth Material of foundation	Thiste	sond or n	lied land?	earth or rock?	
Material of foundation Material of underpinning	I MCKI	ness, top	bottomcella	ſ	
Material of underpinning	Rice and fact	Height		Thickness	
No. of chimneysMa Framing luraber—Kind	ternal of chimneys			of lining	
Framing lumber—Kind Corner postsSills		Dressed or	full size?	J	
Corner postsSillsSillsSize_Size	Girt or ledge	er board?		Size	
GirdersSize Studs (outside walls and carrying	Columns under gir	ders	Size	Max. on centers	
	· · · · · · · · · · · · · · · · · · ·	· C. Dridging i	Devery floor and de	k	
-	the second se		2-4	-	
	Contraction and the local data a	200	Sed.		-
Maximum span : 1st	floor,	2nd	. Srd	, roof,	-
Approved:	- 1 P		America	, f001	-
O.R-9/20/408-1	als		The Mine	t Corp.	
1 1		Signa	ture of Owner.	Ann-	
	V			a com	-
INSPECTION COPY		Appro	ved: 1/20/4	8 monst	
MOLLOTION COPY	\			Inspector of Buildinge	- 1

AP 298-304, Brighton Ave.-I

Soptember 1, 1948

American Hozes 220 Cumberland Avenue Portland 3, Haine

-ubject: Pennit for construction of new dwolling 24¹ x 32¹ at 298-304 Brighton Avenue

Gentlowen:

The penalt for the above work based on revised plans filed August 2, 1945 is issued herewith subject to the following:

1. Care should be exercised to provide flat bearings or the ledge on which the foundation walls may be poured. This detail will be checked when re-check of location is made after the forms have been erected and before pouring of any concrete.

2. The sill supporting the front wall of the building should be bolted to the foundation at intervals no greater than five feet in length.

3. The height of chirney above the highest point where it cuts the roof is required to be at least two feet. As scaled from the plan the distance shown is only about one and one-half feet.

h. No indication is given on plans of the size of timber to be used for support of floor joists across bay window opening. This information must be furnished for checking before any framing on the building is started.

Very truly yours,

Inspector of Buildings

136/5

164

CG: L. C. Andrew Attn: Mr. Kenderson 197 Divigition Avenue

Forman on the Job

AP 298-304 Brighton Ave.-1

April 8, 1948

at 279-304 Briston Avenue

Subject: Application for building permit to construct dwelling house and incorporated garage

Hr.-Mitchell Cope 220 Cumborland Avenue Portland 3, Maine

Dear Mr. Cope:

After the extensive amount of work part, and in this of ice to investigate and help you in the design and layout of the above di bling to see a daparently as a result of my letter of March 30 in which 1 ande the part first a know how to make to clear up differences between your grading plan and your architectural plans, you to Great up differences between your grading plan and year architectural plans, yei -----have brought into the office a print of a new grading plan by Kr. Stiffin on which you, yoursolf, warked in red crayon certain grades and elevations which, as ' far as I'can deturning, evict, on no other also on counters also and which not evice do not appear detormine, exist on no other plan or anywhere else and which not only do not answer the questions raised in my letter of harch 30, but to the contrar, establisher still more differences between your gracing plan/architectural plans.

I have had several lengthy conversations with you about this house and the Edwards Street house and I have talked with both Hr. Griffin and Hr. Fonderson in an effort to find out the reason for not being able to get stable and consistent information to show compliance with the Building Code so that we can issue the permit. It appears that you are the only one who can brin; these varying plans and details into a stable and consistent proposal to show compliance with the Building Code. That you have not some so far and the lust stop is no advance in that direction.

As instructed by Section 106b of the Building Code, therefore, I am compelled to refuse to issue this building permit because you have not and apparently are unwill the to found the formation of the building code. ing to furnish information to show compliance with the Building Code,

We will be unable to use any more piecessal information, but if you wish to file a reasonably consistent set of plans, both architectural and engineering, which we can interpret with reasonable application to the job and which show compliance with the building fords substantiable in will be into the matter further and afford on subst the Building Code substantially, we will go into the matter further and afford as quick the bulluths cous substantially, we will go into the matter further and allow as quayanched as we can. Otherwise, if you will return the receipt for the building permit for within 10 days of the date of this letter, the money will be refunded by voucher.

