

930202

Permit # 930202 City of Portland BUILDING PERMIT APPLICATION Fee \$70 & \$250 3/22/93 Zone MMSP Map # 24 Lot# 127
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Sharp Homes Inc Phone # 874-6959
Address: 500 Washington Ave- Pt'd, ME 04103
LOCATION OF CONSTRUCTION 127 Braintree St.
Contractor: _____ Sub: _____
Address: _____ Phone # _____
Est. Construction Cost: \$95,000 Proposed Use: 1-fam dwlg
\$60,000 Past Use: vacant lot
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L 40 W 24 Total Sq. Ft. _____
Stories: _____ # Bedrooms: _____ Lot Size: 11,000 sq ft
In Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion Construct ~~down~~ family dwelling - 24'x40'
& MM SP

For Official Use Only
Date: 1-17-93 Subdivision: _____
Inside Fire Limits: _____ Name: 24
Bldg Code: _____ Lot: _____
Time Limit: _____ Ownership: _____
Estimated Cost: \$95,000 \$60,000 Private

Zoning: Street Frontage Provided: _____
Provided Setbacks: Front: _____ Back: _____ Side: _____
Review Required: Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance: _____ Site Plan: _____ Subdivision: _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain): WASH 23-23-93

Foundation:
1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Factor of Safety: _____
4. Foundation Size: _____
5. Other: _____

Floor:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____
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: _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

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

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

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

Chimneys:
Type: _____ Number of Fire Places _____

Heating:
Type of Heat: _____

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

Plumbing:
1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:
Type: _____ Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permitted by Louise E. Chase
Signature of Applicant: [Signature]
CEO's District: 2 Chris C. Wood

CONTINUED TO REVERSE SIDE [Signature]
Ivory Tag - CEO [Signature]

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

White - Tax Assessor



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date April 27, 1993
 Receipt and Permit number 8628

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine:*

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 127 Braintree St
 OWNER'S NAME: Sharp Homes ADDRESS: _____

	FEES
OUTLETS: 1-GFI 2-Smoke Det	
Receptacles <u>3</u> Switches _____ Plugmold _____ ft. TOTAL _____	.60
FIXTURES: (number of)	
Incandescent <u>4</u> Fluorescent _____ (not strip) TOTAL _____	.80
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead _____ Underground <u>x</u> Temporary _____ TOTAL amperes <u>200</u>	15.00
METERS: (number of) <u>1</u>	1.00
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 _____	
Cook Tops _____	
Wall Ovens _____	
Dryers _____	
Fans _____	
Water Heaters _____	
Disposals _____	
Dishwashers _____	
Compactors _____	
Others (denote) _____	
TOTAL _____	2.00
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: <u>19.40</u>	

INSPECTION:
 Will be ready on Ready, 1993; or Will Call _____
CONTRACTOR'S NAME: Richard St Peter
ADDRESS: P.O. Box 1011 Kennebunk, ME 04043
TEL.: 499-2621
MASTER LICENSE NO.: 8628 **SIGNATURE OF CONTRACTOR:** _____
LIMITED LICENSE NO.: _____

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



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, 6/2/93

PERMIT ISSUED
OCT 1 1993
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 93/0202 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 127 Braintree St. Within Fire Limits? Dist. No.
Owner's name and address Louis Wood- 120 Exchange St-Ptld, ME Telephone 874-6959
Lesser's name and address Telephone
Contractor's name and address owner Telephone
Architect Plans filed No. of sheets
Proposed use of building 1-fam dwlg No. families
Last use No. families
Increased cost of work \$725 Additional fee \$30

Description of Proposed Work

add a deck - 12'x14'

HISTORIC PRESERVATION

Not in District nor landmark.
Does not require review.
Requires Review.

Action: Approved.
App: with Conditions

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.
Joints and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved: [Signature] 6-9-93

Signature of Owner
Approved: [Signature]
Inspector of Buildings

PERMIT ISSUED WITH LETTER

INSPECTION COPY -- WHITE
APPLICANT'S COPY -- YELLOW
FILE COPY -- PINK
ASSESSOR'S COPY -- GOLDEN

[7] MR. CARROLL

930202 930202

Permit # 930202 City of Portland BUILDING PERMIT APPLICATION Fee \$70 Zone 122193 Map # 145P Lot# 551-145P

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

Owner: Sharp Homes Inc Phone # 373-1951
 Address: 500 Washington Ave - Portland, ME 04101
 LOCATION OF CONSTRUCTION: 129 Braintree St.
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: \$60,000 Proposed Use: 1- am dwlg
\$60,000 Past Use: vacant lot
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L 40 W 24 Total Sq. Ft. 11,000 sq ft
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Construct from vacant lot - 24'x40'
1-family dwelling

