980202 Per mit # City of Portland BUILDING PERMIT APPL Pler will out any part which applies to job. Proper plens must a company form.	ICATION Fee \$70 3 \$250 3/22/93 Lot#
Owner: Sharp Homes inc Phone 874-6959	\$50- MMSP
Address: 500 Washington Ave- Pt ¹ d, ME 04103	For Official Use Only
LOCATION OF CONSTRUCTION 129 Braint ee St.	For Official Use Only: Data 1/17/93 3-32 (5) Subdivision Inside Fire Limits Blig Code Time Limit Pathwated Cost 95:00 560, U00
BOOM OF CONSTRUCTION 12 1 BIRTH 46 St.	Inside Fire Landts Lot
Contra-tor Sub.;	Bldg Code Public
Address:Phone	Pathwated Coal =95007 \$60, U00 Private
Ect. Construction Cost: \$C95000 Proposed Use: 1-fam dwlg	Zoning:
\$60,000 Past Use: vacant lot	Street Frontage Provided
of Existing Res. Units# of New Res. Units Building Dimensions L 40 w 24 Total Sq. Ft	Howard Door land:
Building Dimensions L 40 W 24 Total Sq. Ft.	Zoniny Board Approval: Yes No Date: Planning Board Approval: Yes No Date: Conditional Use: Variance Site Plan Subdivision Shoreland Zoning Yes No Floodplain Yes No
Stories: #Bedrooms fot Size: 11,000 sq ft	Planning Board Approval: Yes No Date:
a Proposed Use: Seasonal Condominium Conversion	Conditional Use: Varianco Site Plan Subdivision
Concerning Conversion	
Explain Conversion CONSTRUCT TANAMAMAMAMAMAMAY - 24'X40'	Other (Explain)
Explain Conversion Construct float/NuNdex/XIXONX XONXIXY - 24'x40' 8 MM SP	Other (Explain) 3-23-93
oungation:	1. Ceiling Joists Size:
1. Type of Seil. 2. Sei Backs - Frant Rear Side(s)	1. Ceiling Joists Size: 2. Ceiling Strapping Size Spacing
3. Fuoting Site:	3. Type Ceilings: Size Size
8. Poetra a Site: 1 Postadation Size:	5. Ceiling Height:
2 77.04	Roof:
looz:	1. Truns or Rafter Size Span 2. Sheathing Type Size
1. Sills Size: Sills must be anchored.	3. Roof Covering Type
3 Lelly Column Spacing:	Chimneys: Type:Number of Fire Places
4. Joists Size: Spacing 16" O.C.	Hanting
2. Girdor Siz. 3 Lelly Column Spacing: 4. Joiste Size: 5. Bridging Type: 6. Floor Sheathing Type: 7. Other Material:	Type of Heat:
7. Other Material:	Flectrical: Service Entrance Size: Smoke Detector Required Yes No.
	Plumbing:
xterior Walls: 1. Studding Si.e Spacing	1. Approval of soil test if required YesNo
2. No. Windows	2. No. of Tubs or Showers 3. No. of Flushes
	4. No. of Layatories
3. No. Doors 4. Header Sixes Span(s) 5. Bracins, Yes No. 6. Corper Posts Sixe	5. No. of Other Fixtures
	Swimming Pools:
6. Corner Posts Size 7. Insulation Type Size 8. Shoathic Type Size	See: X Square Footage
8: Sheath 7 6 Type Size	185 03 idust conform to National Electrical Code and State Law.
10. Masonry Materials	Penn Resider Louise E. Chase
6. Corner Posts Size 7. Insulation Type 8: Sheath's Type 9. Siding yea 10. Masonry Materials 11. Metal Materials atterior Walls: 1. Etudding Size 2. Hasder Sizes 3. Well Covering Type	Dring Dring
Aterior Walls:	Stimature of Applicant 1000 1000
2. Haader Sizes Span(s)	CHOOLE TOTIS C. Wood WITH
2. Hasder Sizes Span(s) 3. Well Covering Type	CEUS DISTICT
4. Fire We! If required	CONTINUED TO REVERSE SIDE ()
White - Tax Assessor	Ivory Tag - CEO



APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

Date April 27, 419931 (1993)