Very truly yours,

Inspector of Buildings

WHOD/S

AP 293-304 Brighton Avenue

liarch 30, 1949

Nr. mitchell Cope 220 Cumber Land Avenue Portland 3, Pairs

Subject: Foundations for proposed domiling at 293-304 Brighton Avenue

Dear Mr. Copes

After an exhensive examination of the architectural plans and the "grading" plan at the above location to clear up the confusion which exists as to what you really intervi for the fouriations and as to the compliance with the Fuilding Code of the propose four intions, the following watters are found to be either at considerable variance as between the two plans or not in compliance with the Building Code. If you are to put us in a position to issue the point for this house, m. and have both architeotural Jans and the grading plan reviewd to show what you really intend to that the intermetion is convintent then put to allow mate you could intermetion Building Gote is shown. We have not "itally examined the plans of the superstructure, but little difficulty is unliking with this part of the work.

1. It appears that the front foundation will, shown an intended 10" titck at the top and 12" thick at the bottom (minimum thick as an allowed by the Fullding Godo) will be called upon to support a depth of 7' of earth-a situation which would develop too much tension a the inside of the sill. I recommend that you have so a person thoroughly conviout in the design of reinforced concrete to work out necessary steel reinforcement for the invide face of this wall and to do the same for all marts of the side salls that will ret in earth more than 51 in height shows the surface of the cellar floor. At the sent time the designer should doelgs some resistance in the first o to mare ouro that the thrust of the onrth retained by the cure of. Your designer of course sould have the option of floor frame of the designing actel reinforcements for the thin well or of designing a maps concrete wall. of sufficient thickness to keep the possible tension in the concrete down to not more then about 15 pounds par aquare inch. In the latter case we that expect to see his. design figures. In connection with the rait of thrust on the top of the front wall It is noted that the the r joints of first floor run parallel to this well.

2. A parently it is the intention to show if the grade at the front of the building uniformly to an clovation about 12" above the cellar floor on the wosterly alde and to about lovel with the garage floor on the Brighton Avenue si 'e of the garage doorway on the enstarly side-thas to wake it possible to stop off the rear foundation tion wall 2' above the callar floor and continue up with a frame wall. It is not alear whother there will be any concrete over the garage decryar, and the size and astorial of lintel should be shown. The fact that at core points rear the rear wall the side walls of the foundation are to extend 3' or more without over of any kind makes it important that extra care be used to get . good concrete to withstand the wind loads to which the wall will be subjected, makes it important to see that the first flour frame acts as a cortain anghor of the top of these walls and may make these light rej forcasont advisable especially at the garage doorway.

is the side porch indicated on the architectural drawings to be built? If so, while of the foundation of it should be shown to be consistent with the bow ar-. h fost above good bearing coil.

: news been told a number of times that the entire foundation of this hou it its bosting upon ladges. It must be known by this time whether of not the

Hr. Mitchell Gopo - -

bearing upon lodge will be flat, and it should be either made so and the walls stepped eccordingly; or at any rate if the rock slopes generally toward the rear of the st, ample anchorage should be provided from ledge to concrete to prevent any means the entire doundation. If the entire foundation is not to be on ledge, we are not anow about it and footings should be designed to comply with Building Code requirements when part of the foundation is on lodge and part is on ordinary bearing soil. Unloss the foundation; under the garage doorway is to be on lodge, it will have to be extended no less than 4th below the level of the garage of floor so that there will be frost cover,

5. The architectural plan and the grading plan are at variance as to the clovation of the cellar floor and the garage floor. Assuming the first floor to be at clovation 39.34, the cellar floor on the architectural plan seems to work out at 30.5 while the grading plan shows the cellar floor at elevation 32.34 and the garage floor a foot lower at 31.34. There is a note on architectural plans at the marge floor "6-indu drop", and press ably this means that the garage floor would be at a level 6" lower the the cellar floor or at elevation 60.0. If that is correct reasoning, no doubt a class must be made because the garage floor would then to lower than the turning basin of the driveway.