For Official Use Only
 Date: 1/12/93 Subdivision: _____
 Inside Fire Limits: _____ Name: MAR 24 1993
 Blg Code: _____ Lot: _____
 Time Limit: _____ Ownership: _____
 Estimated Cost: \$500,000 CITY OF PORTLAND

Zoning: Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____
3-23-93

Foundation: 333-H-1 to 4 Logwood
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size: _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____
 Roof:
 1. Truss or Rafter Size: _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Chimneys:
 Type: _____ Number of Fire Places _____
 Heating:
 Type of Heat: _____
 Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____
 Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____
 Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

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

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

Permit Issued by Guise E. Chase
PERMIT ISSUED WITH LETTER
PERMIT ISSUED WITH LETTER
 District _____
 Date: 3-23-93

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO

White - Tax Assessor

PLOT PLAN *Pl Rear Porch meet 4' Sp...*
 ② Revised plan ...
 ③ Cellar Stair *only 5 1/2'*
 ④ 2 leaks in valley at boiler & boiler supply outlet
 ⑤ Cover fuel feed line from boiler to Tank
 ⑥ ~~Stairs to attic need intermediate rail~~
 ⑦ Stairs to attic need intermediate rail



FEES (Breakdown From Event)		Inspection Record	
		Type	Date
Base Fee \$	90 + 250 (3-22-93)	Found	4/7/93
Subdivision Fee \$			
Site Plan Review Fee \$	50		
Other Fees \$			
(Explain)			
Late Fee \$			

COMMENTS *(4-15-94 LA Notice to call) (6-22-95 Close no inspection)*

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	PHONE NO.
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		PHONE NO.

April 15, 1994

127 Braintree St.
Portland, ME 04103

Re: 127 Braintree

Dear

On April 14, 1994 I conducted an inspection at the above referenced address. It was apparent that the dwelling is 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 occupancy of a structure except as provided for in Section 118.2 (Temporary ~~Occupancy~~ occupancy).

Please contact this office @ 874-8300 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 Certificate of Occupancy may be issued.

Sincerely

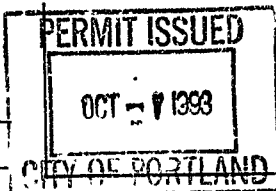
Dave Jordan

Sam Hoffses



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, 6/2/93



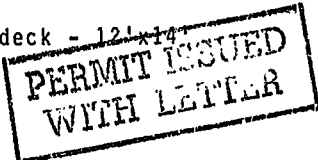
To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 93/0202 pertaining to the building 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 127 Braintree St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Louis Wood - 120 Exchange St. - Portland, ME Telephone 874-6959
Lessee's name and address _____ Telephone _____
Contractor's name and address OWNER Telephone _____
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building 1-fam dwlg No. families _____
Last use _____ No. families _____
Increased cost of work \$725 Additional fee \$30

Description of Proposed Work

add a deck - 12' x 14'



HISTORIC PRESERVATION

Not in District nor Landmark.
 Does not require review.
 Required Review

Action: Approved.
 Approved with Conditions
Date: 6/2/93
Signature: [Signature]

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.
Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____

Approved: [Signature] 6-9-93

Signature of Owner _____

Approved: [Signature] Inspector of Buildings

INSPECTION COPY - WHITE
APPLICANT'S COPY - YELLOW

FILE COPY - PINK
ASSESSOR'S COPY - GOLDEN

[Signature] M.A. Carroll

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 9, 1993

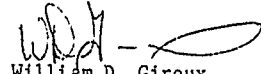
RE: 127 Braintree St.

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

Dear Mr. Wood,

This letter is in reference to your application for 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.

