

134-138 CLINTON ST.

SHAW-WALKER

8784-12



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Jan. 6 19 82
 Receipt and Permit number A 88011

To the CHIEF ELECTRICIAN, INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Ordinance, the National Electrical Code and the following specifications:
 LOCATION OF WORK: S Clinton St.
 OWNER'S NAME: Peters ADDRESS: lives there FEES

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of)
 Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead Underground _____ Temporary _____ TOTAL amperes 100/ 3.00
 METERS: (number of) 1 _____ .50

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)
 Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____
 Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____
 Fire/Burglar Alarms Residential _____
 Commercial _____
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 3.50

INSPECTION: Will be ready on _____, 19____; or Will Call xx
 CONTRACTOR'S NAME: Michael V Goan
 ADDRESS: RFD # 1 Saco Rd. W. Buxton
 TEL: 642-3962
 MASTER LICENSE NO.: 3069 SIGNATURE OF CONTRACTOR: Michael V Goan
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN



(RC) RESIDENCE ZONE - G

APPLICATION FOR PERMIT

PERMIT ISSUED

02183
DEC 11 1956

Class of Building or Type of Structure Third Class
Portland, Maine, Dec. 10, 1956

CITY of PORTLAND

N- NFC

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~repair~~ ~~or~~ ~~maintain~~ install the following ~~structure~~ ~~or~~ ~~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 136 Clinton St. Within Fire Limits? no Dist. No. _____
Owner's name and address Petro Peters, 136 Clinton St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Radio & Electric Service, 235 York St. Telephone 2-3571
Architect _____ Specifications _____ Plans yes No. of sheets _____
Proposed use of building dwelling house No. families _____
Last use _____ " " _____ No. families _____
Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install mechanical system of ventilation (range hood) as per plan.

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 _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board _____ Size _____
Girders _____ Size _____ 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 repair 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? no
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

Petro Peters
Radio & Electric Service

Signature of owner by: _____

INSPECTION COPY

APPROVED:
[Signature]
O.R. - 12/11/56 - agj.

NOTES

12-12-56 Completed

X

Permit No. 5612188
 Location: 131st Clifton St
 Oversee: P. H. Johnson
 Date of permit: 12/11/56
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

[Handwritten signature]

[Handwritten signature]

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 134-138 Clinton St.

Issued to Petro Peters

Date of issue Dec. 12, 1956

This is to certify that the building, premises, or part thereof, at the above location, built—~~altered~~—~~changed in use~~ under Building Permit No. 61,479, 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

One-family Dwelling House
One-car Garage

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

12/12/56 *Nelson F. Cartwright*
(Date) Inspector

Warren [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.

HFC 12/19/56

October 29, 1956

BP 170-138 Clinton St.—Omissions as regards compliance with Building Code preventing issuance of certificate of occupancy

Mr. Peter Dascario
61 Mayland St.
Mr. Peter Peters
24 Belmont St.

Copy to Randall & McAllister
Att: Mr. Risbara
84 Commercial St.

Gentlemen:

Upon notice of readiness for final inspection on October 25, our field inspector found omission of the following:

- pipe columns in collar not fastened to woodwork supported by them.
- no permit, as required, for installation of small ventilation system (name of installer not known but he should be notified by one of you to make belated application for the permit with suitable information by way of a sketch to show compliance with the requirements).
- no permit procured for installation of heating boiler and oil burning equipment (belated application was filed by Randall & McAllister on October 26.)
- chimney cleanout door opening was obstructed by refuse bricks etc.

It is important that these omissions be cleared up quickly, and notice given to this office for another inspection, so that we may be able to issue the certificate of occupancy to the owner, which is required before he may lawfully live in the building.

In connection with the oil burning equipment, our inspector noted at the outer end of the vent pipe was a less distance above the finished grade of the ground than the two feet required. Otherwise the equipment was not fully checked, but will be at his next inspection at which time, if all is found in order, the belated permit for the installation will be issued.