6. No attom t has been made to check the foundations and grades for the Edwards Streat here o and I believe we are still short the latent revision of the architectural plans of that house, showing the garage beneath the house, the details of concrete wall along the driveway, the wing wall near garage doors, but. While the Building Could has his along the driveway, the wing wall near garage doors, but. While the Building Could has his along the driveway, the wing wall near garage doors, but of find out what the foundations, I would like to us whosen a sin the fact that 't would be well to find out what the grade doors before on are really comitted to construction of alther of them. This seems to become evident from thet fact that the first floor of the Brighton Avenue house will be 51 lower than that of the Edwards Street house and the fact of the Edwards Street house appears to be and the first fit for the Edwards Street house appears to be here house, the find alther the find alther the find at the find at the first fit or of the Edwards Street house appears to be and the found of the Edwards Street house house house house, the Here the find at the first fit or house, the find at the first of the Edwards Street house appears to be and the found. It has the find at the first areas appear.

7. If side much on Prighton Avenue house is to be built, note that it is to be at least if from the side lot line.

Very thily yours,

irepector of Buildings

Endt: One copy for Mr. Howells CGT-Mr. Francis A. Criffin

MNOD/9

17 Geder Street. -So, Portland, Maine

Nr. Earls fenderson c/o L. C. Androw 137 Brighton Avonus March 30, 1949

AP 293-304 Brighton Ave.-I AP 197-203 Edwards St.-I

hr. Mitchell Cope 220 Cumberland Avenue Portland 3, Maine Subject: Design of foundations for two proposed dwollings-one at 293-304 Brighton Avenue and the other at 197-203 Edwards Street, corner of Brighton Avenue

March 20, 1943

Dear Mr. Cope:

Shortly after the penalts to excavate only were issued on the above buildings on February 27, it became evident that some unusual problems would be presented as to design of foundations and as to grading of the lot, due to the unusual contour of both lots, and you were notified that we would need a grading plan of the lots and much more detail than usual on the design of the foundations.

Various piecessal information has been furnished since our notice to you that extra design details beyr d the usual would be needed, and we have had a number of conferences with you and with Nr. Griffin. We have now at your direction given the blueprint of the grading plan and the architectural plans of both buildings to Mr. Oriffin with the idea that you are now to work out the design of the foundation walls in detail and show as many cross-sections and elevations as may be needed, with reference to the architectural plans for location of the elevations and cross-sections; so that we may check compliance of the design with Building Code requirements?

You have asked no a number of times just what is needed by way of information to show the design of the foundation walls which is dependent, of course, upon the original contour of the lot and the proposed grading around the building as well as the layel of cellar and garage floors. I am sure that question will answer itself when your designer gets into the problem, for you will find it impossible to design the walls until he knows all the information about the grades, and, when that is at hand, it will be perfectly obvious what kind of stressors he has to design for.

While we cannot be responsible for the details of this deaign, we do want to be as helpful as possible to the end that building permits may be issued at an carly date. Your designer should been in mind that the design plan for these foundations should bear upon them the signed statement of design as called for by Section 104b3 of the Code.

From our various talks and from examination of the sites, it becomes evident that the foundation walls of the dwollings and the attached garage are to serve as a retaining walls to an unusual degree; that because of the unusual height of these valls from bottom to top, special care must be taken to see that the walls got a flat bearing, the question of how much of the depth and how much of the area of the walls are to be poured at one time, what is to be done in case of any breakdown during the process of pouring and special care taken with the bracing and anchorage of the form to see to it that such a depth of perhaps wet concrete does not distort the form to the almost hydraulic pressure and thus to do irreparable harm to one of the most important parts of the building.

If the designer should decide up reinforced concrete walls, he will, of covise, ahow all information as to the spacing of the reinforcement bars, distance from face of concrete etc. and should also show the strength of concrete for which he is designing as pur Section 310 of the Code.

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for_ Dwellings and garage at 298-304 Brighton Ave. 3/4/48 Date 1. In whose name is the title of the property now recorded? The Minat Corp. Are the boundaries of the property in the vicinity of the proposed work shown 2. clearly on the ground, and how?___ _____stakes 3. Is the outline of the proposed work now staked out upon the ground? yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commonced?_ 4. What is to be maximum projection or overhang of eaves or drip?___ . 5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections?_ yes 6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? building?__

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revis 1 plan and application must be submitted to this office before the changes are made: yes

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Memorandum from Department of Building Inspection, Portland, Maine

298-304 Brighton Avenus-Permit for excavation only for new dwelling for and by The Minat Corp.