Receipt and Permit number 8628

The understand harshy applies for a parmit to make a last the state of	
The undersigned hereby applies for a permit to make electrical installations in accordance wit Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specific	
LOCATION OF WORK: 127 Braintree St OWNER'S NAME: Sharp Homes ADDRESS:	· ————-
	FEES
OUTLETS! 1-GFI 2-Smoke Det	
Receptacles 3 Switches Plugmold ft. TOTAL FIXTURES: (number of)	
Incandescent 4 Flourescent (not strip) TOTAL	.80
Strip Flourescent 3 ft	
DETECT FO:	
Overhead Underground X Temporary TOTAL amperes 200 METERS: (number of) 1	15.00
MOTORS: (number of)	1.00
Fractional	
1 HD or over	·
1 HP or over RESIDENTIAL HEATING:	
Oil or Gas (number of units)	
Electric (number of rooms)	
COMMENCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler)	
Oil or Gas (by separate units)	
ATTIMATORS. (number or)	
Ranges Water Heaters	
Cook Tops Disposule	
Wall Ovens Dishwashers	
Wall Ovens Dishwashers Dryers 1 Compactors	•
Fan: Others (denote)	
TOTAL	> 00
MISCELLANEOUS: (number of)	2.00
Branch Panels	
Transformers	
Air Conditioners Central Unit	
Separate Units (windows)	
Signs 20 sq. ft. and under	
Given 90 ca 4	. ————
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	
Cineus Elvin etc.	
Circus, Fairs, etc.	
Alterations to wires	
Repairs after fire	
Emergency Lights, Dattery	
Emergency Generators	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	19.40
INSPECTION:	
Will be ready on Ready , 19 ; or Will Call	
CONTRACTOR'S NAME: Richard St Peter	
MASTER LICENSE NO.: 8628 SIGNATURE OF CONTRACTOR:	

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

INSPECTIONS:	Service 4-2.3 93 by MB	
	Service called in 12'10 RM	ELECTRICAL INSTAIR CONTROL OF THE SHORT CONTROL OF PERMIT CANADATE OF PERMIT CANADATE OF THE PROPERTY OF THE P
	Closing-in by \(\frac{1}{2}\)	App.
PROGRESS INS	•	RICAL nber 127 Sharit ction or plication
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		CONTRACTOR A

v.			
APPL	ICATION FOR AMENI	MENT TO PERMI	PERMIT ISSUED
	Amendment No	1	
	Portland, Maine, .	6/2/93	00T = 1993
To the INSPECTOR OF BU			CITY OF PORTLAND
in the original application i Portland, plans and specifi	pplies for amendment to Permit No. n accordance with the Laws of the Siz cations, if any, submitted herewith,	te of Maine the Building Code and the following specification	he building or structure comprised and Zowing Ordinance of the City of s:
Location 127 B	raintree St.	Within Fire Limits	? Dist. No
Owner's name and addre	ss Louis Wood- 120 E	04101	Telephone 374-0939
	\$3		
	ddress <u>owner</u>		
Architect		Plan	s filed No. of sheets
Proposed use of building	1-fam dwlg	r	No. families
Last use		Shipm	No. families
Increased cost of work_	\$725		
	Description of	Proposed Work	HISTORIC PRESERVATION
a d	d a deck - 12'x14'		Hot in District nor Landmurk. Does not require review. Requires Review.
		f New Work	Action: Approved.
	l in this work?		
	top of plateH		
			earth or rock?
Material of foundation _	Thickness	s, top bottom	cellar
Material of underpinning	<u></u> }	leight	Thickness
Kind of roof	Rise per foot	Roof covering	
No. of chimneys	Material of chimneys		of lining
Corner posts	Sills Girt or ledger	board?	Size
GirdersSize .	Columns under gird	ersSize	Max. on centers
Studs (outside walls and	l carrying partitions) 2x4-16" O.C	. Bridging in every floor and	flat roof span over 8 feet.
Joints and rafters:		nd, 3rd	
On centers:	1st floor, 21	nd, 3rd	, roof
Maximum span:		nd, 3rd	
Approved:	6-9-93	Signature of Owner	PERMIT ICOT

FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

SOLDEN () SOLDEN () MA. Carroll

INSPECTION COPY — WHITE APPLICANT'S COPY — YELLOW

Permit	
Address: 500 Washington Ave Ptd, 1041 LOCATION OF CONSTRUCTION DEFAITTEE St. LOCATION OF CONSTRUCTION DEFAITTEE St. Sub.: Phone 6 Address: Phone 6 Est. Constituction Cost: 10500 Proposed Use: Vac nt lot Foliage Limits For Constituction Cost: 10500 Proposed Use: Vac nt lot Foliage Limits For Constituction Cost: 10500 Proposed Use: Vac nt lot For Constituction Use: Vac nt lot For Constituction Cost: 10500 Proposed Use: Vac nt lot For Constituction Cost: 10500 Proposed Use: Vac nt lot For Constituction Cost: 10500 Proposed Use: Vac nt lot For Constituction Cost: 10500 Proposed Use: Vac nt lot For Constituction Cost: 10500 Proposed Use: Vac nt lot For Constituction Cost: 10500 Proposed Use: Vac nt lot For Constituction Cost: 10500 Proposed Use: Vac nt lot For Constituction Cost: 10500 Pro	
LOCATION OF CONSTRUCTION Construction Conversion Sub.: Sub.: Phone # Proposed Use: 1	TXI/
LOCATION OF CONSTRUCTION	100 × 10
Contrector: Sub.: Address: Phone # Est. Construction Cost: ** Four Limit ** Proposed Use: ** Proposed Use: ** Four Limit ** Proposed Use: ** Propo	100 3
Est. Constituction Cost: \$\frac{1000}{560,000}\$ Proposed Use: \$\frac{1}{3} \text{divisity Res. Units}\$ Street. Atage Provided: \$\frac{1}{3} \text{Provided.}\$ Side \$\frac{1}{3} \text{Side}\$ Side \$\frac{1}{3} Side	1
Est. Constituction Cost: \$\frac{1000}{560,000}\$ Proposed Use: \$\frac{1}{3} \text{divisity Res. Units}\$ Street. Atage Provided: \$\frac{1}{3} \text{Provided.}\$ Side \$\frac{1}{3} \text{Side}\$ Side \$\frac{1}{3} Side	NU.
# of Existing Res. Units # of New Res. Units Zening Board Approval: Yes No Date:	
# of Existing Res. Units # of New Res. Units Zening Board Approval: Yes No Date:	
# of Personal Res. Units # of New Res. Units Work Res. Units Building Timensions L 4U W 24 Total Sq. Ft. Total Sq. Ft. Total Sq. Ft. Total Sq. Ft. Planning Board Approval: Yes No Date: Site Plan Subdivise Shoreland Zoning Yes No Floodplain Yes No Special Exception Other (Explain) Other	·
Special Exception Special Exception Special Exception Other (Explain) Special Exception Other (E	
Special Exception Special Exception Special Exception Other (Explain) Special Exception Other (E	
IsProposed Use: Seasonal Condominium Conversion Special Exception Other (Explain) Explain Conversion Construct from Marking Marking Marking Conversion Other (Explain) Explain Conversion Construct from Marking Mar	iou
Special Exception Special Exception Special Exception Other Celling:	
Explain Conversion Constitute from National Applications and S.P. Foundation: 272	
Foundation: 873 4 7 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	
Foundation: 373 4 1	
S. Footings Size: 4. Foundation Size: 5. Other 1. Truss or Rafter Size Size	
S. Footings Size: 4. Foundation Size: 5. Other 1. Truss or Rafter Size Size	
S. Footings Size: 4. Foundation Size: 5. Other 1. Truss or Rafter Size Size	
5. Other	
5. Other	
Shear Specific Type 2. Sheathing Type 3. Reof Covering Type	
1. Sills Size: Sills must be enchored. Chimneys:	
Girder Size: Number of Fire Places	
Lally Column Spacing:	
Circl	
5. Bridging Type: Size: Electrical: 6. Floor Sheathing Type: Size: Smoke Detector Required Yes_	_ ^{No}
7, Other Material: Plumbing: Yes No_	
Exterior Walls: 2. No. of Tubs or Showers	
2. No. windows 4. No. of Layatories	
3. No. Doors 5. No. of Other Fixtures	
3; No. Doors 5. No. of Other Fixtures 5. No. of Other Fixtures 5. Bracing: Yes No. 1. Type: Scare Booking	
5. Bracing: 108 10. 1. Type:	
6. Corner Posts Size 5. Square Footage 2. Fool Size × Square Footage 7. Insulation Type 5. Size 3. Must conservational Electrical Coco and Stote Law.	
8. Sheathing Type Size Weather Exposure Part 1 20 1 50 1 50 1 50 1 50 1 50 1 50 1 50	
9. Sliding Type Weather Exposure Permit 18 11 1 Se 1 . Share To 11 Se 1 . Share Transfer Court 18 . Share Transfer Court 1	13
10. Masonry Materials 11. Matal Materials 12. Matal Materials 12. Matal Materials 13. Matal Materials 14. Matal Materials 15. Ma	<u> </u>
4. Header Sizes 5. Bracing: Yes No. Streing: No. Streing: No. Size 6. Corner Posts Size 7. Insulation Type Size 8. Stheathing Type Size 9. Stiding Type 10. Masonry Materials 11. Matel Materials 11. Matel Materials 11. Spacing: Spacing: Spacing: Spacing: Spacing: Span(s) 3. Wall Covering Type 4. First Wall of greaters of the spacing of the spacing of the spacing of the space of th	1
Interior Walks: 1. Studding Size Span(s) 2. Eleader Sizes Span(s)	10
2. Fiender Sizes Spanis, Spanis,	,,,
3. Vall Covering Type 4. Fire Wall if required CONTINUED TO REVERSE SIDE	ar
5. Other Materials	410
White - Tax Assessor Ivory Tag - CEO	•