Our field inspector also noted that in the grading of the lot, loan or dirt had been placed to such a height around the porch that it is not only up under the lattice or finish around the outside of the porch but projects an inch or more above the bottom of this finish. Owner would do well to note that such a condition is likely to do damage to his porch by heaving from frost—a trouble which has occurred in many instances

Mr. Peter Dascario
Mr. Petro Poters-----2

October 29, 1956

because of lack of care in grading.

Very truly yours,

WMcD/D

Warren McDonald
Inspector of Buildings

8A



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
Portland, Maine, June 18, 1956

PERMIT ISSUED

JUN 19

CITY of PORTLAND

To // INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 56/479 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:

Location	134-138 Clinton St.	Within Fire Limits?	Dist. No.
Owner's name and address	Petro Peters, 24 Belmont St.		Telephone
Lessee's name and address			Telephone
Contractor's name and address	Peter Dascario, 61 Mayland St.		Telephone
Architect		Plans filed	No. of sheets
Proposed use of building	Dwelling and garage		No. families
Last use	"		No. families
Increased cost of work			Additional fee .50

Description of Proposed Work

To omit the stairs to the attic and leave the attic without any finished flooring and to provide scuttle to the attic space.

To hang up the second story ceiling joists over the large bedroom from the ridge of the roof as originally intended.

The ceiling joists over the kitchen to be spliced six feet from the front wall of the kitchen and this splice to be supported by hangers to the ridge of the roof.

Details of New Work

Is any plumbing involved in this work?	Is any electrical work involved in this work?
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
Material of underpinning	Height . . . Thickness
Kind of roof	Rise per foot . . . Roof covering . . . of lining
No. of chimneys	Material of chimneys . . . Dressed or full size?
Framing lumber—Kind	Sills . . . Girt or ledger board? . . . Size
Corner posts	Size . . . Columns under girders . . . Size . . . Max. on centers
Girders	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 . . . Petro Peters

Approved:

Signature of Owner by:

Approved: *PA Dascario*
Inspector of Buildings

INSPECTION COPY

C-10-17452 Marks

April 23, 1956

AP 124-138 Clinton Street

Contractor--^OPeter Dascanio 61 Mayland Street
Lm Maker--^CT. J. Hermossy, Jr. 39 Belfield Street
Owner--^CPetro Peters 24 Belmont Street

Building permit for construction of a single family dwelling with attached one car garage at the above location is issued herewith based on plans filed with application for permit but subject to the following conditions:-

- permit is issued on basis of front wall of dwelling being located no closer to the street line than that of the existing dwelling on the adjoining lot towards Forest Avenue or about 31 feet. As explained to Mr. Dascanio, the zoning Ordinance allows the setback to be the average of those of the existing dwellings on adjoining lots on either side or about 28 feet, but in such a case this distance must be measured to the wall of the overhanging second story rather than the foundation wall.
- the girders are to be of Douglas Fir lumber as indicated on plans.
- since the entrance porch at door to kitchen is to be enclosed, the solid core wood door at least 1 3/4 inches thick equipped with a self-closing device is to be provided in opening from garage to porch, as indicated on plans.
- the rear 4x6 corner posts are to extend in one length from sill to plate supporting rafters, with lapped splices at least 5 inches long allowed.
- since there is to be a stairway to the attic space, second story ceiling timbers are to be spaced no more than 16 inches on centers instead of the 20-inch spacing indicated on plans.
- where second story ceiling joists are to be supported by rafters over large boudrae they are to be hung directly at the ridge.
- if it should turn out that foundation wall will rest partly on earth and partly on ledge, information is to be furnished before notification is given for checking of forms and location as to what construction is to be provided where transition from earth to ledge occurs.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

RESIDENCE ZONE - C



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, April 20, 1956

01-179
APR 21 1956
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect a building as follows:
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 134-138 Clinton St. Within Fire Limits? no Dist. No.
Owner's name and address Petro Peters, 24 Belmont St. Telephone
Lessee's name and address Telephone
Contractor's name and address Peter Dascario, 61 Mayland St. Telephone 4-2388
Architect Specifications Plans yes No. of sheets 6
Proposed use of building dwelling house and 1-car garage No. families 1
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 16,000. Fee \$ 10.00

General Description of New Work

To construct 2-story frame dwelling house 32' x 26' plus 13' x 17' 9" with attached garage 24' x 14'.