2/27/48

Although the location for this building has been staked out 20¹¹ from the street line, one corner of the wall of the existing house on the adjoining lot is about 19¹ from the street line and the other about 24¹ 6¹¹ from the street. Since the 2000 Ordinance specifies that the new building may not be located closer to the street line than the wall of an existing house on the adjoining lot, it is evident that the new dwelling is required to be located no closer to Brighton Avenue than the corner farthest from the street line of the house on the adjoining lot. Because this permit is issued for excavation only in order that the location of ledge may be determined, it is being issued without re-staking and checking of the location on the lot on the basis that the proposed dwelling will be placed as specified by law.

AJS/8

(Signed) Warren McDonald Inspector of Buildings

STATEMENT ACCOMPANYING API	LIÇATION FOR	BUILDING	PERMIT
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for <u>197 Edwards Street</u> at <u>dwelling and garage</u> Date <u>3/4/48</u>

1. In whose name is the title of the property now recorded? The Mirst Corp.

3. Is the outline of the proposed work now staked out upon the ground? _______if not, will you notify the Inspection Office when the work is staked out and before any of the work is commonced?______

4. What is to be maximum projection or overhang of eaves or drip? none

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections?______yes

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building?

7. Do you understand that in case changes are proposed in the location of the work or in any of the dotails specified in the application that a revised plan and application must be submitted to this office before the changes are made? ____yes

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- (• •	DERMIT	PERMIT ISSUED
SUREED	APPILICATION FO	R FEININ	FEB 27 1940
Class o	Duilding on Type of Structure	Excavate February 24, 1948	CITY of PORTLAND
The undersigned n accordance with the	DF BUILDINGS, PORTLAND, MAINE hereby applies for a permit to erect all aws of the State of Maine, the Buildi bmitted herewith and the following spe Brighton Avenue	ing Code and Zoning Ordinance of t cifications:	no
298-304.	Brighton Avenue	within The Linnest	Telephone
numer's name and ad	dress		Telephone
and ad	Iress		Telephone
C two ator's name all	address	Diana VO	S NO OI Sheets
Architect	ing Dwelling and attac	hed garage	No. families
Proposed use of build	ing Dwo. I Ing		No. families
Last use		Stule of roof	
Material	"No. stories Heat		
Other buildings on si	No. stories Heat . me lot		Fee \$
Estimated cost \$		iption of New Work	

General Description of New Work

To excavate for 2 story frame dwelling 24'x45'.

	Permit Issued with Marco	42 N.S.
	does not include installation of heating apparatus which is to be taken out separately PERMIT TO PE ISSUED TO THE Minat Corp.	y by and in
t is understood that this permit	does not include installation of icating apparatus which is to come	
he name of the heating contracto	does not include installation of maring opplicate Corp. PERMIT TO PE ISSUED TO The Minat Corp. Details of New Work	
	this WORK and in this WORK	
s any plumbing involved in th	Details of New Work is work? Is any electrical work involved in this work? f plate Height average grade to highest point of roof Solid or filled land? carth or rock?	
a toto unamente fo tob 0	I plate an and the for tooks	e 35.35
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stated of foundation	Thickness	E 104 19 10 19
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GirdersSize	Continue and flat roof span over	0.1000.07
Studs (outside walls and car	rying partitions, and since the second s	and a second
loists and rafters:		minimum the states
On centers.	1st floor	
Maximum span:	1st floor	
If one story building with r	nasury walls, thickness of wans a summer of the second s	
	in a current to be accord	nmodated
No. cars-now accommodate	If a Garage d on same lot, to be accommodatednumber commercial cars to be accom- be done other than minor repairs to cars habitually stored in the proposed buildi Miscellaneous	ng?
Will automobile repairing l	be done other than minor repairs to care an Miscellaneous	

Miscellaneous

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APPROVED:	٧
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1011CF	By

Wilt work require disturbing of any tree on a public street?......no Will there be in charge of the above work a person competent to) see that the State and City requirements pertaining thereto are

Nor48/ 221 cation 298-304 Brighton are Ówner unul Corp. 2. M in the second se Date of permit 2/ 27 S C Notif. closing-in Ę ÷, ž, Inspr. closing-in Final Notif. Final Inspn. 8/11/48 . Cert. of Occupancy issued 2200 NOTES 0 2 12-S 40 CM301 1 3 lif G 1.1 blag - . 4. ٠ • 0-9-3 : ' •• • ÷ ÷ မ္ ŝ ÷ ١. ۰. 5 -• ÷ ť 64 1 4 2.1 4 12 A 4 19 1 31 à. ۲. • 15 11 1

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