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The state of the s	PEES (Breakdown Fro Base Fee \$ 10 4 250 Eubdivision Fee \$ 50 Cother Fees \$ 50 Cother Fee \$ 50 Cother Fees \$		Inspection Record	4 Date 93
COMM	ents 4-15-94 LA Notice	to all) (6-2295	Close no inspation	
Appropriate from the second se				
		CERTIFICAT		
ownerto m	ske this annication as has authorized an	ent and I agree to conform to all appl r the code official's authorized repres	rork is authorized by the owner of record and that I h icable laws of this jurisdiction. In addition, if a perm entative shall have the authority to enter areas cov	Ult for work discussed in this
SIGNATURE	DF APPLICANT	AUDRESS	PHONE NO.	
RESPONSIBL	E PERSON IN CHARGE OF WORK, TITLE		PHONE NO.	

April 15, 1994
127 Beaintree 5/1. Youtland, 1112 04103
BK: 127 Braintree
Dear
On April 14, 1994 I conducted an inspection at the above referenced address. It was apparent that the dwelling 15 being occupied. City of Portland records indicate that a Certificate of Occupancy has not yet been issued. This is a violation of the City ordinance and BOCA National Building Codes (Section 118.1) which states: A Certificate of Occupancy, indicating completion of the work for which a permit was issued, shall be obtained prior to any excupancy of a structure except as provided for in Section 118.2 (Temporary
Please contact this office en 274-8300 Ext 8909
between the hours of 8:00-9:00 Am and 4:00-5:00 pm to schedule an appointment for a final inspection so a Cortificate of Occupancy may be issued since vely
Dave Jordan Som Hoffses

APPLICATION FOR AMENDMENT TO PERMIT Amendment No. Portland, Maine, _ To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE The undersigned hereby, applies for amendment to Permit No. 93/0202 pertrining to the building structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning submance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications: 127 Braintree St. ___ Within Fire Limits? __ Owner's name and address Louis Wood- 120 Exchange St-Pald, ME ___Telephone __8/4-6959 Lessee's name and address_ _Telephone Contractor's name and address ____owner_ __ Plans filed _ _ No. of sheets_ No. families_ Proposed use of building 1-fam dwlg _ No. families_ Last use _ Additional fee \$30 Increased cost of work_ HISTORIC PRESERVATION Description of Proposed Work Not in District nor Landmark. PERMIT LEGUED Does not require retien. add a deck - 121x14 Roquired Roview ******* **Details of New Work** Is any plumbing involved in this work? ______ Is any electrical work involved in this work? Height average grade to highest point of roof. Height average grade to top of plate ___depth ______No. stories _____solid or filled land? ____ _earth or rock? . Size, front ___ _____ Thickness, top _____ bottom ____ _ cellar. Material of foundation ____ _Thickness ___ Height_ Material of underpinning____ ___ Roof covering___ Kind of roof_ __ Rise per foot ___ _____ Material of chimneys __ No. of chimneys____ _ Dressed or full size? _ Framing lumber - Kind _ __ Girt or ledger board?__ _____ Sills ___ Corner posts _ Columns under girders _____ Size ____ Max. on centers Girders____ _ Size ____. Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet. 1st floor ______, 2nd _____, 3rd__ 1st floor ______, 2nd _____ On centers: PEL EFICSUED ___, 3rd ____ __, 2nd ___ 1st floor. Maximum span: WT. Signature of Owner

INSPECTION COPY - WHITE

APPLICANT'S COPY — YELLOW

FILE COPY - PINK

ASSESSOR'S COPY --- GOLDEN

FI MA. CarroLL

Inspector of Buildings

Inspection Services Samuel P. Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

CITY OF PORTLAND

June 9, 1993

RE: 127 Braintree St.

Mr. Louis Wood 120 Exchange St. Portland, ME 04101

Dear Mr. Wood,

This lette is in reference to your application tor a permit to add a deck on the house you built at 127 Braintree Street in Portland. Your original site plan shows a rear yard setback of 35 feet. This most recent plan indicates a rear yard setback of 25 feet after a 12° X 14° deck has been added. This leaves a discrepancy of 2 feet. I realize you're an experienced contractor and so you must understand the problems which can arise from placing structures too close to the property lines. I strongly recommend that a surveyor check the location of the foundation before proceeding with construction of the deck. Please let us know how you intend to proceed.