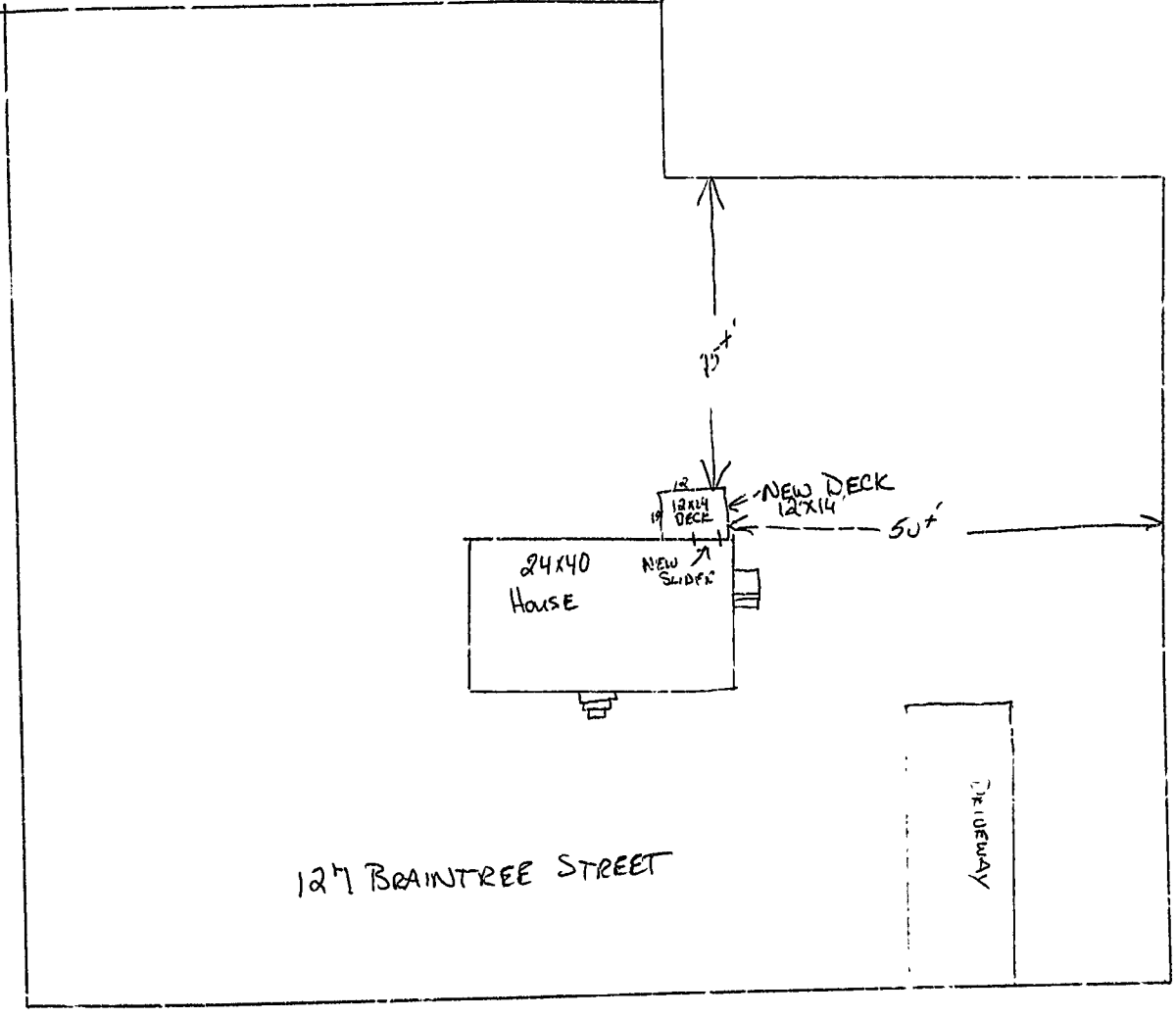
Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: P. Samuel 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 setback
is met*
Bill



127 BRAINTREE STREET

BRAINTREE 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 Works Approved with conditions (see attached conditions Ms. M. Esterberg

Building Code Requirements

1. 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 Giroux, Zoning Administrator
Melodic Esterberg, Development Review Coordinator
389 Congress Street · Portland, Maine 04101 · (207) 874-8704

BUILDING PERMIT REPORT

ADDRESS: 127 BrainTree ST. DATE: 23/mar/93
REASON FOR PERMIT: To Construct a single Family Dwelling 24' x 40'
BUILDING OWNER: Sharp Homes Inc.
CONTRACTOR: " "
PERMIT APPLICANT: " "
APPROVED: *1 *2 *6 *7 *9 *12 *13 *14 *15

CONDITION OF APPROVAL:

- * 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)
- * 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour including fire doors with self-closers.
- 4.) Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- * 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 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).
- * 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 101 Chapter 18 & 19.

(over)

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-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.

X-9.) 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 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 shall not be less than 30 inches nor more than 38 inches. For more detail on guards & 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 shall read: "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 Rights 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.

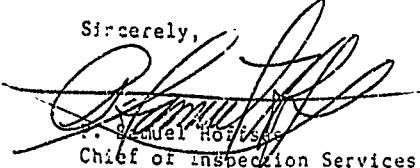
X 12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.

X 13.) Headroom in habitable spaces is a minimum of 7'6".

X 14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.

X 15.) All construction and demolition debris must be disposed of 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.