Permit Issued with Letter

The inside of the garage will be covered, where required by law, with perforated gypsum lath covered with 1/2" thickness gypsum plaster. No. opening between house and garage. Kind and thickness of outside sheathing of exterior walls? 1" boards

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 Peter Dascario

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
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 16' 9" Height average grade to highest point of roof 23' 15"
Size, front 32' depth 21' No. stories 2 solid or filled land? solid earth or rock? rock
Material of foundation concrete at least 4" below grade Thickness, top 10" bottom 12" cellar yes garage no
Material of underpinning " to sill Height Thickness
Kind of roof pitch-gable Rise per foot 7" Roof covering Asphalt Class C Und Lab
No. of chimneys 1 Material of chimney brick of lining tile Kind of heat h water fuel oil
Framing lumber-Kind hemlock Dressed or full size? dressed
Corner posts 4x6 Sills bpx 6x6 Girt or ledger board? Size
Girders yes Size 6x10 Columns under girders Lally Size 3 1/2" Max. on centers 7'
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 2x8 gar conc., 2nd 2x8, 3rd, roof 2x8 gar 2x8
On centers: 1st floor 16" 2nd 16" 3rd, roof 20" 20"
Maximum span: 1st floor 13' 2nd 13' 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:

with letter by [Signature]

Miscellaneous

Will 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 observed? yes

Petro Peters

Signature of owner BY: [Signature]

INSPECTION COPY

NOTES

5-28-56 location OK
ledge on e corner
covered with ft gravel
Pin gravel aposite side
Garage to be on slab
to ledge WIF
7-24-56 OK to close in

10-16-56 Oil Burner
& Furnace in without
permit placed R. McArthur

10-25-56 Nail up
lally cols.
Permit for Vent System
Oil Burner
Check height Oil Vent Pipers
Clean out chimney
clean out door

10/29/56 - See letter

12-3-56 All set
except permit for
Vent system

12-12-56 Completed

Permit No. 51/479
Location 258 - Clinton Hill
Owner Peter Peters
Date of permit 4/24/56
Notif. closing-in 7/24/56
Inspn. closing-in 9-24-56
Final Inspn. 12-12-56
Cert. of Occupancy issued 12/15/56
Stat. & Out Notice
Form Check Notice 5/12/56

12-3

[Large handwritten mark, possibly a signature or 'X']

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: Sam Hoffses, Chief of Building Inspections
FROM: Paul Niehoff, Materials Engineer *PN*
DATE: 12/09/88
SUBJECT: Certificate of Occupancy for Ocean Woods and 136 Clinton Street

We have inspected the Ocean Woods Condo project and discussed some items needing correction on the project. These should be corrected and/or addressed soon. I have notified Marland that he may issue the two C.O.'s requested for December 9, but he should contact me prior to issuing additional C.O.'s so we can double check the status.

Also, as far as we are concerned, you may issue a C.O. for 136 Clinton Street.

PN/sgg



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 135 Clinton Street

Issued to Justin Zappia

Date of Issue 12-2-88

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. 88/1143, 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

DUPLEX

ENTIRE

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

12-2-88

(Date)

J. Williams
C. Russo

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.

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

September 19, 1988

RE: 135 Clinton Street, Portland, Maine

Vincent Assoc.
P.O. Box 8004
Portland, Maine 04104

Dear Sir:

Your application to construct a duplex dwelling at 135 Clinton Street has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Requirements

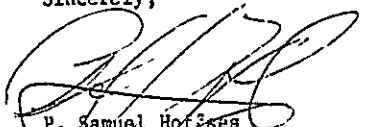
Public Works Approved S. K. Harris 9/16/88
Inspection Services Approved W. J. Turner 9/16/88

Building Code Requirements

1. Before any concrete is placed for the foundation, Public Works must approve the elevation and Inspection Services all setbacks.
2. Please read and implement items 2, 4, 5, and 7 of the attached building permit report.