Sincerely,

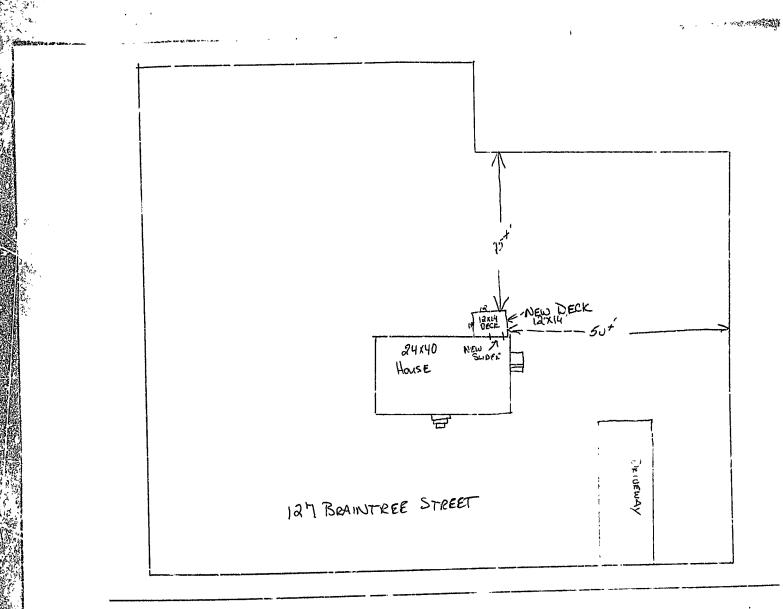
William D. Giroux Zoning Administrator

/el

cc: P. Sumuel Hoffses, Chief of Inspection Services Kevin Carroll, Code Enforcement Officer

spoke to Louis on 6-9-93 here in the office-he'll make sure personally that 25' rear set back to met

339 Congress Street • Portland, Maine 04101 • (207) 874-8300



BRINTREE STREET

Inspection Services Samuel P. Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

CITY OF PORTLAND

March 23, 1993

RE: 127 Braintree St.

Sharp Homes Inc. 500 Washington Ave. Portland, Maine 04103

Dear Sir:

Your application to construct a single family dwelling 24° X 40° has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements

Inspection Services Approved William Giroux
Public Wor' Approved with conditions (see attached conditions Ms. M.
Esterberg

Building Code Requirements

- Please read and implement items 1,2,6,7,9,12,13,14 and 15 of the attached building permit report.
- 2. Stair tread is measured from nose to nose, not to rise as shown in your detail.
- 3. Perimeter drains must be installed at footing of foundation.
- 4. Before work begins, a complete framing detail must be submitted and approved by this office.

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

Sincerely

P. Samuel Hoffses

Chief of Inspection Services

/el

cc: William Circux, Zoning Administrator
Melodic Esterberg, Development Review Coordinator
389 Congress Street · Portland, Maine 04101 · (207) 874-8704

BUILDING PERMIT REPORT

100 -
ADDRESS: 127 Brain Tree ST. DATE: 23/Mar/93
REASON FOR PERMIT: TO CONSTRUCT OF SINGLE Family
Churching 24' x 40'
SUILDING OWNER. Sharp Homes Inc.
CONTRACTOR: //
FERMIT APPLICANT:/'
APPROVED: */ *2 *6 *7 *9 * 12 *73 * 14 *75
CONDITION OF APPROVAL:
1.) Before contrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)

- X 2.) Precaution must be taken to protect concrete from freezing.
 - 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) he including fire doors with selfclosers.
 - 4.) Each apartment shall have access to (2) separate, remote and approved mears of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with ro communications to other apartment units.
 - 5.) The boiler shall be protected by enclosing with one(1) nour fire rated construction including fire do rs and ceiling, or by providing automatic exringuishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply material laving a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessable location between the sprinkler and the connection to the domestic vater supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- 6.) Every sleeping room below the fourth story in buildings of Use Groups R and X-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 c ear openings of 5 square feet (0.53m). The minimum net clear opening height dimension shall be 24 inches (308 mm).
- 7.) All single and multiple-station smoke detertors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and M.F.P.A. 101 Chapter 18 & 19.