Sincerely,


Daniel Hoffman
Chief of Inspection Services

/e1

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

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Sharp Homes Inc Date 1/12/93
500 Washington Ave- Ptld, ME 04103 127
 Mailing Address Lot 125 Braintree St. Address of Proposed Site
1-family dwelling - Foundation Only
 Proposed Use of Site at this time Site Identifier(s) from Assessors Maps
11,000 sq ft 24'x40' B-2
 Acreage of Site / Ground Floor Coverage Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No

Other Comments: contact person: Louis Wood - 874-6959

Date Dept. Review Due: _____

Minor Minor Site Plan review

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	ZONE	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																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: W.D.H. 3-23-93

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT- ORIGINAL

Applicant: Sharp Thomas
Address: 127 Braintree St
Assessors No.:

Date: 3-23-93

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R2

Interior or corner lot -

Use - single

Sewage Disposal - city

Rear Yards - 35' 25' req.

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

Front Yards - 30' 25' req.

Projections - none

Height - 1 1/2 story

Lot Area - 11,718 sq ft

Building Area - 24 x 40

Area per Family - entire

Width of Lot - 120'

Lot Frontage - 120'

Off-street Parking - 2 cars

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

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

*Melodie Esterberg
- Planning*

Applicant: Sharp Homes Inc Date: 1/12/93
500 Washington Ave- Prld, ME 04103 127 Lot 125 Braintree St.
 Mailing Address: _____ Address of Proposed Site: _____
1-family dwelling - Foundation Only Site Identifier(s) from Assessors Maps: _____
 Proposed Use of Site: _____ at this time _____
11,000 sq ft/ 24'x40' Acreage of Site / Ground Floor Coverage: _____ Zoning of Proposed Site: _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: _____
 Board of Appeals Action Required: () Yes () No Total Floor Area: _____
 Planning Board Action Required: () Yes () No
 Other Comments: contact person: Louis Wood - 874-6959

Date Dept. Review Due: _____ 127

Minor Minor Site Plan review

PUBLIC WORKS DEPARTMENT REVIEW

1/13/93
(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: please see attached conditions

(Attach Separate Sheet if Necessary)

Melodie A. Esterberg 3/3/93
SIGNATURE OF REVIEWING STAFF / DATE

PUBLIC WORKS DEPARTMENT COPY

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

APPLICANT: Sharp Homes Inc.
ADDRESS: 500 Washington Ave Portland ME 04103
SITE ADDRESS/LOCATION: 127 Brintree Street (lot 125)
DATE: 3/3/93

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS 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.
- Two (2) City of Portland approved species and size trees must be planted ^{or retained} on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 127 Brintree St, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- The Development Review Coordinator (874-8300, ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please 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. Please schedule any property closings with these requirements in mind.
- 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 sheet 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. Niehoff

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 Use 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 accomplished by a notarized statement. Following the approval by the planning authority, your building 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,

WDH. ———
William D. Giroux
Zoning Administrator

/el

cc. Gary Wood, Corporation Counsel
Joseph E. 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

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

Applicant R. J. Grondin XMX Date 2/16/93
 Mailing Address 11 Bartlett Rd- Gorham, ME 04038 Address of Proposed Site August St.
two building lots Site Identifier(s) from Assessors Maps _____
 Proposed Use of Site _____ Zoning of Proposed Site _____
26,420 sq ft / Acreage of Site / Ground Floor Coverage _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No

Other Comments: Jim Wolfe - 797-6767 - contact person

Date Dept. Review Due: subdivision review - two lots

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	ZONE 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: WJH - FD 3-23-93

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant R. J. Grondin INHX Date 2/16/5
 Mailing Address 11 Bartlett Rd - Durham, ME 04038 Address of Proposed Site _____
two building lots Site Identifier(s) from Assessors Maps _____
 Proposed Use of Site _____ Zoning of Proposed Site _____
 Acreage of Site / Ground Floor Coverage _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No
 Other Comments: Jim Wolfe - 797-6797 - contact person

Date Dept. Review Due: _____

subdivision review - two lots

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMOSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	/					/		CONDITIONS SPECIFIED BELOW REASONS SPECIFIED BELOW
APPROVED CONDITION			X					
DISAPPROVED								

REASONS: most show hydrt within 800

(Attach Separate Sheet if Necessary)

J. H. [Signature]
SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

93-1-SU

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Melodie Esterberg
Planning

Applicant R. J. Grondin INC Date 2/16/93

Mailing Address 11 Bartlett Rd- Gorham, ME 04038 Address of Proposed Site August St.