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

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: S. K. Harris, Public Works

BUILDING PERMIT REPORT

Date: 19/sept/88

ADDRESS: 135 CLINTON ST.

REASON FOR PERMIT: To CONSTRUCT duplex dwellings

BUILDING OWNER: JUSTING Zappia

CONTRACTOR: VINCENT ASSOC.

PERMIT APPLICANT 11

APPROVED: 2, 4, 5, 7 DENIED

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- *2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- *4.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- *5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 7.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.
- 8.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

Sincerely,


Samuel H. Hoff
Chief, Inspection Services

/ksc
11/9/87



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, August 26, 1988

*Steve
Lavis*

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 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:

Location 135 Clinton Street Within Fire Limits? Dist. No.
 Owner's name and address Justin Zappia, 18 Cottage Lane, G.E. Telephone
 Lessee's name and address Telephone
 Contractor's name and address Vincent Associates, P.O. Box 8004 Portland Telephone 839-6945.....
 Architect Plans filed No. of sheets
 Proposed use of building duplex No. families 2
 Last use No. families
 Estimated cost of work Additional fee 25.00

Description of Proposed Work

change the floor joist system - from 2 x 10 to 2 x 12

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
 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
 Material of underpinning Height Thickness
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining
 Framing lumber—Kind Dressed or full size?
 Corner posts Sills Girt or ledger board? Size
 Girders Size Columns under girders Size Max on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and floor 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

Approved:

Signature of Owner

Approved:

Inspector of Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

PERMIT # 201343 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: Justina Zappia

Address: 18 Cottage Lane Cape Elizabeth

LOCATION OF CONSTRUCTION: 155 Clinton Street

CONTRACTOR: Vincent Assoc. SUBCONTRACTORS: 839-6945

ADDRESS: O. Bpn 8004 Portland, ME 04104

Est. Construction Cost: 1871,127,990 Type of Use: duplex

Plan Use: _____

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

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain: minor site plan - construct new

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Existing Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____

2. Set Backs - Front: 20x5 Rear _____ Side(s) 13

3. Footings Size: _____

4. Foundation Size: 32 x 412 10" W/MIS

5. Other: _____

Floor:

1. Sills Size: 2x6 PT Sills must be anchored.

2. Girder Size: 2x12 WITH UP 2 SHOCKWOODS

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 Size _____ Span(s) _____

3. Wall Covering Type _____

4. Fire Wall if required _____

5. Other Materials _____

For Official Use Only	
Date: <u>August 25, 1988</u>	Subdivision: <u>Yes / No</u>
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost: <u>1,871,000</u>	Permit Expiration: _____
Value/Structure _____	Ownership: _____
Fee: <u>705.00</u>	Public _____ Private _____

Ceiling: (1. 2 - A - 2 as changed)
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceiling: _____
 4. Insulation Type _____
 5. Ceiling Height: _____

Roof: SEP 20 1988
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 4. Other: City Of Portland

Chimneys: Block with 4x8 Number of Fire Places: N/A

Heating: Type of Heat: FHW

Electrical: Service Entrance Size: 100 Amp Smoke Detector Required: Yes No _____

Plumbing: 1. Approval of soil test if required: 1 Tub/unit Yes _____ No
 2. No. of Toilets or Showers: _____
 3. No. of Flushes: 2 per unit
 4. No. of Lavatories: 2 per unit
 5. No. of Other Fixtures: 1 weather hook-up, 1 kit sink per unit

Swimming Pools: 1. Type: N/A
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning: District: R-5 Street Frontage Req: _____ Provided: _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Requirements: 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: 8/25/88

Permit Received By: E. Aune Quint

Signature of Applicant: _____ Date: August 25, 1988

Signature of CEO: _____ Date: _____

Inspection Dates: _____

White-Tax Assessor _____ Yellow-GPCOG _____ White Tag -CEO (10) M. Williams Copyright GPCOG 1987