· (over)

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- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire existance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 9.) A guardrail system located near the open side of deck or elevaced 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 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. handrails within individual dwelling units shell not be less than 30 inches nor more than 38 inches. For more detail on guards a handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.
 - 10.) Section 25-135 of the Municipal Code for the City of Portland state "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.
 - 11.) The builder of a facility to which Section 4594-C of the Maine State Human Pights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- \nearrow 12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.
- 14.) The minimum headroom in . parts of a stairway shall not be less than 6 feet 8 inches.
 - (15.) All construction and demolition debris must be displied at the RWS by a licensed carrier or solid waste at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

Sircerely

Chief or inspection Services

/el

11/16/88-11/27/90-8/14/91-9/2/92-10/14/92

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processin Form

Sharp Homes I Applicant 500 Washingto Mailing Address 1-family dwe Proposed Use of Site 11,000 sq ft Acreage of Site / Gro	n A 11i 24	ng 'x4	- F	oun at				ly e 3	Site I	denti	t-1 Prop) tron	Site n Ass	sesso	intı rs Ma	re e	St.		
Site Location Review (Di Board of Appeals Action Planning Board Action F other Comments:	Requ Requi	uired: red:	:	()) Ye) Ye	s s		oN (סN (ט' (To	tal F	loor /	Area_					
Date Dept. Review Due:							011.	<u>_</u>	001	3 11	, , , , , , , , , , , , , , , , , , , 			4-0	<u> </u>				······································
Date Dept. Review Due:						<u> —</u> Міп	01,	Sit	e P	lan	rev	iew	ļ						
			В			DEI ot inci								W				_	
☐ Use does NOT comp ☐ Requires Boar ☐ Requires Plan	rd of	Appe	als Ac	ction		Action	n												
Explanation _																	-		
Zoning: SPACE & BULK, as applicable	DATE	ZONE - 10N	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	UŜE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING ARFA	AREA PER FAMIL:	WIDTH OF LOT	LOT FRONTAGE	OFF-CTRFET PARKING	LOADING BAYS	
COMPLIES COMPLIES CONDITIONALLY			-															-	CONDITIONS SPECIFIED SELOW
DOES NOT									— 										REASONS SPECIFIED BELOW
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REASONS: —\\		`																	

Applicant: Thank Homes
Address: 127 Braintree St

Date: 3-23-93

Assessors No.:

CHECK LIST AGAINST ZON'NG ORD'NANCE

Date -

Zone Location - P. 2

Interior or corner lot -

Use - smyll
Sewage Disposal - city

Sewage Disposal - City

Rear Yards - 35' 25' reg,

Side Yards - 25' and 55' 12' reg.

Front Yards - 30' 25' reg.

Projections - monl

Height - 15 story

Lot Area - 11,718#

Building Area - 24 x 40

area per Family - autio

Width of lot - /70

Lot Frontage - / 7-0

Off-street Parking - 2000

Loading Bays - U/A

Site Plan -

Shoreland Zoning -

Flood Plains -

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PUBLIC WORKS DEPARTMENT COPY

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

APPLICA	NT: Sharp Hones Irc
ADDRESS	: 500 Washington are Pollard ME 04103
SITE ADD	RESS/LOCATION: 127 Brainther Street (1DF 125)
DATE:	3 3 93
standards of to provide all surface	the Development Review Coordinator is for General Conformance with ordinances and only and does not relieve the applicant, his contractors or agents from the responsibility a completely finished site, including but not limited to not increasing or concentrating of runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, public utilities and foundation elevations.
COND	ITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN
	All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
図	Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
X	Your new street address is now 127 Brauntul 5+, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
図	The Development Review Coordinator (874-8300, ext. 8722) must be notified five (5) working days prior to date required for final site inspection. <u>Please</u> make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. <u>Please</u> schedule any property closings with these requirements in mind.
內	A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300 ext 8838. The Sewer Division of Parks and Public Works (Jackie Wurslin at 797-5302) must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
	As-built record information for sewer and storm service connections must be submitted to Parks & Public Works Engineering Division (55 Portland St.) and approved prior to issuance of a Certificate of Occupancy.
	A sneet opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible).
	•

cc: P. Nienoff

THE REPORT OF

Inspection Services Samuel P. Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

CITY OF PORTLAND

January 29, 1993

#121 RE: Lot 125 Braintree Street

Louis Wood Sharp Homes Inc. 500 Washington Avenue Portland, Maine 04103

Dear Mr. Wood,

This letter is in reference to the permit you applied for on January 12, 1993 to construct a single family home at Lot 125 Braintree Street in Portland. I have reviewed the site plan prepared by John D. Roberts and dated October 26, 1992 which you submitted when you applied. The reconfiguration of lot lines appears to be acceptable. I have consulted with the City's Corporation Counsel and have determined that this change in lot lines would require approval under section 14-496(3) of the Land Jse Code. This review, as indicated in the attached text, would be reviewed administratively as an alteration to the plat.

It is necessary that you submit to this office, 7 copies of the plat as required by sections 14-496(1) and (2) where applicable. The fee for this review will be \$25.00 per lot. Corporation Counsel advises that all owners of the affected lots be joint applicants. An indication of such could be accomplised by a notarized statement. Following the approval by the planning authority, your luilding permit will be further processed.