Proposed Use of Site two building lots Site Identifier(s) from Assessors Maps _____

Acres of Site / Ground Floor Coverage 25,420 sq ft / Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: Jim Wolfe - 797-6767 - contact person

Date Dept. Review Due: _____

subdivision review - two lots

PUBLIC WORKS DEPARTMENT REVIEW

2/16/93
Date Received

	TRAFFIC CIRCULATION	ESB	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)

Melodie Esterberg 3/12/93
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Planning Dept

Applicant E. J. Grandin III Date 2/25/93
 Mailing Address 11 Bartlett Rd - Gorham, ME 04033 Address of Proposed Site S Angus St.
 Proposed Use of Site two building lots Site Identifier(s) from Assessors Maps _____
 Acreage of Site / Ground Floor Coverage 26,420 sq ft / Zoning of Proposed Site _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No
 Other Comments: via info - 737-9757 - contact person
 Date Dept. Review Due: _____

subdivision review - two lots

PLANNING DEPARTMENT REVIEW

(Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	JOETS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN	
APPROVED													CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY													
DISAPPROVED													

REASONS: _____

(Attach Separate Sheet if Necessary)

Melodie A. Estenberg 3/12/93
 SIGNATURE OF REVIEWING STAFF/DATE
 PLANNING DEPARTMENT COPY

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee _____ Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

\$50

Owner: R. J. Crondin Phone # _____
Address: 11 Bartlet Rd- Gorham, ME 04038
LOCATION OF CONSTRUCTION Saugus St.
Contractor: _____ Sub: _____
Address: _____ Phone # _____
Est. Construction Cost: _____ Proposed Use: _____
Past Use: _____
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms _____ Ls. Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion Subdivision review - two lots

For Official Use Only
Date 2/16/93
Inside Fire Limits _____
Bldg Code _____
Time Limit _____
Estimated Cost _____
Public _____ Private _____
Zoning: Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____
Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) _____

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

Floor:
1. Sills Size: _____ Sill's must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

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

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

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

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

Chimneys:
Type: _____ Number of Fire Places _____

Heating:
Type of Heat: _____

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

Plumbing:
1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

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

Permit Received By Louise E. Chase

Signature of Applicant _____ Date _____

Signature of GPCG James Wolf Date 2/16/93

Inspection Dates _____

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

R FEB 16 1993 **D**
RECEIVED

WA. 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.

<u>Nanna J. Paris</u> Witness	<u>2/9/93</u> Dated	<u>Richard Allen</u> Richard Allen
<u>[Signature]</u> Witness	<u>2/11/93</u> Dated	<u>Philip J. Grondin</u> R.J. Grondin and Sons
<u>[Signature]</u> Witness	<u>2/12/93</u> Dated	<u>Lloyd B. Wolf</u> Lloyd B. Wolf

STATE OF MAINE
Cumberland, ss.

February 12, 1993

Personally appeared the above-named Lloyd B. Wolf
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

Kathy S. Cote
Printed Name

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 3, 1993

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

August 21

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 7/8/93 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 book 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.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Melodie Esterberg, Development Review Coordinator
F. Samuel Hofftes, 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

From: ALLEN ASSOCIATES
DATE: NOV 17:51 1992

TEL NO: 207 829 4223

P01
H001 P01

RE: 03 '92 11:07 GRANDIN CONSTRUCTION


P. 1

AGREEMENT

It is agreed between R.J. Grandin and Sons and Richard Allen to swap land owned by each located in the Woodford's 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:

12/9/92


Richard Allen


R.J. Grandin and Sons

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

Location of Construction: 128 Braintree St.		Owner: Mary M. Walton	Phone: 878-0260	Permit No: 950422
Owner Address: 128 Braintree St- Ptd, ME		Lease/Buyer's Name: 04103	Phone:	Business Name:
Contractor Name:		Address:	Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAY 5 1995 </div>
Past Use: 1-fam dwlg	Proposed Use: 1-fam w home occptr (day care to 6chn)	COST OF WORK: \$		
Proposed Project Description: Change of use - to day care w 6 chn		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: Type: Signature:
Permit Taken By: L Chase		Date Applied For: 5/2/95		

CITY OF PORTLAND

Zone: **R-2** CBL: **333 G-17**

Zoning Approval:
 of with Home occ. conditions
 Special Zone of Reviews
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

5/4/95

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

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

CERTIFICATE

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

Mary M. Walton
 SIGNATURE OF APPLICANT ADDRESS: DATE: *5/2/95* PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Action:

- Approved
- Approved with Conditions
- Denied

Date: *5/3/95*

D. Anderson

CEO DISTRICT 7

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

D. Jordan