PLOT PLAN



FEEES (Breakdown From Front)

Base Fee \$ 655.00
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Inspection Record

Type	Date
<u>FRAMWS</u>	<u>11 / 18 / 88</u>
<u>FWAL</u>	<u>12 / 2 / 88</u>
_____	____ / ____ / ____
_____	____ / ____ / ____

COMMENTS SETRACKS MEASURED OK 9-29

PARKING WILL BE 2 CARS OUT BACK + 1 CAR IN THE GARAGE NEXT DOOR
WHICH WAS OK'D BY PUBLIC WORKS AS PER BARRY TIBBETS (CONTRACTOR)

Signature of Applicant _____ Date _____



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 3

Portland, Maine, September 28, 1988

PERMIT ISSUED

SEP 29 1988

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 1143/88, 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:

Location 135 CLIXTON ST. Within Fire Limits? Dist. No.
Owner's name and address Justin Zappia, 18 Cottage Lane, G.E. Telephone
Lesser's name and address Telephone
Contractor's name and address VINCENT ASSOCIATES, P.O. Box 8044, Portland Telephone 839-6945
Architect Plans filed No. of sheets
Proposed use of building duplex No. families 2
Last use No. families
Increased cost of work Additional fee \$25.00

Description of Proposed Work

Change floor joist system from 2 X 12 to 2 X 10 spanning 15'6". OK PSHoffses
Sill elevation is 108.5 change to 109.25 OK Steve Harris Public Works

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
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
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber--Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size 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

Approved:

Signature of Owner

Approved

Inspector of Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

Handwritten signatures and initials, including a large '9' and 'M. J. ...'



Vincent Associates

P.O. Box 8004 • Portland, Maine 04104
(207) 839-8945

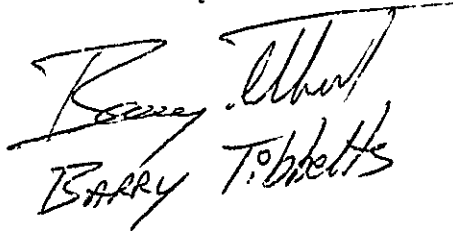
9/29/88
Wednesday 2:30pm

City of P.H.D.
Fred Williams,
Dear Fred,

I Am doing a 2 unit (Duplex)
Building on Clinton Street number
135. I would need a sill check
as soon as possible. My foundation
people (Crown foundations) said they would
be ready on the Thursday at 1:00pm.

I will call you Thursday morning.
I hope you can help me. Thank-you

Sincerely,


Barry Tibbitts

INSPECTION DONE
9-29-88

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Justina Zappia

August 25, 1988
Date

Applicant: _____

1st City of Land, Cape Elizabeth

135 Clinton Street
Address of Proposed Site

Proposed Use of Site _____

186-A-2 (Expanded Zoning)
Site Identifier(s) from Assessor's Maps

6,000 / 1280

R-5

Acres of Site / Ground Floor Coverage

Zoning of Proposed Site

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

Proposed Number of Floors 2

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

Total Floor Area 2560

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation: _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning
SPACE & BULK,
as applicable

	DATE	ZONING LOCATION	INTERIOR OR CORNER LOT	40 FT SETBACK AREA (SEC 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES																		
COMPLIES CONDITIONALLY																		CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																		REASONS SPECIFIED BELOW

REASONS: _____

O.K. Warren J. Turner Sept 16, 1988

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

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

August 25, 1988

Applicant Justina zappia
 Mailing Address 18 Cottage Lane, Cape Elizabeth
 Proposed Use of Site duplex
5,000 / 1280
 Acreage of Site / Ground Floor Coverage

Date _____
 Address of Proposed Site 135 Clinton Street
 Site Identifier(s) from Assessors Maps R-5
 Zoning of Proposed Site _____

Site Location Review (DE™) Required: () Yes (X) No
 Board of Appeals Action Required: () Yes (X) No
 Planning Board Action Required: () Yes (X) No