I will also, at this time, indicate since it is shown on your plan, that the building envelope on lot 104 is unacceptable. Please have the owner contact me so we may discuss the front setback requirement and driveway access.

Sincerely,

William D. Giroux Zoning Administrator

/e1

cc. Gary Wood, Corporation Counsel
Joseph Z. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Natalie Burns Associate Corporation Counsel
Burt MacIsaac, Code Enforcement Officer
Louise Chase, Secretary
Phil Grondin and Sons
David Lourie, Attorney

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

CITY OF PORTLAND, MAINE SITE PLAN REVIEW

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CITY OF PORTLAND, MAINE Welodie Esterberg

SITE PLAN REVIEW Planning

Processing Form

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CITY OF PORTLAND, MAINE Planning Days

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PLANNING BEPARTMENT COPY

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PLANNING BEPARTMENT COPY

Permit # City of Portland BUILDING PERMIT APP. Please fill out any part which applies to job. Proper plans mind accompany form.	LICATION FeeZoneMap #Lot#
Owner: R. J. Crondin Phone#	· \$50 ·
	For Omega Trans
Address: 11 Bartlet Rd- Gorham, ME 04038	Date 2/10/73
LOCATION OF C VISTRUCTION Saugus St.	Date Z/10/73
Contractor:Sub.:	Diag Code
Address:Phone #	
Est. Construction Cost: Proposed Use.	Zoning:
Past Use:	Street Frontage Provided: Baci SideSide
# of Existing Res. Units# of New Res. Units	Provided Schacks: Front Engl Side
Building Dimensions LWTotal Sq. Ft	Zonng Board Approval: Yes Date.
	Planning Board Approval: Yes Date:
# Stories: # Bedrooms Lo Size:	Zoning Board Approval: Yes Dode. Planning Board Approval: Yes Date: Conditional Use: Varian e Suc lan Subdivision
Is Proposed Use: Seasonal Condominum Conversion	Shoreland Zoning Yes No Floodplain Yes No
Explain Conversion Subdivision review - two lots	Special Exception
	Ceiling:
Foundation:	1 Ceiling Joista Size:
9 16 6 0 - 11	2. Ceiling Strapping Size Spacing
2. Set Backs - Front Rear Side(8)	3. Type Ceilings:
3. Footings Size:	4. Insulation Type Size
4. Poditation dize.	5. Ceiling Height:
5. Other	Roof: 1 Truss or Rafter Size Span
Floor:	2. Sheathing Type Size
1. Sills Size: Sil's must be anchored.	3. Roof Covering Type
2. Girder Size:	Chimneys:
3. Lally Column Spacing: Size: 4. Joists Size: Spacing 16" O.C. 5. Bridging Type: Size.	Type:Number of Fire Places
4. Joists Size: Spac. ng 16" O.C.	Heating:
5. Bridging Type: Size	Type of Heat:
6. Floor Sneathing Type: Size:	Electrical: Service Entrance Size: Smoke Detector Required Yes No
7. Other Material:	Plumbing:
Exterior Wails:	1. Approval of soil test if required Yes No
1. Studding Size Spacing	2. No. of Tubs or Showers
2. No. windows	3. No. of Flushes
3. No. Doors	4. No. of Lavatories
4. Header Sizes Span(s) 5. Bracing: Yes No	5. No. of Other Fixtures
5. Bracing: Yes No.	Swimming Pools:
6. Corner Posts Size	Type:
7. Insulation Type Size 8. Sheathing Type Size	3. Must conform to National Electrical Code and State Law.
9. Siding Type Size Weather Exposure	
10. Masonry Materials Weather Exposure	Permit Received By Louise E. Chase
11. Metal Materials	
Interior Wallei	Signature of Applicant Date
1. Studding Size Spacing	lamas Walf -
2. Header Sizes Span(s)	Signature of One Date 2/16/93
3 Wall Covering Type	
4. Fire Wall if required	Inspection Dates

Yeilow-GPCCG

White Tag -CEO

© Copyright GPCOG 1988

White-Tax Assesor

DEPT. OF BUILDING INSPECTION City of Portland, ME

D FEB 1 6 1993

We Richard Allen, owner of lots 209, 214 and 215 and R.J. Grondin and Sons, owner of lots 208, 222, 223 and 224, and Lloyd B. Wolf, mortgage holder of lots 208, 222, 223 and 224 request that the subdivision of the lots described be reviewed and approved under Section 14-496 (3) of the Land Use Code of the City of Portland. Said subdivision plan has been prepared by Land Use Consultants and submitted with this letter.

Mama G. Paris Witness	2/9/93 (Dated	Richard Allen
Mufffy	2//1/93 Dayed	R.J. Groudin and Sons
Witness	<u>) /12/93</u> Dated	Lloyd B. Wolf
STATE OF MAINE Cumberland, ss.		February /2 , 1993
personally appeared the	above-named	Lloyd B Wolf

Personally appeared the above-named <u>Livy d B Wolf</u> and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Kathy S. Cote, Notary Public State of Maine My Commission Expires 11/29/99 Notary Public

Printed Name

Planning & Urban Development



Joseph E. Gray Jr. Director

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CITY OF PORTLAND

March 3, 1993

R.J. Grondin & Sons 11 Bartlett Road Gorham, ME 04038

Langust IL

RE: Amendment to Woodfords Gardens Subdivision

Dear Mr. Grondin:

This letter is to confirm the revision to the subdivision plat for Woodfords Gardens as depicted on the plan by Land Use Consultants dated 2,8/93 and amended 2/22/93. The alterations to the original recording plat have been approved by the City of Portland Department of Planning and Urban Development in compliance with Section 14-496(3) of the Subdivision Ordinance. Five (5) copies of the plat, one (1) of which shall be on mylar shall be submitted to the Planning Authority. The registry 1 ok and page number shall be recorded on the five (5) copies. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision, please contact the Planning staff at 874-8300, ext. 8722.

Director of Planting and Urban Development

cc: Alexander Jaegerman, Chief Planner Melodia Esterberg, Development Review Coordinator F. Samuel Hoffses, Chief of Building Inspections Jeff Tarling, City Arborist Lt. Gaylen MacDougal, Fire Prevention Natalie Burns, Associate Corporation Counsel Approval Letter File Louise Chase, Permit Secretary, Inspections Division Jim Wolf, Wolf Associates, Inc. P.O. Box 10127 Portland, ME 04104

380 Congress Street • Portland, Maine 04101 • (207) 874-8300 ext. 8721

From: ALLEN ASSOCIATES HERE- NO MUN 17:5: ID:

23 201 829 4223

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TEL NO!

#001 P01

TE: 03 '92 11:07 SECRETE CONSTRUCTION

F. 1 &

MORREMENT

It is agreed between R.J. Grondin and Sons and Richard Allen to swap land owned by each located in the Woodfords Garden Subdivision. The purpose of the land swap is to create two building lots which conform to The City of Portland Zoning Ordinance. The property being swapped is described and shown on a plan prepared by Land Use Consultants, dated November 5, 1992, said plan is attached herewith.

seen and agreed to by:

Location of Construction: 128 Braintree St.			Phone: 878	-0260		Permit Ng) 50422			
Owner Address: 128 Braintree St- Ptld,ME	Mary M. Walton Leasee/Buyer's Name: 04103	Phone.		Business		Г	PERMIT ISSUED		
Contractor Name:	Address:				Phone:				
Past Use:	Proposed Use:	COST OF	WORK:		PERMIT FEE: \$ 25	1	MAY 5 1995		
1-fam dwlg	1-fam w home occptr (day care to 6chn)	FIRE DEP	T. 🗆 Ap	•	INSPECTION: Use Group: Type: Signature:	<u> C</u>	Zane: CBL: 333 G-17		
Proposed Project Description: Change of use - to day	care w 6 chn	Signature: PEDESTR Action. Signature	Ap Ap	proved	is plantage. S DISTRICT (P.U.D. with Conditions:	000	Zoning Approval one of Special Zone of Reviews: Special Zone of Reviews: Shoreland Wetland Flood Zone Subdivision		
2. Building permits do not include plumbing,	ted within six (6) months of the date of issuar	and Federal					☐ Site Plan maj☐ minor ☐ mm ☐ Zoning Appeal ☐ Variance ☐ Miscellaneous ☐ Conditional Use ☐ Interpretation ☐ Approved ☐ Denied Mistoric Preservation ☐ Not in District or Landmark ☐ Does Not Require Review ☐ Requires Review		
I hereby certify that I am the owner of record of authorized by the owner to make this application if a permit for work described in the application areas covered by such permit at any reasonable	on as his authorized agent and I agree to conf in issued, I certify that the code official's auti	orm to all ap torized repr	plirable escutative	laws of the e shall ha	his jurisdiction. In addi	tion.	Defiled 1 1		
SIGNATURE OF APPLICANT RESPONSIBLE PERSON IN CHARGE OF WO	ADDRES3: DRK, TITLE -Permit Desk Green-Assessor's Canar	JOATE y-D.P.W. 1	Pink-Put	olic File	PHONE: PHONE: Ivory Card-Inspecto	r	CEO DISTRICT 7 D. Jordan		