Proposed Number of Floors 2
 Total Floor Area 2560

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED															REASONS SPECIFIED BELOW	

REASONS: _____

(Attach Separate Sheet if Necessary)

RECEIVED

SEP 15 1988

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

Stephen K. Harris
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

Applicant: *Justina Zappia*

Date: *Sept. 16, 1988*

Address: *135 Clinton St*

Assessors No.: *136-A-2 (as expanded)*

Agent: *Vincent Assoc.
P.O. Box 8024
Portland Maine*

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - *R-5 Zone*
Interior or corner lot - *Interior*
Use - *Duplex (new)*
Sewage Disposal - *city*
Rear Yards - *39* 20' required
Side Yards - *13' and 15'* 10' required
Front Yards - *20'* 20' required
Projections -
Height - *2 story*
Lot Area - *6000 sqft.*
Building Area - *1280 sqft.*
Area per Family - *3,000 sqft.*
Width of Lot - *60'*
Lot Frontage - *60'*
Off-street Parking - *3 car spaces (on wafts)*
Loading Bays -

Contact *Mr. Barry Tibbetts*
889.6945

Site Plan -

Shoreland Zoning -

Flood Plains -



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, August 26, 1988

PERMIT ISSUED

SEP 20 1988

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 88/143 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:

Location 135 Clinton Street Within Fire Limits? Dist. No.
 Owner's name and address JUANITA Zappia, 18 Cottage Lane C.E. Telephone
 Lessee's name and address Telephone
 Contractor's name and address Vincent Associates, P.O. Box 8004 Portland Telephone 839-6945.....
 Architect Plans filed No. of sheets
 Proposed use of building duplex No. families 2
 Last use No. families
 Increased cost of work Additional fee 25.00

Description of Proposed Work

change the floor joist system - from 2 x 10 to 2 x 12

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
 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
 Material of underpinning Height Thickness
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining
 Framing lumber—Kind Dressed or full size?
 Corner posts Sills Girt or ledger board? Size
 Girders Size 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

Approved:

Signature of Owner

Approved

Inspector of Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

MR. WILLIAMS



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 2

Portland, Maine, _____

PERMIT ISSUED

SEP 20 1988

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 88/143 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:

Location ... 135 Clinton Street ... Within Fire Limits? ... Dist. No. ...
 Owner's name and address Justina Zappia, 18 Cottage Lane Cape Elizabeth Telephone ...
 Lessee's name and address ... Telephone ...
 Contractor's name and address Vincent Associates, P.O. Box 8004 Portland Telephone 839-6945
 Architect ... Plans filed ... No. of sheets ...
 Proposed use of building duplex ... No. families 2
 Last use ... No. families ...
 Increased cost of work no ... Additional fee 25.00

Description of Proposed Work

height of foundation wall will ~~be~~ not be full foundation on one side due to the ledge

Details of New Work

Is any plumbing involved in this work? ... Is any electrical work involved in this work? ...
 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 ...
 Material of underpinning ... Height ... Thickness ...
 Kind of roof ... Rise per foot ... Roof covering ...
 No. of chimneys ... Material of chimneys ... of lining ...
 Framing lumber—Kind ... Dressed or full size? ...
 Corner posts ... Sills ... Girt or ledger board? ... Size ...
 Girders ... Size ... 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 ...

Approved:

Signature of Owner

Approved

Inspector of Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

[Handwritten Signature]
 [9] MA. WILLIAMS

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: Sam Hoffses, Chief of Building Inspections

FROM: Paul Niehoff, Materials Engineer, *PN*

DATE: 12/09/88

SUBJECT: Certificate of Occupancy for ~~136 Clinton Street~~ and 136 Clinton Street

We have inspected the Ocean Woods Condo project and discussed some items needing correction on the project. These should be corrected and/or addressed soon. I have notified Marland that he may issue the two C.O.'s requested for December 9, but he should contact me prior to issuing additional C.O.'s so we can double check the status.

Also, as far as we are concerned, you may issue a C.O. for 136 Clinton Street.

PN/sgg